O'FALLON PLANNING COMMISSION

AGENDA

TUESDAY, DECEMBER 13, 2016 @ 6:00 P.M.

O'FALLON CITY HALL - 255 SOUTH LINCOLN AVENUE

1. Call to order by Chairman.
2. "Pledge of Allegiance to the Flag."
3. Roll Call and Establishment of Quorum.
4. Reading and approval of the minutes of the previous meeting.
5. Recognition of visitors and their purpose.
6. Unfinished Business - none
7. Public Hearings –
   a. **(P2016-15)** – Future Land Use Map Amendment subject to the City of O'Fallon 2006 Comprehensive Plan from "Office/Service" to "Neighborhood Residential" and "General Commercial" for approximately 6.49 acres (Parcel IDs #04-30.0-300-026 and #04-30.0-300-027) generally located at 648 West Highway 50 and South Lawn Avenue
   b. **(P2016-16 and S16-12)** Zoning Amendment Subject to the Planned Development Ordinance from "SR-2" Single Family Residence Dwelling District to "B-1(P)" Planned Community Business District and "MR-1(P)" Planned Two-, Three-, & Four-Family Residence Dwelling District and preliminary plat for "Fifty & Lawn", which is planned for ten attached single-family lots and two commercial lots, including a Planned Use Amendment for Dollar General. The property is generally located at 648 West Highway 50 and South Lawn Avenue. The applicant is Terry Johnson, Triple Net Management, for the property owner, Niteshkumar & Alka Patel.
8. Reports of Standing and Special Committees – no reports
9. Reports and Communications
10. Adjournment

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.

Community Development Department
255 South Lincoln Avenue O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

DRAFT MINUTES
O'FALLON PLANNING COMMISSION
November 22, 2016

Chairman Larry Sewell called the meeting to order at 6:00 pm in the City Council Chambers and led the Pledge of Allegiance.

ATTENDANCE: Debbie Arell-Martinez, excused; Ryan Kemper, present; Patricia Cavins, present; Bob Dunn, absent; Al Keeler, present; Rebecca Pickett, present; Joe Rogers, present; Ray Rohr, present; Larry Sewell, present. A quorum was declared present by Sewell.

MINUTES: Motion was made by Rohr and seconded by Keeler to approve the minutes of the September 27, 2016 meeting. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Present in the audience was petitioner Nathan Schmidt, Steve Stevenson, and owner of Scott Gate Plaza Gary Clinton. Sewell gave an overview of the process that would be followed for the evening.

PUBLIC HEARINGS:

(P2016-14) – Zoning Amendment Subject to the Planned Development Ordinance from "B-1" Community Business District to "B-1(P)" Planned Community Business District for Flyin' Aces Lounge, a bar in an existing building. The property is located at 829 Seibert Road. The applicant is Nathan Schmidt, K&S Enterprises, LLC.

The public hearing was opened at 6:04 pm. Randall presented an overview of the project and Staff Report. Maps of the subject and surrounding properties, their zoning, and Comprehensive Plan Land Use were shown. Randall highlighted various points and issues from Staff's Project Report dated November 22, 2016, among them:

The subject site contains three buildings, approximately 8,300 square feet of retail space, is approximately 2.14 acres, and is currently zoned B-1 Community Business District. The location, 829 Seibert Road, is a 1,400 square foot tenant space and the proposed use is a restaurant with alcohol sales and video gaming. The Comprehensive Plan for the subject property is General Commercial.

The property to the west is B-1(P) because in 2011 a Planned Use was applied for and granted to allow a restaurant with alcohol sales, however that restaurant never occupied the location.

The parking requirement for retail is four spaces per 1,000 square feet of tenant space and nine per 1,000 for restaurants. Currently, the parking lot has 86 spaces, however there are no accessible parking spaces for this property. Based on the number of

restaurant and retail businesses, the lot is under-parked by about 6 spaces. The restaurants in the site are typically high turnover, such as Subway. Staff believes the number of parking spaces is adequate, but there are no accessible spaces. Based on the number of existing spaces, the State of Illinois requires 3 accessible spaces.

The proposed business should not negatively impact the adjacent businesses or properties. There will be no outdoor activities with this proposal. With exception to the parking, the proposal meets all zoning code requirements.

Hours of operation will be from 11:00 am to 2:00 am.

The City has not received any complaints on the proposed business and Scott Air Force Base has been notified.

Keeler asked if any other businesses on this site have alcohol sales. Randall stated there are no other alcohol sales in the plaza.

Public comments were opened at 6:10 pm.

Nathan Schmidt of K & S Enterprises was sworn in. Schmidt stated he noticed the property was vacant, recached out to property owner and obtained a lease. Then he realized the property was not properly zoned for the business he wanted to offer, a lounge type bar with comfortable seating and finger foods. Schmidt stated he wants to capitalize on the large volume of traffic due to Scott Air Force Base.

Sewell asked if the bar would be a sports bar. Schmidt stated the bar would have more of an aviation theme and would be very comfortable, with a good atmosphere.

Pickett asked about video gaming. Schmidt stated he would utilize video gaming to offset the rent expenses.

Pickett asked if video gaming meets zoning regulations. Shekell explained the relationship between liquor licenses and video gaming.

Shekell asked if food will be prepared on site. Schmidt said he had not decided on a menu yet, but would like finger food or something “quick and easy” to promote a high customer turnover. Schmidt stated he is looking into a convection oven which would not require a hood.

Swell commented it is odd that you must have liquor license to have video gaming terminals. Shekell explained it is state law.

Shekell went on to describe this business as similar to a previous proposal, Steph’s Café. Steph’s Café was predominately a video gaming parlor, rather than a traditional restaurant.

Sewell asked how the video gaming business has been in the City since it has become legal. Shekell stated some owners have been very successful and the machines have

been profitable. Others have found it too expensive, particularly because of the annual license fee.

Rohr said it seems low risk for the business owner other than the license fee. Shekell cited some additional expenses associated with the gaming machines.

Schmidt stated that the City receives 5% of all revenue generated from the machines. Shekell agreed with that statement.

Rohr asked for details about the proposed menu. Schmidt stated he had not decided yet, but would possibly serve toasted ravioli, breadsticks, chicken fingers, wings, and personal pizzas. The space is not large enough for a large kitchen.

Pickett asked about the hours of operation in the surrounding businesses. Gary Clinton was sworn in and stated most businesses in the plaza close by 6:00 pm, one is open until 7:00 pm. He hopes to have other restaurants extend their hours as they continue to make improvements to the plaza.

Sewell asked how the City prevents an establishment from being opened solely for the purpose of being a gambling establishment. Shekell explained these businesses are permitted, and cited Steph's Café as an example. It was recommended by Staff and the Planning Commission, however it was turned down by City Council.

Schmidt introduced Steve Stevenson, stating Stevenson owns multiple businesses similar to the proposed business. Stevenson was sworn in.

Stevenson described his businesses, stating one is similar to Subway and offers carry out food. His goal is to sell as much food and liquor as possible to generate revenue. Stevenson stated his clientele is different from a typical bar. Stevenson said the business owner should utilize everything legal to generate revenue.

Kemper asked how many machines could be fit into a 1,400 square foot location. Steven said five machines, depending on the fees, however five is the max allowed by state law.

Kemper asked Schmidt about the content of the proposed sign. Schmidt said he did not intend to advertise gaming, although he had not really thought about it.

Pickett inquired if there are minimum distances gambling facilities must be from certain establishments, such as a school, church. etc. Stevenson said yes.

Shekell stated that the City was unaware of the intent to have video gaming at time the petition application was received. If the City had known, more detail would have been included in the Staff Report, including information regarding video gaming law.

Clinton asked if the planning commissioners wanted to discuss parking. Sewell stated the Staff had already addressed it.

Clinton commented that he can make the three accessible spaces but is concerned about ramps onto the sidewalks. Clinton stated he will not have the funds to complete this for at least two years, and requested a two-year window to allocate funds to complete the requirements.

Shekell explained that the property is currently out of compliance with the ADA as well as the City, and is subject to complaints. The parking lot is currently a grandfathered issue that is still subject to complaints, but the request for the Planned Use triggers the requirement to come into compliance. Sewell stated he empathizes with Clinton, but the issue is beyond the control of the commission.

Stevenson inquired what must be done to bring the lot into compliance. Randall explained accessible space must be eight feet wide with eight feet of accessible area and striping and signage as required by state law.

Sewell asked if there are any limits on the video gaming machines, limiting how much time or money someone spends on a machine. Shekell said no.

Keeler asked if the addition of video gaming changes the public notice. Shekell stated that, had the City known the proposal included video gaming the City would have required it to be in the notice, however he does not believe it invalidates the public notice. Rohr stated someone would be hard-pressed to find a place selling liquor that does not have a video gaming machine.

Public comments were closed at 6:40 pm

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

A variance to the number of required parking spaces, so long as 3 accessible spaces are provided in accordance with the Illinois Accessibility Code.

The Planned Use rezoning approval includes approval of a restaurant with alcohol sales at 829 Seibert Road.

A liquor license will be required to serve alcohol at this location.

Any building modifications will require a Building Permit.

Temporary and permanent signage will require a Sign Permit.

Motion was made by Rogers and seconded by Rohr to approve the Staff's Recommendation.

Sewell allowed for further discussion prior to voting.

Pickett stated concern about the addition of video gaming and questioned if proper notification of the proposed business was provided to the community. Rohr stated there are no residences in the buffered parcel area. Shekell explained Scott Air Force Base was notified, but the residents of the base do not own that property so they were not required by law to be notified.

Keeler stated the proposed business is really a gambling establishment with food, and to be a good neighbor Scott Air Force Base should be notified.

Pickett asked if the addition of video gaming requires a new proposal. Shekell said no.

Sewell asked if there is a requirement to disclosure video gaming. Shekell stated there is no requirement.

Rohr asked that if video gaming had not been brought up tonight, the Planning Commission approved the proposal, and the business was allowed to open, would the Planning Commission be notified if the proprietor added video gaming several months later. Rohr stated no, the Planning Commission would not be notified, and this business would be no different than other existing restaurants that serve alcohol and have added gaming machines at a later date, such as Shooters, the Hut, etc.

Cavins asked if food is required to be served when there is video gaming, or if the business can just offer alcohol. Shekell was unsure.

Rohr stated that going forward if any similar proposals that come before the Planning Commission want to serve alcohol, it should be assumed that at some point, whether included in the proposal or not, they may offer video gaming.

Pickett asked if that would change the Staff recommendation. Shekell cited Steph's Café, explaining that proposal was very transparent about the intentions to offer video gaming and the Staff recommended approval, but City Council rejected it.

Kemper asked if the Staff recommendation could be modified to include a statement that Flying Aces intends to install up to five video gaming machines.

Sewell stated the petition will still go forward to the council, regardless

Rohr proposed an amendment to the Staff's recommendation to include: The Planning Commission has expressed concern that the original petition application was presented for public notice without mention of video gaming, and video gaming was proposed by the petitioner during the public comment session of the hearing.

Motion was made by Rohr and seconded by Kemper to amend the Staff's Recommendation.

ROLL CALL: Arell-Martinez, excused; Kemper, aye; Cavins, aye; Dunn, absent; Keeler, aye; Pickett, aye; Rogers, aye; Rohr, aye; Sewell, aye. All Ayes. Motion to amend Staff recommendation passed.

ROLL CALL (to approve amended Staff Recommendation): Arell-Martinez, excused; Kemper, aye; Cavins, aye; Dunn, absent; Keeler, nay; Pickett, aye; Rogers, Aye; Rohr, aye; Sewell, nay. Five Ayes, two nays. Motion to approve amended Staff recommendation passed.

The project moves to Community Development on November 28, 2016 at 6:00 pm. The public hearing was closed at 6:57 pm.

UNFINISHED BUSINESS: Election of Officers.

Sewell motioned to nominate Rohr to fill the Vice Chair position vacated by Jeff Baskett. Seconded by Cavins. All Ayes. Motion carried

Rohr motioned to nominate Keeler to fill the Secretary position vacated by Rohr. Seconded by Pickett. All Ayes. Motion carried

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:
Randall announced that the next Planning Commission meeting will be December 13, 2016.

Shekell announced Mayor Graham has announced his retirement.

ADJOURNMENT:

Motion was made by Keeler and seconded by Pickett to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:07 pm.

Respectfully submitted,

_____
Jessica Short, Transcriptionist

_____
Minutes approved by Planning Commission

PROJECT REPORT

TO: Planning Commission

FROM: Justin Randall, Senior City Planner

THRU: Ted Shekell, Community Development Director

DATE: December 13, 2016

PROJECT: P2016 – 15:
Evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan Future Land Use Map

Summary

This public hearing involves an evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan - Future Land Use Map due to a proposed commercial and duplex development at the northwest corner of Highway 50 & Lawn Avenue, which has been proposed by Terry Johnson of Triple Net Management. The proposed project of is currently inconsistent with the 2006 O'Fallon Comprehensive Plan – Future Land Use Map and would require the map to be amended from *Office / Service* to *Neighborhood Residential* and *General Commercial.* The area staff has evaluated consists of approximately 6.44 acres of land north of Highway 50 and west of Lawn Avenue and includes Parcel ID Nos. 03-30.0-300-026, 03-30.0-300-027.

Future Land Use Map

Surrounding Proposed Land Uses:

North: Neighborhood Residential (orange)
East: General Commercial (red)
South: General Commercial (red)
West: Office / Service (purple)

Applicable Ordinances, Documents and Reports

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Existing Conditions

The subject property of the proposed project by Triple Net Management is classified under the 2006 O'Fallon Comprehensive Plan and Future Land Use Map as *Office / Service* and consists of 6.44 acres. In the 2006 O'Fallon Comprehensive Plan and Future Land Use Map, the *Office / Service* land use category is the least intense non-

residential district, with planned office development recommended when the development adjoins residential areas. General uses under the *Office / Service* land use category include general office activities, financial institutions, business services and ancillary light retails, with a corresponding zoning district of O-1 – Office District.

The surrounding area is primarily non-residential in nature with uses including retail and service uses along Highway 50 to the east, west and south. Highway 50 to the east is designated as *General Commercial* land use category under the 2006 O'Fallon Comprehensive Plan and Future Land Use Map and B-2 – General Business District zoning. In addition to the commercial uses fronting on Highway 50, the *General Commercial* land use designation extends over 700 feet north along Lawn Avenue for potential redevelopment on Highway 50. Across Highway 50, to the south, is also designated as *General Commercial* land use category, with a mixture of B-2 – General Business District and B-1 – Community Business District zoning. Walgreens, a multi-tenant development known as O'Fallon Centre, Easy Street Auto Wash and a used car lot are all located directly across Highway 50 from the property development property. The northern portion of the Highway 50 corridor, west of the development parcel, is designated as *Office / Service.* Redevelopment of the existing single-family residences along Highway 50 has been limited, however the property adjacent was approved for a planned office development in 2005 (not constructed), Scott Credit Union and a residential conversion to a real estate office (2016) have developed. The south portion of the Highway 50 corridor west of the development area is designated as *General Commercial* land use category, with B-1 – Community Business District zoning, including two multi-tenant retail centers, Denny's, Sonic and CVS.

There are residential land uses to the north of the development parcel, designated as *Neighborhood Residential* in the city's Comprehensive Plan. The *Neighborhood Residential* designation provides for a density of residential uses up to 7 detached single-family units per acre, and would include zoning districts of SR-1, SR-2, and SR-3, and under certain circumstances may include attached villas through the Planned Use process, with homeownership being encouraged as a part of that land use designation. Single-family residences are located along north along Lawn Avenue and single-family and two-family residences are located in the Countryside Glen Subdivision to the northwest.

History

The area, particularly the properties north of the project area to State Street and west of Lawn Avenue, was previously evaluated for an amendment to the 2006 O'Fallon Comprehensive Plan and Future Land Use Map as a result of a proposed development in 2008. The development was requesting 4.63 acres of land on State Street be rezoned from "SR-1", Single-Family Residence Dwelling District, to "O-1(P)", Planned Office District for the proposed use of a real estate office. The change in zoning was going to require the subject property to be reclassified as *Office / Service* from *Neighborhood Residential* future land use category.

At the time, staff envisioned that this general area would continue to transform from residential uses to office / business services. During the analysis of the proposed amendment, staff noted the *Office / Service* land use and density would need to be sensitive to the surrounding residential uses, suggesting the character, scale and density of any future office development should be compatible with the nearby residential uses. The recommendations included building architecture similar to houses, such as gables roofs, architectural shingles, maximum two stories, specific uses should be limited to professional offices with hours of operation between 8am and 6pm and retail uses should be avoided. There was opposition by some of the residences near the development and ultimately the petitioner withdrew the request.

Proposed Amendment

The proposed amendment to the 2006 O'Fallon Comprehensive Plan and Future Land Use Map is from the existing *Office / Service* district for the entire 6.44 acres to *General Commercial* for 2.57 acres and *Neighborhood Residential* for the remaining 3.87 acres. The evaluation of the Future Land Use Map for this area is a result of an application submitted by Terry Johnson of Triple Net Management to development the property with a 10,640 square foot Dollar General, 12,150 square foot multi-tenant retail building and 10 – two-family dwelling units. The commercial buildings would front along Highway 50 and the two-family dwelling units would front along an extended Hillcrest Drive. The

parcels would need to be rezoned from SR-3 – Single-family Residence Dwelling District to B-1(P) – Planned Community Business District and MR-1(P) Planned Two-, Three-, and Four-Family Residence Dwelling District.

General Commercial Designation

Staff evaluated the potential to amend the Future Land Use Map from *Office / Service* to *General Commercial* for the southern 2.57 acres the property located at 648 West Highway 50, which has an associated zoning designation of B-1 – Community Business and B-2 – General Business District. The *General Commercial* designation recommends projects that have a scale and character compatible with the surrounding area, with particular attention paid to the projects architectural / urban design and landscaping features. Additionally, when developments are proposed near a residential area, planned commercial development are necessary to control access, provide additional landscaping and buffering.

Neighborhood Residential Designation

Additionally, staff evaluated the potential to amend the Future Land Use Map from *Office / Service* to *Neighborhood Residential* for the northern 3.87 acres the property located at 648 West Highway 50, which has an associated zoning designation of SR-2 and SR-3 – Single-family Residential Dwelling Districts. The *Neighborhood Residential* designation recommends no more than 7 dwelling units per acre on smaller lots and under certain circumstances may include attached villas through the Planned Use process, with homeownership being encouraged as a part of that land use designation.

Evaluation of Proposed Amendment

One of the major factors in reviewing a zoning amendment is whether the request would result in "spot zoning" as defined in *Griswold v. City of Homer* (10/25/96), 925 P 2d 10115, which defines it as "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of the owner of such property and to the detriment of other owners." Illinois courts have found that not every rezoning is ipso facto void as spot zoning, but there every case must be evaluated with a comprehensive review of existing uses established in the area and the relationship with the comprehensive plan of the city. Rezoning a property to a zone district that is out of character with surround zoning, land uses and the comprehensive plans can result in the courts determining the rezoning was in fact spot zoning and deem the change in zoning illegal. The City of O'Fallon and the Community Development Department has made an assertive effort not to spot zone a property, especially when the proposed use and zoning is inconsistent with the 2006 O'Fallon Comprehensive Plan and Future Land Use Map. Therefore, staff must evaluate a change in the 2006 O'Fallon Comprehensive Plan and Future Land Use Map on the subject property from *Office / Service* to *General Commercial* and *Neighborhood Residential*.

The comprehensive plan amendment looked at the 6.44-acre project area. Staff determined the B-1 - Community Business District would be the most appropriate zone district for the commercial development and MR-1 - Two-, Three-, and Four-Family Residence Dwelling District would be most appropriate zone district for the two-family development. Thus, staff's analysis is focused on whether the Future Land Use Map should be amended from *Office / Service* to *General Commercial* and *Neighborhood Residential*.

Staff believes that non-residential uses associated with the *General Commercial land* use category should generally be located near major access routes and interchanges. Roadway classifications are an important determination on the type of land uses that should be located throughout the road corridor. The Federal Highway Administration (FHWA) classifies roads from Interstate down to Local type roads. The East-West Gateway Council of Governments has classified Highway 50 as a Minor Arterial, the 4th highest road classification under the definitions of the FHWA. The FHWA characterizes Minor Arterials as an "interconnector to higher-level Arterials" (in the case of Highway 50, it connects Interstate 64 to U.S. Highway 50 on the east end of town), "distributes traffic to smaller geographic areas" and "provides more land access than Principal Arterials without penetrating identifiable neighborhoods" Sound planning principles would direct commercial uses to be located along commercial corridors thus, it would be pertinent to focus commercial uses on the Minor Arterial of Highway 50. The City of O'Fallon has acknowledged the Highway 50 corridor

from Spur to Walnut Street for non-residential uses as the entire corridor has been identified as *General Commercial* and *Office / Service* in the 2006 O'Fallon Comprehensive Plan and Future Land Use Map.

Additionally, the 2006 O'Fallon Comprehensive Plan specifically discusses the area between the Spur and Walnut Street along Highway 50 in the Sub-Area and Corridor Plans (Chapter 8). The plan states "traffic has steadily increased during the past twenty years, and a traffic study was completed with a recommendation for Highway 50, which is an IDOT roadway, to be widened to five lanes". The plan indicates the area has seen increased traffic and significant changes in the overall development patterns due to the Interstate interchange at Green Mount Road. The plan continues and directly address the development property, stating "the vacant site on the north side of Highway 50 across from Walgreen's lies between two residential areas. In order to maintain the area's predominantly residential character, future land use should be primarily single-family residential, with the area fronting West Highway 50 considered for office and business services. Given the nature of the area, this residential section on the north side of West Highway 50 between Lawn and Green Mount would be most suitable for office and business services rather than high impact general or regional commercial or retail use." However, the plan does indicate that the area should be redeveloped in accordance with Section 8.3, which further outlines the conversion of these residential areas into non-residential areas. The plan indicates the City should not "piecemeal development of individual parcels, as it will produce poorly planned development than can only negatively impact the adjacent residential neighborhood".

In considering the impetuous for a comprehensive plan change, typically the area proposed for the change would have experienced notable changes, or at least pressure to change, in the development pattern for the area. In this particular area along Highway 50, the City has seen increased pressure for commercial and office redevelopment of the corridor. Additionally, the plan as proposed by Triple Net Management on the 6.44-acre site situates the higher intensity commercial land use along the frontage of Highway 50 and uses a two-family residential development to help buffer some of the single-family homes along Lawn.

The area around 648 Highway 50 is located along Highway 50 and staff is apprehensive of allowing non-residential uses to leak too far north along Lawn Avenue, where existing uses are primarily residential. The proposed amendment to the Future Land Use Map would achieve limiting non-residential uses to within 300 feet of Highway 50, instead of the 565 feet currently designated on the development property and the over 700 feet of *General Commercial* along the east side of Lawn Avenue. Additionally, the project allows for the two-family development to provide a buffer and transition to the single-family homes along Lawn Avenue. Therefore, while the plan calls for limiting retail uses in the area, the project area would be an appropriate location for non-residential land uses associated with the *General Business* land use category.

Staff believes a change of the project area from 6.44 acres of *Office / Service* land use designation to 2.57 acres of *General Commercial* land use designation fronting on Highway 50 and 3.87 acres to be scaled back to a *Neighborhood Residential* land use designation would provide a buffer between the single-family residential land uses to the north along Lawn Avenue and the commercial and office uses to the south along Highway 50. Provided through the Planned Use process there are buffers (fencing and landscaping) required that can reduce concerns of trash, lighting and noise and incorporate the principles of development outlined in Section 8.3 of the 2006 O'Fallon Comprehensive Plan.

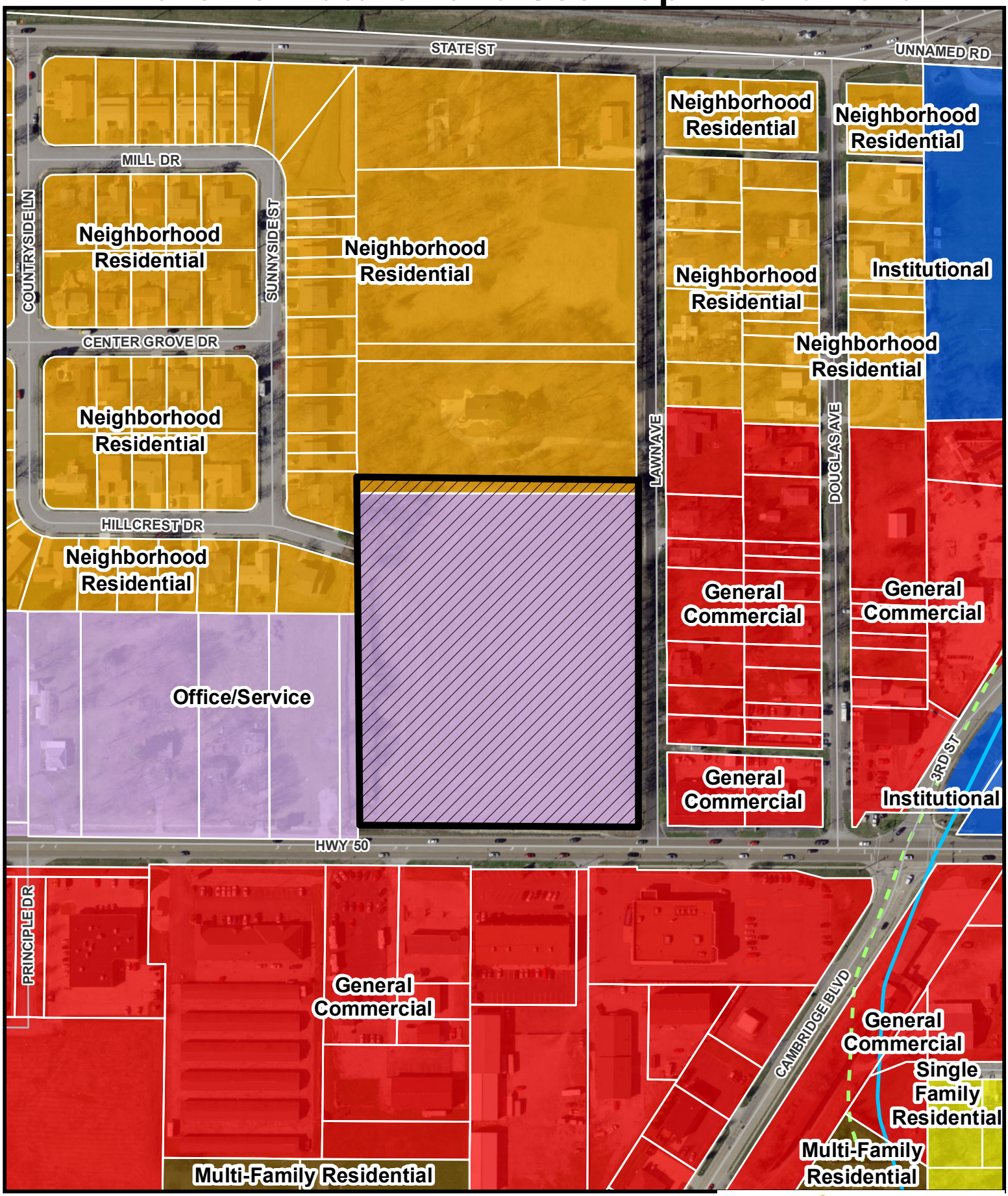
Staff Recommendation

Due to the subject property's frontage to Highway 50 and the existing development that has occurred around the area, staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map from *Office / Service* to *General Commercial* and *Neighborhood Residential* for the 6.44 acres of land along Highway 50 (Parcel ID Nos. 03-30.0-300-026, 03-30.0-300-027).

Attachments

2006 O'Fallon Future Land Use Map of the Evaluation Area

P2016-15: Future Land Use Map Amendment



Subject Property

0 62.5 125 250 375 500 Feet

N W E S

O'Fallon ILLINOIS

PROJECT REPORT

TO:	Planning Commission
FROM:	Justin Randall, Senior City Planner
	Ted Shekell, Community Development Director
DATE:	December 13, 2016
PROJECT:	S16-12 & P2016-16: Highway 50 and Lawn Avenue – Preliminary Plat and Planned Use

Location:	Northwest corner of Highway 50 and Lawn Avenue (648 West Highway 50)
Ward:	6
Applicant:	Terry Johnson of Triple Net Management
Owner:	Niteshkumar and Alka Patel
Submitted:	November 7, 2016

Project Summary

The applicant, Terry Johnson of Triple Net Management has filed an application requesting approval of a preliminary plat and planned use for parcels of land generally located at 648 West Highway 50, currently zoned SR-2 – Single-family Residence Dwelling District to be rezoned to B-1(P) – Planned Community Business District and MR-1(P) – Planned Two-, Three- and Four-Family Residence District and a Planned Use. The proposed development includes a 10,640 square foot Dollar General, 12,150 square foot multi-tenant retail building and 10 – attached single-family dwelling units (20 total dwelling units). The commercial lots would front on Highway 50, with a shared access point and an access to Lawn Avenue. The residential lots would be served by an extension of Hillcrest Drive from the Countryside Glen subdivision, which was stubbed to the project parcel, to Lawn Avenue.

Existing Conditions

Subject Property

The subject property for the proposed Highway 50 and Lawn Avenue development is an approximate 6.44 multi-parcel property. The property is located on the northwest corner of intersection of Highway 50 and Lawn Avenue.

The property is currently used for agricultural proposes. The site generally slopes from a high point (elevation 558) along Lawn Avenue on the east side of the property down to a drainage ditch (elevation 544) on the west side of the property. According to the Illinois State Geological Survey, the proposed site is undermined by the St. Ellen Mine, which is located at a depth of approximately 210 feet. The subject property is located outside of any floodplain.

Surrounding Properties

The property surrounding the proposed Highway 50 and Lawn Avenue development is a mixture of non-residential and residential uses, including retail, office, restaurants and single and attached single-family residences. The following is detailed information on the surrounding zoning and land uses.

Surrounding Zoning:	*Surrounding Land Use:*
North: SR-2, SR-3 and MR-2	North: Single-family residences along Lawn Avenue and single-family and attached single-family homes in the Countryside Glen subdivision.
East: SR-3 and B-2	East: Single-family residences along Lawn Avenue. Clete's Automotive Repair and Towing, O'Fallon Glass and Mirror and BC Signs are located on Highway 50.
South: B-1, B-2 and B-2(P)	South: Across Highway 50 is Walgreens, a multi-tenant retail development known as O'Fallon Centre, Easy Street Auto Wash and a used car lot.
West: B-1, B-1(P), SR-2 and O-1(P)	West: The north side of Highway 50 has a mixture uses, including single-family residences, Scott Credit Union and a residence converted to a real estate office. South of Highway 50 includes two multi-tenant retail centers, Denny's, Sonic and CVS.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The 2006 O'Fallon Comprehensive Plan Future Land Use Map depicts the entire 6.44-acre subject property as *Office / Service*. The proposed project would more appropriately fit within two separate land use designations. The commercial development along Highway 50 would be better classified as a *General Business* land use designation, while the attached single-family development would be better classified as a *Neighborhood Residential* land use category. Therefore, the proposed project is currently inconsistent with the Comprehensive Plan, however a proposed Comprehensive Plan Amendment that allows a mixed use development of commercial and attached single-family residences is proposed. A detailed report on a proposed change to the Future Land Use Map has been issued under file P2016-15.

Code of Ordinances: The proposed mixed use development that includes a 10,640 square foot Dollar General, 12,150 square foot multi-tenant retail building and 10 – attached single-family dwelling units (20 total dwelling units) is subject to Chapter 154 (Subdivision), Chapter 155 (Development Manual, and Chapter 158 (Zoning) and the Commercial Design Handbook. The development requires a preliminary plat and development plan. Additionally, the property is subject to the B-1 – Community Business District and MR-1 – Two-, Three- and Four-Family Residence District, including the area-bulk requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

General Summary

The overall development of Highway 50 and Lawn Avenue is a 12 lot subdivision, with a common area for detention. The plan proposes two commercial lots along the frontage of Highway 50 as Lot 1 (1.08 acres) and Lot 2 (1.49 acres). Lot 1 is proposed for a 10,640 square foot Dollar General and Lot 2 includes a 12,150 square foot multi-tenant retail building. Additionally, the rear portion of the property is proposed for ten residential lots with attached single-family homes proposed, totaling 20 residences. The residential lots would be served by an extension of Hillcrest Drive from the Countryside Glen subdivision, which was stubbed to the subject property for the continuation of Hillcrest Drive to Lawn Avenue when the Countryside Glen subdivision was built. The residential component of the development would have a density of 6.75 units per acre, consistent with the *Neighborhood Residential* land use category of the Comprehensive Plan. The residential development of attached single-family homes could be developed under one ownership or as individual ownership, with a

demising wall to allow different ownership of each unit. The overall development is proposed in three phases and when completely constructed, with the entire site graded for drainage purposes and Lot 1 (Dollar General) developed initially. The developer is seeking buyers for the development of the attached single-family development and retail center development portion of the project.

Traffic Circulation/Parking

Existing Infrastructure:

The development parcel is a located at the northwest corner of Highway 50 and Lawn Avenue. Highway 50 is the primary road which delivers traffic to the site. The East-West Gateway Council of Governments has classified Highway 50 as a Minor Arterial. Highway 50 is a major east-west corridor through O'Fallon, serving a variety of land uses. At the location of the proposed development, Highway 50 is a two-lane state-maintained roadway with a middle bi-directional turn lane.

Lawn Avenue is classified as a Local street and serves as a connector between Highway 50 and State Street (both Minor Arterial streets) and serves a few single-family residences. Lawn Avenue is a residential street, with pavement widths varying between 18-20 feet. The intersection of Highway 50 and Lawn Avenue is approximately 400 feet west of the signalized intersection of Highway 50 and Cambridge Boulevard / 3rd Street.

Street Improvements:

During the development of the Countryside Glen subdivision, Hillcrest Drive was stubbed to the property line for future connection to the subject property and Lawn Avenue. The plan proposes extending Hillcrest Drive, from the stubbed location at the property line and the Countryside Glen subdivision to Lawn Avenue. The proposed extension would include a 36-foot wide street (back of curb to back of curb) within a 50-foot right-of-way, which is equivalent to the existing Hillcrest Drive to the west. The City's current codes regarding a residential minor and local streets is a 30-foot back of curb to back of curb road way within a 54-foot right-of-way. The applicant is requesting a variance to continue the Hillcrest Drive right-of-way at the existing 50 feet instead of 54 feet. The Public Works Department has reviewed the request and has found the sidewalks can still be located within the right-of-way and all of the public utility extensions are located within 15-foot utility easements.

Additionally, the proposal will provide improvements along the west side of Lawn Avenue. The proposed improvements include providing an additional 5 feet of right-of-way to the existing 50-foot right-of-way and increasing the pavement width from 18 feet to 24 feet and providing a curb. The improvements along Lawn Avenue are proposed from the northern property line of the subject parcel south to Highway 50. The improvements proposed along the entire length of Lawn Avenue will be triggered by any phase of development that has access to Lawn Avenue. Although, a portion of Lawn Avenue will be improved truck deliveries to the commercial sites, shall only access the commercial buildings from the Highway 50 access.

Ingress and Egress:

Access of the commercial sites will be by means of two points of access, the primary one on Highway 50 and a secondary access point on Lawn Avenue. The single point of access on Highway 50 will be a shared entrance for the Dollar General site and multi-tenant retail building. The entrance is proposed at 36 feet wide with an inbound lane and a right-turn lane and left-turn lane. The preliminary plat is showing an ingress/egress easement for the shared access point. The proposed access point on Highway 50 is 220 feet west of Lawn Avenue and is nearly centered between the shared access point of Walgreens and O'Fallon Centre and the shared drive for the car wash and used car lot. This access point should be the only access point used by trucks delivering goods to the commercial buildings. Since Highway 50 is a state-maintained road, an IDOT entrance permit will be required.

The access to Lawn Avenue for the commercial portion of the development is proposed at 26 feet wide, which would accommodate one inbound lane and one outbound lane. The access point is located approximately 260 feet from the intersection of Lawn Avenue and Highway 50.

On-site circulation:

On-site circulation has been reviewed by staff. It is staff's opinion that the layout depicted on the site plan will effectively address internal, as well as external traffic control. Typically, a cross access easement to the property to the west would be

required, however the western property line is the lowest point of the property which is where stormwater detention is most suitable. In order to accommodate the entire development parcel, the proposed detention area is quite large and prohibits cross access to the property to the west. Additionally, there is a large drainage ditch that runs between the two properties which severely limits cross access as well. The development does propose to extend Hillcrest Drive, which was stubbed to the property line to provide access to the homes in the Countryside Glen subdivision to Lawn Avenue and ultimately Highway 50.

Parking:
Retail sales type land uses are required to provide 4 parking spaces per 1,000 square feet of gross floor area. The 10,640 square foot Dollar General would require 43 parking spaces. The development has proposed 43 spaces with 2 accessible spaces, meeting the requirements of the City's parking regulations. The 12,150 square foot multi-tenant retail building would require 49 parking spaces. The site plan for Lot 2 is proposing 51 spaces, including 2 handicap spaces. While the total number of parking spaces meets the City's codes, when a site provides 51 – 75 parking spaces three accessible spaces are required.

Parking space size:
Code requires 10' x 19' parking spaces with 24' aisles (62' modules). The proposed development provides a note that all parking spaces will meet the required 10' x 19' size requirements. Additionally, a note is included that all accessible spaces will be 8' wide with an 8' wide accessible path for each space in accordance with the Illinois Accessibility Code.

Parking lot lighting:
The plan indicates all lighting fixtures will be full cut-off, with poles located in landscape islands. A full photometric plan will be provided to ensure the lighting of the parking lots will meet the minimum lighting standards for the parking lot and lighting spill over is minimized to the adjacent properties in accordance with city codes. Additional details on the lighting standards will need to be provided to ensure lighting is directed toward the ground to reduce glare as required in Section 158.143.

<u>Utilities and Drainage</u>
Public Utilities:
There are multiple water mains adjacent to the site including a 12" water main along the north side of Highway 50, a 6" water main on the east side of Lawn Avenue and a 6" water main west of the drainage ditch that runs adjacent to the western property line. The proposed water service for the commercial developments will come off the 12" water line located on the north side of Highway 50. The residential component of the project would be served by extending the 6" water main from the Countryside Glen Subdivision and looping into the 6" water line along the east side of Lawn Avenue. The water line extension is proposed on the south side of the Hillcrest Drive extension.

Sewer service will also be provided to the development via City infrastructure. There is an existing 8" sewer line that runs along the west side of Lawn Avenue that terminates approximately 250 feet north of Highway 50, plus an 8" sewer line that runs on the south side of Highway 50. However, due to grades the site would be served with a sewer line extension of the 8" sewer line from the Countryside Glen subdivision. The extension would run on the north side of the proposed Hillcrest Drive extension and include an 8" sewer line along the rear of the commercial development to serve the two proposed commercial buildings.

Drainage:
The site topography shows one major drainage basin area for the property. Generally, the site drains from a high point (elevation 558) along Lawn Avenue on the east side of the property down to a drainage ditch (elevation 544) on the west side of the property. There is a small portion of the site in the northeast corner that drains toward Lawn Avenue. The site is proposing one detention basin for the entire site on the western side of the property. The site is proposing to collect stormwater in inlets along the proposed Hillcrest Drive extension and piping the stormwater to the detention pond. The plan is proposing an inlet in the northeastern corner of the property along Lawn Avenue to assist in draining a ditch along Lawn Avenue into the detention pond as well. The commercial portion of the site will be collected throughout the parking lot areas and directed to the detention basin. The detention basin's outfall is proposed in the ditch on the western property line. The developer is working with the property owner of the ditch to construct a concrete swale in the ditch bottom to assist in the

ditch draining instead of holding water. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Building and Site Improvements

The proposed commercial developments will have will have four-side visibility, thus the commercial building elevations will need to be designed with facades that meet the recommendations of the Commercial Design Handbook.

Dollar General building:

The Dollar General building elevations show a fully brick façade on all four sides of the building, however does little to provide varying building materials, nor does the building incorporate architectural components such as awnings and varying roof lines. By providing a building with an exterior that mixes building materials (creating a base, middle and top) and breaking up the façade with windows, awnings and varying building roof lines, parapets or cornices would provide a much nicer design, consistent with the new commercial buildings located in O'Fallon. Staff has provided a number of examples (Attachment 6) of Dollar Generals constructed that provides a number of architectural components recommended in the Commercial Design Handbook.

Multi-tenant retail building:

The proposed multi-tenant retail building does have many of the recommendation of the Commercial Design Handbook integrated into the design of the building, including brick and stone building materials and incorporating gabled and hipped roofs to break up the façade. The plan indicates the dumpsters for the commercial building would be located within an enclosure that is constructed of similar building materials of the buildings. Additionally, all mechanical units will need to be screened.

Attached single-family residences:

While the attached single-family homes are not governed by the Commercial Design Handbook, the elevations proposed include brick facades on the front, with varying roof lines, consistent with surrounding residential homes.

Signage

The planned use submittal does not include a sign package for the commercial buildings, other than the location of the freestanding monument signs for each property. The freestanding signs are located approximately 25 feet back from the right-of-way of Highway 50. Therefore, the size of the freestanding and wall signs will be required to meet the requirements of Article 9 of Chapter 158 of the Code of Ordinances.

Coal Mine

The proposed development site is located in an area the Illinois State Geological Survey has depicted as being undermined by the St. Ellen's Mine. The area has seen mine subsidence in the past and most recently in 2014. The city does not require any additional requirements for properties that are located over an underground mine. The developer must manage the risks associated with developing an area that has been undermined.

Sidewalk

Per City requirements, a sidewalk is to be installed in front of all new developments. The plan is proposing a sidewalk along Highway 50, Lawn Avenue and both sides of the proposed Hillcrest Drive extension. The expectation is each lot would construct the sidewalk when the lot was developed.

Landscaping and Buffer Requirements

A preliminary landscaping plan has been completed and submitted for the site. The landscape plan addresses parking lot landscaping, street trees and buffering for the entire site.

Parking Lot Landscaping:

The site plan meets the required 7-foot buffer around the perimeter of the parking lots, provides a tree and shrub in each of the single landscape islands and provides a street trees along the frontage of Highway 50 and Lawn Avenue.

Buffers:
Should the property be rezoned to B-1(P) and MR-1(P), additional landscape buffers are required between the proposed uses and adjoining properties. The landscaping code requires when a B-1 zone district adjoins O-1 zoning and MR zoning districts and when MR zoning districts adjoins SR zoning districts a structural buffer is required. According to the preliminary landscaping plan, the site will provide a structural buffer that includes a 6-foot high fence and a combination of one evergreen shrub planted every ten feet, an evergreen tree planted every 25 feet and one deciduous tree planted every 50 feet. The preliminary landscape plan provides for a landscape buffer between the two commercial sites and the proposed attached single-family development and the Dollar General site and the property to the west. Additionally, a landscape buffer is proposed between the attached single-family development and the single-family residence to the north.

Street Trees:
The preliminary landscape plan provides for a street trees along Highway 50 and Lawn, as well as Hillcrest Drive. Due to the size of the right-of-way proposed, the trees will need to be placed on the outside of the sidewalk and behind any utility easements.

Open Space:
As detailed in Article 4 of Chapter 155 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 1.97 persons per attached single-family unit/duplexes, the subdivision's 20 dwelling units requires a total of 0.24 acres of Park Lands dedication. This is based on the 6 acres of park space per 1,000 people and the estimated subdivision population of 40 people (20 x 1.97). A fee of $12,241 will be necessary for the balance of 0.24 acres of park space if so required, equaling $612 per unit ($1,224 per lot).

Variances
Right-of-Way Width:
The development is requesting to extend Hillcrest Drive, in a manner that is consistent with the existing Hillcrest Drive. The existing Hillcrest Drive was platted with a 50-foot right-of-way and constructed with a 36-foot wide street (back of curb to back of curb). The city's current codes for residential minor and local streets is a 30-foot wide roadway (back of curb to back of curb) within a 54-foot right-of-way. The Public Works Department has reviewed the request and has found the sidewalks can still be located within the right-of-way and all of the public utility extensions are located within 15-foot utility easements. Therefore, staff recommends the reduction of the right-of-way on Hillcrest Drive from 54 feet to 50 feet.

Review and Approval Criteria

Section 158.119 of Article 6 "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,

   The project meets all applicable zoning standards except for the variance to the right-of-way width along the proposed extension of Hillcrest Drive.

2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.

   The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the potential increased traffic. The development of the project will improve the western half of Lawn Avenue near Highway 50, including widening the street to 24 feet. The east side of Lawn Avenue would be required to be improved, if the properties are ever redeveloped and additional right-of-way can be acquired for those improvements. Additionally, the project will utilize the existing stubbed Hillcrest Drive to provide additional connectivity for the Countryside Glen subdivision. The project greatly enhances pedestrian traffic opportunities on Highway 50 and Lawn Avenue with the construction of a 5-foot sidewalk. While this development is certainly going to change the current nature of the property from an agricultural farm field to a commercial and residential development, the project

would not significantly impact the Highway 50 corridor and the proposed improvements to Lawn Avenue should help address some of the impacts to Lawn Avenue.

3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.

   The portion of the Highway 50 corridor in the area of the proposed project is a commercial corridor with a variety of retail, office, service and restaurant businesses. The proposal has limited the commercial development to the Highway 50 frontage and proposed attached single-family homes further back along Lawn Avenue. The proposed commercial development provides a buffer that includes a fence and landscaping to the proposed residential development and a similar buffer for the proposed attached single-family homes to the single-family residence to the north. The location of the commercial uses and the buffers should limit some of the concerns with trash, lighting and noise for the residents along Lawn Avenue. The residential development, which is consistent with the homes along Hillcrest Drive and Sunnyside Street in the Countryside Glen subdivision will also provide an additional buffer from the existing residences in the area.

4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. *(Ord 3665; passed 5-3-10)*

   The change from an agricultural land use, designated on the Future Land Use Map as Office / Service use would not be consistent with the present Comprehensive Plan. However, staff has provided a proposed amendment to the Comprehensive Plan detailed in a separate staff report. If the City Council were to amend the Comprehensive Plan to Neighborhood Residential and General Commercial, the site would then be consistent. Additionally, the Commercial Design Handbook outlines a number of recommendations for building design. The proposed Dollar General building is proposed with 4 sides brick, however the building lacks a number of the recommended design principles. As currently proposed the building is inconsistent with the Commercial Design Handbook and should be designed in a way that create a building façade that provides a "base, middle and top" and breaks up the building facades with windows, awnings and varying the roof lines. Staff has provided a number of examples (Attachment 6) of Dollar Generals constructed that provides a number of architectural components recommended in the Commercial Design Handbook. The multi-tenant retail building does provide a building elevation that would be much more consistent with the Commercial Design Handbook design principles.

5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

   The proposed development is designed to be operated to protect the public health, safety and welfare.

6. An identified community need exists for the proposed use.

   Yes, a community need exists for the proposed use. The current location of the Dollar General store is in an outdate shopping center, Southview Plaza. Southview Plaza has been in the process of vacating the businesses located in the plaza for the potential redevelopment of the site.

7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.

   The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.

8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.

   The proposed Dollar General building lacks a number of architectural features and materials that make it aesthetically appealing and all four facades will need to be improved to ensure the building conforms to the recommendations of the Commercial Design Handbook. The multi-tenant retail building does provide a number of the recommendations of the Commercial Design Handbook and would enhance the architectural quality of the surrounding neighborhood. Additionally, the proposed attached single-family elevations are consistent with new homes constructed throughout the community, with varying building materials and roof lines and would be compatible with surrounding homes.

9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.

The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District and the MR-1 – Two-, Three- and Four-Family Residence District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to reduce the required right-of-way on Hillcrest Drive from 54 feet to 50 feet.
2. The proposed building elevations for Dollar General will need to be revised to incorporate the recommendations of the Commercial Design Handbook.
3. Improvement plans for all the common improvements and a final plat is required.
4. An IDOT permit is required for the work done in IDOT right-of-way.
5. The commercial lots will be subject to final development plans.
6. The improvements proposed along the entire length of Lawn Avenue will be triggered by any phase of development that has access to Lawn Avenue.
7. If home ownership is proposed, the lots will need to meet all federal, state and local laws.
8. The park dedication requirement is 0.24 acres with the requirement being fulfilled through a fee in lieu of land in the amount of $12,241, $612.00 per unit ($1,224 / lot).

Attachments

Attachment 1 – Project Application
Attachment 2 – Zoning Map
Attachment 3 – Surrounding Land Use Map
Attachment 4 – Current Future Land Use Map Designation
Attachment 4 – Site Plan
Attachment 5 – Building Elevations
Attachment 6 – Example Dollar General Elevations

S16-12

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$270

CITY OF O'FALLON, ILLINOIS

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

(To be submitted with Filing Fee ($150.00 plus $10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

Date: 10-27-16

Name of Subdivision: Fifty + Lawn

Name, Address, and Phone Number of Subdivider: Terry Johnson 907 Fan Oaks, Caseyville, IL

Name, Address, and Phone Number of Engineer: Dave Dillow Woolpert, 343 Fountains Pkwy, FH

Section: 30 Township: 2 Range: 7

Area of Tract: 6 ac Number of Proposed Lots: 12 Zoning: ~~SR-1~~ SR-2 ce

Property interest of applicant: ( ) Owner ( ) Contract Purchaser ( ) Other Consultant

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL	(YES or NO)
X PAYMENT OF FILING FEE $270	
X PAYMENT OF ENGINEERING PLAN REVIEW FEE $1,864 (incl. planned use)	
6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY	yes
VARIANCES – (IF APPLICABLE) REQUESTS ATTACHED	yes
NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT	yes
COMPLETION OF PRELIMINARY PLAT CHECKLIST	yes
COMPLETION OF PAYMENT RESPONSIBILITY FORM	yes
X PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)	
PHASE I DRAINAGE REPORT	yes
? .PDF COPY OF PLAT	yes
? SUBMITTAL IN CAD / GIS FORMAT (ON CD)	yes
PROOF OF DEVELOPER'S OWNERSHIP INTEREST	yes

***SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.

Applicant's Signature

O'Fallon ILLINOIS

Planned Use / Re-Zoning Application

NAME OF PROJECT: Fifty and Lawn

ADDRESS/GENERAL LOCATION: Hwy 50 and Lawn St.

SUBDIVISION NAME & LOT NUMBER(S):

PARCEL NUMBER(S): 04-30.0-300-027 648 W Hwy 50 (presently)

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):

- PLANNED USE
- RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: SR-2

PROPOSED ZONING: B1 (P) + MR ~~B1~~ (P)

PROPOSED # OF LOTS: 12

PROPOSED # OF DWELLING UNITS: 20

PROPOSED NUMBER OF BUILDINGS: 12

PROPOSED GROSS FLOOR AREA: 22,790 ft²

AREA IN ACRES: 6

PRESENT USE: Ag

APPLICANT INFORMATION:

NAME: Terry Johnson

COMPANY: Triple Net Management

ADDRESS: 907 Oak Oaks Dr.
Caseyville, IL 62232

PHONE: 977-8367

FAX:

EMAIL: TerryJ@barbockmorphy.com

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: Dave Dillow

COMPANY: Woolpert Eng.

ADDRESS: 343 Fountains Pkwy
FH, IL 62208

PHONE: 632-7004

FAX:

EMAIL: dave.dillow@woolpert.com

SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY

DATE RECEIVED: RECEIVED NOV - 7 2016

APPLICATION RECEIVED BY:

APPLICATION FEE: $500.00

PROJECT ID #: P2016-15

STAFF ASSIGNED: J. Randall

PLAN REVIEW FEE ~~DEPOSIT~~ REC'D: yes

RECEIVED NOV - 7 2016
S 16-12 +
P2016-15

Project Narrative For:

Fifty and Lawn, a planned unit development (PUD)

This project is proposed for the northwest corner of Highway 50 and Lawn Street on approximately 6 acres. The frontage on Highway 50 is proposed for B-1 zoning for two commercial lots consistent with other commercial properties across the street. The northern part of this property is proposed for MR-~~2~~ 1m with 10 duplex lots which adjoins MR-2 zoning to the West. Hillcrest Drive will be extended to Lawn Street and create the 10 lots for a total of 20 units. This project will be developed potentially in three phases:

Phase One: We will grade the entire 6 acres to balance the property because of extreme slope to be southwest. We will also remove the trees along Lawn Street. We will sell lot #1 to a developer who will build an approximately 10,640 SF Dollar General store along with the regional detention basin that will serve the entire 6 acres, and the entrance to Highway 50 serving both commercial lots. Photos of the Dollar General elevations are attached.

Phase 2: Once we identify a developer for the duplexes, we will record the Final Plat for that area and sell the MR-~~2~~ 1m land to the developer who will then extend Hillcrest Drive and make improvements to Lawn Street as required. The duplexes will be similar in design to the ones on Old Collinsville Road at St. Ellen development. Photos of these units are attached as reference.

Phase 3: We will sell lot #2 (the corner commercial lot). At this time we have not identified a purchaser or potential user for this lot. Currently we are marketing the site as a small retail center consistent with others along Highway 50 similar to the photo attached. The developer of this lot will be required to connect the rear parking lot of Dollar General to allow access to lawn Street. Improvements to Lawn Street will be made at that time if not earlier when the multifamily development is constructed.

Please note that phase 2 and phase 3 may be flip-flopped depending on demand of which development comes first.

About the developer: Terry Johnson is a commercial real estate broker / developer with 31 years' experience in the O'Fallon, Shiloh, and Fairview Heights area. Mr. Johnson is under contract to act as the landowner's developer under his company Triple Net Management Inc. Mr. Johnson is also a real estate broker with the Barber Murphy Group. Mr. Johnson has developed many properties in the O'Fallon area including the commercial lots across the street from this development, the recently developed restaurant plaza with the Egg and I and Bella Milano restaurants, and over 100 commercial land sales in the immediate area.

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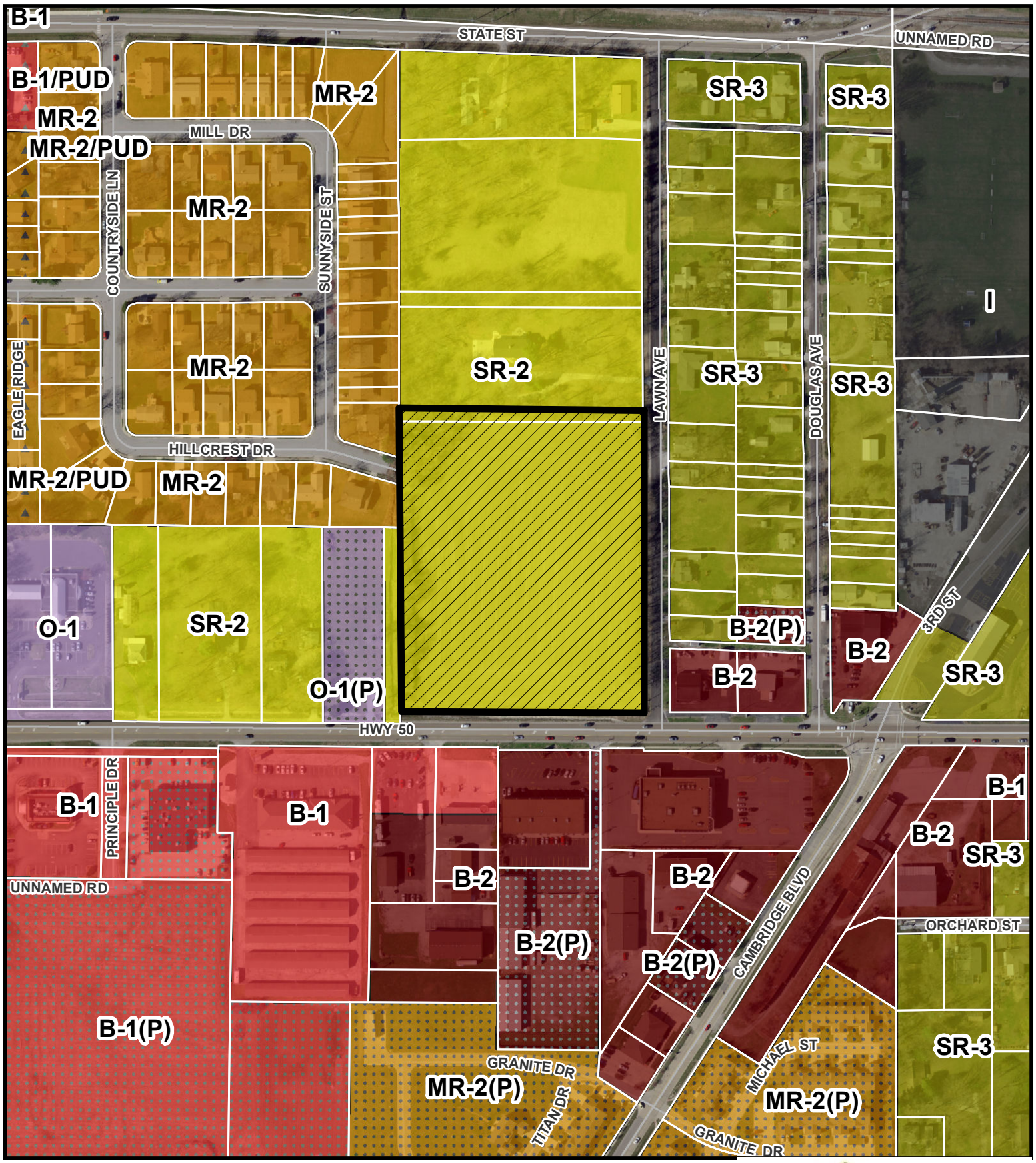
316-12

Fifty and Lawn
Variance From Design Criteria
O'Fallon Ordinances Section 155.032 N – Typical Roadway Section

The proposed roadway section does not conform with current city of O'Fallon standard details. Due to existing right of way width and existing roadway section of Hillcrest Drive west of the development the proposed roadway typical section is intended to match the existing section for a uniform roadway section for the extension of Hillcrest Drive.

P2016-16 & S16-12: Highway 50 and Lawn Avenue Zoning Map



P2016-16 & S16-12: Highway 50 and Lawn Avenue Surrounding Land Use Map

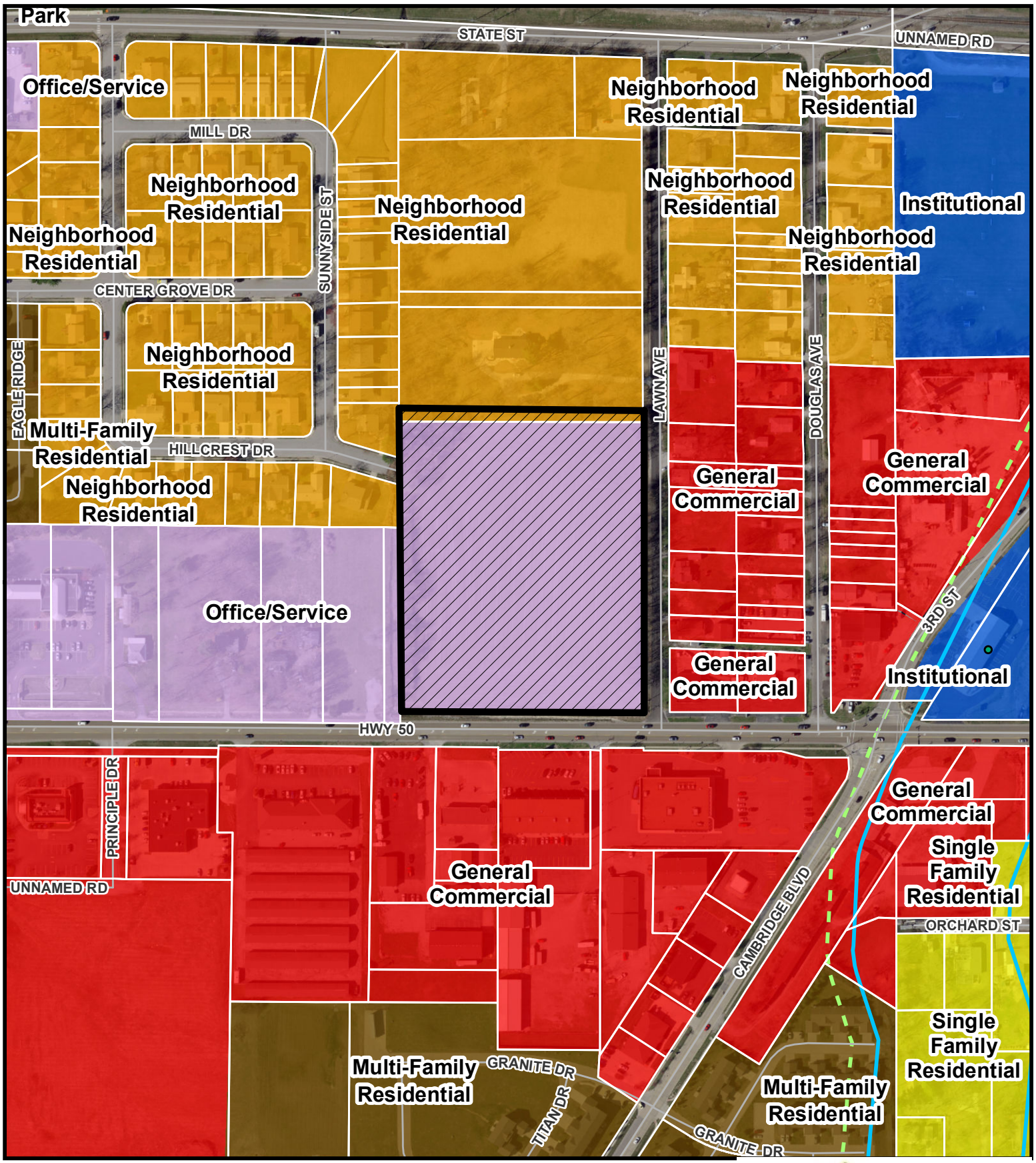
Subject Property

0 62.5 125 250 375 500 Feet

N W E S

O'Fallon ILLINOIS

P2016-16 & S16-12: Highway 50 and Lawn Avenue Furture Land Use Map



Subject Property

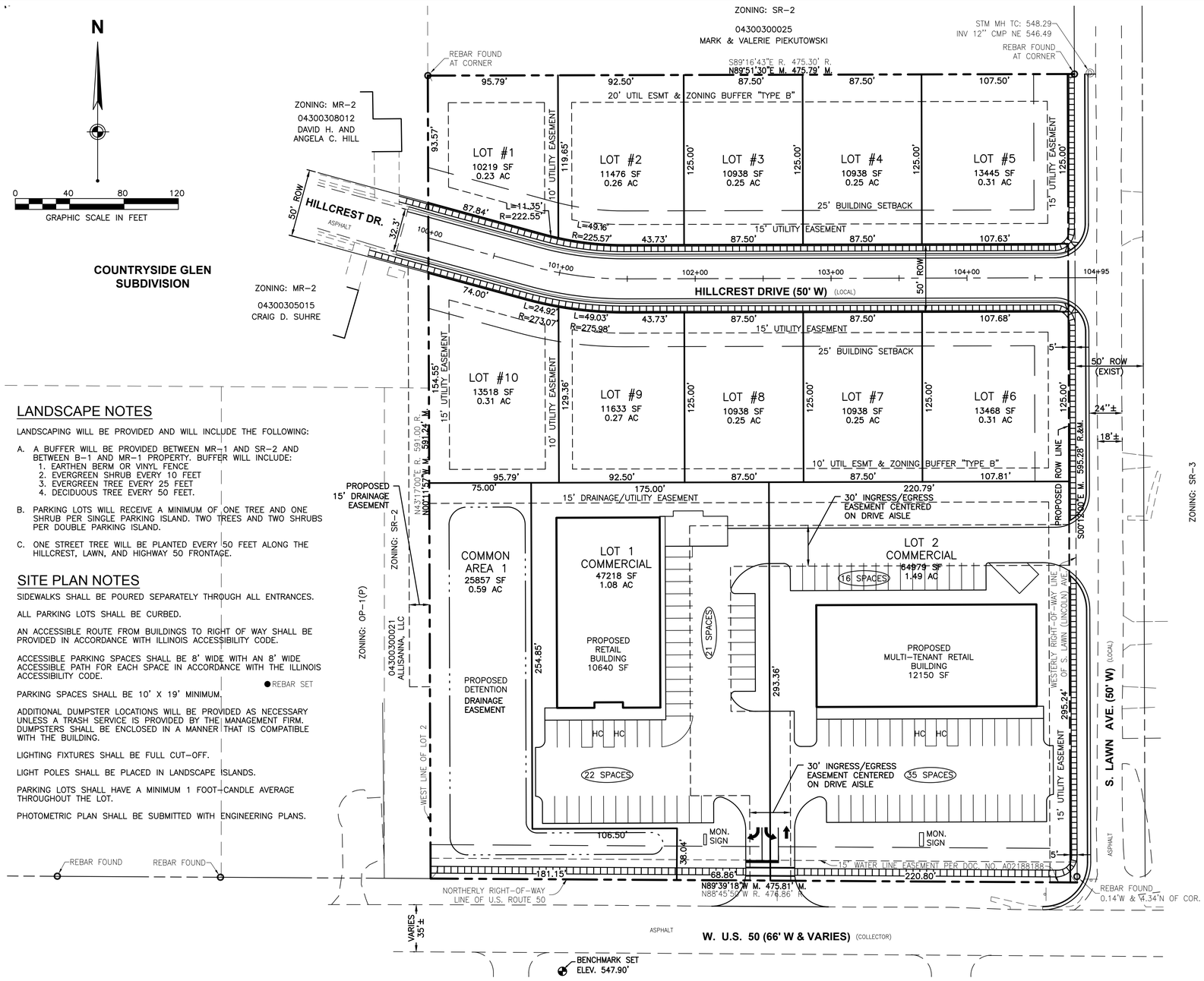
0 70 140 280 420 560 Feet

N W E S

O'Fallon ILLINOIS

PRELIMINARY PLAT
FIFTY AND LAWN

PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK OF PLATS "V" ON PAGE 27.



LANDSCAPE NOTES

LANDSCAPING WILL BE PROVIDED AND WILL INCLUDE THE FOLLOWING:

A. A BUFFER WILL BE PROVIDED BETWEEN MR-1 AND SR-2 AND BETWEEN B-1 AND MR-1 PROPERTY. BUFFER WILL INCLUDE:
   1. EARTHEN BERM OR VINYL FENCE
   2. EVERGREEN SHRUB EVERY 10 FEET
   3. EVERGREEN TREE EVERY 25 FEET
   4. DECIDUOUS TREE EVERY 50 FEET.

B. PARKING LOTS WILL RECEIVE A MINIMUM OF ONE TREE AND ONE SHRUB PER SINGLE PARKING ISLAND. TWO TREES AND TWO SHRUBS PER DOUBLE PARKING ISLAND.

C. ONE STREET TREE WILL BE PLANTED EVERY 50 FEET ALONG THE HILLCREST, LAWN, AND HIGHWAY 50 FRONTAGE.

SITE PLAN NOTES

SIDEWALKS SHALL BE POURED SEPARATELY THROUGH ALL ENTRANCES.

ALL PARKING LOTS SHALL BE CURBED.

AN ACCESSIBLE ROUTE FROM BUILDINGS TO RIGHT OF WAY SHALL BE PROVIDED IN ACCORDANCE WITH ILLINOIS ACCESSIBILITY CODE.

ACCESSIBLE PARKING SPACES SHALL BE 8' WIDE WITH AN 8' WIDE ACCESSIBLE PATH FOR EACH SPACE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.

PARKING SPACES SHALL BE 10' X 19' MINIMUM.

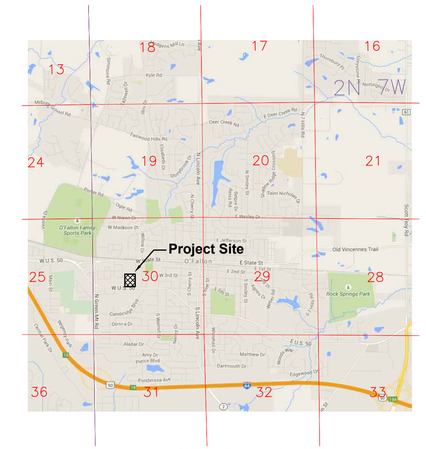
ADDITIONAL DUMPSTER LOCATIONS WILL BE PROVIDED AS NECESSARY UNLESS A TRASH SERVICE IS PROVIDED BY THE MANAGEMENT FIRM. DUMPSTERS SHALL BE ENCLOSED IN A MANNER THAT IS COMPATIBLE WITH THE BUILDING.

LIGHTING FIXTURES SHALL BE FULL CUT-OFF.

LIGHT POLES SHALL BE PLACED IN LANDSCAPE ISLANDS.

PARKING LOTS SHALL HAVE A MINIMUM 1 FOOT-CANDLE AVERAGE THROUGHOUT THE LOT.

PHOTOMETRIC PLAN SHALL BE SUBMITTED WITH ENGINEERING PLANS.



LOCATION MAP
NOT TO SCALE

SITE DATA

PLANNED DEVELOPMENT

GROSS AREA	= 6.48 AC (282,266 SF)
PUBLIC ROW AREA	= 0.61 AC (26,703 SF)
NET AREA	= 5.87 AC (255,563 SF)
NUMBER OF LOTS	= 13
DENSITY	= 2.0 LOTS/ACRE
COMMON GROUND AREA	= 0.59 ACRES

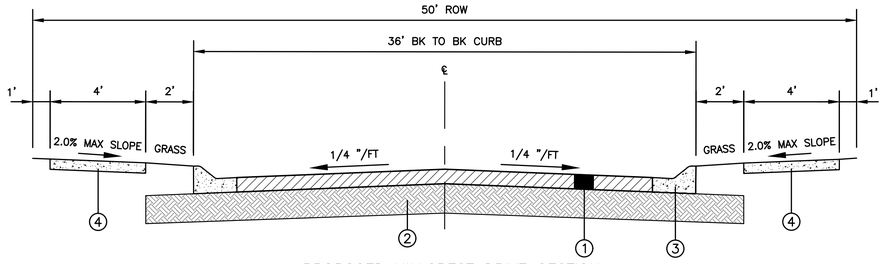
NOTES:
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.

ALL UTILITIES SHALL BE UNDERGROUND

EASEMENTS NOT SHOWN FOR CLARITY. EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.

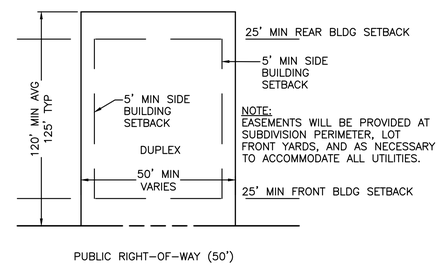
OWNER:	NITESHKUMAR B. ALKA R. PATEL 904 SPYGLASS HILL CASEYVILLE, IL 62232
DEVELOPER:	TERRY JOHNSON 907 FAIR OAKS DR CASEYVILLE, IL 62232 PHONE: 618.977.8367
ENGINEER:	DAVID DILLOW, PE 062-047964 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
LAND SURVEYOR:	STEVE KREGER, PLS 035-002985 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
EXISTING ZONING:	CITY OF O'FALLON SR-2
PROPOSED ZONING:	PLANNED USE (MR1, B1)
FLOODPLAIN:	FIRM MAP NUMBER 17163C0210D, EFFECTIVE DATE NOV 5, 2003. ZONE "X" (NO SHADING)
SEWAGE DISPOSAL:	CITY OF O'FALLON
WATER SUPPLY:	CITY OF O'FALLON
ELECTRIC SERVICE:	AMEREN IP PROPOSED UNDERGROUND SERVICE
GAS SERVICE:	AMEREN IP



PROPOSED HILLCREST DRIVE SECTION
NOT TO SCALE

TYPICAL ROADWAY SECTION LEGEND

1. 7" NON-REINFORCED PCC PAVEMENT OR 7" BIT CONC
2. 12" STABILIZED SUBGRADE
3. 2' MOUNTABLE CONCRETE CURB & GUTTER PER CITY OF O'FALLON STANDARDS
4. 4" THICK PCC SIDEWALK (6" THICK THROUGH DRIVEWAYS), MAX SLOPE AT 2%



NOTE:
EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

PROPOSED TYPICAL RESIDENTIAL LOT LAYOUT
NOT TO SCALE

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PROJECT No: 76876
DATE 9/22/16
DES.
DR.
CKD.

Terry Johnson
907 Fair Oaks Dr
Caseyville, IL 62232
Phone: 618.977.8367
DEVELOPER

WOOLPERT
DESIGN GEOSPATIAL INFRASTRUCTURE
373 Fountains Parkway, Suite 100
Fairview Heights, Illinois 62208
Phone: 618.632.7004
ENGINEER: DAVID M. DILLOW, PE
SURVEYOR: STEVE KREGER, PLS

FIFTY AND LAWN
WEST HWY 50 & SOUTH LAWN AVE
O'FALLON, ST. CLAIR COUNTY, ILLINOIS
PRELIMINARY PLAT

SHEET NO.
1 of 4

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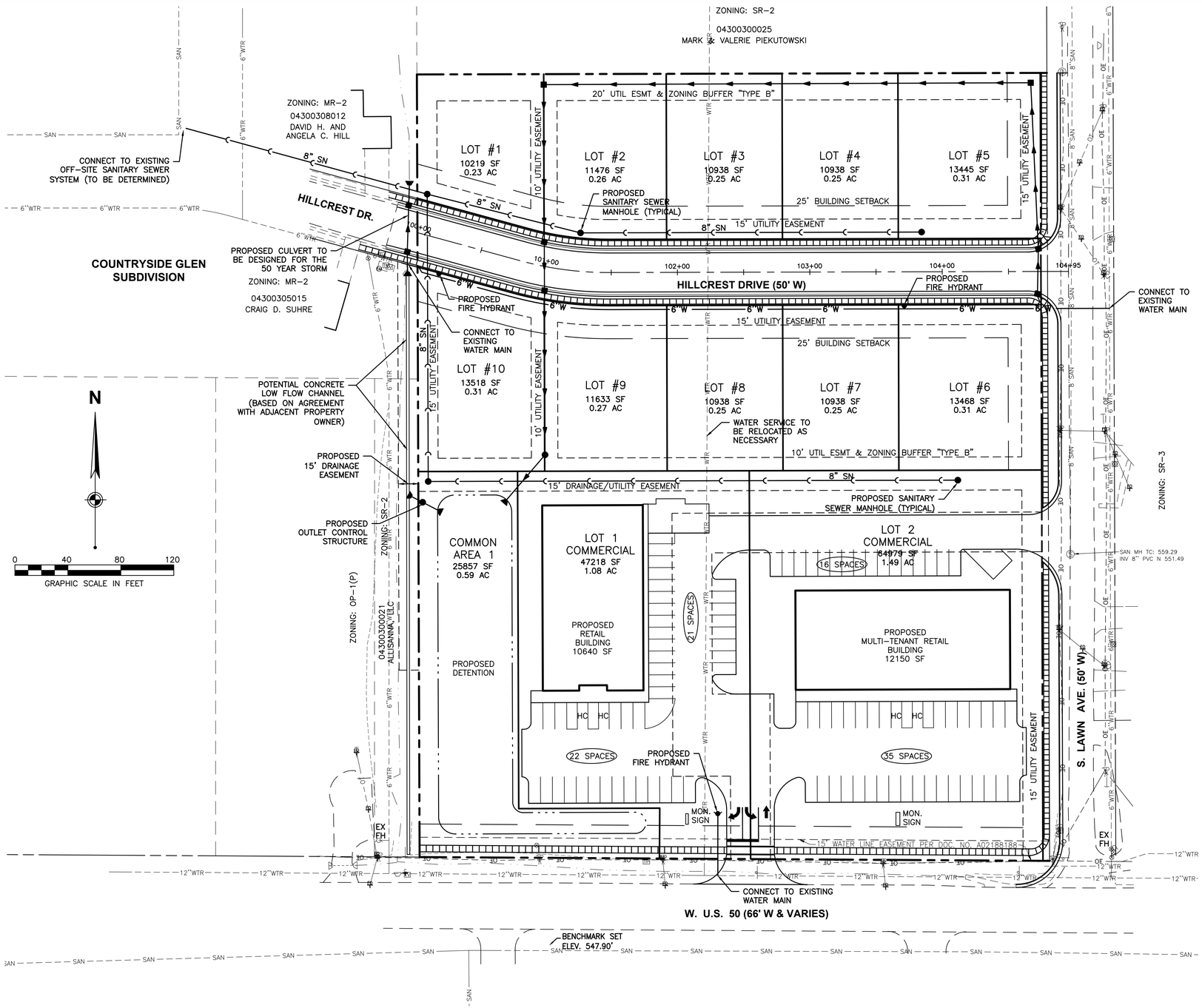
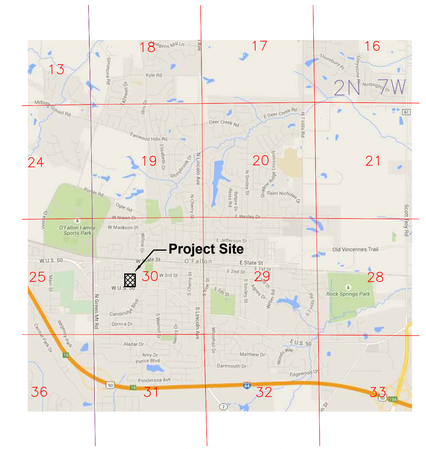
PRELIMINARY UTILITY PLAN

FIFTY AND LAWN

PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK OF PLATS "V" ON PAGE 27.





LOCATION MAP
NOT TO SCALE

LEGEND

- 6"W — PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED INLET
- PROPOSED END SECTION WITH RIP RAP PROTECTION
- PROPOSED MANHOLE

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DEVELOPER

FIFTY AND LAWN

WEST HWY 50 & SOUTH LAWN AVE
O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PRELIMINARY UTILITY PLAN

SHEET NO.

2 of 4

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PHASE 1 DRAINAGE PLAN

FIFTY AND LAWN

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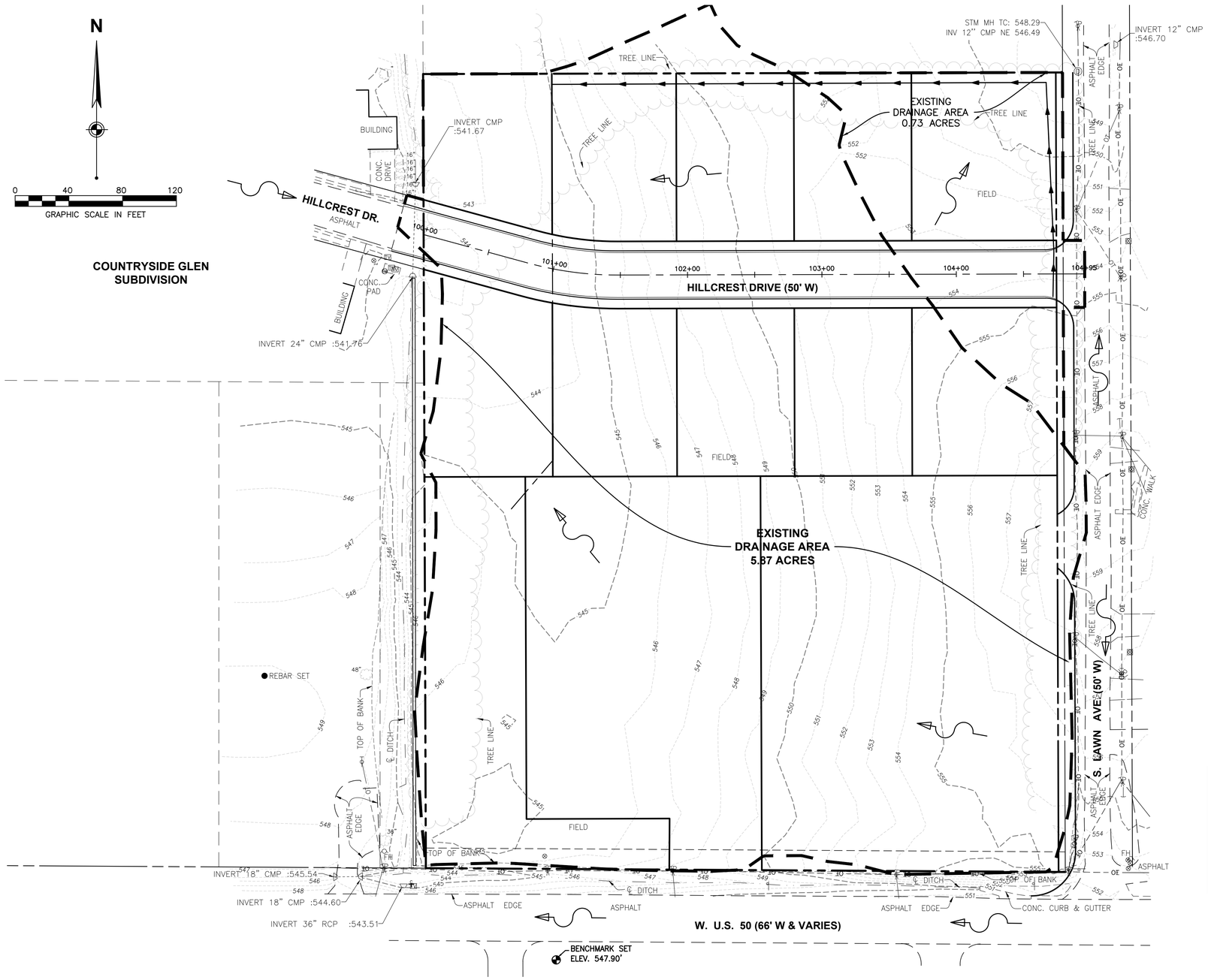

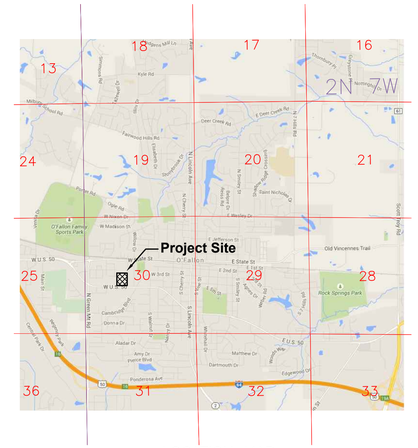

LOCATION MAP
NOT TO SCALE

LEGEND

- ----101---- EXISTING MINOR CONTOUR
- ---100--- EXISTING MAJOR CONTOUR
- EXISTIGN DRAIN BASIN
- EXISTING FLOW PATTERN

SOIL TYPES

St. Clair County, Illinois (IL163)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
384A	Edwardsville silt loam, 0 to 2 percent slopes	2.4	19.8%
384B	Edwardsville silt loam, 2 to 5 percent slopes	4.2	35.0%
385A	Mascoutah silty clay loam, 0 to 2 percent slopes	5.4	45.2%
Totals for Area of Interest		**12.0**	**100.0%**

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FIFTY AND LAWN

WEST HWY 50 & SOUTH LAWN AVE
O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PHASE 1 DRAINAGE PLAN

SHEET NO.

3 of 4

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PHASE 1 DRAINAGE PLAN

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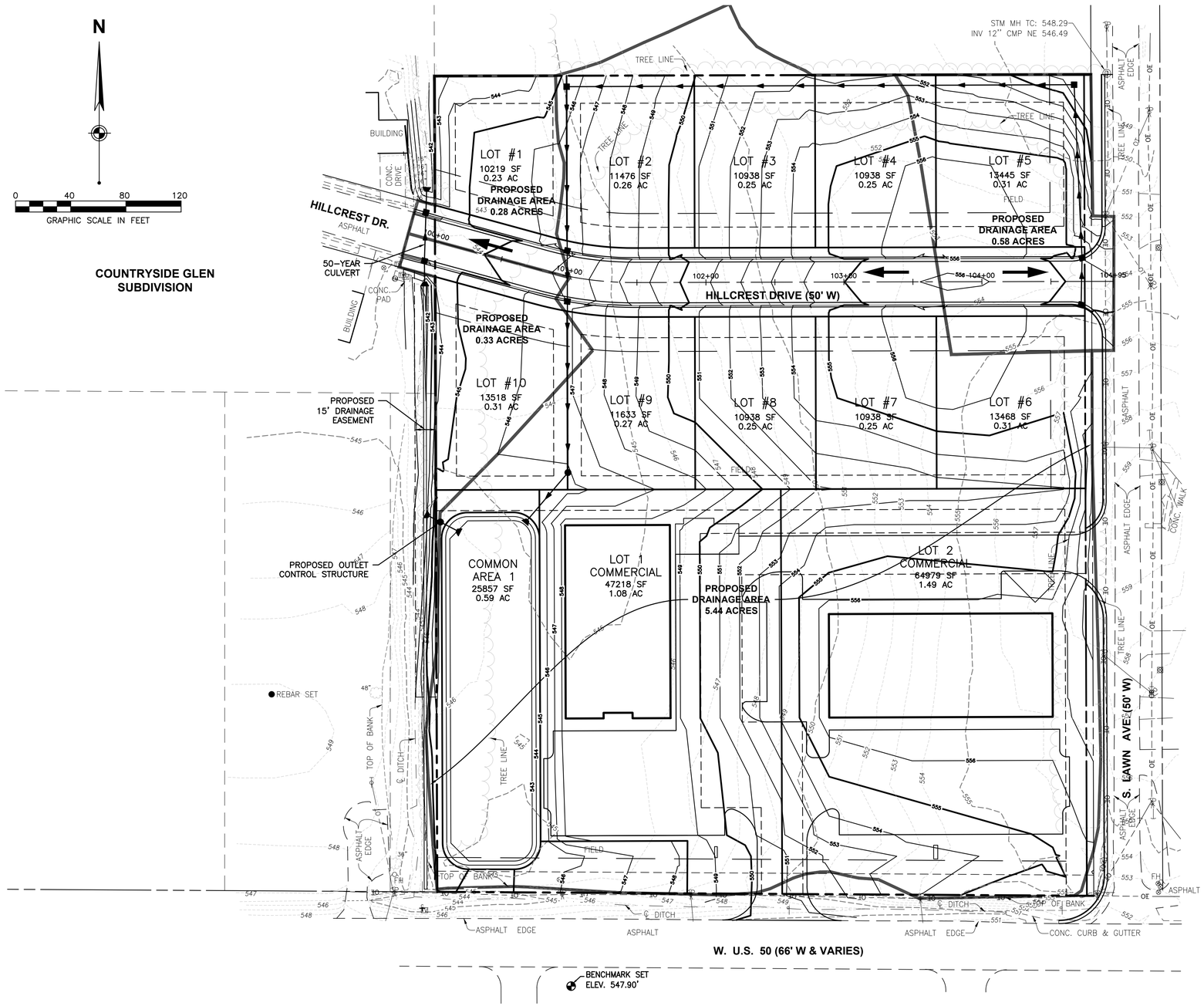

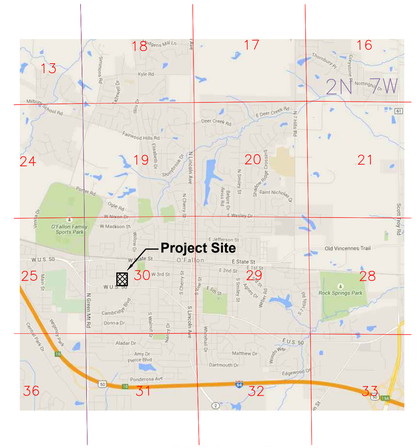

LOCATION MAP
NOT TO SCALE

LEGEND

- 101 — PROPOSED MINOR CONTOUR
- 100 — PROPOSED MAJOR CONTOUR
- PROPOSED DRAIN BASIN
- PROPOSED INLET
- PROPOSED STORM SEWER
- PROPOSED ROADWAY DRAINAGE
- PROPOSED END SECTION WITH RIP RAP PROTECTION
- PROPOSED STORM MANHOLE

PROPOSED DRAINAGE NOTES:

DETENTION BASIN DISCHARGE AND CONCRETE SWALE ON WESTERN PROPERTY AS SHOWN CONCEPTUALLY BASED ON OBTAINING EASEMENT FROM ADJACENT PROPERTY OWNERS. IF EASEMENT IS NOT OBTAINED, IMPROVEMENTS TO EXISTING SWALE WILL NOT BE INSTALLED AND DISCHARGE FROM BASIN WILL BE INSTALLED ON LAWN AT 50 PROPERTY IN A DRAINAGE EASEMENT.

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DEVELOPER

FIFTY AND LAWN

WEST HWY 50 & SOUTH LAWN AVE
O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PHASE 1 DRAINAGE PLAN

SHEET NO.
4 of 4

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PRELIMINARY LANDSCAPE PLAN

FIFTY AND LAWN

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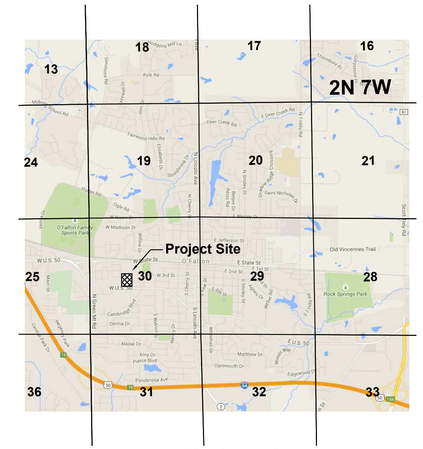

LOCATION MAP
NOT TO SCALE

LEGEND

- EVERGREEN SHRUB
- CANOPY SHADE TREE
- EVERGREEN TREE
- DECIDUOUS TREE
- —x— VINYL FENCE

N

0 40 80 120
GRAPHIC SCALE IN FEET

LANDSCAPE NOTES

LANDSCAPING WILL BE PROVIDED AND WILL INCLUDE THE FOLLOWING:

A. A BUFFER WILL BE PROVIDED BETWEEN MR-1 AND SR-2 AND BETWEEN B-1 AND MR-1 PROPERTY. BUFFER WILL INCLUDE:
   1. EARTHEN BERM OR VINYL FENCE
   2. EVERGREEN SHRUB EVERY 10 FEET
   3. EVERGREEN TREE EVERY 25 FEET
   4. DECIDUOUS TREE EVERY 50 FEET.

B. PARKING LOTS WILL RECEIVE A MINIMUM OF ONE TREE AND ONE SHRUB PER SINGLE PARKING ISLAND. TWO TREES AND TWO SHRUBS PER DOUBLE PARKING ISLAND.

C. ONE STREET TREE WILL BE PLANTED EVERY 50 FEET ALONG THE HILLCREST, LAWN, AND HIGHWAY 50 FRONTAGE.

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DR. ____
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FIFTY AND LAWN

WEST HWY 50 & SOUTH LAWN AVE
O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

SHEET NO.

1 of 1

SEAL

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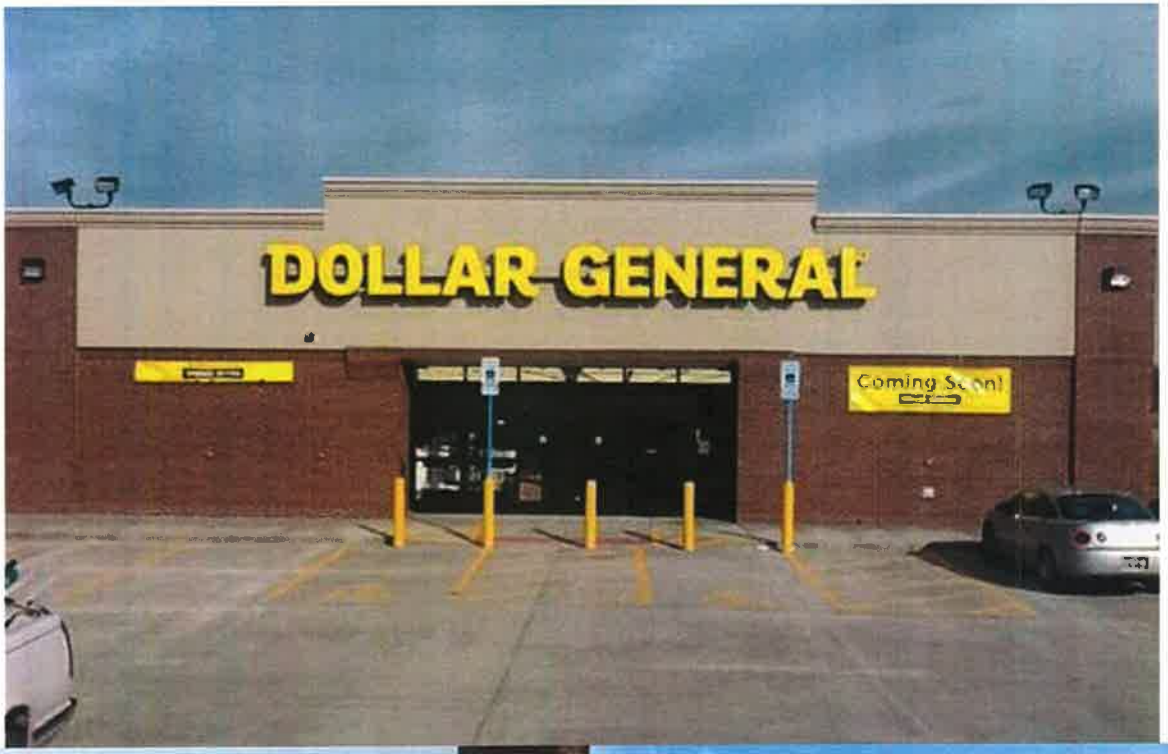
DG on lot 1



RECEIVED NOV - 7 2016

retail center on lot 2

RECEIVED NOV - 7 2016

duplexes

RECEIVED NOV - 7 2016

DOLLAR GENERAL
DOLLAR GENERAL
Now Open!

DOLLAR GENERAL
DOLLAR GENERAL

DOLLAR
GENERAL
pepsi
NOW OPEN

GRAND OPENING!
DOLLAR GENERAL
GRAND OPENING!
GRAND OPENING!

DOLLAR GENERAL
DOLLAR GENERAL

DOLLARGENE
CADTEC
Drafting Studio
2013