



TUESDAY, JULY 12, 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
7. Public Hearings –
  - a. **(P2016-07)** – Zoning Amendment from "SR-1" Single-Family Residence Dwelling District to "RR" Rural Residential District. The parcel is located at 702 North Seven Hills Road. The applicants are Steven R & Susan L. Gasser.
  - b. **(P2016-08)** – Zoning Amendment Subject to the Planned Development Ordinance from "B-1(P)" Planned Community Business District to "B-1(P)" Planned Community Business District for Marriott TownePlace Suites. The parcel is located at 445 Regency Park Drive. The applicant is Brad McMillin, Brad McMillin Realty, Inc.
  - c. **(P2016-10)** - Comprehensive Plan and Future Land Use Map Amendments to select properties in the downtown area. These amendments are to correct inconsistencies between the current land uses and the land use designation of the Future Land Use Map.
  - d. **(P2016-09)** - Zoning Amendment Subject to the Planned Development Ordinance from "SR-3" Single-Family Residence Dwelling District to "B-1(P)" Planned Community Business District for Old City Hall. The parcel is located at 200 North Lincoln Avenue. The applicant is Bradley D. McMillin.
  - e. **(P2016-11)** - Zoning Amendment Subject to the Planned Development Ordinance from "B-2(P)" Planned General Business District to "B-2(P)" Planned General Business District for Betty Lane Warehouses. The parcel is located at 96 Betty Lane. The applicant is Troy Shearer.
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

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**DRAFT MINUTES  
O’FALLON PLANNING COMMISSION  
June 14, 2016**

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

**ATTENDANCE:** Debbie Arell-Martinez, present; Jeffrey Baskett, excused; Patricia Cavins, present; Al Keeler, present; Rebecca Pickett, present; Joe Rogers, present; Ray Rohr, present; Larry Sewell, excused. A quorum was declared present by Rohr.

**MINUTES:** Motion was made by Rogers and seconded by Cavins to approve the minutes of May 24, 2016, meeting. All Ayes. Motion carried.

Rohr welcomed everyone and explained the role of the Planning Commission. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Present in the audience was City Alderman Jerry Albrecht.

**UNFINISHED BUSINESS:** None.

**PUBLIC HEARINGS:**

**(P2016-05) - Zoning Amendment Subject to the Planned Development Ordinance from “SR-1” Single-Family Residence Dwelling District to “SR-1(P)” Planned Single-Family Residence Dwelling District for First United Methodist Church parking expansion. The parcel is located on Southview Drive and is proposed to expand parking and connect eastward to the 504 East Highway 50 property. The applicant is First United Methodist Church.**

Public hearing was opened at 6:02 pm. Randall presented an overview of the project. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff’s Project Report, among them:

- 29 parking spaces proposed
- Detention in parking lot and curb cut for drainage
- Entrance to parking lot on Southview and from existing church lot
- Landscape & buffers will be provided and they will try to keep as many of existing trees as possible

Randall summarized the Review & Approval Criteria with relationship to the neighborhood:

- Provides for sidewalk along Southview Drive and required buffers & green space
- Will not impede normal and orderly development and use of surrounding property, but may have modest impact on the use, enjoyment, or value of a few neighboring single family properties.
  - Alternative design, not requested by the Applicant, is to remove access point onto Southview Drive and maintain buffer on western property line.

Shekell pointed out the church owns the home at the corner of Southview Drive and E Hwy 50.

Public comments were opened at 6:08 pm.

Petitioner Richard Lunan was sworn in and stated the church is land-locked and explained the history of the \$60,000 shared parking with OTHS across Hwy 50 over the last 20 years. The church presently pays for an off-duty police officer and a cruiser \$8,300 a year and noted 5-6 parishioner vehicles park in the fire lane striped area in the south-western corner of the existing parking lot. The church acquired the subject parcel approximately 6 years ago. Lunan said the best design for traffic flow is to have an exit onto Southview Drive. If the parking area was dead end, people would enter the lot, see that the lot is full, and have to back out of the lot instead of pulling through onto Southview Drive to search for more parking. Lunan testified that on Sundays he would estimate there would only be 10-12 vehicles between 11:45 and 12:05 exiting onto Southview Drive to turn onto Highway 50. Most will exit through the current west parking lot out onto Highway 50.

Pickett asked if this new parking area was proposed to be in-lieu of the parking across E Hwy 50, and Lunan stated it would be, except for during large events.

Lunan continued that there is no alternative offered to exiting onto Southview Drive. It is a matter of safety, older people needing closer parking, and the need to stop illegal parking in the fire lane zone. This new parking area would alleviate those problems.

Ron Sergott, 909 Holliday Drive, was sworn in and stated much concern over water from another impervious surface going into the “Unnamed Tributary to the Kaskaskia River” which runs by his home. Sergott requested more enforcement by the City to keep trees, yard waste, and other illegal dumping from going down the waterway. He has witnessed the creek rising 10 feet after a 4-5” rainfall and the permanent widening of the creek area by at least 6 ft. Sergott requested the City inspect the creek area every three months. All of Rasp Farm and Southview Gardens goes through there.

Shekell stated while he and the Director of Public Works, Jeff Taylor, are aware of this much larger issue and the City will ensure the church does not add to the problem, the current drainage issue is not under the purview of the Planning Commission. Shekell stated Taylor has visited the area on several. Sergott stated he wants the City to cite people who don't keep the waterways clear.

Tony Schenk, Rhutasel and Associates as the Engineer for the project, was sworn in. Schenk reported they will control the waterflow through a 6” curb cut and surface detention on the lot. Post-construction run-off will not be more than pre-construction and there will be a swale over the existing 24” culvert, a concrete channel, and rip-rap to control the outflow.

Kristi Vetri, 914 Holliday, was sworn in and has requested to see the hydraulic plans and numbers. Drainage has been an issue since she moved there in 1978 and many developments along Hwy 50 that are smaller than this proposed one have contributed to

the drainage problem. Vetri stated she is not convinced the drainage plan will work and requested the Commission to view drainage issues such as this very carefully now and in the future.

Vetri concluded that she also has an economic issue / security interest in the property at 410 E Hwy 50 where her brother lives. Vetri previously requested to rezone that property, Vetri testified, but stated the City wanted to keep the property residential in nature as an entrance to the subdivision. She would like to see this parking proposal approved to introduce non-residential characteristics to the entrance of the subdivision.

Steve Reindl, 410 E Hwy 50, was sworn in and testified that every Sunday, there are 3-4 cars from the church parked on the east side of Southview at the end of his driveway and it is dangerous to pull out. When cars are parked on both sides of Southview Drive, only one car can drive through. This is also a snow route and there will likely be some upkeep. Reindl suggested making Southview a no parking zone from Hwy 50 to Susan Court. While he had no basic opposition to the project, Reindl concluded that he cannot afford to lose any value of his home with this potential “modest impact to home values.”

Vetri asked Lunan if the church has decided not to build a new church at another location. Lunan stated they have no timeline over the next few years and reported that if they do build a new church, there is no reason to keep two locations.

Lunan also addressed the Southview Drive concern stating that people will want to park closer to the church and will likely exit onto Southview Drive and go through the subdivision. This parking area will alleviate parking on Southview Drive as no one wants to park far from the church.

Janet Bafia, 903 Southview Drive, was sworn in and stated she will have a view of the parking lot and they should still want the assistance of the police as it is difficult to turn left onto Hwy 50 after services. This parking lot will ruin the bedroom community and will destroy her property value as she will then have parking lots behind her property and now in front of her property. There are lots of kids, dogs, and elderly people in the area.

Cavins asked Lunan how many parking spaces are shared with the high school on any given Sunday. Lunan responded there are 6-15 cars during services. The 29 additional spaces will take the place of the cars parking across the street, on Southview Drive, and from parking in the fire lanes. The need is there.

Public comments were closed at 6:36 pm.

Arell-Martinez stated that while the need is there, she has concern for having a parking lot between homes. It will be difficult to exit.

Keeler stated they had an entry and exit plan at his church and maybe parking on only one side of the street will ensure neighbors aren't negatively impacted.

Shekell relayed with this parking entrance being ancillary to the church property, a traffic study was not warranted and there is no way to mitigate traffic if the entrance is there.

Shekell suggested the traffic professionals at the Police Department can take a look at not allowing parking on both sides.

Cavins asked if there has to be an entry and exit onto Southview. Lunan stated the width of the addition is not large enough to allow a U-turn if there is no parking available. Shekell reported there are many dead-end parking lots in O'Fallon.

Rohr stated it is a red light to him with a potential for property value decrease.

Shekell reported this lot was originally platted to be a home lot so it is reasonable for people to think it would be planned as a single family home lot. The City does not think the parking lot is a negative to the neighbors, but the access onto Southview Drive is a concern.

**Staff Recommendation:**

Staff recommends approval of the project with the following conditions:

1. A vinyl fence along the southern property line.
2. A landscaping plan meeting the requirements of the Code of Ordinances must be provided. Additional landscaping plantings, including trees and shrubs, should be made at the entrance proposed for Southview Drive to minimize the visual impact of the new parking lot on neighboring homes.

Motion was made by Rogers and seconded by Pickett to approve the Staff Recommendation with the conditions as written.

**ROLL CALL:** Arell-Martinez, Nay; Cavins, Nay; Keeler, Nay; Pickett, Aye; Rogers, Aye; Rohr, Nay. 4 Nay, 2 Aye. Motion to approve failed.

The project moves to Community Development on June 27, 2016 at 6 pm. The public hearing was closed at 6:47 pm.

**(P2016-06) – Zoning Amendment Subject to the Planned Development Ordinance from St. Clair County “A” Agricultural District to “B-2(P)” Planned General Business District for O’Fallon Boat & RV Storage. The parcel is located at 8676 East US Highway 50, Lebanon. The applicant is Tom Williams.**

Public hearing was opened at 6:47 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff’s Project Report, among them:

- Previously a tow lot
- Proposed 27 parking spaces to rent out
- No on-site transactions as there is no office
- No utilities on site
- Sign on front fence
- Requested variance to not build sidewalks

- Lot surface material to be dust-free
- Long driveway so customers can pull onto the driveway, park, and access secure gate with passcode without blocking traffic on E Hwy 50

Cavins asked about lighting and Randall stated there will be dusk to dawn security lighting.

Shekell reported Bill Crocker, owner of property to the west, submitted a letter and stated Crocker has no objections to the zoning as long as the applicant can address his three concerns:

1. Visible signage from Hwy 50 so his business activities are not interrupted by people inquiring about the storage property
2. Non-fitting tarps need to be replaced by fitted tarps or no tarps at all
3. Restrict storage to boats, RVs and other licensed vehicles only

Public comments were opened at 6:55 pm.

Neither the Petitioner nor a representative of the Petitioner were present.

Alderman Jerry Albrecht was sworn in and asked if the whole lot should be paved or asphalted, not just the entrance. Shekell responded that is difficult with pre-existing developed lots. An oil and chip or milling base can be laid and compacted and will be dust-free. This was approved for the Weil Lombardo lot nearby. It would be cost prohibitive at \$40k - \$50k for the applicant to put 2" asphalt base over the entire area.

Shekell pointed out to Arell-Martinez the proximity to Kalmer Funeral Home.

Public comments were closed at 7:00 pm.

Shekell suggested an addition to Condition #7 "...restricted to boats, RVs and personal vehicles..."

**Staff Recommendation:**

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. The metal sided building is permitted to remain as constructed.
3. A wood or vinyl fence along the side property lines, extending the length of the storage area;
4. The entrance must be asphalted.
5. The storage area and drives must be constructed of a dust-free material.
6. A 20-foot utility easement shall be granted to the City along the northern property line.

7. In addition to the improvements required the items stored on-site are restricted to boats, RVs and personal vehicles. The items must be stored in an orderly manner and all items must be must be operational and licensed.
8. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

Motion was made by Cavins and seconded by Arell-Martinez to approve the Staff Recommendation as amended with Shekell's suggested addition to Condition #7.

**ROLL CALL:** Arell-Martinez, Aye; Cavins, Aye; Keeler, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve with conditions as amended approved.

The project moves to Community Development on June 27, 2016 at 6 pm. The public hearing was closed at 7:04 pm.

**REPORTS OF STANDING AND SPECIAL COMMITTEES:** None.

**REPORTS AND COMMUNICATION:**

Shekell announced that the next meeting is scheduled for July 12, 2016. Shekell reported some of the public hearings scheduled are Marriott TownePlace Suites and the Old City Hall proposal.

**ADJOURNMENT:**

Motion was made by Keeler and seconded by Pickett to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:10 pm.

Respectfully submitted,

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Vicki Evans, Transcriptionist

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Minutes approved by Planning Commission



MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: July 12, 2016
SUBJECT: P2016-07: Gasser

Location: 702 North Seven Hills Road, O'Fallon, IL
Applicant: Steven and Susan Gasser
Owner: Steven and Susan Gasser
Submitted: June 2, 2016

Background & Executive Summary

The subject property is approximately 10.52 acres in size and is zoned SR-1 Single-Family Residence Dwelling District. The petitioner also owns the 7.40-acre parcel adjoining the subject property to the east, which has not been annexed into the City of O'Fallon. Other adjacent parcels have not been annexed into the city and are zoned SR-3 - Single Family Residence in St. Clair County. Additionally, north of this property is a property recently rezoned to RR - Rural Residential and further to the northeast and are parcels in the Thornbury Hill subdivision and Manors at Thornbury Hill.

The petitioners recently purchased the property and sought to construct a large accessory structure in the rear portion of the property. The property is zoned SR-1, which limits the size of accessory structures to 1,000 square feet. The petitioners were informed a rezoning to the RR - Rural Residential district would allow the construction of a 2,500 square foot accessory structure. The petitioners plan on constructing a 2,500 square foot building if the rezoning to RR - Rural Residential is approved.

The City of O'Fallon Comprehensive Plan Future Land Use Map designates the subject property as "Rural Residential", with a recommendation for creating a new zoning category to preserve "rural character" and "large lot development." The Rural Residential District was approved by the City Council in January 2014. The petitioner is now seeking to have the property rezoned to the Rural Residential District to construct a larger accessory structure.

Existing Conditions

Surrounding Zoning: Surrounding Land Use:
North: St. Clair Co. SR-3 & O'Fallon SR-1 & RR North: Single-family residences on large tracts of land.
East: O'Fallon SR-1 & St. Clair Co. A East: Single-family residences on large tracts of Land and agricultural land.
South: St. Clair Co. SR-3 South: Single-family residences on large tracts of land.
West: SR-1 West: Single-family residences in the Deer Creek Subdivision across Seven Hills Road.

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## **Applicable Ordinances, Documents and Reports**

### **O'Fallon Comprehensive Plan:**

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Rural Residential. The proposed rezoning to RR, Rural Residential District is consistent with the Comprehensive Plan.

### **Code of Ordinances:**

The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the RR, Rural Residential District requirements.

### **Public Notice:**

Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 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.

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## **Rezoning Discussion Points**

### **General Discussion:**

The property consists of 10.52 acres on the east side of Seven Hills Road, north of the Deer Creek subdivision and south of the Thornbury Hill subdivision. The property is one of seven large lots with access off of Seven Hills Road. The Comprehensive Plan for the Seven Hills Road Sub-Area and Corridor Plans identified appropriate land uses in the area from Troy-O'Fallon Road south near Old Vincennes Trail would primarily be low density single-family uses, institutional uses agricultural land with limited livestock and open space uses.

Additionally, the Future Land Use map designates the subject property as Rural Residential. Rural Residential Land Use Category designated land should incorporate existing environmental conditions to preserve rural character and large lot developments. The subject property is a prime example for the Rural Residential Land Use Category and the rezoning to the Rural Residential District is the appropriate zoning district to achieve the goals and objectives of the Comprehensive Plan.

### **Rural Residential District:**

The Rural Residential District (RR) was created as recommended in the Comprehensive Plan to preserve the rural character of portions of the City. The land uses categories are a melding of land uses in the Agricultural District and the single-family residential district. The intent was to reduce some of the more intense agricultural uses allowed in the Agricultural District, while allowing some additional uses not allowed in the single-family residential dwelling districts. Some of those rural uses include the ability to have some limited livestock and larger accessory structures on a property zoned Rural Residential.

The Rural Residential District allows some agricultural uses with limitations:

Agricultural uses, but not including stockyards, commercial livestock or poultry feeding nor agricultural processing plants. All outdoor areas used for animals shall be fenced, shall not be within 10 feet of the side or rear property lines, and shall not be within 25 feet of any public right of way. Animal types and counts shall be regulated as follows:

- a. Horses, donkeys, emus, ostriches, llamas, alpacas - two animals per acre, max three animals; and
- b. Sheep or goats - two animals per acre, max six animals; and
- c. Chickens - six hens per acre, max 12 hens, no roosters allowed.

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Additionally, the following additional regulations apply only to accessory buildings (garages, shed, etc.) only in the RR Rural Residential zoning district. These regulations do not apply to pools, decks or covered patios.

- a. The ground floor area of each accessory building shall not exceed 2,500 sq. ft. (total floor area not to exceed 5,000 sq. ft.).
  - b. The setback requirement between accessory buildings on the same lot shall be a minimum of ten linear feet.
  - c. Any accessory structure used for animals must be a minimum of 25 feet from any side or rear property line.
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**Criteria for considering General Rezoning applications:**

In considering any application for rezoning, the Commission and the Governing Body may give consideration to the criteria stated below to the extent they are pertinent to the particular application. The Commission and Governing Body also may consider other factors that may be relevant to a particular application. The rezoning of the subject property appears to meet each of the following zoning criteria:

- a) the existing uses and zoning of nearby property;
  - b) the extent to which property values are diminished by the particular zoning restrictions;
  - c) the extent to which the destruction of property values of plaintiff promote the health, safety, morals or welfare of the public;
  - d) the relative gain to the public as compared to the hardship imposed upon the individual property owner;
  - e) the suitability of the subject property for the zoned purposes;
  - f) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property;
  - g) the care that the community has taken to plan its land use development, and
  - h) the community need for the proposed use.
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**Conclusion and Recommendation**

Staff recommends approval of the requested rezoning to the RR, Rural Residential District.

**Attachments**

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Comprehensive Plan Map

PETITION FOR ZONING AMENDMENT

Community Development Department, O'Fallon City Hall  
255 South Lincoln Avenue, 2<sup>nd</sup> Floor  
O'Fallon, IL 62269 Phone (618) 624-4500 Ext. 4

Amendment Request No. P2016-07  
Date: June 2, 2016

(Do not write in this space -- For office use only)

Date set for hearing: July 12, 2016

Perm. Parcel No. 04 - 16.0 - 300 - 005

Date hearing held: \_\_\_\_\_

Fee paid: \$ 250.<sup>00</sup> Date: 6.2.2016

Newspaper: \_\_\_\_\_

Building Permit App. No. \_\_\_\_\_  
Action by City Council: CITY OF O'FALLON

Recommendation of Planning Commission:

- Denied
- Approved
- Approved with modification

- Denied
- Approved
- Approved with modification

JUN - 2 2016  
DATE PAID

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**INSTRUCTIONS TO APPLICANTS:** PLEASE PRINT. All information required by the application must be completed and submitted herewith. Applicants are encouraged to visit the Community Development Department for any assistance needed in completing this form.

1. Name of property owner(s): Gasser Properties, LLC Phone: 618.604.2765  
Mailing address: 10702 Cantry Club Rd. Sparta 62286 E-Mail: SGasser64@MSN.COM
2. Applicant's name: Steven R. & Susan L. Gasser Phone: 618.604.2765  
Mailing address: 702 N. Seven Hills Rd. E-Mail: Same
3. Property interest of applicant (Owner, Contractor, etc.): Owner
4. Address of property: 702 N. Seven Hills Rd Parcel (Tax) ID #: 04-16.0-300-005
5. Present use of property: Single Family Present Zone District: SR-1  
Proposed use of property: Rural Residential Proposed Zone District: RR
6. Zone District Classifications of adjacent properties: \_\_\_\_\_
7. Area of land rezoning requested for: 10.52 acres/square feet.
8. This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
9. An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent that the entry in or upon the premises described in this application by any authorized official of O'Fallon, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: 6/1/16

Signature of Applicant: Susan L. Gasser

Date: 6/1/16

Signature of Owner: Susan L. Gasser

**Justin Randall**

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**From:** SUSAN GASSER <sgasser64@msn.com>  
**Sent:** Thursday, June 2, 2016 9:04 PM  
**To:** Justin Randall  
**Subject:** Rezoning Request

Hi Justin.

It was a pleasure meeting you today. Thank you for all your help.

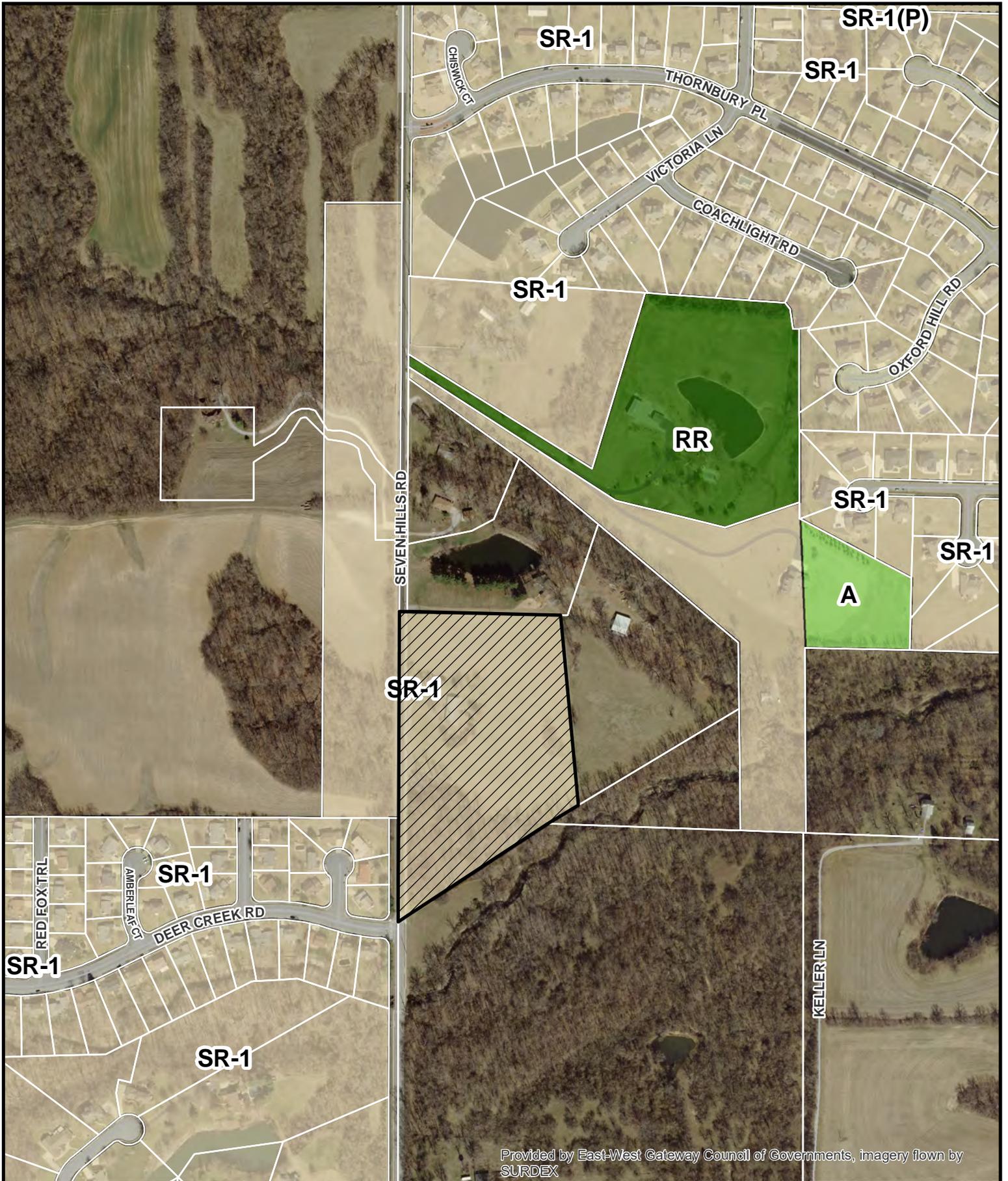
The purpose of the zone amendment request is due to the current size restrictions on an accessory building/garage. Therefore, we pray the city will honor the request for rezoning to rural residential to accommodate a larger structure that meets the City of O'Fallon Code of Ordinances.

Thank You,

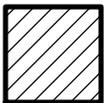
**Susan L. Gasser**  
**Gasser Properties, LLC**

**(702 N. Seven Hills)**

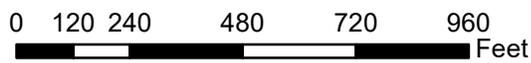
# P2016-07: Gasser - Zoning Map



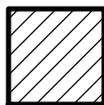
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



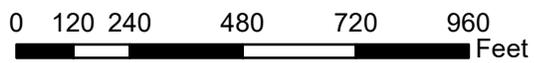
Subject Property



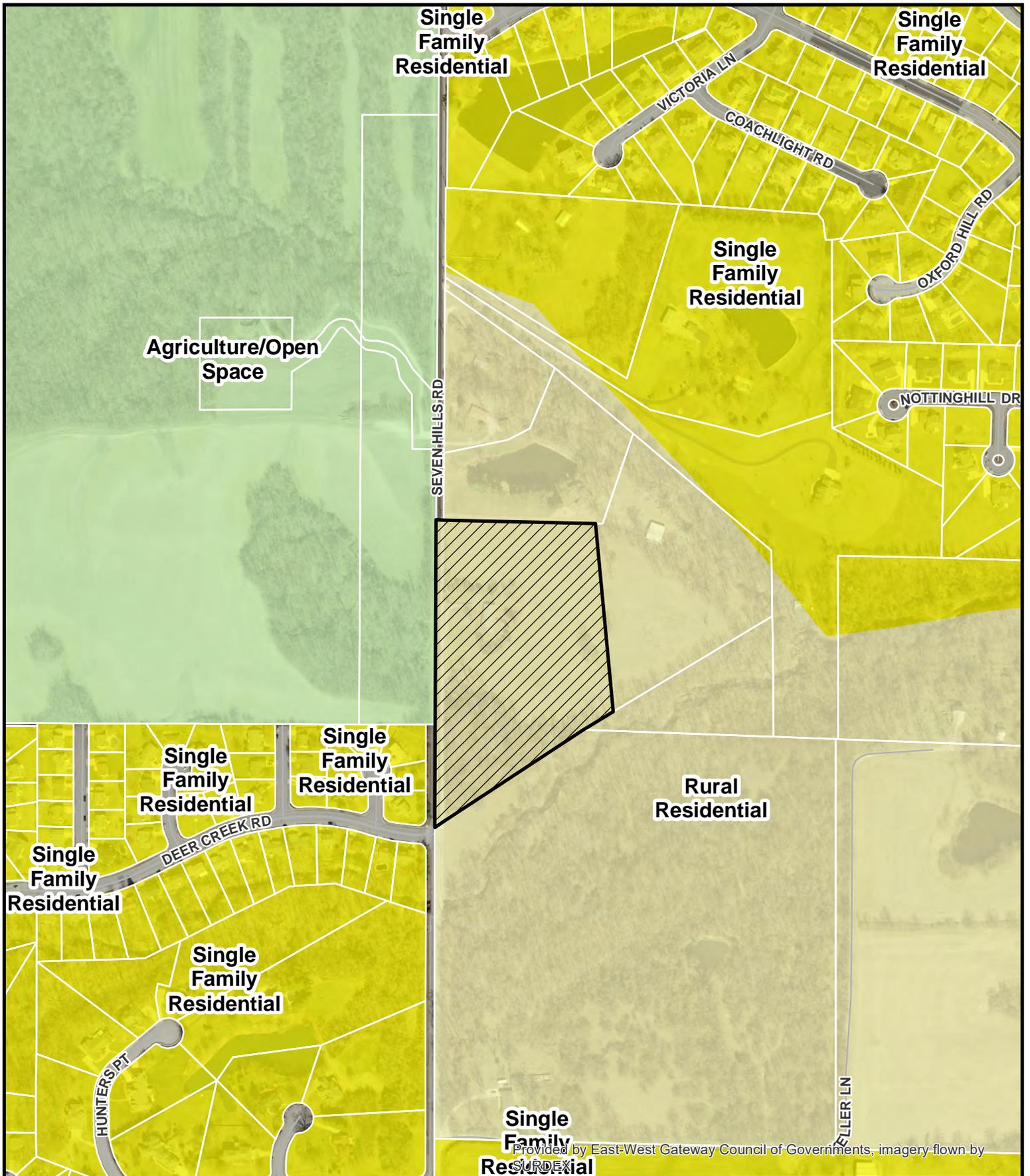
# P2016-07: Gasser - Land Use Map



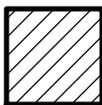
Subject Property



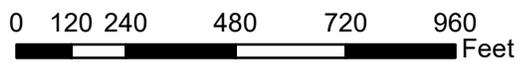
# P2016-07: Gasser - Comprehensive Plan Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject Property





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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
Ted Shekell, Planning Director  
**DATE:** July 12, 2016  
**PROJECT:** P2016-08: Marriott TownePlace Suites - Planned Use

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**Location:** 445 Regency Park  
**Ward:** 1  
**Applicant/Owner:** Brad McMillin of Brad McMillin Realty, Inc.  
**Submitted:** June 7, 2016

### Introduction

The applicant, Brad McMillin of Brad McMillin Realty, Inc. has filed an application requesting approval of a new planned use for a parcel of land located at 445 Regency Park, currently zoned B-1(P), Planned Community Business District, for the construction of a new 84 room, 5-story TownePlace Suites by Marriott International. The site will be developed with the new hotel building, parking lot, and landscaping. The building will be constructed south of an existing building which consists of Bella Milano, Global Brew and The Egg & I. The property is currently vacant and was previously approved for a 24,000 square foot 2-story office building.

### Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: B-1(P)	North: Bella Milano, Global Brew and The Egg & I
East: B-1 (P)	East: Green Mount Corporate Center – Office Building
South: B-1 & B-1(P)	South: Commercial developments on Central Park Drive
West: B-1 (P)	West: Vacant commercial ground along Regency Park

### Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Regional Commercial*, which is consistent with the proposed project.

Code of Ordinances: The proposed hotel is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 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

Community Development Department

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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

### Land Use

The petitioner has proposed an 84-room, 5-story hotel building and has received franchise approval from Marriott International for a Marriott TownePlace Suites. The hotel is anticipated to have a mix of room styles from studio rooms, one-bedroom and two-bedroom suites, fully equipped for the extended-stay market segment. The suites will feature full-sized kitchens, in-room workstations and closets. The hotel will have a swimming pool and fitness center. A planned use rezoning is required because the project includes new construction of a hotel and is over 20,000 square feet in size.

### Traffic Circulation/Parking

*Ingress and Egress:* Access to the site will be by means of two existing access points (private drives with ingress/egress easements) from Regency Park. The western entrance is located directly across from the access point to the Regency Conference Center and eastern entrance is located directly across from Tim Horton's / Reliance Bank and the new 5-story Green Mount Office Building.

*Parking:* Non-convention hotels without a restaurant are required to provide 1 parking space per room, plus 2 for every 3 employees. The site plan provides for 102 parking spaces, which would provide enough parking for the rooms plus up to 27 employees at any one time. The site plan provides for 4 accessible spaces, however the Illinois Accessibility Code will require 5 accessible spaces and meet the dimensions required for parking space and accessible striped area. All standard parking spaces will be required to be 10 feet in width and 19 feet long to meet the City's dimensional requirements. Additionally, the plans do not account for parking lot lighting, which will have to meet the standards of Section 158.143.

*On-site circulation:* On-site circulation has been reviewed by staff and found the drive aisles to be constructed with 24-foot drive aisles. The site has cross-access easements in place to ensure access to the parking lot. The site appears to have acceptable on-site circulation.

### Utilities and Drainage

The City of O'Fallon will provide public water to the site. Currently, 12" and 8" water line loop around the site. Caseyville Township will be providing sewer and is currently on site. Storm water will flow to storm sewer inlets on site and tie into the existing regional detention pond just to the west of the subject property. Actual detention pond sizing, grading, pipe sizes, and inlets will be engineered for the final construction plan. All drainage plans must be reviewed and approved by the Public Works Department.

### Building and Site Improvements

The proposed 5-story building, which has four-side visibility, meets the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components including 360-degree architecture, awnings and varying roof lines, and visually breaking up the façade of the walls with changes in building height and depth. The dumpster is enclosed near the northeast corner of the building.

### Sidewalk

The site is not required to provide any sidewalks out to Regency Park per City regulations, since the access drives are private. Additionally, the eastern entrance does have sidewalks from Regency Park to the Green Mount Corporate Center. The site does provide for sidewalks from the parking lot to the building.

### Landscaping and Buffer Requirements

The plan does not provide for any landscaping on the site. A landscape plan will have to meet the City's requirements for landscaping the parking lot, street landscaping along Central Park Drive, provide a 7-foot buffer around the perimeter of parking lot and landscaping in the parking lot islands.

### Signage

The site plan does not provide for a directional sign on Regency Park, nor a location for a monument sign on site. The sign code would allow for a directional sign on Regency Park and a monument sign on-site, if the applicant would choose to construct either type of sign. The sign code also allows for a building of this size to provide wall signage not to exceed 300 square feet of signage on no more than three of the building elevations. The building elevation provided shows only one sign on the façade, but does not provide the dimensions of the signage. The signage will have to meet the sign requirements of Article 8 of Chapter 158: Zoning of the Code of Ordinances. All freestanding and wall signage will need to be submitted and review to ensure compliance with the City's requirements.

### 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,  
*Staff is unable to determine at this time if the project meets all applicable zoning standards. However, staff believes with the conditions recommended in the staff report, the plan will comply with all applicable zoning standards.*
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 will not have a significant impact on traffic.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The new hotel will not negatively affect adjacent properties. The Regency Park corridor is a commercial corridor with a variety of hotel, office, service and restaurant businesses.*
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 proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.*
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.*
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 building is similar to and will not detract from many of the structures surrounding the property.*
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.*

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
  - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - b. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - c. Drive aisles shall be a minimum of 24 feet;
  - d. The site will need to provide 5 accessible parking spaces with aisles.
3. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Perimeter buffer.
4. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

### **Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Comprehensive Plan Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevation



Planned Use / Re-Zoning Application

NAME OF PROJECT: Taune Place Suites Hotel  
ADDRESS/GENERAL LOCATION: 445 Regency Park Drive  
SUBDIVISION NAME & LOT NUMBER(S): Lot 6C of the "Shoppes at Green Mount"

PARCEL NUMBER(S): 03-36.0-203-01A

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: B-1(P) PROPOSED NUMBER OF BUILDINGS: 1  
PROPOSED ZONING: B-1(P) PROPOSED GROSS FLOOR AREA: TBD  
PROPOSED # OF LOTS: 1 AREA IN ACRES: 1.94  
PROPOSED # OF DWELLING UNITS: 84 rooms PRESENT USE: Vacant Land

APPLICANT INFORMATION:

NAME: Brad McMillin  
COMPANY: Brad McMillin Realty, Inc.  
ADDRESS: 1415 W Highway 50  
OFallon, IL 62269  
PHONE: 618-624-4471  
FAX: 618-624-4496  
EMAIL: bmcmillin@midwestbelltone.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Mike Sapp  
COMPANY: Environis  
ADDRESS: 6201 W. Main St  
Mayville, IL 62002  
PHONE: 618-344-8699  
FAX: 618-344-8150  
EMAIL: \_\_\_\_\_

Brad McMillin  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>6/7/16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID#: <u>P2016-08</u>
APPLICATION FEE: <u>\$ 500.00</u>	STAFF ASSIGNED: _____
	PLAN REVIEW FEE DEPOSIT REC'D: <u>#1050</u>

# **Brad McMillin Realty, Inc.**

1415 W Highway 50  
O'Fallon, Illinois 62269

## **Narrative**

for

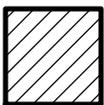
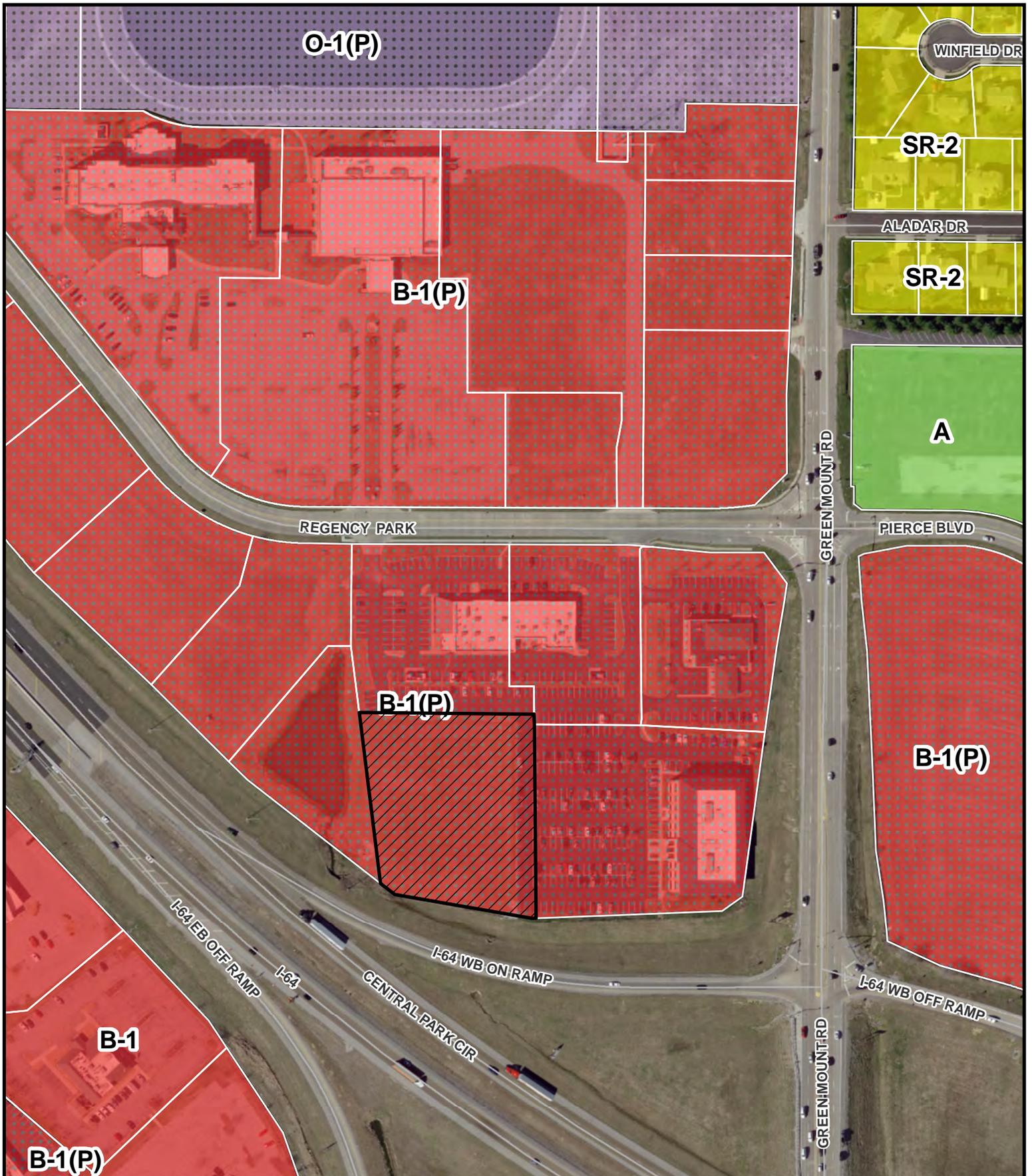
Proposed TownePlace Suites Hotel

It is our intent to build a new hotel at 445 Regency Park Drive in O'Fallon, Illinois. The proposed hotel is an 84 room, 5-story TownePlace Suites by Marriott International. We anticipate a mix of room styles from studio rooms to one-bedroom and two-bedroom fully equipped suites for the extended-stay market segment and priced moderately. The suites will feature full-size kitchens, in-room workstations, and closets designed by the Container Store. The hotel will also have a swimming pool, fitness center and will be pet-friendly.

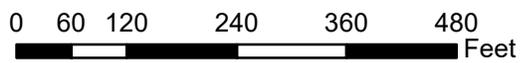
The lot has been secured and is located directly south of Bella Milano. We also have in place a shared easement with that property owner that allows access to the hotel property. We have received franchise approval from Marriott International and will be submitting drawings to them in the near term.

We anticipate breaking ground in late summer, 2016 with a twelve to eighteen month build time.

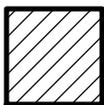
# P2016-08: Marriott TownePlace Suites - Zoning Map



Subject Property



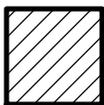
# P2016-08: Marriott TownePlace Suites - Land Use Map



Subject Property



# P2016-08: Marriott TownePlace Suites - Comprehensive Plan Map

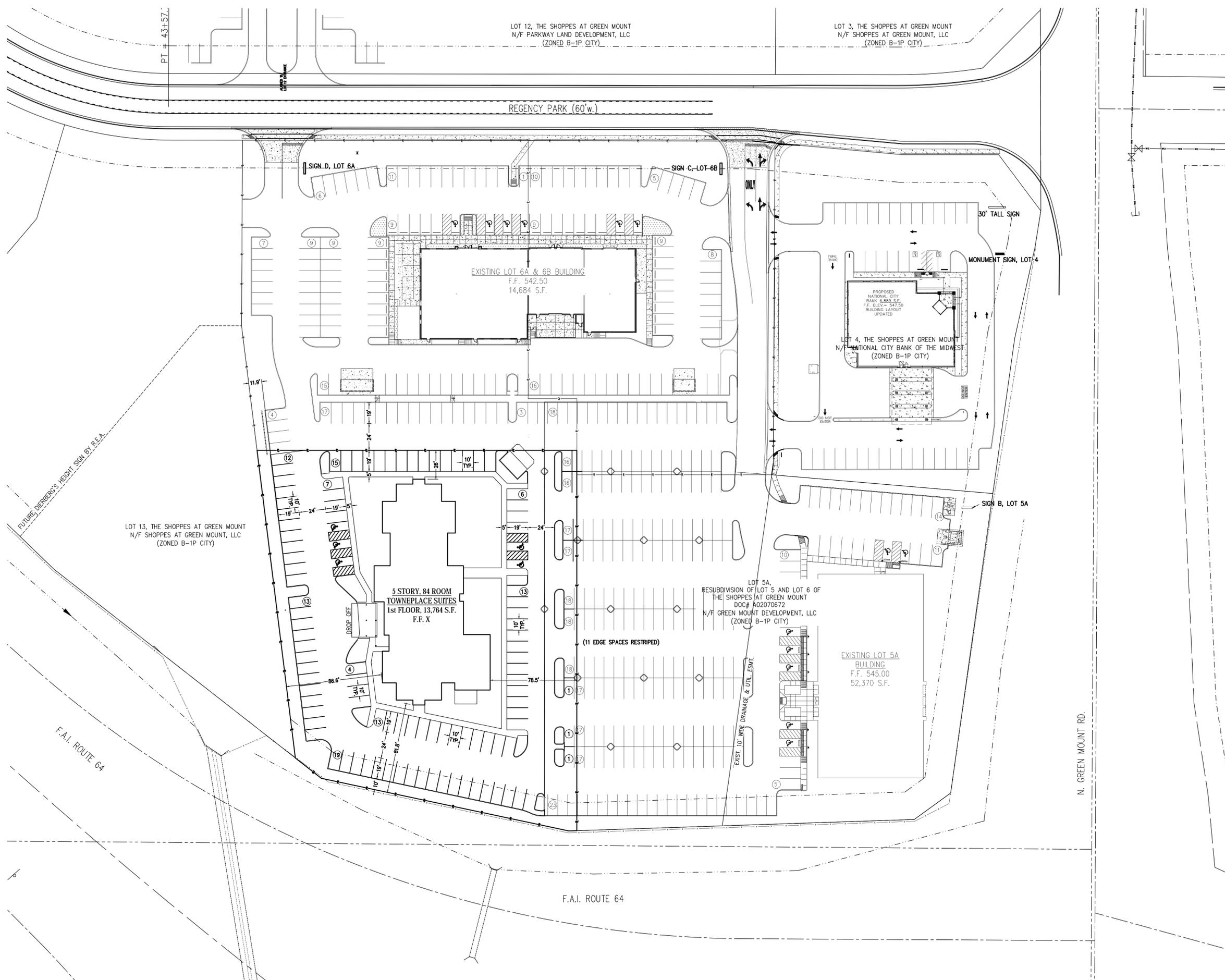


Subject  
Property

0 60 120 240 360 480  
Feet







- LEGEND**
- SITE BOUNDARY
  - - - 25' FRONT BUILDING SETBACK
  - - - UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
  - - - EXISTING UTILITY & DRAINAGE EASEMENT
  - UTILITY POLE W/ GUY WIRE
  - OVERHEAD ELECTRIC LINE
  - ELECTRIC BOX
  - EXISTING TELEPHONE RISER
  - EXISTING FIBER OPTIC LINE
  - EXISTING GAS LINE
  - EXISTING FENCE
  - EXISTING SANITARY MANHOLE
  - EXISTING 8" SANITARY SEWER
  - EXISTING SANITARY FORCEMAIN
  - PROP. SANITARY MANHOLE
  - PROP. SANITARY CLEANOUT
  - PROP. SANITARY SEWER
  - PROP. SANITARY FORCEMAIN
  - EXISTING HYDRANT w/ GATE VALVE & BOX
  - EXISTING WATER MAIN
  - EXISTING WATER METER
  - PROPOSED WATER METER PIT & TAP
  - PROP. HYDRANT w/ GATE VALVE & BOX
  - PROP. WATER LINE
  - PROP. GATE VALVE & BOX
  - EXISTING STORM SEWER INLET
  - EXISTING STORM SEWER
  - PROP. STORM SEWER CURB INLET
  - PROP. STORM SEWER MANHOLE
  - PROP. STORM SEWER INLET
  - PROP. STORM SEWER
  - PROP. FLARED END SECTION
  - PROP. LIGHT POLE
  - PROP. EROSION CONTROL - FILTER FENCE
  - PROP. SELECT GRANULAR TRENCH BACKFILL (2' BEYOND PAVEMENT)

**OFF-STREET PARKING PROVIDED**

LOT 6A	100 SPACES
LOT 6B	57 SPACES
LOT 6C	106 SPACES (3 RESTRIPTED)
LOT 5A PAVED AREA	252 SPACES (11 RESTRIPTED)
<b>TOTAL</b>	<b>515 SPACES TOTAL</b>

**ACCESS EASEMENTS**  
 CROSS ACCESS EASEMENTS (SEE FINAL PLAT):  
 LOT 6A, 6B, & 6C TO PROVIDE A BLANKET CROSS ACCESS  
 EASEMENT FOR SHARED PARKING AND ACCESS TO  
 REGENCY PARK

**LIGHTING**  
 LIGHTING SHALL BE "COLONIAL UPGRADED LIGHTING"  
 SIMILAR TO CAMBRIDGE HOUSE OR O'FALLON  
 PROFESSIONAL PARK. FINAL DESIGN & SPECIFICATION TO  
 BE PROVIDED WITH FINAL PLAN. T

**SIGNAGE**  
 APPROXIMATE SIGN LOCATION & DESIGN SHOWN.  
 FINAL LOCATIONS TO BE VERIFIED W/ LANDSCAPE PLAN.

**LANDSCAPING**

**SETBACKS**  
 THE BUILDING SETBACK ON REGENCY, GREEN MOUNT  
 AND I-64 IS 25'. THE BUILDING SETBACK ON THE WEST  
 AND EAST LINES IS 5'.

ENGINEER / SURVEYOR:  
**NETEMEYER ENGINEERING  
 ASSOCIATES, INC.**  
 3300 Highline Road  
 Aviston, IL 62216-1018  
 ph: 618-228-7816  
 fax: 618-228-7900

**TOWNEPLACE SUITES | MARRIOTT  
 445 REGENCY PARK, O'FALLON, IL**

DEVELOPER:

REVISIONS	
NO.	DATE

INTENDED USE  
**PRELIMINARY, FOR REVIEW**

IRPE 062-037441  
 EXP. DATE: 11/30/2017

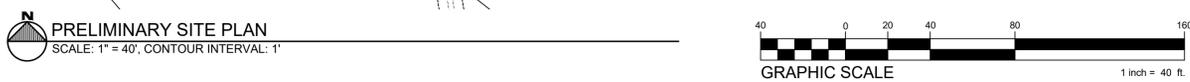
37  
 REGISTERED  
 ENGINEER  
 IN  
 ILLINOIS

PATRICK R. NETEMEYER

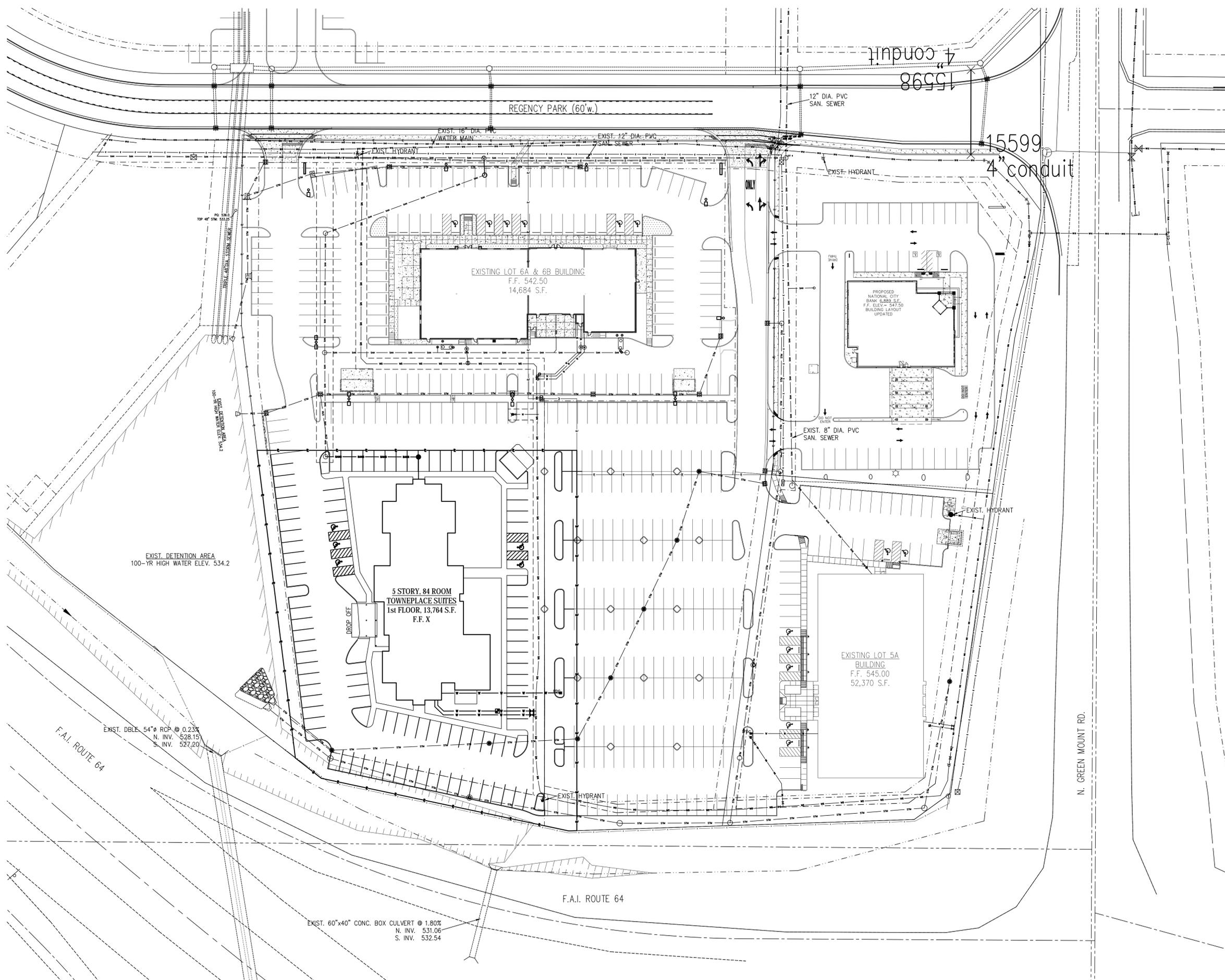
JOB NO: 20180266  
 DWG. FILE:  
 DRAWN BY:  
 CHECKED BY: PRN  
 ISSUE DATE: 05/22/2011

**PRELIMINARY  
 SITE PLAN**

SHEET NO:  
**C1.1**



This drawing, and the verbal or written contract it was prepared under, is subject to the Standard Contract Provisions and General Construction Requirements recorded in Clinton County, Illinois Recorder of Deeds Office under Document No. 2017000003, as first filed herein.



- LEGEND**
- SITE BOUNDARY
  - - - 25' FRONT BUILDING SETBACK
  - - - UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
  - - - EXISTING UTILITY & DRAINAGE EASEMENT
  - UTILITY POLE W/ GUY WIRE
  - OHE OVERHEAD ELECTRIC LINE
  - ELECTRIC BOX
  - EXISTING TELEPHONE RISER
  - EXISTING FIBER OPTIC LINE
  - EXISTING GAS LINE
  - EXISTING FENCE
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  - EXISTING 8" SANITARY SEWER
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  - PROP. SANITARY MANHOLE
  - PROP. SANITARY CLEANOUT
  - PROP. SANITARY SEWER
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  - EXISTING HYDRANT w/ GATE VALVE & BOX
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  - PROPOSED WATER METER PIT & TAP
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  - PROP. STORM SEWER INLET
  - PROP. STORM SEWER
  - PROP. FLARED END SECTION
  - PROP. LIGHT POLE
  - PROP. EROSION CONTROL - FILTER FENCE

**PHASE 1 DRAINAGE REPORT**

**GREEN MOUNT CORPORATE CENTER**  
 Lots 5A & 6A of "A" Resubdivision of Lot 5 and Lot 6 of The Shoppes at Green Mount" lying in part of Section 36, Township 2 North, Range 8 West, City of O'Fallon, St. Clair County, Illinois

This proposed B-1 zoned commercial development is to be constructed for retail, restaurant and office space and to have 466 parking spaces resulting in approximately 90% total ground coverage. The existing site's vegetative ground cover was stripped last fall in preparation for this construction. Some weeds have grown over the last summer which temporarily protects the site from excessive erosion.

In its present graded condition, this site slopes at approximately 1% to the Southwest and plans are to regrade the site to attain approximately a 2% average slope. After the proposed construction is complete, Lots 5A and 6A as totally built out will drain to the existing detention pond that lies along the west side of Lot 6A. This detention pond was sized in anticipation of development of the surrounding lots for commercial purposes; therefore, no new detention facilities are planned for this proposed construction.

Drainage calculations including flood hazard delineation, drainage way reports, major basin drainage characteristics, historic subbasin drainage patterns, offsite drainage flow patterns of tributary areas along with their impact on this development and SCS soils classifications were submitted prior to development of the Shoppes at Green Mount subdivision and will not be changed by the development of Lots 5A and 6A included with this submittal.

The preliminary site plan for development of Lots 5A and 6A includes information on the concept and anticipated typical drainage patterns and influences of off-site runoff toward this development. No specific drainage problems were encountered during this preliminary design. A general location map is shown on the preliminary site plan and the USGS quadrangle information was submitted with the original drainage calculations for the overall development of Shoppes at Green Mount. This site is not within any FEMA identified flood hazard area. There are no flooding areas within the boundaries of Lots 5A and 6A and the developers are not requesting any variances relating to drainage facilities.

ENGINEER / SURVIVOR:  
**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
 3300 Highline Road  
 Aviston, IL 62216-1018  
 ph: 618-228-7816  
 fax: 618-228-7900

IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

**TOWNEPLACE SUITES | MARRIOTT**  
**445 REGENCY PARK, O'FALLON, IL**

DEVELOPER:

REVISIONS	
NO.	DATE

INTENDED USE  
**PRELIMINARY, FOR REVIEW**

IRPE 062-037441  
 EXP. DATE: 11/30/2017

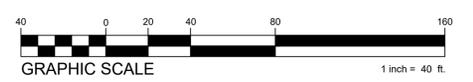
PATRICK R. NETEMEYER

JOB NO: 20180266  
 DWG. FILE:  
 DRAWN BY:  
 CHECKED BY: PRN  
 ISSUE DATE: 05-22-11

**UTILITY & GRADING PLAN & PHASE 1 DRAINAGE**

SHEET NO:  
**C1.2**

**UTILITY & GRADING PLAN**  
 SCALE: 1" = 40', CONTOUR INTERVAL: 1'





RECEIVED JUN 27 2011



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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Anne Stevenson, Asst. City Planner  
**THROUGH:** Ted Shekell, Planning Director  
**DATE:** July 12, 2016  
**PROJECT:** P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan

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### Summary

This case involves the evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan for the property at 200 N. Lincoln Avenue commonly known as Old City Hall. Due to city ownership, the property is currently shown as "Institutional" on the Future Land Use Map. However, through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property. To do so, Mr. McMillin will need to rezone the property from SR-3 to B-1(P) (P2016-09). Since the future land use map does not currently align with his request, we first need to review and amend the map accordingly to allow this project to commence.

### Public Notice

Public Notice of this Comprehensive Plan Amendment and the rezoning of the property located at 200 North Lincoln has been fulfilled in accordance with §§158.255-158.257 of the City of O'Fallon Code of Ordinances. 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

The property in question is approximately 0.23 acres located at 200 N. Lincoln Avenue, commonly known as Old City Hall. Amending the Comprehensive Plan Future Land Use Map to show the property as "General Commercial" instead of "Institutional" makes it possible for Brad McMillin, the future owner of the building, to rezone the property from SR-3 to B-1(P). This map update will not have a negative impact on the surrounding properties since the building will be used similarly to the way it was in the past, just without city ownership. The proposed use of this building as office/commercial fits in well with the mixed use environment typical of a downtown area, and as shown on the attached map. The property already has commercial future land uses to the south and west along with institutional uses (fire station & District 90 administrative building) directly to the east. The neighborhood will benefit from significant enhancements to the exterior of the building and improvements to the parking area directly to the north. The planned use process (P2016-09) will more specifically define allowable uses to further ensure that they are compatible with the area.

### Staff Recommendation

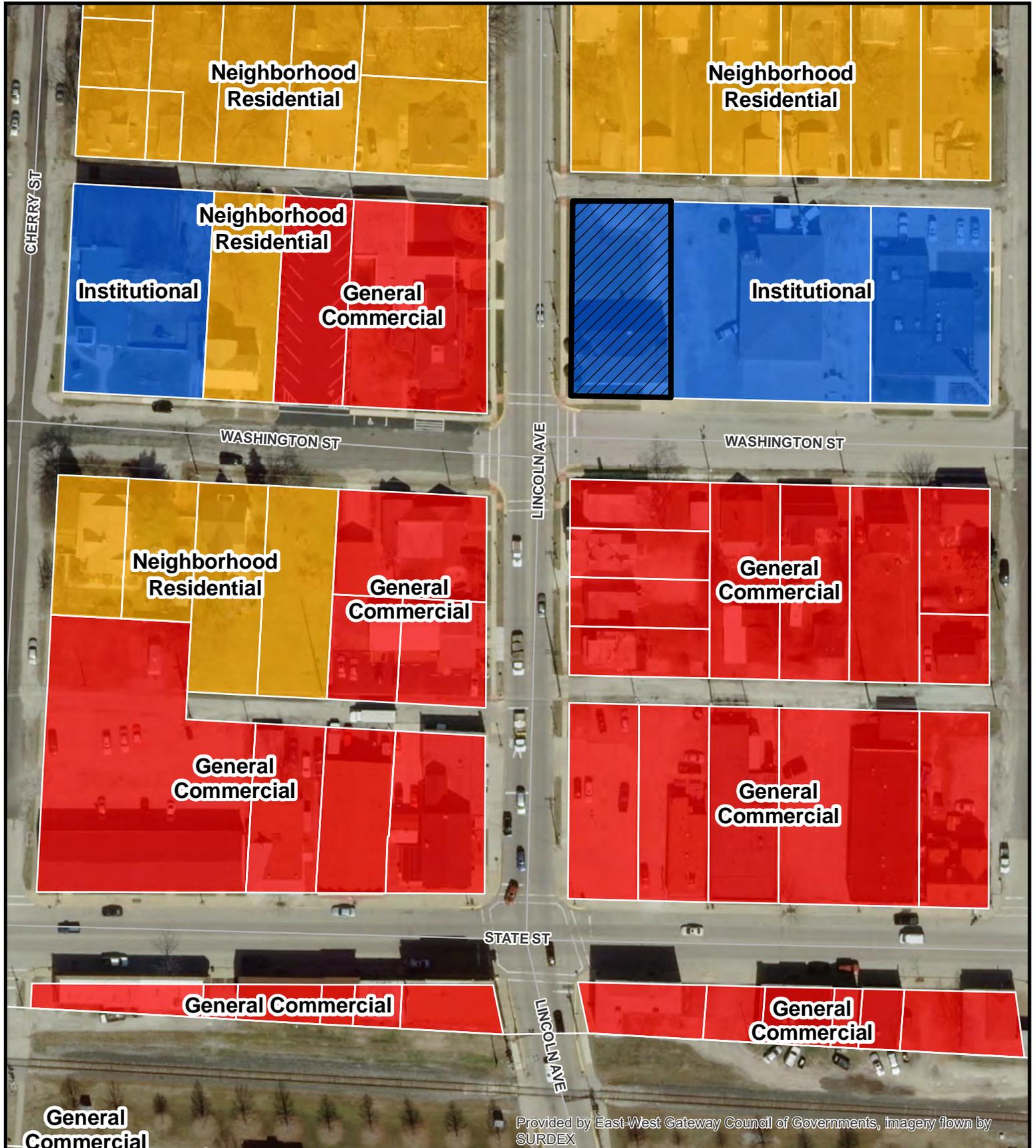
Staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map to show 200 N. Lincoln Avenue as "General Commercial."

### Attachment

Community Development Department

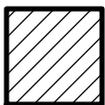
255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

# P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan - Current Designation

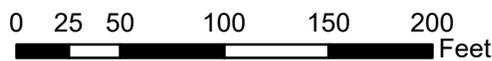


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX

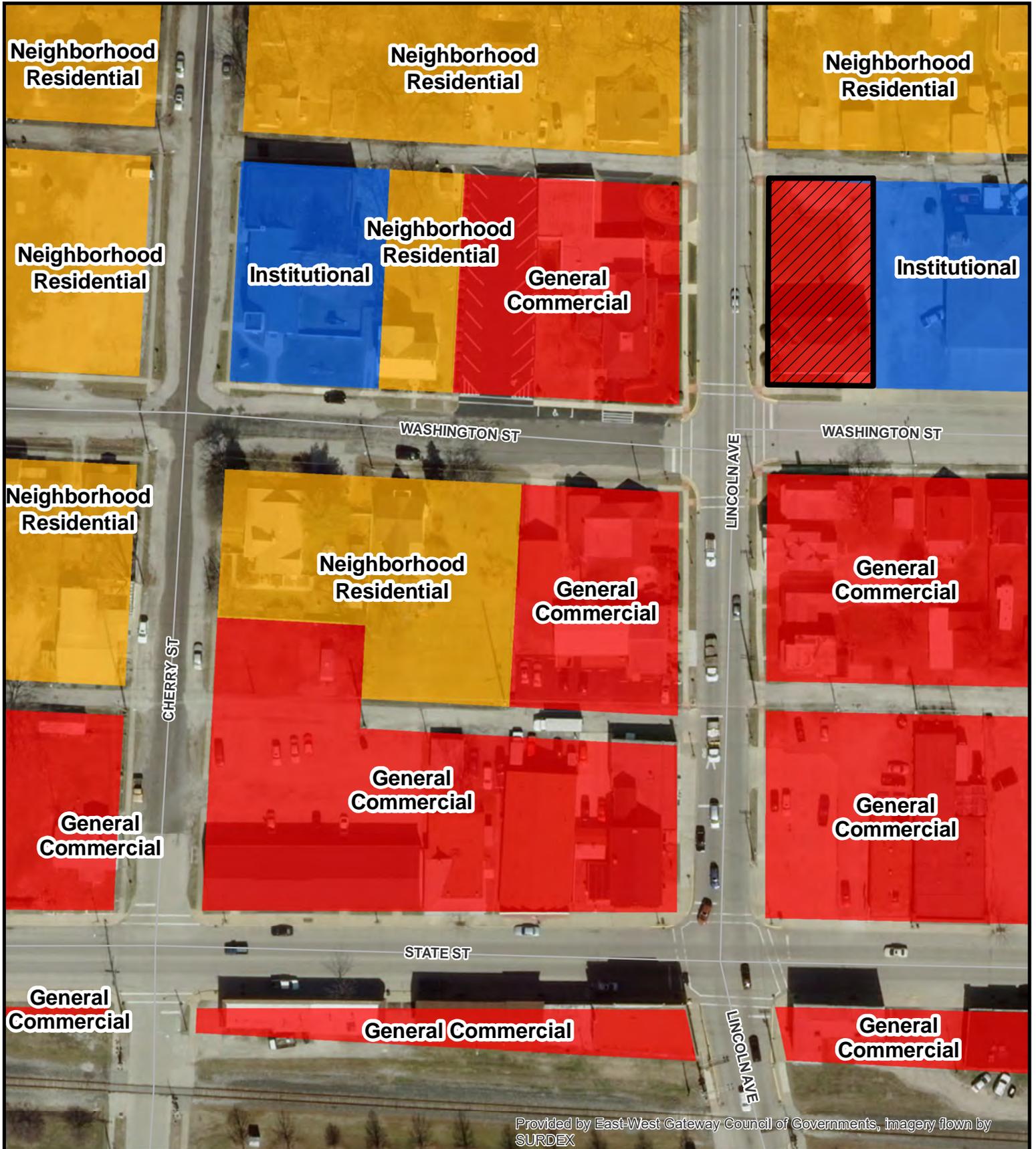
**General Commercial**



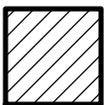
Subject Property



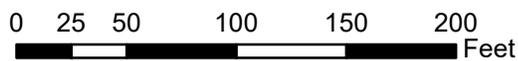
# P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan - Proposed Designation



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject Property





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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Anne Stevenson, Asst. City Planner  
**THROUGH:** Ted Shekell, Community Development Director  
**DATE:** July 12, 2016  
**SUBJECT:** P2016-09: Old City Hall B-1(P) Zoning Amendment & Planned Use

---

**Applicant:** Brad McMillin  
1415 W Highway 50  
O'Fallon, IL 62269

**Owner:** City of O'Fallon  
O'Fallon IL 62269

**Submitted:** June 7, 2016

---

### Project Summary

- Through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property at 200 N. Lincoln Avenue commonly known as Old City Hall
- Major renovations will be made to the inside and outside the building as part of a two phased project
- The future tenant has not been identified yet, but they believe a law firm or engineering firm would be ideal
- Property is currently zoned SR-3, even though it has been has always been used as an office
- Applicant requests that the property be rezoned to B-1(P)
- Minor subdivision is required to create a 0.23 acre parcel

### Existing Conditions

#### Surrounding Zoning:

North: SR-3 & MR-1  
East: SR-3  
South: SR-3 & O-1  
West: B-1 & MR-1

#### Surrounding Land Use:

North: Single family homes  
East: Fire station & District 90 admin building  
South: Single family homes  
West: Funeral home, single family homes

Old City Hall most recently housed the O'Fallon Fire Department administrative offices, but has only been used for storage since 2009. The property is in need of extensive repairs and remediation. It is also a locally designated landmark which requires review of changes to the exterior of the building, but does not affect remodeling of the interior of the structure.

#### Community Development Department

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

## Applicable Ordinances, Documents and Reports

### O'Fallon Comprehensive Plan:

Pending approval of case P2016-05, the O'Fallon Comprehensive Plan Future Land Use Map will depict the subject property as General Commercial. B-1 zoning is associated with this land use and allows for a variety of office, retail, and general commercial uses.

### Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinances, including the B-1 Community Business District requirements.

### Public Notice:

Public Notice of this project has been fulfilled in accordance with §§158.255-158.257 of the City of O'Fallon Code of Ordinances. 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.

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## Discussion Points/Issues

### General Discussion:

Renovation of Old City Hall will be completed in two phases. The first phase will consist mainly of "white-boxing" the building and getting it ready for tenant improvements. During this time, the applicant will remove non-structural interior walls and drop ceilings and replace wiring, plumbing, and other obsolete systems. The applicant will also renovate the exterior of the building to remove paint, tuck-point, and enhance historical features of the building. Once a suitable tenant has been identified, the applicant will remodel the interior space to suit their needs and meet building codes. Mr. McMillin hopes to find a law or engineering firm to occupy the building. Currently, Old City Hall shares a lot with the fire station; a minor subdivision will be required to create a separate lot for the building.

### Access, Circulation and Parking:

Per §158.139(C)(1)(a) of the City of O'Fallon Code of Ordinances, the property is not required to provide any additional parking for the existing building:

In the Downtown District, the vehicle parking space number requirements of this subchapter for non-residential uses shall apply only to the net increase in floor area or use intensity created by new construction or building expansion. For any increase in parking required through new construction or expansion of existing non-residential buildings, the applicant must submit a parking study per this code to determine the number of parking spaces to be required on-site.

Even so, the applicant is showing a parking lot with 18 spaces. A north/south access drive will be shared with the fire station and allow good circulation around the parking lot. Several parking spaces will back out directly into the alley, but this arrangement is also present at the nearby District 90 administrative building and is common at other downtown properties as well. The applicant has shown the required landscaped areas that will need to be planted with trees and shrubbery per city code.

### Drainage and Detention:

The proposed parking lot will drain towards the center of the lot where an inlet will be installed. This inlet will connect to the existing stormwater system. All final drainage plans must be reviewed and approved by the Public Works Department.

### Utilities:

Utilities are existing on site. No significant changes to public infrastructure are expected.

### Street Trees, Landscape Berms, and Buffers:

At this time, a landscape plan has not been submitted, but the required landscaped areas are shown on the attached parking lot layout. The developer will be required to install street trees in the lawn between the curb and sidewalk every 50 feet. He will also be required to install two trees and one shrubs in the double landscaped island and one tree and one shrub in the single island.

### Lighting

If the building will be used in the evening, lighting will need to be provided in the parking lot per city code.

### Building Elevation

An elevation has been supplied which shows the cosmetic improvements that will be made to the building. Any major changes to the exterior will need to be reviewed by the Historic Preservation Commission.

### Signage:

The developer has indicated the location of a potential freestanding sign. However, no other details have been provided at this point. Any signs installed in the future will have to meet city code.

### Criteria for considering General Rezoning applications:

In considering any application for rezoning, the Commission and the Governing Body may give consideration to the criteria stated below to the extent they are pertinent to the particular application. The Commission and Governing Body also may consider other factors that may be relevant to a particular application. The rezoning of the Lincoln Park Villas project appears to meet each of the following zoning criteria:

- a) the existing uses and zoning of nearby property;
- b) the extent to which property values are diminished by the particular zoning restrictions;
- c) the extent to which the destruction of property values of plaintiff promote the health, safety, morals or welfare of the public;
- d) the relative gain to the public as compared to the hardship imposed upon the individual property owner;
- e) the suitability of the subject property for the zoned purposes;
- f) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property;
- g) the care that the community has taken to plan its land use development, and
- h) the community need for the proposed use.

---

### Conclusion and Recommendation

Staff recommends approval of the rezoning of 200 N. Lincoln to B-1(P) with the following condition:

1. The property has been approved for office and retail uses. Any change of use that allows for assembly (such as a restaurant or theater) will need to return for an amendment to this planned use approval.
2. A landscaping plan will need to be submitted per city code.
3. A minor subdivision with cross access easement and joint maintenance will need to be provided
4. Any significant changes to the exterior of the building will need to be reviewed by the Historic Preservation Commission.

### Attachments

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Comprehensive Plan Map
5. Site Plans
6. Building Elevations



Planned Use / Re-Zoning Application

NAME OF PROJECT: OLD CITY HALL  
ADDRESS/GENERAL LOCATION: 200 N Lincoln, O'Fallon, Illinois  
SUBDIVISION NAME & LOT NUMBER(S): \_\_\_\_\_

PARCEL NUMBER(S): 04-29.0-120-008

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: <u>SR-3</u>	PROPOSED NUMBER OF BUILDINGS: <u>1</u>
PROPOSED ZONING: <u>B-1 (P)</u>	PROPOSED GROSS FLOOR AREA: _____
PROPOSED # OF LOTS: <u>1</u>	AREA IN ACRES: <u>± .27</u>
PROPOSED # OF DWELLING UNITS: <u>-</u>	PRESENT USE: <u>Vacant</u>

APPLICANT INFORMATION:

NAME: Bradley D. McMillin  
 COMPANY: \_\_\_\_\_  
 ADDRESS: 1415 W. Highway 50  
 PHONE: 618-624-4471  
 FAX: 618-624-4496  
 EMAIL: bmcmillin@midwestbelltone.com

Bradley D. McMillin  
 SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: Gary Hoelscher Michael Rosborg  
 COMPANY: Millenia Professional Services  
 ADDRESS: 11 Executive Drive  
Fairview Heights IL  
 PHONE: 618-624-8110  
 FAX: 618-624-8611  
 EMAIL: ghoelscher@mgs-il.com  
mrosborg@mgs-il.com

\_\_\_\_\_  
SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>6/7/16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID#: <u>P2016-09</u>
APPLICATION FEE: <u>waived</u>	STAFF ASSIGNED: <u>A. Stevenson</u>
	PLAN REVIEW FEE DEPOSIT REC'D: <u>none</u>

## **Project Narrative**

It is our intent to redevelop O'Fallon's Old City Hall into office space ideally suitable for a tenant such as a law firm or engineering firm.

The project will be completed in two phases. The first phase will consist mainly of "white-boxing" the building, and getting the building ready for tenant improvements (TI's). We will remove non-structural interior walls, old electrical wiring, plumbing, drop ceilings, etc. We will also begin renovating the exterior of the building (weather permitting), which will include sandblasting/removing the paint from the exterior brick, tuck-pointing and other exterior renovations that will enhance the historical features of the building.

Once we have entered into a lease agreement with a tenant, we will then proceed with Phase II in a build-out that not only retains the historic and unique exterior elements of the building, but we will reconfigure the internal building to meet current code and tenant requirements. It is our hope that we will be able to expose and utilize some of the historical aspects of the interior as well during the Phase II construction.

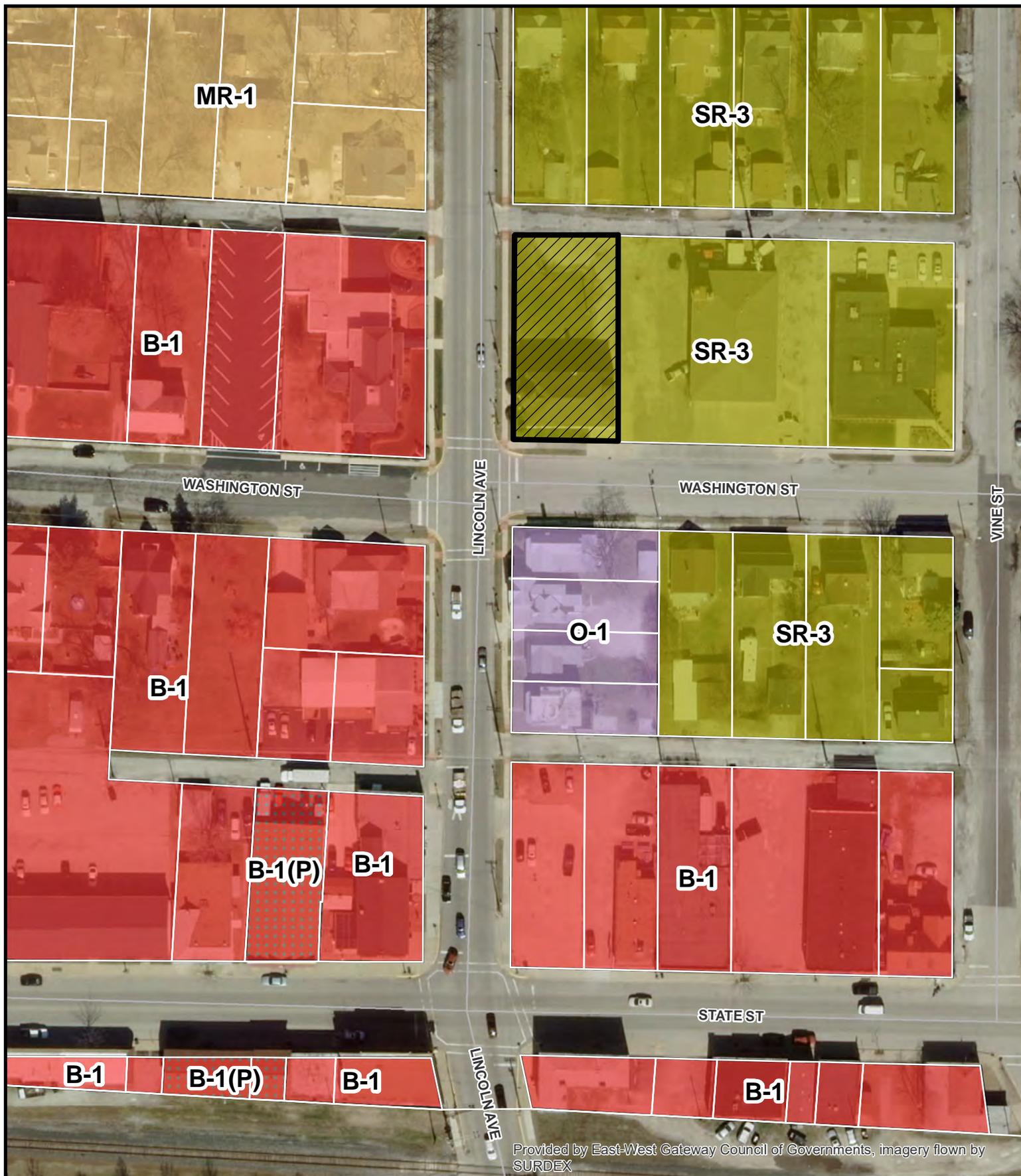
Our project team will consist of the following:

1. Architect/Engineer – Mike Sapp (Environs Architectural)
2. Legal – Robert Wells
3. Builder/Contractor – Century Builders (100% owned by Brad McMillin)

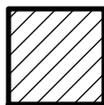
We anticipate utilizing both floors of the building for tenant (s) lease with one or possible two tenants. Each floor will be individually conditioned for heat and cooling to provide for tenant controlled comfort. Each floor will include an ADA accessible restroom. The interior walls will be stud wall construction. Interior finishes will all be commercially appropriate with respect to flooring, wall coverings, ceiling finishes, washrooms, doors, door hardware and miscellaneous items. The building will have a sprinkler system.

We will retain most of the historic elements of the building through this renovation. In addition, exterior lighting and plantings will be done in such a manner as to be reflective and complementary to the buildings historic character and design as well as non-invasive to the nearby residential neighborhood.

# P2016-09: Old City Hall - Zoning Map



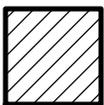
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



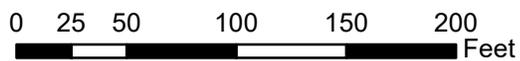
Subject Property



# P2016-09: Old City Hall - Land Use Map



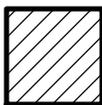
Subject Property



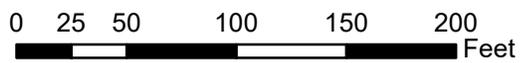
# P2016-09: Old City Hall - Comprehensive Plan Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject Property



# OLD CITY HALL REDEVELOPMENT

BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 18,  
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



Seal:  
*Michael J. Rosborg*  
DATE: 6/24/16  
MICHAEL J. ROSBORG, P.E.  
EXPIRES 11/30/17

### OFF-STREET PARKING CALCULATIONS

PARKING RATIO (OFFICE) = 4 SPACES / 1000 GFA (GROSS FLOOR AREA)

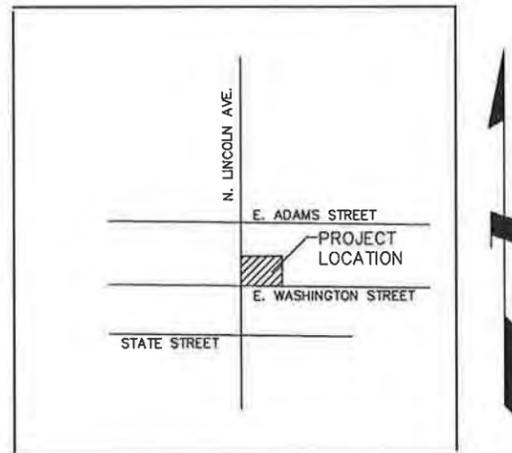
BUILDING	GFA SQ. FT.	REQUIRED SPACES	PROVIDED SPACES
OFFICE SPACE	4,388	18	18
TOTAL SPACES REQUIRED		18	
TOTAL SPACES PROVIDED			18

### INDEX OF SHEETS

- 1 COVER SHEET
- 2 PLANNED USE SITE PLAN
- 3 PLANNED USE GRADING PLAN

### NOTES

- ALL PROPOSED PLANS / UTILITIES ARE PRELIMINARY. FINAL SIZES SHALL BE SHOWN ON THE IMPROVEMENT PLANS TO BE SUBMITTED TO THE CITY OF O'FALLON.
- ALL EASEMENTS ARE FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED.
- ANTICIPATED UTILITY SIZES:  
SANITARY SEWER: 8" PVC SERVICES  
STORM SEWER: 12" - 36" HDPE & RCP  
WATER MAIN: 8" DUCTILE IRON WATER MAIN  
1" TYPE K COPPER SERVICES
- THE INFORMATION AND DATA SHOWN OR INDICATED ON THESE IMPROVEMENT PLANS WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AND UTILITIES AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES OR BY OTHERS. NO GUARANTEE IS IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR i) REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, (ii) LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES SHOWN OR INDICATED ON THE IMPROVEMENT PLANS; (iii) COORDINATING THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES DURING CONSTRUCTION, AND (iv) PROVIDING SAFETY AND PROTECTION TO ALL SUCH UNDERGROUND FACILITIES AND UTILITIES AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK AT HIS EXPENSE.
- THE ADDRESS OF THIS PROPERTY: 200 NORTH LINCOLN AVENUE  
O'FALLON, IL 62269



LOCATION MAP  
NOT TO SCALE

### LIST OF UTILITIES

SEWER	WATER	GAS
CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 618-624-4500	CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 618-624-4500	AMEREN 1050 WEST BLVD. BELLEVILLE, IL 62221 1-800-755-5000
ELECTRIC	TELEPHONE	CABLE TV
AMEREN 1050 WEST BLVD. BELLEVILLE, IL 62221 1-800-755-5000	AT&T 203 GOETHE ST. COLLINSVILLE, IL 62234 618-346-6490	CHARTER COMMUNICATIONS 7645 MAGNA DRIVE BELLEVILLE, IL 62221 618-277-0760

J.U.L.I.E. 1-800-892-0123

### NAMES & ADDRESSES

PROPERTY OWNER	DEVELOPER
CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 (618) 624-4500	BRAD McMILLIN REALTY, INC 1415 WEST HIGHWAY 50 O'FALLON, IL 62269 (618) 624-4471

ARCHITECT	ENGINEER/SURVEYOR
TO BE DETERMINED	MILLENNIA PROFESSIONAL SERVICES 11 EXECUTIVE DRIVE, SUITE 12 FAIRVIEW HEIGHTS, IL 62208 (618) 624-8610

### LEGEND

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ▲ STONE FOUND
- ⊗ EXISTING TREE
- ⌋ EXISTING TREE LINE
- ⊕ EXISTING LIGHT POLE
- ⊖ EXISTING POWER POLE
- ⋈ EXISTING GUY WIRE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING MANHOLE
- ⊕ EXISTING SINGLE POLE SIGN
- ⊕ EXISTING TELEPHONE JUNCTION BOX
- G— EXISTING GAS LINE
- T— EXISTING TELEPHONE LINE
- W— EXISTING WATER LINE
- OE— EXISTING OVERHEAD ELECTRIC LINE
- SS— EXISTING SANITARY SEWER
- FM— EXISTING SANITARY SEWER FORCE MAIN
- <<— EXISTING STORM SEWER
- 520— PROPOSED CONTOUR
- x 521 PROPOSED SPOT ELEVATION
- · · — PROPOSED SWALE
- >>— PROPOSED STORM SEWER
- PROPOSED STORM INLET

### DEVELOPMENT SUMMARY TABLE

AREA OF LOT - EXISTING	0.70 ACRES
AREA OF LOT - PROPOSED	0.33 ACRES
MAX. GROSS FLOOR AREA	10,000 S.F.
EXISTING BUILDING FOOTPRINT SIZE	OFFICE SPACE - 2194 S.F.
PERCENTAGE OF BUILDING COVERAGE	(15.3% of 0.33 ACRES)
EXISTING ZONING	SR-3
PROPOSED ZONING	B-1(P)
OFFSTREET PARKING	(SEE SEPARATE CALCULATION)
ALLOW. MAX. HEIGHT OF BUILDING	35 FEET
PROPOSED HEIGHT OF BUILDING	NO CHANGE
SITE PERCENTAGES	BUILDING - 15%
	PARKING / DRIVEWAY - 66%
	GREENSPACE - 19%
TIME SCHEDULE FOR COMPLETION	6 MONTHS FROM APPROVAL

CITY COUNCIL APPROVAL:

THE PRELIMINARY SITE PLAN FOR THE OLD CITY HALL REDEVELOPMENT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**REVIEWED BY CITY OF O'FALLON**  
The review performed herein is not to be construed as relieving any party from any obligation set by city ordinance.  
 Approved - No Exceptions  
 Approved As Noted, Resubmittal Not Required  
 Revise As Noted and Resubmit  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
RETURN THESE MARK UPS WITH CORRECTED COPY

DATE \_\_\_\_\_

CITY CLERK

DATE \_\_\_\_\_

RECEIVED JUN 24 2016

Drawing Issue	PLANNED USE SUBMITTAL
06/24/16	

P.M.	M.I.R.	L.T.	S.U.	QA/QC	E.R.O.	Job Number
						ME16065.00

**Millennia Professional Services**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
618.624.8610  
FAX: 618.624.8611



**Old City Hall Redevelopment O'Fallon, Illinois**  
Brad McMillin Realty, Inc.  
1415 West Highway 50  
O'Fallon, Illinois 62269

Sheet Title:  
COVER SHEET

Sheet  
1 of 3



Seal:  
*Michael J. Rosborg*  
DATE: 6/24/16  
MICHAEL J. ROSBORG, P.E.  
EXPIRES 11/30/17

Drawing Issue	PLANNED USE SUBMITTAL
	06/24/16

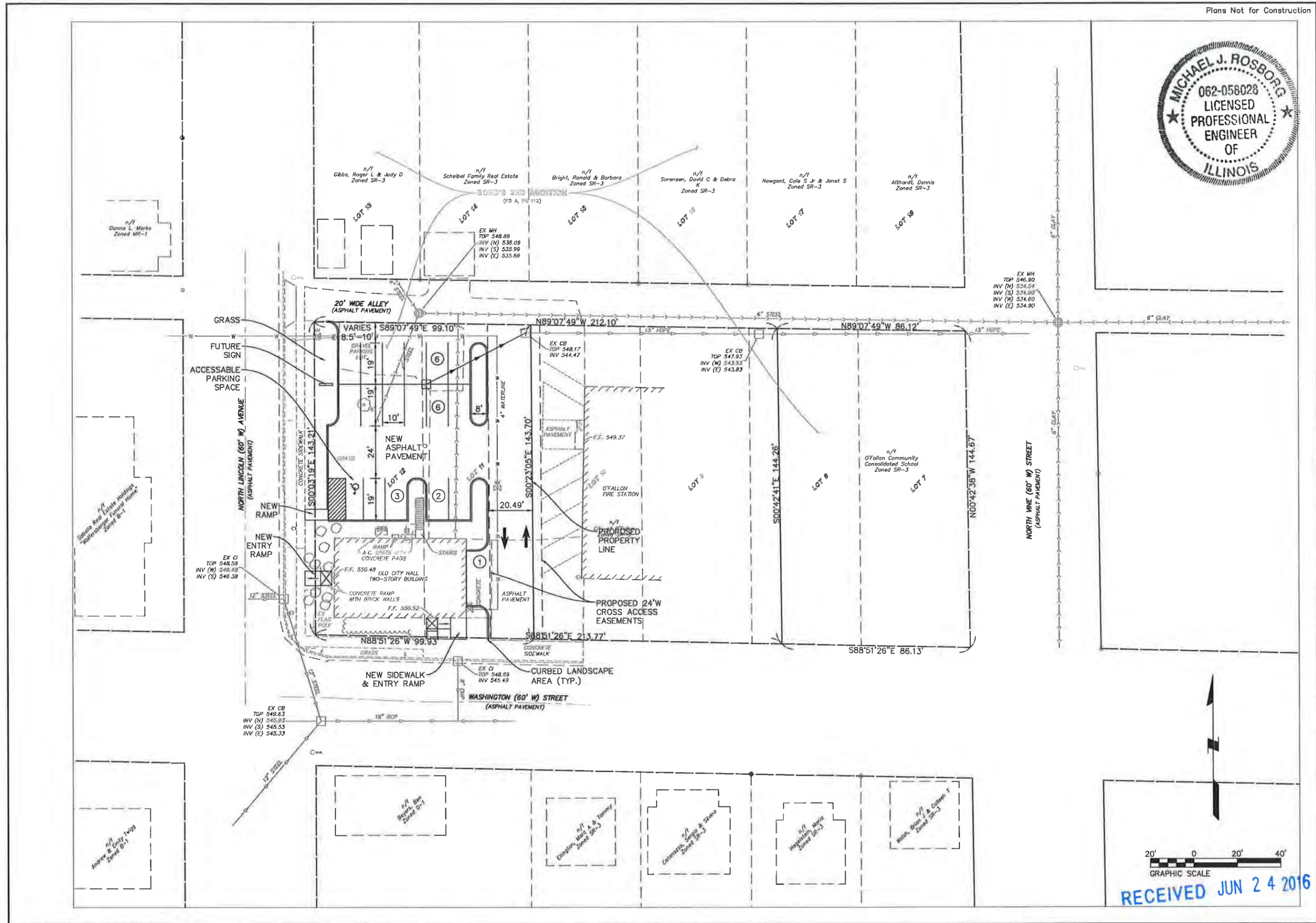
P.M.  
M.J.R.  
L.T.  
S.J.  
O.A./O.C.  
E.R.O.  
Job Number:  
ME16065-00

**Millennia Professional Services**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
618.624.8610  
FAX: 618.624.8611



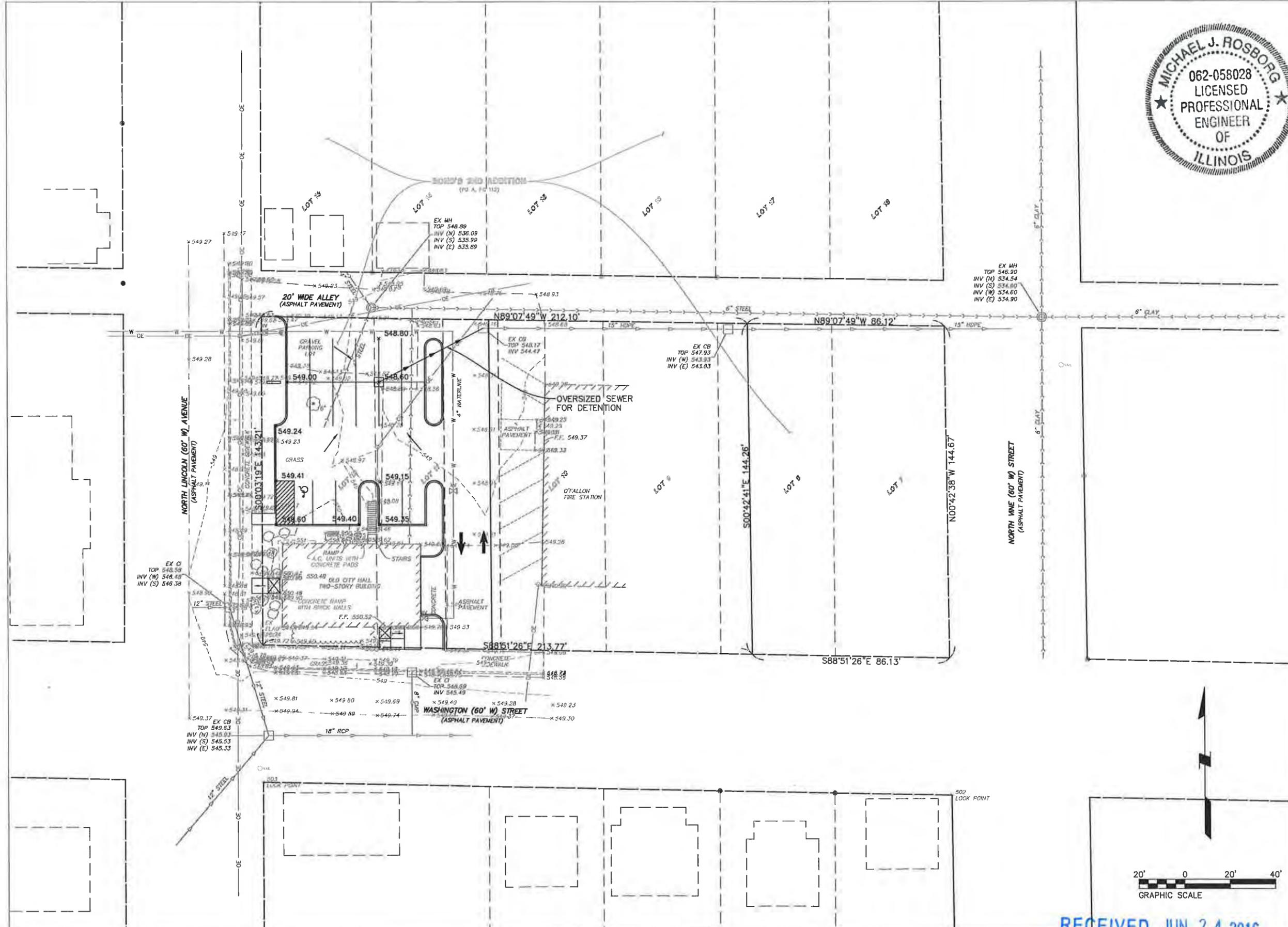
**Old City Hall Redevelopment O'Fallon, Illinois**  
Brad McMillin Realty, Inc.  
1415 West Highway 50  
O'Fallon, Illinois 62269

Sheet Title:  
**PLANNED USE SITE PLAN**  
Sheet  
2 of 3



RECEIVED JUN 24 2016

6/23/2016 11:30am (M) 16065-00 Millen Realty, Inc. 062-058028 Michael Rosborg



Seal:  
*Michael J. Rosborg*  
DATE: 6/24/16  
MICHAEL J. ROSBORG, P.E.  
EXPIRES 11/30/17

Drawing Issue	PLANNED USE SUBMITTAL
	06/24/16

P.M.  
M.J.R.  
L.T.  
S.J.  
QA/QC:  
E.R.O.  
Job Number:  
ME16065-00

**Millennia Professional Services**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
618.624.8610  
FAX: 618.624.8611

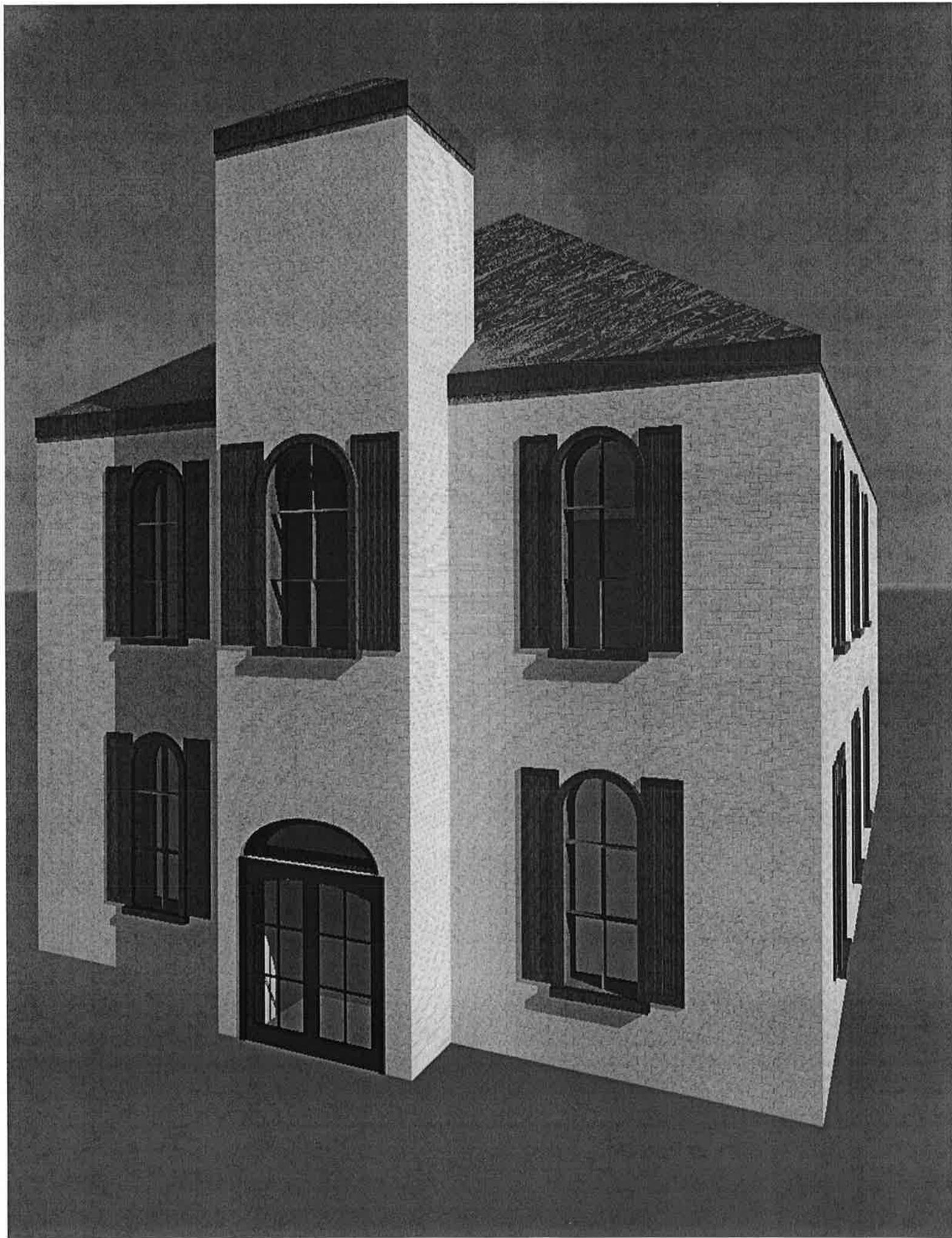


**Old City Hall Redevelopment O'Fallon, Illinois**  
Brad McMillin Realty, Inc.  
1415 West Highway 50  
O'Fallon, Illinois 62269

Sheet Title:  
PLANNED  
USE  
GRADING PLAN

Sheet  
3 of 3

RECEIVED JUN 24 2016





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## PROJECT REPORT

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TO: Planning Commission  
FROM: Justin Randall, Senior City Planner  
Ted Shekell, Planning Director  
DATE: July 12, 2016  
PROJECT: P2016-11: Betty Lane Warehouses - Planned Use

---

Location: 96 Betty Lane  
Ward: 4  
Applicant/Owner: Troy Shearer  
Submitted: June 14, 2016

### Introduction

The applicant, Troy Shearer has filed an application requesting approval of a new planned use for a parcel of land located at 96 Betty Lane, currently zoned B-2(P), Planned General Business District, for the construction of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom.

### History of Site

The site was a part of a larger annexation into the City of O'Fallon in December of 2001. At the time of the annexation, St. Clair County's zoning classification for the area was SR-3, so according when the annexation was processed the property was zoned SR-3 in the City of O'Fallon. The site rezoned to B-2(P) in 2002 when a 73-unit self-storage/warehouse facility was approved by the City Council.

### Existing Conditions

#### Surrounding Zoning:

North: A  
East: SR-3  
South: B-2(P) & I  
West: I

#### Surrounding Land Use:

North: O'Fallon Township Building across the railroad tracks  
East: Single family home on Willard Drive  
South: DeMond Signs and Discount Storage  
West: Discount Storage and the railroad track

### Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Neighborhood Residential*. While the proposed project and the Neighborhood Residential are not consistent, the site is not conducive for residential development. The site adjoins the railroad tracks; the site has an odd shape making it less desirable for residential lots; the surrounding land uses are heavy commercial land uses in the sign company

#### Community Development Department

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

and storage units. Therefore, development for this site for warehouse/office units appears to be consistent with the site constraints and other land uses in the general vicinity.

Code of Ordinances: The proposed hotel is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-2, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 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

### Land Use

The applicant has proposed a development of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom. The applicant would also like to offer outdoor storage for potential tenants, which would be screened with a sight-proof fence.

### Traffic Circulation/Parking

*Ingress and Egress:* Access to the site will be by means of three access points. Two of the access points will be from Betty Lane and the third off Willard Drive. The access points will be 30 feet in width to assist with the potential of larger vehicles or vehicles with small trailers.

*Parking:* Section 158.136 lists specific parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee. The site plan provides for 16 parking spaces, which would provide enough parking for 6 units to have one employee plus up to 4,000 square feet of the 12,600 square foot proposed building. The site will have to meet the requirements of the Illinois Accessibility Code. All standard parking spaces will be required to be 10 feet in width and 19 feet long to meet the City's dimensional requirements.

*On-site circulation:* Due to the shape of the lot on-site circulation is limited to ensuring vehicles can get to the warehouse unit and the parking areas. Based on the site plan, it appears the site has acceptable on-site circulation.

### Utilities and Drainage

The City of O'Fallon will provide public water to the site. Currently, 6" water line runs along the north side of Betty Lane. The City of O'Fallon will also provide sanitary sewer service to the site, which has been extended to the site. Storm water will flow into a proposed detention basin at the east end of the property. Actual detention pond sizing, grading, pipe sizes, and inlets will be engineered for the final construction plan. All drainage plans must be reviewed and approved by the Public Works Department.

### Building and Site Improvements

The proposed buildings would have a masonry base with metal or EIFS siding. The warehouse buildings will need to have EIFS on the sides of the buildings visible from the roadway. The rear elevation is proposed to be metal. The City does not permit metal sided buildings, although metal may be used as an ancillary material, being less than 50% of the façade. Each standard door will have an awning. Constructing the building with a masonry base conforms with the

recommendations of the Commercial Design Handbook. The proposed building facades will enhance the building quality of the surrounding commercial/industrial uses.

#### Sidewalk

The City's Code of Ordinances requires concrete sidewalks within the street right-of-way and adjacent to the property line for all new development. Given the location of the property, staff supports the developer's request for a variance to waive the requirement to construct sidewalks along the proposed development's property lines.

#### Outdoor Storage

The petitioner makes note of the potential of outdoor storage and materials for potential tenants. This is permitted by code, but outdoor storage needs to be enclosed by a sight-proof fence

#### Landscaping and Buffer Requirements

The plan does not provide for any landscaping on the site. A landscape plan will have to meet the City's requirements for landscaping the parking lot, street landscaping along Betty Lane. Due to the location of the site there will not be any required landscape buffers.

#### Signage

At this time, the applicant has not submitted any information about adding any signage and will be bound to the requirements of the current codes when and if permits are submitted.

#### 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, with the exception of sidewalk construction.*
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 will not have a significant impact on traffic and makes the adequate provisions for public services.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The site was previously approved for mini-storage so a conversion to a warehouse/office complex should not negatively affect adjacent properties. The comprehensive plan has indicated this as an area for business and industry.*
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)*  
*Although the proposal is not consistent with the Comprehensive Plan the proposed development is consistent with the surrounding land uses. The proposed elevations meet the intent of the Commercial Design Handbook.*
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.  
*A community need exists for the proposed use.*

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 building is similar to and will not detract from many of the structures surrounding the property.*
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.  
*The proposed development meets the area-bulk requirements set forth in the B-2 General Business District.*

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
3. Parking:
  - a. Parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee.
  - b. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - c. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - d. Drive aisles shall be a minimum of 24 feet;
  - e. The site will need to provide the appropriate accessible parking spaces with aisles.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Any outdoor storage on-site must be screen with a sight-proof fence.
5. The building facades may not exceed 50% metal siding.
6. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

### **Attachments**

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Comprehensive Plan Map
- Attachment 4 – Site Plan
- Attachment 5 – Building Elevation

JUN 14 2016



Planned Use / Re-Zoning Application **DATE PAD**

NAME OF PROJECT: BETTY LANE WAREHOUSES

ADDRESS/GENERAL LOCATION: 96 BETTY LANE

SUBDIVISION NAME & LOT NUMBER(S): LOT NO. 8 OF WILLARD TRACTS ASSESSMENT PLAN  
PART OF LOT 17

PARCEL NUMBER(S): 04-29.0-408-001

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: B-2P PROPOSED NUMBER OF BUILDINGS: MULTIPLE

PROPOSED ZONING: SAME PROPOSED GROSS FLOOR AREA: 2400 - 32,887 SF

PROPOSED # OF LOTS: 1 AREA IN ACRES: 1.51

PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: VACANT FIELD

APPLICANT INFORMATION:

NAME: TROY SHEARER

COMPANY: \_\_\_\_\_

ADDRESS: 207 WILLARD DRIVE

PHONE: (618) 406-3393

FAX: \_\_\_\_\_

EMAIL: SHEARER-TROY@YAHOO.COM

DESIGN PROFESSIONAL INFORMATION:

NAME: PAULA HART

COMPANY: VON ARX/HART

ADDRESS: \_\_\_\_\_

PHONE: (314) 803-0528

FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>6-14-16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID #: <u>P2016-11</u>
APPLICATION FEE: <u>\$500.00</u>	STAFF ASSIGNED: _____
	PLAN REVIEW FEE DEPOSIT REC'D: <u>\$1050</u> <u>yes 6-14-16</u>

RECEIVED JUN 14 2016

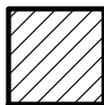
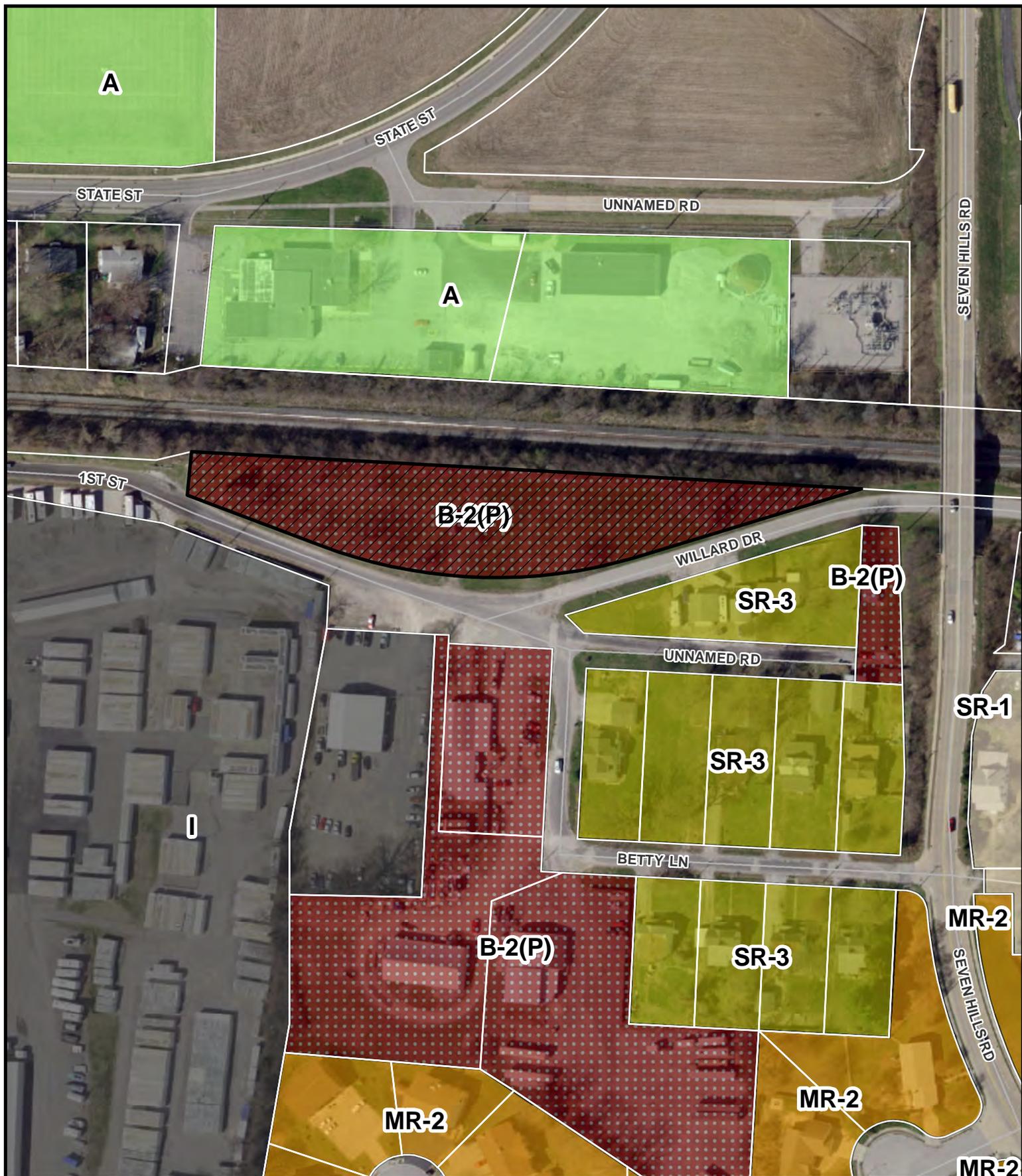
**BETTY LANE WAREHOUSES  
PROJECT NARRATIVE**

The applicant, Troy Shearer, proposes the construction of multiple office/warehouse units to be known as Betty Lane Warehouses on Parcel Number 04-29-0-408-001. The property address is 96 Betty Lane. This property is 1.51 Acres and is currently zoned B-2(P). In 2002 the City of O'Fallon approved a 73 unit self storage/warehouse facility to be constructed on this site but the previous owners sold the lot prior to any construction.

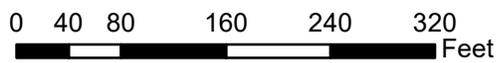
Current project to consist of three paved entrances off of Betty Lane, multiple office/warehouse units (not to exceed 32, 887 SF), detention pond and site utilities. These units along with additional parking, will be constructed in phases to meet necessary demand. These units will be used in a manner considerate of adjoining commercial properties and surrounding land uses as allowed by "B-2" General Business District, Permitted Principal Uses.

The majority of the existing trees along the North side of the property will remain. Landscaping trees will be planted every 60' along a landscaped strip along Betty Lane. As permitted by code, outdoor storage will be fenced along the property lines adjoining residential land uses. Underground gas service, electric, sanitary sewer, cable tv and water utilities are currently available on this site.

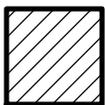
# P2016-11: Betty Lane Warehouses - Zoning Map



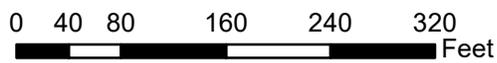
Subject Property



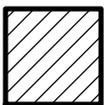
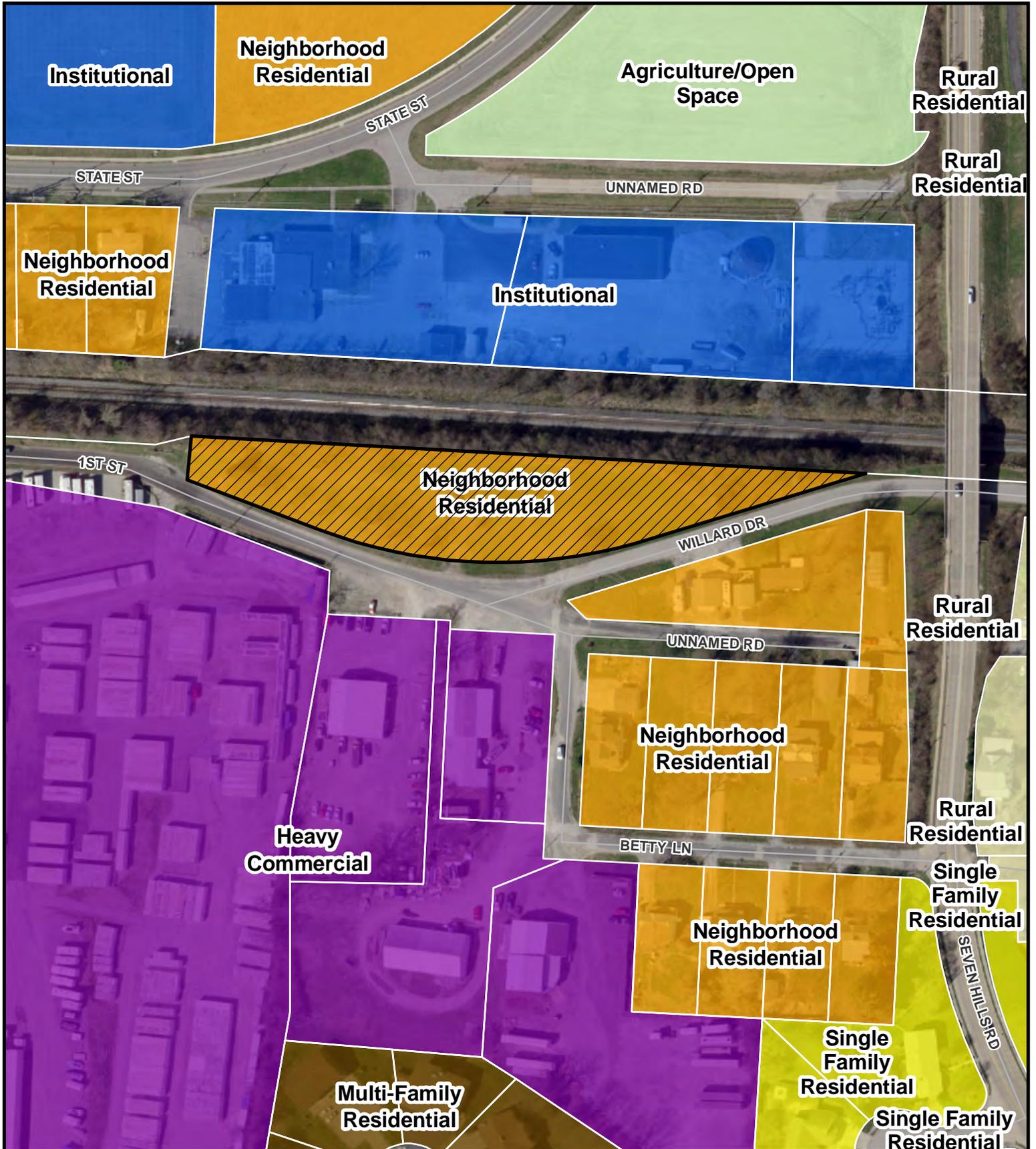
# P2016-11: Betty Lane Warehouses - Land Use Map



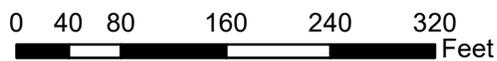
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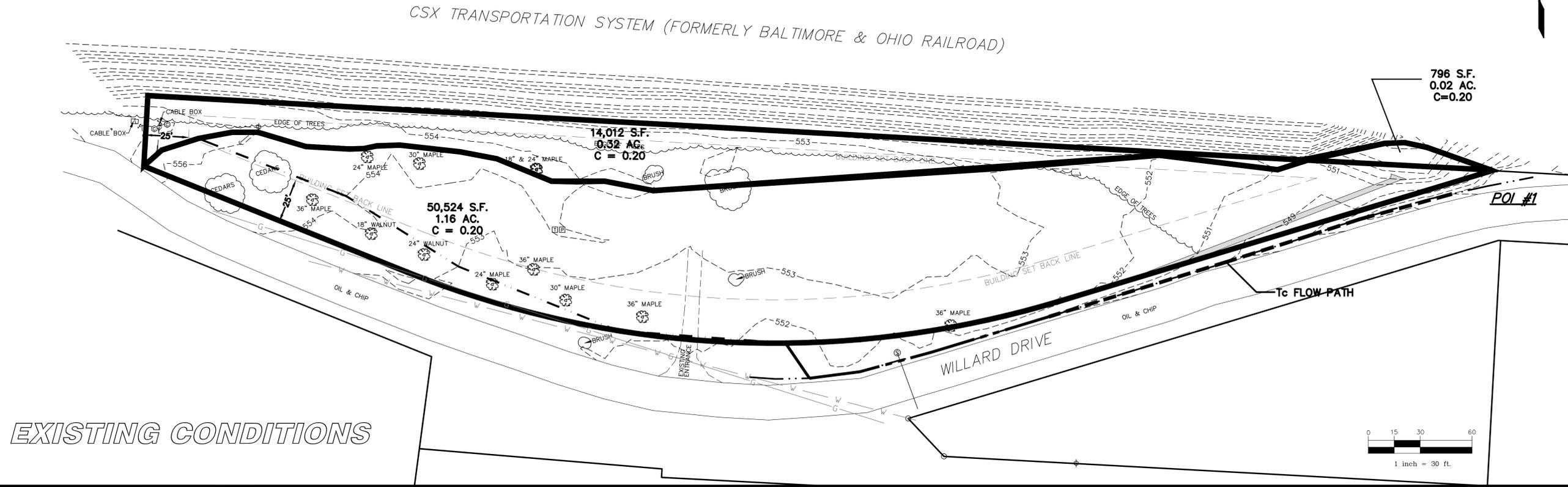
# P2016-11: Betty Lane Warehouses - Comprehensive Plan Map



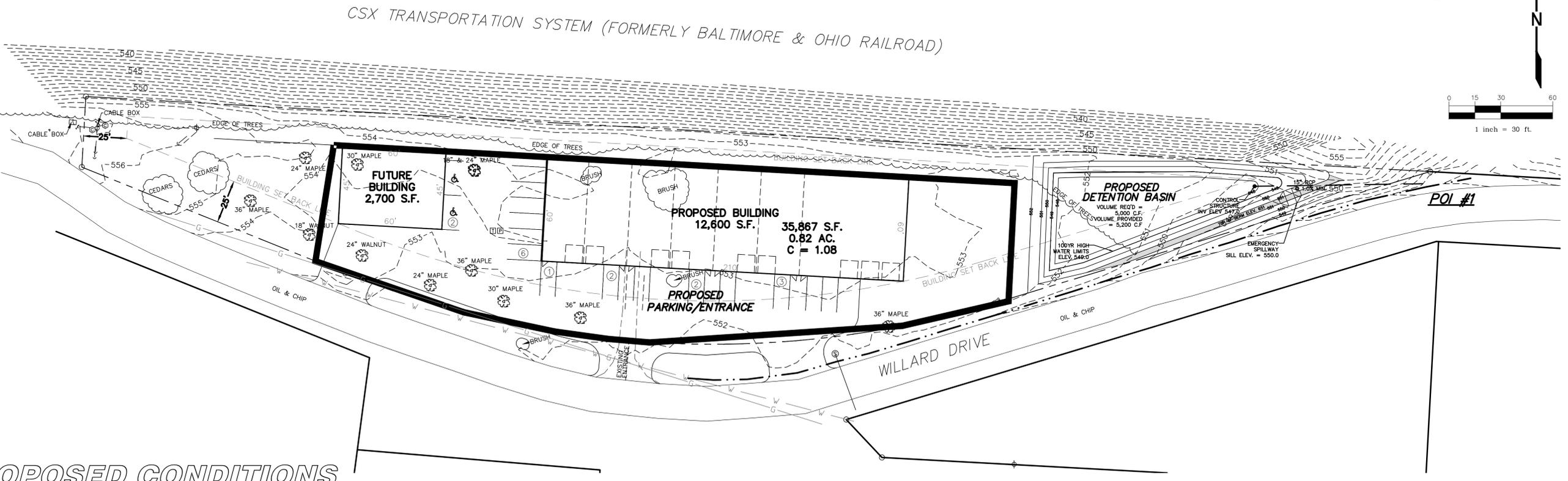
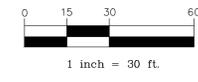
Subject Property



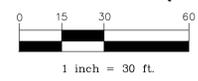




EXISTING CONDITIONS



PROPOSED CONDITIONS



MICHAEL CLAY VANCE JR.  
PROFESSIONAL ENGINEER  
PE-062-057254

THE WORK PREPARED BY OR UNDER THE SUPERVISION OF THE ENGINEER IS LIMITED TO THE SPECIFIC PROJECT AND SITE SHOWN HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT, DRAINAGE, PAVING, SEWERS AND OTHERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND TO THE EXTENT OF THE CONTRACT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION, INCLUDING RETAINING WALLS, FOUNDATIONS, UTILITY DISTRIBUTION, AND SCHEDULING, ANY AND ALL OTHER PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. SIGNATURE AND DATE OF THE ENGINEER.

Prepared for:  
Troy Shearer  
P: 618-406-3393

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10537 Lackland Road  
St. Louis, MO 63114  
P: 314-427-1800  
F: 314-427-1801



VANCE ENGINEERING, INC.  
AUTHORITY NO. 2003022194

BETTY LANE  
DRAINAGE AREA PLAN

REVISED

JOB NO.

DATE: 06/14/16

2/2  
COPYRIGHT 2011



EAST SIDE  
METAL SIDING  
AND MASONRY

FUTURE DOOR

GRASS

CONCRETE DRIVE

CONCRETE SIDEWALK

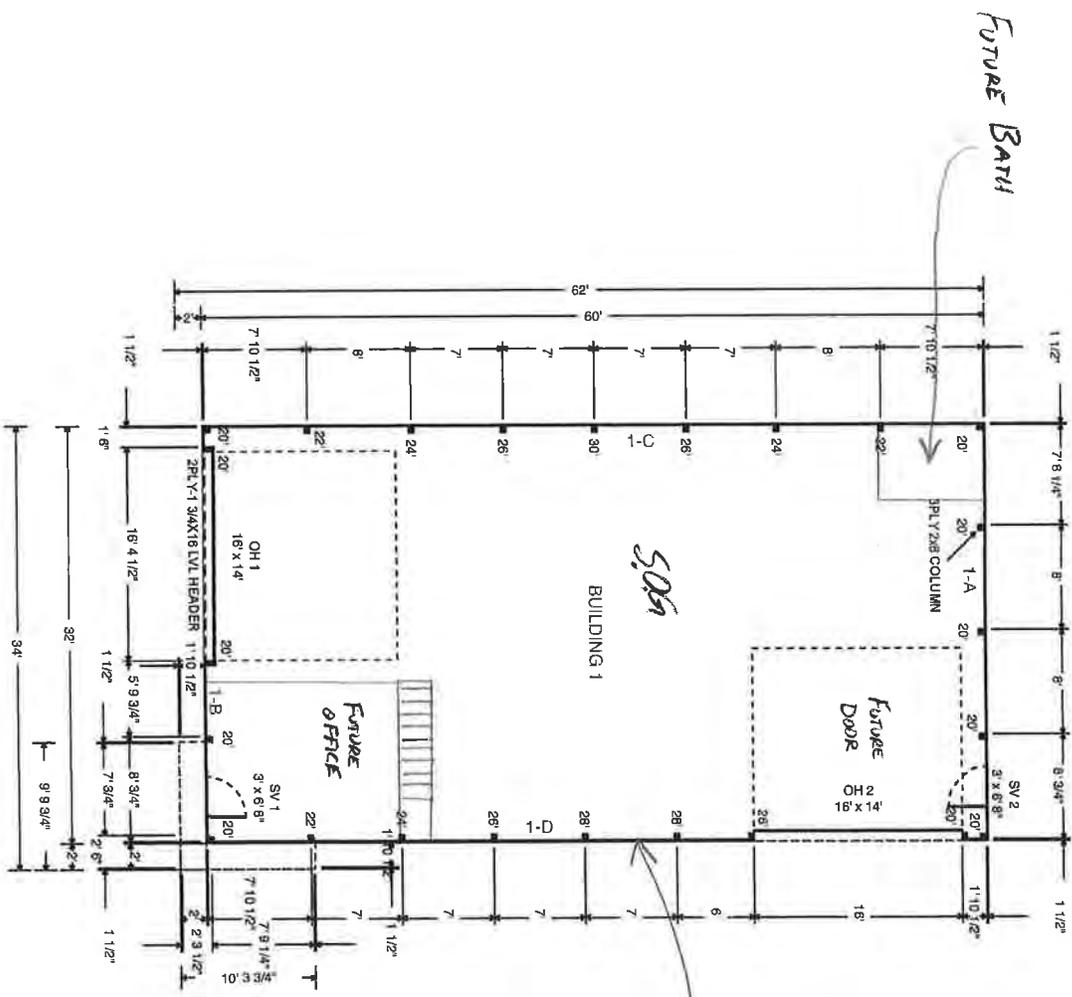
MASONRY FRONT  
AND EQUAL RETURN  
(EAST SIDE)

6" GUTTERS/D/S  
TO BE HARD  
PIPED TO POND

GRASS

RECEIVED JUN 14 2016

FLOOR PLAN



CONCRETE FOUNDATION  
AROUND ENTIRE  
PERIMETER OF BUILDING

RECEIVED JUN 14 2016