



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, June 10, 2013
6:00 PM
Mayor's Conference Room

I) Roll Call

II) Approval of Minutes – April 22, 2013

III) Items Requiring Council Action –

- A. North Parc Grove Subdivision- Preliminary Plat & Rezoning (Resolution & First Reading)
- B. Special Event Permit for Relay for Life (Motion)
- C. Special Event Permit for Pork with Passion (Motion)
- D. Special Event Permit for Regency Dinner Bridal Show (Motion)
- E. Walker Storage Additions- Minor Subdivision Plat (Resolution)
- F. 114 Carbon Hill Road- Acquisition & Demolition (Resolution)
- G. James Vest- Variance (Ordinance & First Reading)

IV) Other Business – None

NEXT MEETING: Monday, June 24, 2013 – 6:00 P.M. – Mayor's Conference Room

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.

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



**DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, April 22, 2013**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois on **April 22, 2013**.
CALL TO ORDER: 6:00 p.m.

- I) Roll Call – Committee members:** Jerry Albrecht, Jerry Mouser, David Cozad, Ed True, Gene McCoskey. *Other Elected Officials Present:* Herb Roach, Kevin Hagarty, Richie Meile, Mike Bennett. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Jeff Stehman, Todd Bjerkaas. *Visitors:* Harlan Garrish, Georgia Hillyer, Etta Frieze-Madurer.
- II) Approval of Minutes – April 8, 2013.** All ayes. Motion carried.
- III) Items Requiring Council Action on – May 6, 2013**
 - A. Special Event Permit for Sam's Club Windshield Repair – Staff gave a brief overview of the event. The committee voted 5-0 to recommend approval of the Special Event with conditions.
 - B. Special Event Permit for YMCA Summer Camp – Staff gave a brief overview of the event and it is consistent with previous years. Inspections for anchors and electrical hookup are required. The committee voted 5-0 to recommend approval of the Special Event with conditions.
 - C. Special Event Permits for Frieze Harley-Davidson – Staff gave overviews of the seven events scheduled for 2013. The only changes from previous years include the addition of a 50th Anniversary Party on Saturday, June 1st, and moving the live band and stage for the Friday Night LIVE events and the 50th Anniversary Party from the rear parking lot to the front parking area. The committee brought up concerns about volume and noise from a band in the front parking lot towards the Misty Valley residences to the west. E. Frieze-Madurer addressed the committee and stated that the event will be more cohesive and better attended with the band in the front lot and in turn provide better proceeds from the event for charitable donations. In previous years, the band in the rear parking lot actually directs sound to the Cambridge House, and she stated that those residents end up coming out to the patio to listen. The Friday night events are from 6 pm – 9:45 pm and the 50th Anniversary has a daytime band. The committee asked staff to add a condition to the permit to allow the band and stage in the front parking lot for only the 50th Anniversary. Based upon the responses from this event, the three Friday Night LIVE events may be moved to the front lot, but only by coming back to committee for discussion on June 10th. The committee recommended approval of the Special Events with the amended conditions.
- IV) Other Business – None**

MEETING ADJOURNED: 6:20 p.m.

NEXT MEETING: Monday, May 13, 2013 – 6:00 P.M. – Mayor's Conference Room

Prepared by: Todd Bjerkaas, Senior City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Director of Planning and Zoning
DATE: June 10, 2013
SUBJECT: North Parc Grove Subdivision- Preliminary Plat & Rezoning

Project Background and Summary

The City of O'Fallon issued a Request for Proposals (RFP) for the development of approximately 8 acres of City-owned land adjacent to the Kyle Road water tower on March 6, 2013. As a result of the RFP, the City received two proposals to purchase the properties and construct single family residence subdivisions. After review of the two proposals, the City Council favored the North Parc Grove, LLC proposal and voted to approve a Resolution declaring a surplus of real estate and authorizing the sale of said real estate to North Parc Grove, LCC on May 6, 2013. The applicant then filed the necessary application and documents to begin the preliminary plat and rezoning process to construct a single family residential subdivision on the property.

The applicant, North Parc Grove, LLC, is proposing to subdivide 7.88 acres of a 9.89 acre parcel currently owned by the City of O'Fallon and zoned SR-1 into 31 single family lots with SR-3 zoning. The remaining 2.01 acres will remain owned by the City of O'Fallon and include the existing water tower, detention area, and the future trailhead. Lot sizes range from 6,086 sf to 13,008 sf in size. The applicant also requests rezoning of the property from SR-1 Single Family Residence Dwelling District to SR-3 Single Family Residence Dwelling District. The development will include one public street (Parc Grove Court) which ends in a cul-de-sac as shown on the attached plans. Sidewalks have been incorporated into the preliminary plat on both sides of the street. The proposed street widths within the development are 30' between the back of the curbs and centered in 54' of right-of-way. Both water and sewer will be provided by the City of O'Fallon. Electric and gas services are available to the site and owned by Ameren IP. Telephone service is available through AT&T, and cable is available through Charter

The Planning Commission reviewed this project at their May 28, 2013, meeting and voted 7 ayes and 0 nays to recommend approval of the Rezoning & Preliminary Plat of the North Parc Grove Subdivision with conditions as amended at the meeting.

Recommendation

The zoning and preliminary plat for the subdivision were recommended for approval by the Planning Commission with the following conditions:

1. The park dedication requirement is 0.53 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$26,846.
2. Landscape islands to be located in outlots and to be maintained by the subdivision's Homeowners Association.
3. A variance to exceed the 800' maximum length requirement for dead-end streets as shown in the attached preliminary plat.

I:\P & Z\ZONEFILE\Petitioner Files\2013\North Parc Grove\Com Dev Memo 06-10-13.doc

Planning and Zoning Department

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**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT
OF NORTH PARC GROVE**

WHEREAS, the proposed preliminary plat has been reviewed by the O'Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

WHEREAS, the property described in Exhibit A is currently located in the City of O'Fallon as SR-1, Single-Family Residence Dwelling District and is proposed as a single-family subdivision containing 31 lots and proposed for SR-3 zoning; and

WHEREAS, the developer will be responsible for paying to the City of O'Fallon a fee in lieu of 0.53 acres of park land dedication in the amount \$26,846; and

WHEREAS, the developer has requested that a variance be granted by the City Council to allow for a variance to exceed the 800 foot maximum length requirement for dead-end streets as shown in the attached preliminary plat (Exhibit A), and the City Council has determined that such a variance to the dead-end street is reasonable; and

WHEREAS, on June 10, 2013 the Community Development Committee of the City Council reviewed the preliminary plat and recommended _____ with a vote of **X-X**.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON AS FOLLOWS:**

- 1) Approval. North Parc Grove Preliminary Plat, as proposed by the subdivider, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved with the conditions below:
 1. Concurrent rezoning of the land from SR-1 to SR-3 in the City of O'Fallon.
 2. The park dedication requirement is 0.53 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$26,846.
 3. A variance to exceed the 800' maximum length requirement for dead-end streets as shown in the attached preliminary plat.
- 2) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 3) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____,
2013.

Approved:

Gary L. Graham, Mayor

Attest:

Philip A. Goodwin, City Clerk

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O'Fallon,
Illinois (Development known as "North Parc
Grove")**

WHEREAS, the applicant, North Parc Grove, LLC, proposes to Subdivide 7.88 acres of land into Single-Family residential lots north of Kyle Road and has requested and heretofore filed a petition with the City of O'Fallon for a zoning change from SR-1 to SR-3 Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

WHEREAS, the property is already annexed and a part of the City of O'Fallon, Illinois; and

WHEREAS, the City Council permits the applicant to pay a \$26,846 fee in lieu of required park land dedication; and

WHEREAS, the applicant has filed an application with the City of O'Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 2052, "Planned Uses"; and

WHEREAS, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on May 28, 2013 in accordance with state statute, and recommended to approve the petitioner's request to obtain SR-3 Single Family Residence Dwelling District zoning for the property with a vote of 7-ayes to 0-nayes subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS on June, 10, 2013, the Community Development Committee of the City Council reviewed the rezoning and recommended _____ with the conditions listed in this ordinance with a vote of X- X.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as "North Parc Grove" Subdivision, be henceforth classified as zoning district SR-3 Single Family Residence Dwelling District as shown on the attached Exhibit A with the following conditions:

1. The park dedication requirement is 0.53 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$26,846.
2. A variance to exceed the 800' maximum length requirement for dead-end streets as shown in the attached preliminary plat.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this _____ day of _____.

ATTEST:
(seal)

Approved by the Mayor this ____ day
of _____.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



PROJECT REPORT

TO: Planning Commission
FROM: Todd Bjerkaas, Planner
THRU: Ted Shekell, Planning Director
DATE: May 28, 2013
SUBJECT: S13-01 & P2013-03: North Parc Grove- Preliminary Plat & SR-3 Zoning Amendment

Applicant: Denny Blumberg and Kevin Wrigley
North Parc Grove, LLC
123 Green Park Dr.
Collinsville, IL 62234

Owner: City of O'Fallon
255 South Lincoln Ave.
O'Fallon, IL 62269

Submitted: May 7, 2013 (paid).

Applicable Ordinances/Plans: Comprehensive Plan
Subdivision and Development Control Ordinance
Zoning Code of Ordinances

Project Summary

- Property located along Kyle Road, North of Fulton Junior High, and West and North of the Kyle Road water tower
- Request to Rezone 7.88 acres of land from SR-1 to SR-3, Single Family Residence Dwelling District
- Subdivision of property into 31 single family lots
- The gross density is 3.93 lots per acre
- Single access point from Kyle Road
- Extension of utilities to and preliminary site improvements for City of O'Fallon trailhead south of water tower

Background and Executive Summary

The City of O'Fallon issued a Request for Proposals (RFP) for the development of approximately 8 acres of City-owned land adjacent to the Kyle Road water tower on March 6, 2013. As a result of the RFP, the City received two proposals to purchase the properties and construct single family residence subdivisions. After review of the two proposals, the City Council favored the North Parc Grove, LLC proposal and voted to approve a Resolution declaring a surplus of real estate and authorizing the sale of said real estate to North Parc Grove, LCC on May 6, 2013. The applicant then filed the necessary application and documents to begin the preliminary plat and rezoning process to construct a single family residential subdivision on the property.

The applicant, North Parc Grove, LLC, is proposing to subdivide 7.88 acres of a 9.89 acre parcel currently owned by the City of O'Fallon and zoned SR-1 into 31 single family lots with SR-3 zoning. The remaining 2.01 acres will remain owned by the City of O'Fallon and include the existing water tower, detention area, and the future trailhead. Lot sizes range from 6,086 sf to 13,008 sf in size. The applicant also requests rezoning of the property from SR-1 Single Family Residence Dwelling District to SR-3 Single Family Residence Dwelling District. The development will include one public street (Parc Grove Court) which ends in a cul-de-sac as shown on the attached plans. Sidewalks have been incorporated into the preliminary plat on both sides of the street. The proposed street widths within the development are 30' between the back of the curbs and centered in 54' of right-of-way. Both water and sewer will be provided by the City of O'Fallon. Electric and gas services are available to the site and owned by Ameren IP. Telephone service is available through AT&T, and cable is available through Charter.

Existing Conditions

Surrounding Zoning:

North: Unincorporated RR-3
East: Unincorporated RR-3/SR-1B
South: SR-1
West: Unincorporated RR-3

Surrounding Land Use:

North: Rural Residential
East: Madison County Trail ROW/Lincoln Farms
South: Fulton Junior High School
West: Rural Residential

The site is currently used for agriculture purposes. The site is generally flat, but includes a steeper drainage area with substantial tree cover at the northwest corner of the property. This drainage area separates the parcel from the properties to the north and northwest. No floodplain and riparian areas exist on site. There are no known environmental hazards on the site.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Institutional. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Institutional category states that "In the absence of an Institutional use, Single-Family Residential is an acceptable alternative land use." The proposed residential development is consistent with the Comprehensive Plan.

Zoning Ordinance: The proposed subdivision is subject to the Zoning Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-3, Single Family Residence Dwelling District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 8.03 and 8.04 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 Planning and Zoning Department.

Rezoning Discussion Points

General Discussion - The property is already annexed into the City of O'Fallon with a SR-1 Single Family Residence Dwelling District designation. By right, a developer could submit a preliminary plat without rezoning the property and show, by staff's estimate, up to 23 lots given the land remaining once right-of-way and outlots are taken out of the 7.88 acres. However, given the irregular shape of the parcel (it narrows to the north) and its location adjacent to a water tower, both proposals from the RFP showed more lots (specifically 31 and 29 home sites respectively) would be platted resulting in a rezoning to a higher density district. North Parc Grove LLC's proposal of 31 lots requires a rezoning of the property to a SR-3 designation.

SR-3 Zoning District – The SR-1 and SR-3 districts allow for the same categories of land uses. The primary differences between the zone districts relate to the size and dimensions of lots. See attached Schedule Section

Planning and Zoning Department

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2.04(e) to compare the districts. In summarizing the differences, SR-3 allows for lots that are a minimum 6,000 sf in area, at least 50' wide, and 5' side setbacks. SR-1 allows for minimum 10,000 sf lots, at least 75' wide, and 10' side setbacks. All other area and bulk regulations of the districts are identical.

Several SR-3 zoned subdivisions exist in O'Fallon including Savannah Hills, Woodstream, Misty Valley, Westbrook, Parkridge Estates, and a Cedar Meadows Addition. Most of the downtown residential areas of O'Fallon are also zoned SR-3.

Side Setbacks – The SR-3 district allows for 5' side setbacks. The applicant has identified that the maximum width of the floor plans proposed for the subdivision will be 36' wide on at least 50' wide lots. This equates to 14' (or 7' per side of the house) clear space along the side lot lines. 7' separations are within 6" of the 7'-6" side setbacks required within the SR-1B zone district of which the Gettysburg at Lincoln Farm subdivision to the East and Springfield at Lincoln Farm subdivision to the south are zoned.

Preliminary Plat Discussion Points/Issues

Access and Circulation - The only access point for the subdivision will be by Kyle Road from the south and is aligned with the Fulton Junior High entrance and exit. The proposed Parc Grove Court is 30' wide within a 54' wide right-of-way, and is 1,016' long, terminating at a cul-de-sac on the north property line. The proposal does not include stubs to adjacent property in any direction because to the:

East - Madison County Transit owns the old railroad right-of-way and plans for the location of bike trail

North – Topography of Ogles Creek to the north does not accommodate future development

West – Existing Rural Residential lots are 1 – 7 acres in size and assembling them to create parcels large enough to plat a subdivision is not feasible and cost prohibitive

A "No Outlet" sign is required on Parc Grove Court at its intersection with Kyle Road to inform drivers entering the subdivision.

Drainage and Detention - The site topography shows that the southern and eastern half of the development will drain to the City's existing detention pond south of the water tower. The northwestern half of the development drains to a reach of Ogles creek to the north. The developer's engineer is showing an Outlot C along the western property line which will contain a stormwater detention area to mitigate subdivision runoff to the north. Outlot C will be maintained by the Homeowner's Association and is well placed to also create separation between the new subdivision lots and the residence to the west. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved of by Public Works.

Utilities – Both water and sewer will be provided by the City of O'Fallon. Electric and gas services are available to the site and owned by Ameren IP. Telephone service is available through AT&T, and cable is available through Charter.

Flood potential – There is no 100-year floodplain on the site. Minimum finished floor elevation must be shown for all lots on the final plat, along with which lots are to be designated for walkouts, basements, or crawl-spaces to ensure that no structure will be adversely affected by any stormwater drainage.

Street Trees, Landscape Berms, and Buffers – The developer will install street trees in the 7' wide lawn between the curb and sidewalk every 50' along Parc Grove Court. The applicant is also showing the required 30' wide outlot for the landscape berm and vegetative buffer between the subdivision and Kyle Road within Outlots A and B. Although not required by code between two residential districts, staff has discussed with the developer the possibility of additional landscaping along the western property line to provide a visual buffer between the existing rural residential homes to the west and the new subdivision.

Landscaped Islands – The design calls for a landscaped median island located halfway down Parc Grove Court to add visual interest, traffic calming and a turn-around for vehicles. A landscaped island is also located in the center of the cul-de-sac. The road widths and radii will accommodate plows, trash trucks, and emergency vehicles. These landscaped islands are required to be located within outlots and under HOA responsibility for maintenance.

Open Space – As detailed in Section 5 of the Subdivision Ordinance, park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 2.83 persons per detached Single Family unit, the subdivision's 31 lots requires a total of 0.53 acres of Park Lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 88 (31 x 2.83). Due to the small size of the subdivision and its required park space in addition to its close proximity to Fulton Junior High School's open space and a future bike trail and trailhead, staff recommends accepting a park fee in lieu of the required dedicated park space. A fee of \$26,846 will be necessary for the balance of 0.53 acres of park space if so required. The fee will equal \$866 per house permit.

Trailhead and Trail Connection – Madison County Transit currently owns the old railroad right-of-way immediately east of the development property. The Metro East Parks and Recreation District (MEPRD) anticipates that a bike trail will travel north from Kyle Road along this parcel and tie in to the Madison County trail network. As a part of the development, the applicant has agreed to make certain improvements for a future trailhead to a flat portion of the land immediately south of the water tower and on City-owned property. The improvements will include grading of the parking lot, placement of rock base for 17 parking spaces, the installation of 2 culverts, a 6" water lateral and sanitary stub for a future restroom, and the seeding and mulching of land disturbed by grading. The developer will also include a pedestrian access stub from the subdivision to the trail head/trail at a location to still be determined in order to provide direct access for residents of North Parc Grove.

Sidyard Setbacks – The subdivision ordinance requires a minimum of 10' sidyard easements for utility and drainage purposes, however, the SR-3 zoning district allows for a minimum of 5' sidyard setback, thereby potentially leading to a conflict between the two. The developer's engineer has shown 10' sidyard easements along lot lines where drainage and utilities are planned. Per Code, if a conflict exists between the easement and setback, the easement will prevail – no principal building or structure will be permitted within the sidyard easement.

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 North Parc Grove 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.

Conclusion and Recommendation

Staff recommends approval of the Preliminary Plat and the Rezoning from SR-1 to SR-3 with the following conditions:

1. The park dedication requirement is 0.53 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$26,846.
2. Landscape islands to be located in outlots and to be maintained by the subdivision's Homeowners Association.

Attachments

1. Project Application
2. Zoning Map
3. Project Narrative
4. Preliminary Plat
5. Preliminary Plat Check Sheet
6. Phase 1 Drainage Report Check Sheet
7. RFP Response Excerpt
8. MEPRD Future Trail Map
9. Letter from Mr. Ron Barthelme

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\$460.00

S13-01

CITY OF O'FALLON
MAY 07 2013
DATE

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon"
and a separate check for Engineering Plan Review Fee payable to "The Fulton Group")

RECEIVED MAY 07 2013

Date: February 28, 2013

Name of Subdivision: North Parc Grove

Name, Address, and Phone Number of Subdivider: North Parc Grove LLC
123 Green Prairie Dr Collinsville 34
1306 Arbor Green Trail O'Fallon IL 62269 624-3250

Name, Address, and Phone Number of Engineer: TWM, Inc
4940 Old Collinsville Rd Swansea IL 62224 624-4488

Section: 18 Township: 2N Range: 7W

Area of Tract: 8.28 acres Number of Proposed Lots: 31 Zoning: SR-3

Property interest of applicant: () Owner (X) Contract Purchaser () Other
Current owner - City of O'Fallon

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

	(YES or NO)
PAYMENT OF FILING FEE	<u>Yes \$460.00</u>
PAYMENT OF ENGINEERING PLAN REVIEW FEE (<u>Fulton Group</u>)	<u>Yes \$1750.00</u>
6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY	<u>Yes</u>
VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED	<u>N/A</u>
NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT	<u>Yes</u>
COMPLETION OF PRELIMINARY PLAT CHECKLIST	<u>Yes</u>
COMPLETION OF PAYMENT RESPONSIBILITY FORM	<u>Yes</u>
PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)	<u>Yes</u>
PHASE I DRAINAGE REPORT	<u>Yes</u>
.PDF COPY OF PLAT	<u>Yes</u>
SUBMITTAL IN CAD / GIS FORMAT	<u>Yes</u>
PROOF OF DEVELOPER'S OWNERSHIP INTEREST	<u>Yes</u>

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

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with the Subdivision Regulations stated in the Subdivision and Development Control Ordinance of the City of O'Fallon, as indicated.


Applicant's Signature

PETITION FOR ZONING AMENDMENT

Planning & Zoning Department, O'Fallon City Hall
255 South Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269 Phone (618) 624-4500 Ext. 4

Amendment Request No. P2013-003
Date: RECEIVED MAY 07 2013

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

Date set for hearing: _____

Perm. Parcel No. _____

Date hearing held: _____

Fee paid: \$ 200.00 Date: 5/7/13

Newspaper: _____

Building Permit App. No. _____

Recommendation of Planning Commission:

Action by City Council:

() Denied

() Denied

() Approved

() Approved

() Approved with modification

() Approved with modification

Date: _____

Date: _____

INSTRUCTIONS TO APPLICANTS: All information required by the application must be completed and submitted herewith. Applicants are encouraged to visit the Planning & Zoning Office for any assistance needed in completing this form.

- Name of property owner(s): City of O'Fallon Phone: 624-4500
Mailing address: 255 S Lincoln Ave O'Fallon IL 62269 E-Mail: _____
- Applicant's name: North Parc Grove LLC Phone: 624-3250
193 GREEN PARK DR. Collinsville 34
Mailing address: 1306 Arbor Green Trail O'Fallon IL 62266 E-Mail: denny@huntingtonchasehomes.com
- Property interest of applicant (Owner, Contractor, etc.): Contract Purchaser
- Address of property: 306 Kyle Rd O'Fallon IL 62269 Parcel (Tax) ID #: 04-18.0-300-039
- Present use of property: Vacant land w/ Water Tower Present Zone District: SR-1
Proposed use of property: Single Family Residential Proposed Zone District: SR-3
- Zone District Classifications of adjacent properties: SR1B, SR1, County Zoning RR3,
- Area of land rezoning requested for: 0.28 acres/square feet.
- 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.
- 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.

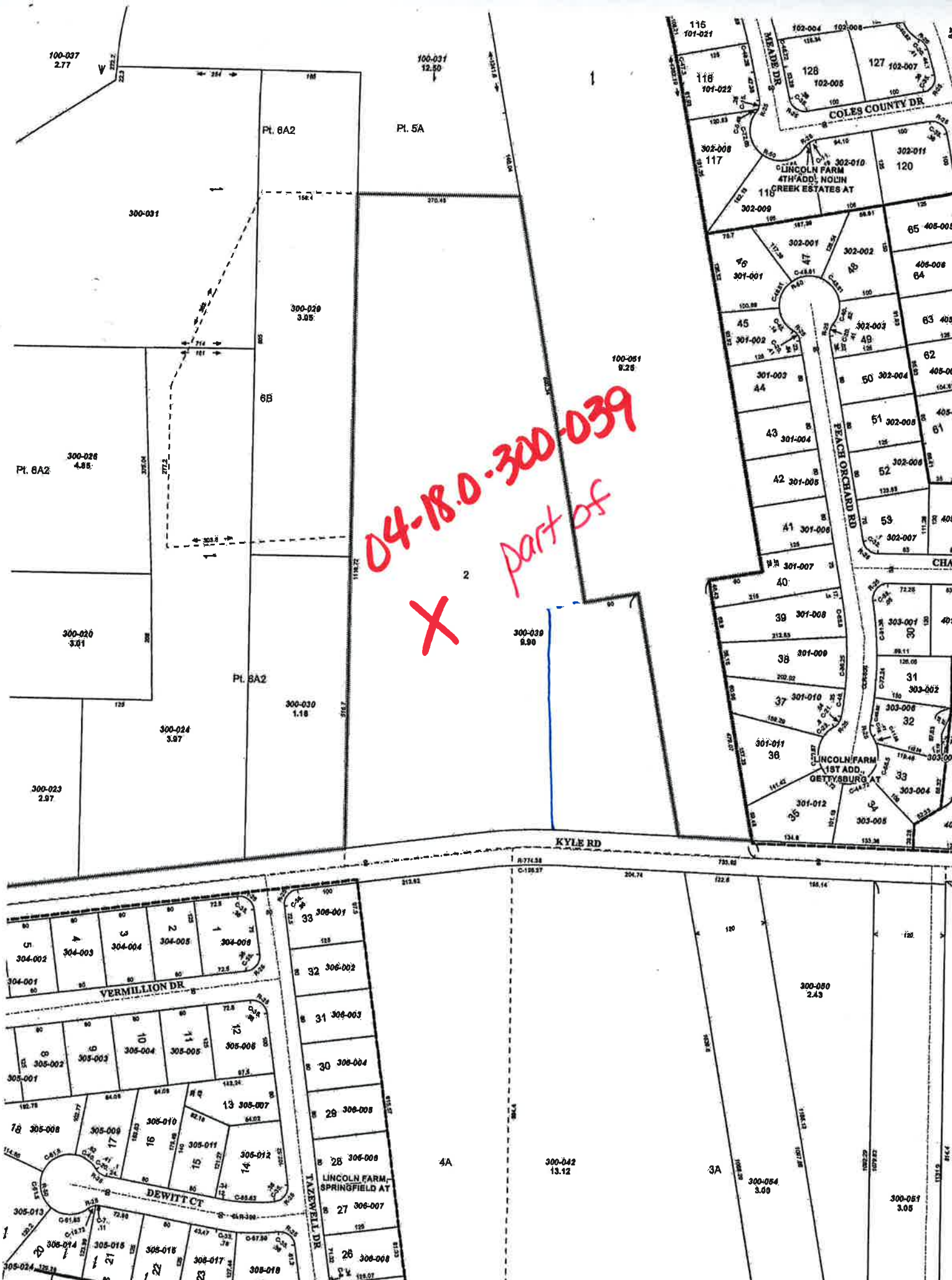
Date: 5/7/13

Signature of Applicant: _____

Date: _____

Signature of Owner: _____





RECEIVED MAY 07 2013

**NORTH PARC GROVE
PRELIMINARY PLAT NARRATIVE**

The proposed North Parc Grove development consists of 8.28 acres of agricultural land and woods along Kyle Road in O'Fallon, Illinois. There is a request to rezone this tract of land to SR-3 for 31 single family residential lots to be built adjacent to the existing water tower.

The existing topography is shown on the preliminary plat submitted for review and approval by the City of O'Fallon. The site topography shows two drainage areas within the development, one draining to the southeast and the other to the northwest. The proposed development will be constructed in one phase.

Sanitary sewer service shall be accessible from the City of O'Fallon via an eight inch sanitary sewer line along Kyle Road. Water will be accessible from the 12" main along Kyle Road which is owned by the City of O'Fallon. Both electric and gas are available at the site and owned by Ameren IP. Telephone service is available through AT&T and cable is available through Charter Communications.

The subdivision will be designed in accordance with the City of O'Fallon requirements.

The developer, North Park Grove LLC, is requesting Planning Commission and City Council approval of the submitted preliminary plat.

PRELIMINARY PLAT

NORTH PARC GROVE

OF PART OF LOT 2 OF THE FRACTIONAL SOUTHWEST QUARTER
OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST
OF THE THIRD PRINCIPAL MERIDIAN,
ST. CLAIR COUNTY, ILLINOIS
(BOOK OF PLATS 'A' / PAGE 262)

GENERAL NOTES

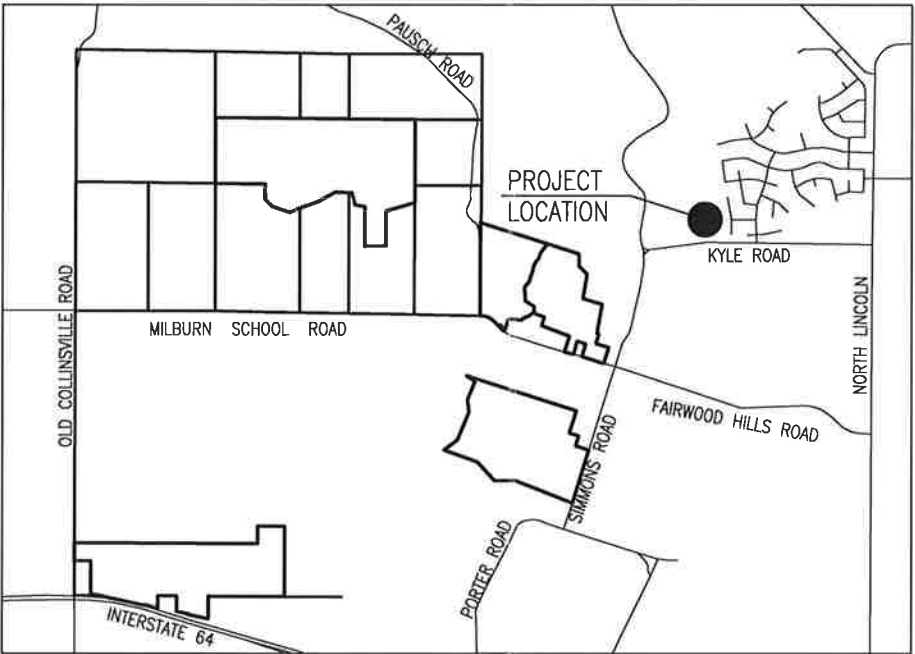
- ALL EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO THE PUBLIC FOR PUBLIC AND PRIVATE UTILITIES AND DRAINAGE.
- ALL BUILDING SET-BACK LINES OFF SUBDIVISION ROADS ARE TWENTY FIVE (25) FEET AS MEASURED FROM THE RIGHT-OF-WAY LINE.
- (A) ANY AND ALL STRUCTURE(S) PROPOSED FOR CONSTRUCTION IN THIS DEVELOPMENT SHALL BE BUILT IN SUCH A MANNER SO AS TO INSURE THAT THE LOWEST FLOOR ELEVATION AND/OR OPENING ELEVATION IS AT LEAST ON AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE ELEVATION, MEASURED AT THE CENTER OF THE LOT FRONTAGE. FOR LOTS WITH MULTIPLE STREET FRONTAGE, THE STREET WITH THE HIGHEST CENTERLINE ELEVATION SHALL GOVERN.
(B) IF SAID LOT IS LOCATED ADJACENT TO A STREET WITH A LOW POINT (SAG) VERTICAL CURVE OR A STREET WITH DRAINAGE COLLECTION STRUCTURES THAT COULD CAUSE CONFINEMENT AND PONDING OF STORM WATER DUE TO TOPOGRAPHIC CONDITIONS, THE LOWEST FLOOR ELEVATION AND/OR OPENING ELEVATION FOR ANY AND ALL STRUCTURE(S) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE LOW POINT CENTERLINE ELEVATION, OR IN CONFORMANCE WITH THE CRITERIA STATED IN (A) ABOVE, WHICHEVER PRODUCES THE HIGHER ELEVATION.
(C) ALL DRIVEWAYS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION, MEASURED AT THE PROPERTY LINE.
(D) ANY BUILDER PROPOSING TO CONSTRUCT ANY STRUCTURE ON A LOT THAT CONTAINS OR COULD POTENTIALLY BE AFFECTED BY NEARBY STORM WATER RETENTION OR DETENTION PONDS, STORM WATER STRUCTURES, AND/OR STORM WATER PIPES THAT COLLECT SURFACE WATER OR DISCHARGE SURFACE WATER TO THE GROUND SURFACE, SHALL RETAIN AN ENGINEER TO ESTABLISH STRUCTURE ELEVATIONS.
(E) SHOULD IT BE DIFFICULT TO MEET THESE MINIMUM REQUIREMENTS, OR SHOULD A WALKOUT BASEMENT, PARTIALLY EXPOSED BASEMENT, OR OTHER STRUCTURE TYPE THAT DOES NOT CONFORM TO THIS CRITERIA BE PROPOSED FOR THIS DEVELOPMENT, THE LOT OWNER SHALL RETAIN AN ENGINEER TO DETERMINE MINIMUM ELEVATIONS AND/OR GRADING TO LIMIT DAMAGE FROM STORM WATER. TWM, INC. AND THEIR AGENTS SHALL NOT BE LIABLE FOR STORM WATER RESULTING FROM FAILURE TO COMPLY WITH THIS CRITERIA, OR FROM ANY STORM WATER DAMAGE DUE TO CLOGGING OF STORM SEWER STRUCTURES, COLLAPSING OR DEFORMATION OF STORM SEWER PIPING OR STRUCTURES, IMPROPER CONSTRUCTION, DISCHARGES FROM DOWNSPOUTS OR SUMP PUMP DISCHARGES, OR THE PLACEMENT OF EITHER MAN-MADE OR NATURAL RESTRICTIONS IN THE STORM WATER SYSTEM, REGARDLESS OF WHETHER SAID SYSTEM IS NATURAL OR MAN-MADE.
- THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IN WRITING FOR CLARIFICATION AND PROJECT DIRECTION.

- THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL IEPA-NPDES STORMWATER PERMIT REQUIREMENTS FOR CONSTRUCTION SITE ACTIVITIES. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF IEPA STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL AND EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS.
- ALL WORK, MATERIALS AND INSTALLATION SHALL CONFORM TO THE FIFTH EDITION OF THE ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION; THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED BY IDOT ON JANUARY 1, 2012; AND THE LATEST CITY OF O'FALLON ORDINANCE REQUIREMENTS, TO THE EXTENT OF ANY INCONSISTENCIES OR DISCREPANCIES BETWEEN VARIOUS SPECIFICATIONS OR STANDARDS BY GOVERNING BODIES AND/OR THESE PLANS AND SPECIFICATIONS. THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE BINDING AND APPLICABLE.
- ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL PIPES/STORM SEWER SHOWN SHALL BE PROVIDED WITH AN END SECTION IF THE PIPE/STORM SEWER IS OUTFALLING ONTO A DRAINAGE WAY EITHER PAVED OR GRASS COVERED.
- ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY. FINAL SIZES SHALL BE SHOWN IN THE IMPROVEMENT PLAN SUBMITTAL TO THE CITY OF TROY.
- ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL PLATTING.

OWNER/DEVELOPER
NORTH PARC GROVE LLC
1306 ARBOR GREEN TRAIL
O'FALLON, ILLINOIS 62269
(618) 624-3250

ENGINEER/SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488



LOCATION MAP
NOT TO SCALE

LIST OF UTILITIES

TELEPHONE - AT&T
1-800-244-4444

ELECTRIC - AMEREN IP
1-800-775-5000

CABLE T.V. - CHARTER COMMUNICATION
(618) 345-8121

WATER - CITY OF O'FALLON
(618) 624-4500

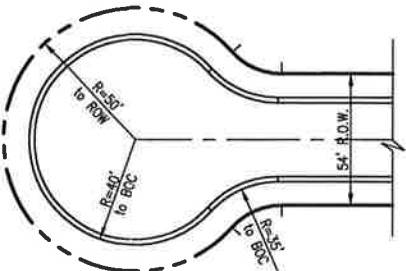
GAS - AMEREN IP
1-800-755-5000

SANITARY SEWER - CITY OF O'FALLON
(618) 624-4500

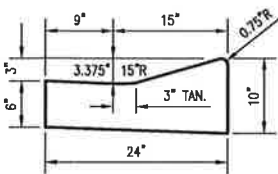
J.U.L.I.E. - 1-800-892-0123

INDEX OF SHEETS

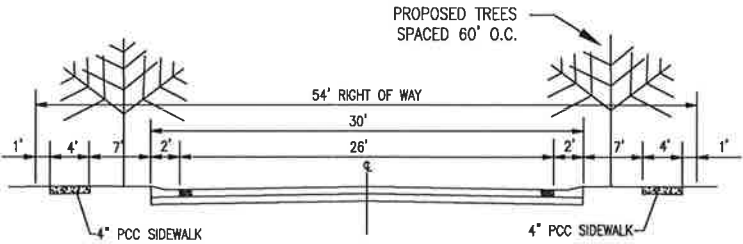
- COVER SHEET AND NOTES
- OVERALL SITE PLAN
- LOT LAYOUT
- OVERALL DRAINAGE MAP



TYPICAL CUL-DE-SAC DETAIL



TYPICAL GUTTER SECTION



TYPICAL STREET SECTION
LOCAL STREET

SCHOOL DISTRICT: O'FALLON

ZONING DISTRICT CLASSIFICATION: CITY OF O'FALLON SR-3

GROSS AREA OF SUBDIVISION: 7.88 ACRES
AREA IN OUTLOTS: 1.02 ACRES
AREA IN STREET: 1.50 ACRES
NET AREA OF SUBDIVISION: 5.36 ACRES

F.E.M.A. MAP #17163C0206D
ZONE X
EFFECTIVE DATE: NOVEMBER 5, 2003

NOTES

- PAVEMENT THICKNESS, COMPOSITION AND SIDEWALK PER CITY OF O'FALLON STANDARDS
- ALL WATER MAIN TO BE 8" ANWA, C-900 DR-18 PVC
- STORM WATER DETENTION PER CITY OF O'FALLON STANDARDS. STORM SEWER INLETS SHALL BE OPEN THROAT.
- FINAL PLAT AND CONSTRUCTION PLANS SUBJECT TO CITY OF O'FALLON REVIEW
- MAINTENANCE OF OUTLOTS TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE TWO (2) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.
- ALL SANITARY SEWER MAIN TO BE 8" SDR 35.

PRELIMINARY PLAT SUBMITTAL: 5/13/2013

THOUVENOT,
WADE &
MOERCHEN, INC.
ENGINEERS ♦ SURVEYORS ♦ PLANNERS



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FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS

ILLINOIS PROFESSIONAL DESIGN FIRM	LICENSE NO.
ILLINOIS PROFESSIONAL ENGINEERING CORP.	02-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	01-005002
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

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Signature:

Signature Date:

Expiration Date:

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PRELIMINARY PLAT
COVER SHEET

TITLE

REV

DATE

DESCRIPTION

DRAWN BY: LEM

DESIGNED BY: LEM

CHECKED BY:

APPROVED BY:

PROJECT NUMBER: D01120640

ISSUED FOR REVIEW

ISSUED FOR BIDDING

ISSUED FOR CONSTR.

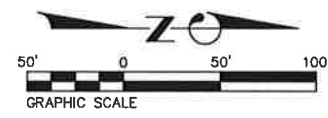
RECORD DRAWING

1

OF 4 SHEETS

PREL PLAT

ILLINOIS



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**PRELIMINARY PLAT
OVERALL SITE PLAN**

PROJECT:
NORTH PARC GROVE
CITY OF FALLON
ST. CLAIR COUNTY
ILLINOIS

REV	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	2
CHECKED BY:	OF 4 SHEETS
APPROVED BY:	PREL PLAT
PROJECT NUMBER: D01120640	
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<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING

N/F
WEINEL DEVELOPMENT CO.
DB. 2823 / PG. 82
ZONING: RR3 COUNTY

N/F
STEPHEN M. IGNATZ JR.
AND RENEE D. IGNATZ
DB. 2594 / PG. 1808
ZONING: RR3 COUNTY

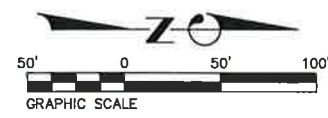
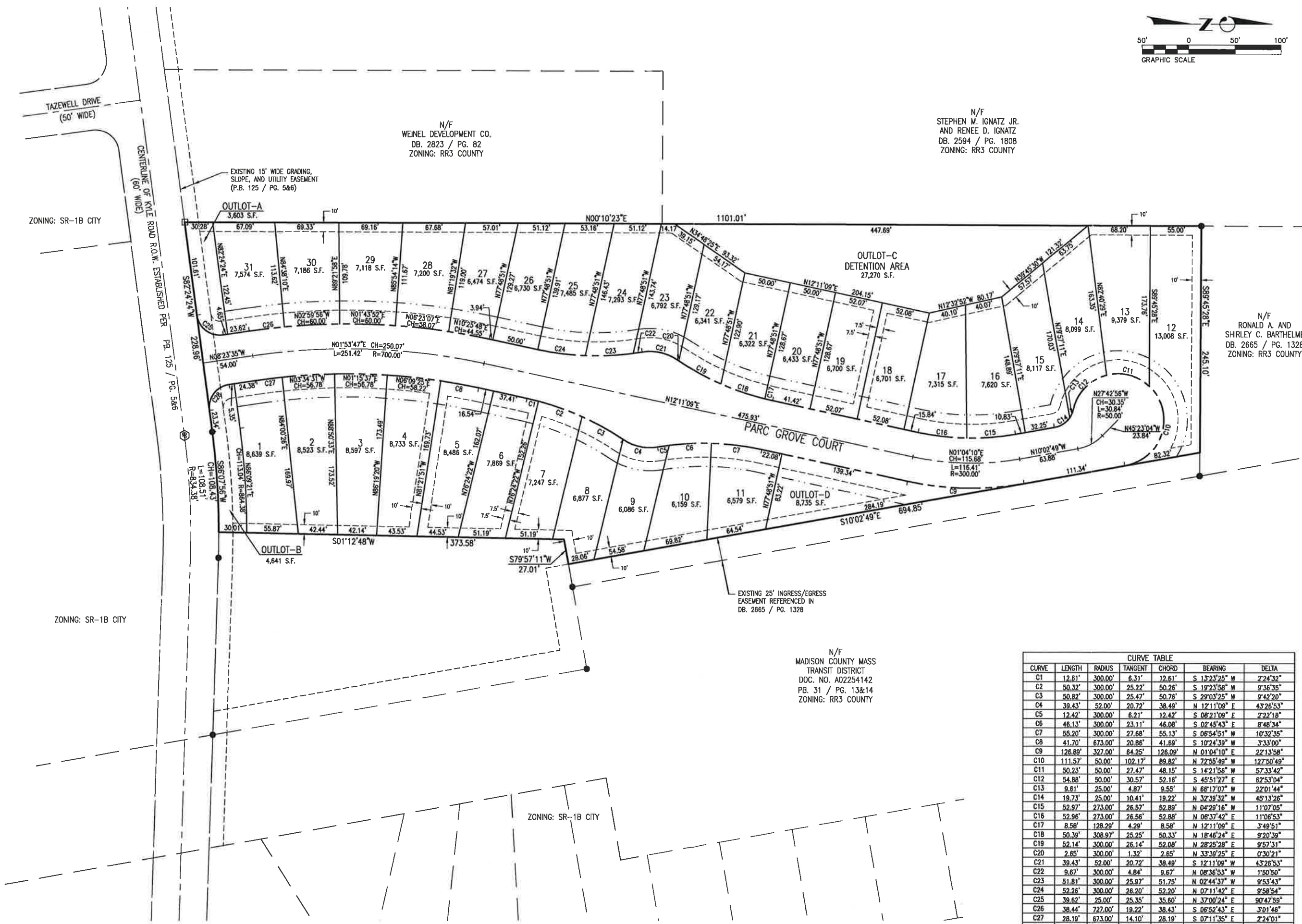
N/F
RONALD A. AND
SHIRLEY C. BARTHELME
DB. 2665 / PG. 1328
ZONING: RR3 COUNTY

N/F
MADISON COUNTY MASS
TRANSIT DISTRICT
DOC. NO. A02254142
PB. 31 / PG. 13&14
ZONING: RR3 COUNTY

- LEGEND**
- ⊙ DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING GUY WIRE
 - ⊕ DENOTES EXISTING POWER POLE
 - ⊠ DENOTES EXISTING STORM SEWER
 - ⊞ DENOTES EXISTING WATER VALVE
 - ⊡ DENOTES EXISTING WATER METER
 - ⊞ DENOTES EXISTING FIRE HYDRANT
 - DENOTES EXISTING CONIFEROUS TREE
 - DENOTES EXISTING DECIDUOUS TREE
 - DENOTES EXISTING FLOWLINE
 - OHE — DENOTES EXISTING OVERHEAD ELECTRIC
 - OHT — DENOTES EXISTING OVERHEAD TELEPHONE
 - X — DENOTES EXISTING FENCELINE
 - DENOTES EXISTING STORM CULVERT
 - DENOTES EXISTING TREELINE

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MADISON COUNTY MASS
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ZONING: RR3 COUNTY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	12.61'	300.00'	6.33'	12.61'	S 13°21'25" W	2°24'32"
C2	50.32'	300.00'	25.22'	50.26'	S 19°23'58" W	9°36'35"
C3	50.82'	300.00'	25.47'	50.76'	S 29°03'25" E	9°42'20"
C4	39.43'	52.00'	20.72'	38.49'	N 12°11'09" E	43°26'53"
C5	12.42'	300.00'	6.21'	12.42'	S 08°21'09" E	2°22'18"
C6	46.13'	300.00'	23.11'	46.08'	S 02°45'43" E	8°48'34"
C7	55.20'	300.00'	27.68'	55.13'	S 06°54'51" W	10°32'35"
C8	41.70'	673.00'	20.86'	41.69'	S 10°24'39" W	3°33'00"
C9	126.89'	327.00'	64.25'	126.09'	N 01°04'10" E	22°13'58"
C10	111.57'	50.00'	102.17'	89.82'	N 72°55'49" W	127°50'49"
C11	50.23'	50.00'	27.47'	48.15'	S 14°21'56" W	57°33'42"
C12	54.88'	50.00'	30.57'	52.16'	S 45°51'27" E	82°53'04"
C13	9.61'	25.00'	4.87'	9.55'	N 68°12'07" W	22°01'44"
C14	19.73'	25.00'	10.41'	19.22'	N 32°39'32" W	45°13'26"
C15	52.97'	273.00'	26.57'	52.89'	N 04°29'16" W	11°07'05"
C16	52.96'	273.00'	26.56'	52.88'	N 06°37'42" E	11°06'53"
C17	8.58'	128.29'	4.29'	8.58'	N 12°11'09" E	3°49'51"
C18	50.39'	308.97'	25.25'	50.33'	N 18°46'24" E	9°20'39"
C19	52.14'	300.00'	26.14'	52.08'	N 28°25'28" E	9°57'31"
C20	2.65'	300.00'	1.32'	2.65'	N 33°39'25" E	0°30'21"
C21	39.43'	52.00'	20.72'	38.49'	S 12°11'09" W	43°26'53"
C22	9.67'	300.00'	4.84'	9.67'	N 08°36'53" W	1°50'50"
C23	51.81'	300.00'	25.97'	51.75'	N 02°44'37" W	9°53'43"
C24	52.26'	300.00'	26.20'	52.20'	N 07°11'42" E	9°58'54"
C25	39.62'	25.00'	25.35'	35.60'	N 37°00'24" E	90°47'59"
C26	38.44'	727.00'	19.22'	38.43'	S 06°52'43" E	3°01'46"
C27	28.19'	673.00'	14.10'	28.19'	S 07°11'35" E	2°24'01"
C28	38.92'	25.00'	24.65'	35.11'	S 52°59'36" E	89°12'01"

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184-001220
62-035370
81-005202
048-000029
NC 001528
NC 000346

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I hereby confirm that the document herein to be
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any fraud or other illegal act in connection
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document or any part of the architectural,
engineering or survey project.

TITLE: PRELIMINARY PLAT
LOT LAYOUT

PROJECT: NORTH PARC GROVE
CITY OF FALLON
ST. CLAIR COUNTY
ILLINOIS

REV. DATE DESCRIPTION

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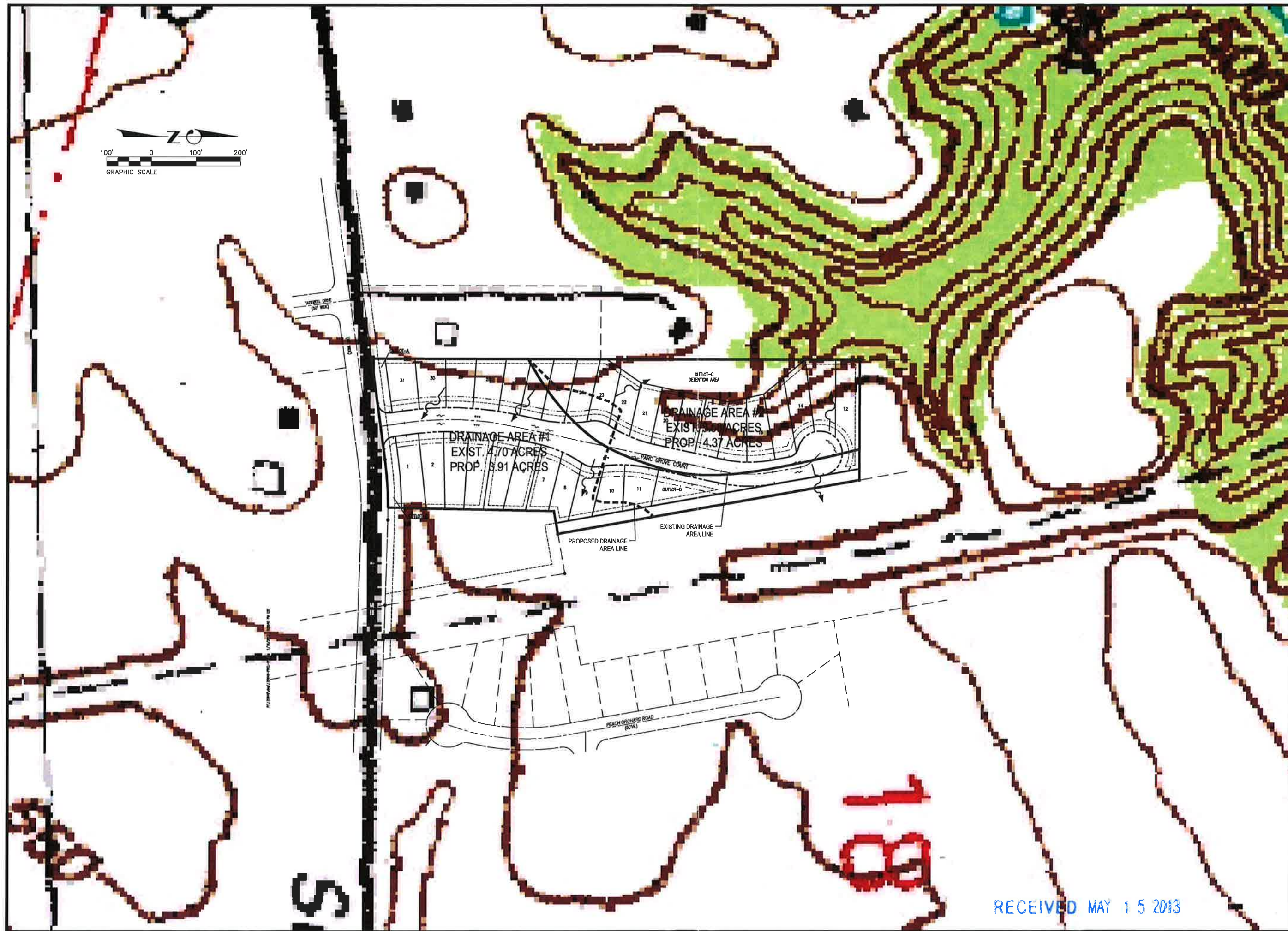
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DRAWN BY: LEW
DESIGNED BY: LEW
CHECKED BY:
APPROVED BY:
PROJECT NUMBER: D01120640

SHEET
3
OF 4 SHEETS
PREL PLAT
NUMBER

☒ ISSUED FOR REVIEW
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Expiration Date: _____

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drawings, specifications, estimates, reports or other
documents or instruments relating to or intended to
be utilized for any other part of the architectural,
engineering or survey project.

TITLE	PROJECT
NORTH PARC GROVE CITY OF FALLON ST. CLAIR COUNTY ILLINOIS	

REV.	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	4
CHECKED BY:	OF 4 SHEETS
APPROVED BY:	PREL PLAT OVERALL DRAINAGE
PROJECT NUMBER: D01120640	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING

RECEIVED MAY 15 2013

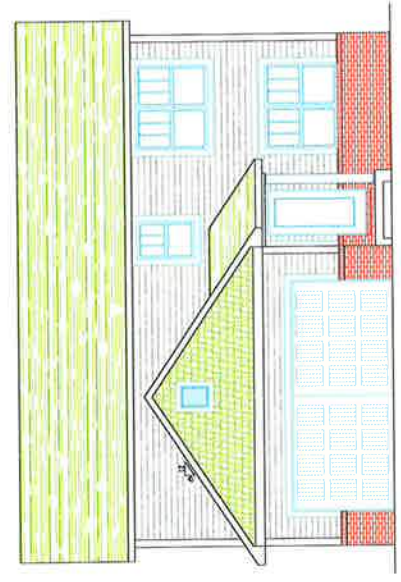
THE LANSKTON
AT NORTH PARK DRIVE
(LANSKTON HOUSE PLAN)
STATION ALONG ROAD

JOHNSON DESIGN
ARCHITECTURE
101 MAPLE STREET
BIRMINGHAM, AL 35226
PHONE (205) 925-4555

JOHNSON DESIGN
ARCHITECTURE
101 MAPLE STREET
BIRMINGHAM, AL 35226
PHONE (205) 925-4555

NO.	DATE	REVISION
1	12-12-12	1
2	12-12-12	2
3	12-12-12	3
4	12-12-12	4
5	12-12-12	5
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9	12-12-12	9
10	12-12-12	10

JOHNSON DESIGN
ARCHITECTURE
101 MAPLE STREET
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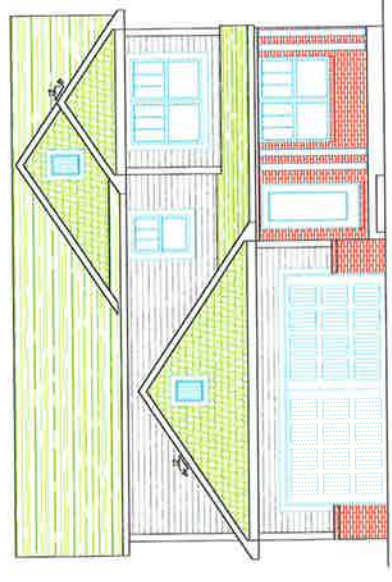
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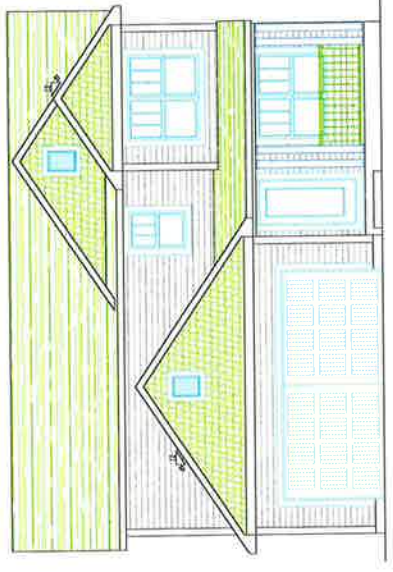
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ELEVATION "C"
REAR ELEVATION
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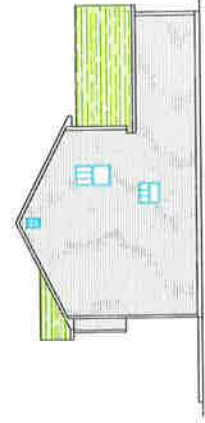
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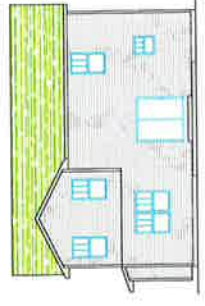
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ELEVATION "F"
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION "G"
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION "H"
REAR ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION "I"
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

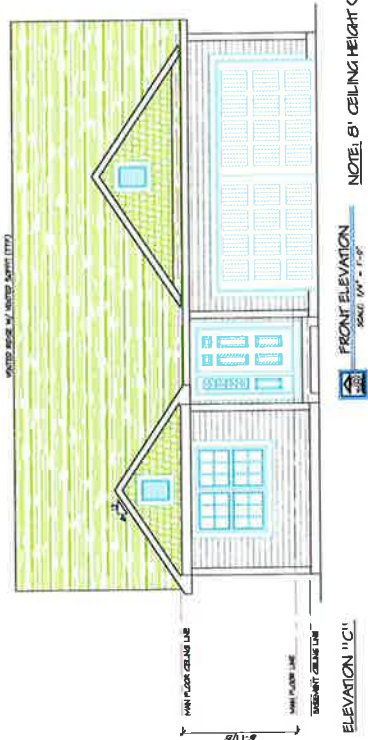
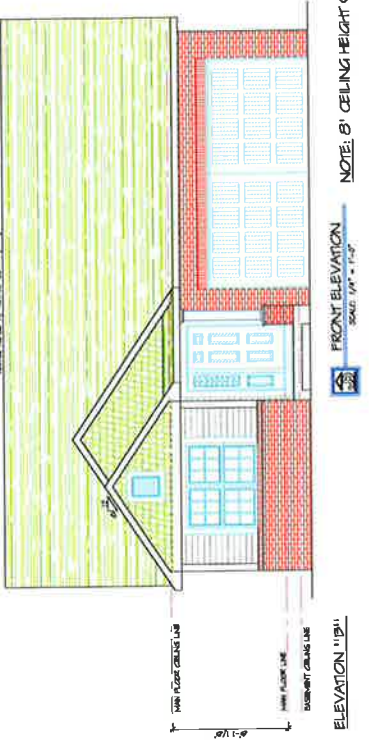
ELEVATIONS WITH OPTIONAL BEDROOM SUITE EXTENSION & OPTIONAL FIREPLACE

THESE ELEVATIONS WERE PREPARED BY THE ARCHITECT FOR THE ARCHITECT'S RECORD. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE ELEVATIONS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE ELEVATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THESE ELEVATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

JOHNSON DESIGN GROUP
101 MAPLE STREET
ANN ARBOR, MI 48106
PHONE (313) 963-4666

THE MANOLIA
AT NORTH PARK GROVE
101 MAPLE STREET
ANN ARBOR, MI 48106

SIDE & REAR ELEVATIONS SHOWN W/ OPTIONAL FIREPLACE



Clayton - 2 Story



Craftsman A



Craftsman B

Drafting / Design By:



Phone: (616) 690-2062
Email: clayton@schutterdesigns.com
Web: www.schutterdesigns.com

1/4" = 1'-0"

A1.1

"Clayton"
Craftsman "B"

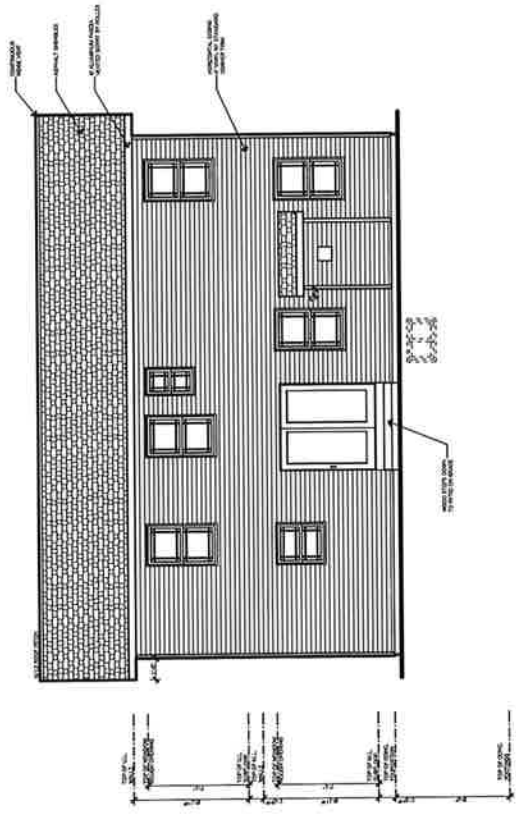
Entry & Rear
Elevations

Huntington
& Chase Homes
& Development

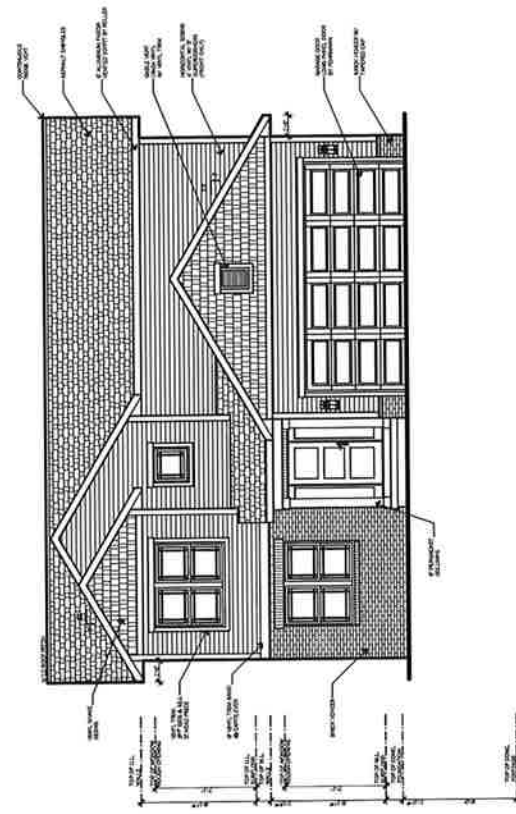
SCHUTTER
CUSTOM DESIGNS
16161 145th Ave NE
Bellevue, WA 98007
206.485.0045
www.schutterdesign.com

01/11/13 Design Review - Final Plans
01/13/13 Design Review
01/13/13

REAR ELEVATION



ENTRY ELEVATION



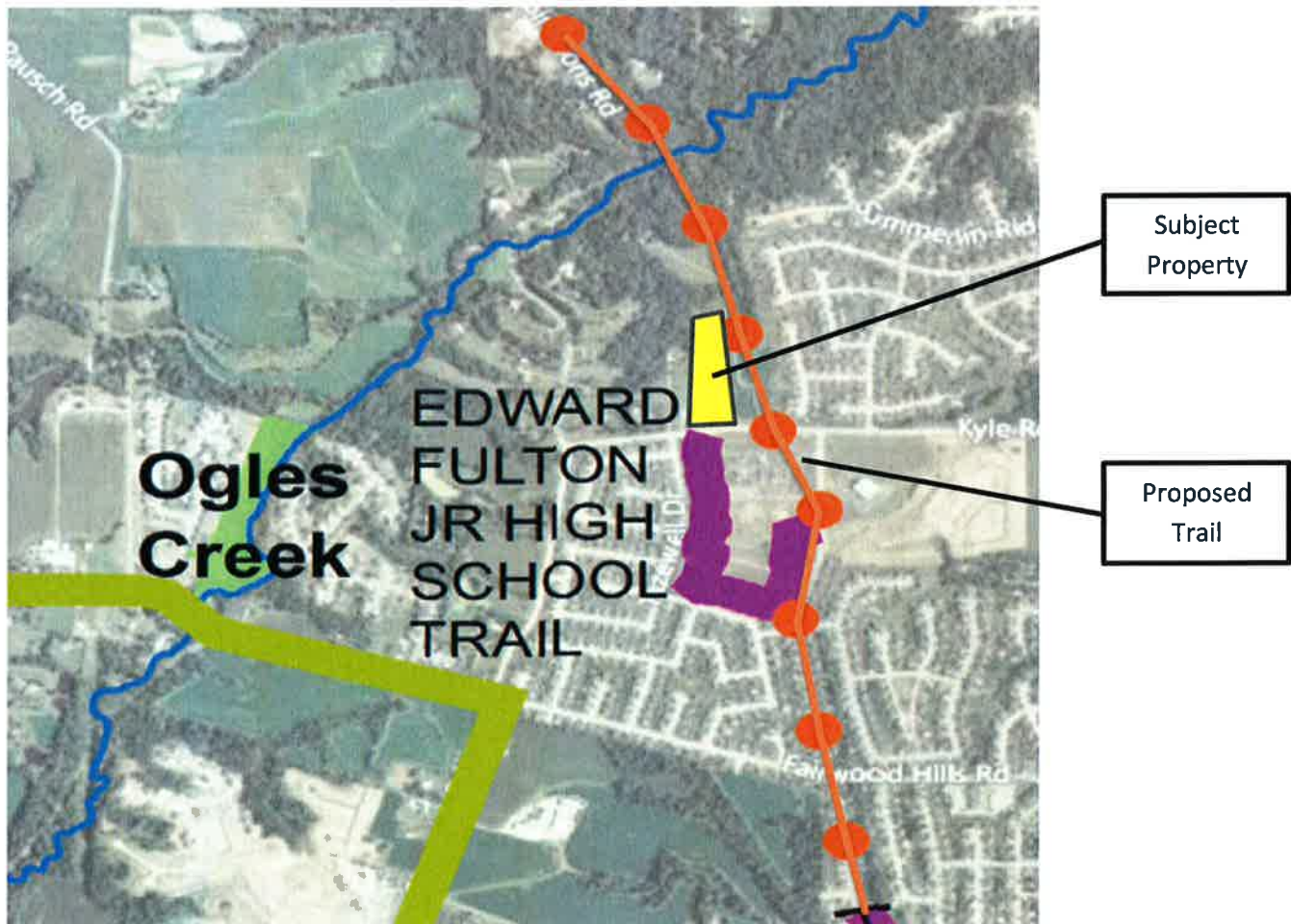








MEPRD Future Scott-Troy Trail Alignment



Legend

MEPRD Trail Priorities

 Priority Trail 2011

 Priority Trail 2003

Existing Trail System

 Existing Trails

 Existing On-Road Connector

 Under Construction

May 14, 2013

RECEIVED MAY 15 2013

Larry Sewell, Chairman
O'Fallon Planning Commission
City of O'Fallon
255 South Lincoln Ave
O'Fallon, Ill. 62269

Re: Zoning Amendment Petition for 8.28 Acres at 306 Kyle Road

Dear Mr Sewell:

I have been a 26 year resident at my property that borders the northern boundary of the development being considered in this zoning amendment petition. I have seen this area change from a rural environment to one of multiple housing developments. I oppose changing the property being reviewed from a SR-1 to a SR-3.

First, housing developments within at least a 1.5 mile radius of this area are all SR-1's. The difference between a 10,000 sq ft lot to a 6,000 sq ft lot is inconsistent with existing developments.

Second, I feel that a SR-3 development would have an adverse effect on property values of existing homes in the immediate area and would be unfair to homeowners.

Third, I can think of no valid need for a SR-3 development in an area consisting of SR-1's and rural properties.

Thank you for this opportunity to express my opposition to this petition.

Sincerely,



Ron Barthelme
278 Kyle Road
O'Fallon, Ill 62269

Vicki Evans

From: Mark Riley <mpr80@att.net>
Sent: Monday, May 27, 2013 4:06 PM
To: Vicki Evans
Subject: other
Attachments: Attach0.html

*Distributed at
5/28/13 PC meeting
R*

Request From: Mark Riley
Email: mpr80@att.net
Source IP: 75.132.141.54

Address: 1527 Peach Orchard Lane
City: O'Fallon
State: Illinois
Zip: 62269
Phone: 628-0757
Organization:

recently received a letter from someone in my subdivision (Gettysburg off of Kyle Road across from Ed Fulton Jr. High) saying that a developer had bought the land west of the water tower on Kyle Road and was petitioning to build houses on 6,000 square foot lots instead of the usual 10,000 square foot lots. I DO NOT SUPPORT THIS PETITION AND I HOPE THE CITY OF O'FALLON DOESN'T EITHER. This person should not be allowed to build substandard housing just to make more money. You have already put a huge water tower in my backyard, please don't bring my property value down more with substandard housing too

**DRAFT MINUTES
O'FALLON PLANNING COMMISSION
May 28, 2013**

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

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

MINUTES: Motion was made by Keller and seconded by Cavins to approve the minutes of November 13, 2012. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Director of Planning and Zoning Ted Shekell and Senior Planner Todd Bjerkaas. Present in the audience were City Aldermen Courtney Cordona, John Drolet, Kevin Hagarty, and Ray Holden, former Alderman Ned Drolet, and Assistant City Planner Anne Stevenson. Sewell gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(S13-01 & P2013-03) – Preliminary Plat and Zoning Amendment from SR-1 to SR-3 for North Parc Grove Subdivision. The petitioner is North Parc Grove LLC.

Public hearing was opened at 6:06 p.m. Bjerkaas presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown, along with several site photos taken by Staff. Bjerkaas highlighted various points and issues from Staff's Project Report dated May 28, 2013, among them:

- Background timeline of surplus property ownership from City of O'Fallon to North Parc Grove, LLC
- Proximity of the property to the water tower, future Madison County Transit Bike Trail property, and Fulton Junior High School (access points off Kyle Road are aligned.)
- Current property size, proposed subdivision acreage, proposed number and sizes of lots after subdividing off the water tower property
- An existing detention pond south of the water tower will also be utilized
- Redesign of proposed subdivision layout (double-loaded lots on southern portion of the development to single-loaded lots on northern portion with detention pond at the rear of those lots on the west side of the roadway) with a single-access roadway that is curvilinear as opposed to straight down the middle to accommodate the tapered shape of the development and the proposed detention pond.
- Lots on the south and north ends of the development will be wider than the lots in the center of the development

- “Institutional” per Comprehensive Plan Future Land Use Map with default to Single-Family Residence as the property is currently owned by the City: SR-1 by right.

Bjerkaas continued and outlined the zoning petition:

SR-1 is currently permitted by right and calculations of land remaining after right-of-way and outlots (for detention) are accounted for, 23 SR-1 lots are feasible. As the parcel is irregular in shape, re-aligning the roadway and having single-loaded lots on the northern third of the development can result in 31 SR-3 lots, ensuring sharing the cost of the roadway infrastructure more financial practical.

Bjerkaas compared SR-1 to SR-3 with the following:

	<u>SR-1</u>	<u>SR-3</u>
Minimum Lot Size	10,000 sf	6,000 sf
Minimum Lot Width	75'	50'
Minimum Side Setback	10' (7.5' in SR-1B)	5'*

*Proposed homes are maximum 36' wide leaving 14' side clear space between the homes. This is only a 6" difference than SR-1B zoning.

Bjerkaas outlined the proposed preliminary plat:

- Access and circulation
 - Topography on the north and west sides of the property and ownership of property by Madison County Transit to east provides for requested cul-de-sac length without stub
 - Potential turn midway through the development
- Drainage and detention
 - Landscape berms and buffer
 - Southern and eastern half of development will drain into existing detention pond south of water tower and into Kyle Road stormwater infrastructure; north and west half of the development will drain to Ogles Creek to the north via proposed detention pond in the northwest portion of the development.
- Utilities all fully serviced
- Madison County trailhead and trail
- Not in a 100 year flood plain
- Landscape islands, trees, berms, and buffers
- Open space
 - Population estimate of 88 people results in .52 acres of Park Lands dedication. \$26,846 (\$866 per house permit) park fee in-lieu of the required dedication space is an acceptable alternative to the City and the Developer
- Sideyard setbacks – 10' sideyard easement, when applicable, takes precedent over allowed 5' SR-3 sideyard setback.
- Proposed building elevations
- Savannah Hills and Misty Valley subdivisions (similar density) SR-3 examples

Keeler asked about the calculation of 23 lots vs. 31 lots with regards to detention and aesthetics. Bjerkaas pointed out the lots on the northern and southern parts of the

development are wider and deeper and as a result are more similar to SR-1 lots. The central lots are narrower.

Sewell asked about the average cost of the homes. Bjerkaas deferred to the developer.

Baskett asked if the emergency sirens are affected and Bjerkaas confirmed they are not changing.

Public comments were opened at 6:32 p.m.

Kevin Wrigley, applicant, member of North Parc Grove, LLC, and representing LW Contractors, contractor of the subdivision, was sworn in. Wrigley testified they found no empirical evidence this development will reduce the surrounding property values. The price range will be \$180s - \$190s.

Denny Blumberg, applicant, member of North Parc Grove, LLC, was sworn in. He explained the increase of land purchase prices and building permits in O'Fallon over the last 20 years. He explained that he could build 23 lots without rezoning the property but his desire is to build more affordable first-time home buyer properties that will appreciate in value. The average lot size is 7,500 sq ft and the value of the property will be there. Homes will be of identical quality to construction of his homes in Parcs at Arbor Green, Windsor Creek, and Windermere Ridge and it will have great curb-appeal. Blumberg conducted a study of homes in other neighborhoods and the cost of those homes. He wants to bring value to the area and wants to be a good neighbor. Blumberg concluded it is not economical for him to build less than 31 lots in this development.

Ned Drolet was sworn in. He stated concern with the cul-de-sac length and asked if the school was given opportunity for consideration of school buses and the turn radius. Shekell confirmed the school was properly notified and he will contact the Superintendent directly.

Robin Bauer, 1511 Peach Orchard, was sworn in. She reported flooding issues since the water tower was erected and she has contacted the Engineering Group regarding this problem. Bauer reported that the culvert along the walking path is collapsed in the ditch between her property and the tower. She stated concern with the additional drainage from the new development. Shekell responded that he will ensure the Engineering Group is aware of the culvert and her concerns and assured Bauer that the drainage and detention from the proposed development is being properly engineered by a civil engineer.

Kelly Young, 1515 Peach Orchard, was sworn in. Young reported the water does not stand, it rushes at a high rate and is dangerous and she offered video. The water does not go to the detention pond south of the water tower and it stays on the north side of Kyle. Sewell responded that they did not know the degree to which this proposed development applies to the very problematic and serious existing situation, but the engineering of the development will ensure it does not add to the problem.

Marsha Maller, civil engineer with Thouvenot, Wade and Moerchen, for North Parc Grove, LLC, was sworn in. Maller testified they are designing the subdivision with two detention ponds. The existing detention pond south of the water tower will serve as overflow emergency storage for the water tower and explained this is why the pond is usually dry. The plan is to utilize that pond for several duration rain events. The City will need to look at the existing culverts. Maller continued that in-house, as well as a private engineering firm, will review their calculations. Their plan is to detain any run-off from the development and the homes they are going to build. Shekell asked Maller if the outfall from the pond goes toward Kyle and she confirmed it does.

Steve Ignatz, property owner to the west of the detention pond area, was sworn in. He is concerned about the detention pond and drainage, the row of trees along the ravine, 28 SR-1 lots previously and now 31 SR-3 lots. Ignatz also questioned if a study was performed about heavy turn-over of homeowners and if the property will depreciate as a result of the heavy turn-over with first-time home buyers.

Maller responded that the detention facility will be designed for 2-, 5-, 10-, 25-, and 100-year storm events. Preliminary calculations show the pond will be approximately 3-4' deep. The overflow structure will be adjacent to flow into the same channel. There will need to be grading and structural fill in the area of the swale or the lots will be walk-out lots. Detention pond will be in Outlot C and will tie into the evergreen treeline with a 3:1 or 4:1 slope.

Ignatz asked how much space will be between his property and the detention pond. Maller replied there would be approximately 30' before the top of the detention pond.

Ron Barthelme, resident north of the proposed development, was sworn in. He questioned the consistency of SR-3 with all the SR-1 in the area stating there is no other SR-3 for 1 ½ mile. Barthelme indicated that if nearby property in the Lincoln Farm subdivisions value is less, then there is already affordable housing available, and he is unaware of any outcries for this size housing.

Wrigley responded that the lots proposed are minimum 6,000 sq ft and the average is 7,500 sq. ft. The proposed lots are not much different than the SR-1B lots. Wrigley read from the current Wall Street Journal that lot size is not a major factor of the value of a subdivision; whereas, curb-appeal, quality of design, age, quality of schools, and views are.

Barthelme stated the homes are too close compared to what is in the area and asked why we need an SR-3 development.

Wrigley replied that within 1.75 miles is Savannah Hills subdivision which has been the most successful subdivision lately with over 200 homes sold and they have the highest selling prices within the last year. And, considering that development is less than a mile away from the most prestigious subdivision in O'Fallon School District, Far Oaks, there has not been any type of drop in property value.

Mark Riley, 1527 Peach Orchard, was sworn in. He agreed with Barthelme and Ignatz and asked why the developer doesn't just go ahead with SR-1 if they are comparing it to SR-1. He then remarked it was just to build more lots and make more money.

Dustin Brueggemann, 1506 Peach Orchard, was sworn in. He asked if SR-1 was profitable for the price of the land and what the current price of the homes on East Second Street were.

Blumberg responded that with the shape of the land, it is not economically feasible for SR-1. He continued that the homes on Second Street sold for \$155,900 each. Blumberg explained that the property has been there for 15 years and was available for anyone else to purchase if they wanted the quality of life offered with the property remaining vacant, they could have purchased it.

Barthelme stated he would not have purchased it for \$10,000.

Sewell and Baskett reminded everyone that philosophical differences were evident but the Commission's purpose is to ensure the adopted codes and plans of the City were being followed and encouraged the residents to direct the emotional aspects of the development outside the purview of the Commission to their aldermen. There would be several other opportunities to vocalize concerns.

One of the aldermen present stated it is in Ward 7 and Sewell encouraged the citizens to contact their alderman.

Baskett asked Shekell if there were legal concerns about this being spot zoning and Shekell replied the issue was consistency and that it really comes down to quality. This will not have the characteristics of multi-family and reminded everyone of the success of Savannah Hills which is also SR-3 and many of those homes are well over \$200,000 homes. This development will be very similar in density and character.

Baskett asked for Shekell to state the City's requirements for construction of these homes. Shekell reported the beginning size of the homes is 1,650 sq ft and they are subject to the same building codes as the homes in Crown Pointe and Steeplechase so there will be no difference so far as the quality of construction. The difference is 31 homes instead of 23 homes. The competing proposal received as a result of the Request for Proposals was for 29 homes and Shekell presumed there was a similar concern regarding the financial feasibility. Blumberg is in the business of making money by selling homes; however, he is not just building homes - he is building neighborhoods. Shekell stood firm that the City will do what they can to ensure the homes are built well and functions well and that the impact to the neighbors is minimized.

Blumberg reported they are following the 2009 Energy Code and the homes are Ameren Energy Star Certified homes. He had Greener Visions, an environmental impact corporation, perform energy cost surveys on homes and it was found that the average 1,900 sq ft homes built prior to 2009 had average monthly utility bills of \$202. Homes they are proposing are down to \$158 average monthly utility bill. Blumberg reiterated they are not cheapening the homes to build them.

Barthelme asked what the quality of the home has to do with the rezoning. Sewell reiterated that their purpose was to ensure the Codes are adhered to. Baskett reminded them that the purpose was to rezone.

Barthelme asked what the quality of the homes and the efficiency of the homes has to do with SR-1 vs. SR-3? Sewell stated that the developer just wants to ensure the homes will be of quality construction. Baskett added this is consistent with the quality of homes in the area.

Shekell reiterated the similarities of the Single-Family zone districts with respects to the setbacks. The character and quality of the proposed development will be similar to the surrounding neighborhoods, except that the lots, and therefore the homes, will be narrower.

Public comments were closed at 7:22 p.m.

Staff Recommendation:

Bjerkaas read over the Staff Recommendation as follows:

Staff recommends approval of the Preliminary Plat and the Rezoning from SR-1 to SR-3 with the following conditions:

1. The park dedication requirement is 0.53 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$26,846.
2. Landscape islands to be located in outlots and to be maintained by the subdivision's Homeowners Association.

Bjerkaas presented an additional condition for Commissioners' consideration:

3. A variance to exceed the 800' maximum length requirement for dead-end streets as shown in the attached preliminary plat.

Motion was made by Cavins and seconded by Rohr to amend the original Staff Recommendation to include the addition of Condition #3.

Baskett asked if the Police and Fire Departments had opportunity to review the variance request for the road length. Shekell affirmed they have reviewed the request.

ROLL CALL: Arell-Martinez, aye; Baskett, aye; Cavins, aye; Keeler, aye; Rogers, aye; Rohr, aye; Sewell, aye. All Ayes. Motion carried.

Motion was made by Keeler and seconded by Rohr to approve the Staff's Recommendation as amended.

ROLL CALL: Arell-Martinez, aye; Baskett, aye; Cavins, aye; Keeler, aye; Rogers, aye; Rohr, aye; Sewell, aye. All Ayes. Motion carried.

The project moves to Community Development on June 10, 2013, at 6 p.m. The public hearing was closed at 7:27 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Shekell welcomed the new Commissioners stating Arell-Martinez is also the O'Fallon-Shiloh Chamber of Commerce Director and Rogers formerly was a City Councilman. Shekell also introduced Administrative Assistant II Jessica Warden, who was observing the transcription of the meeting, and Anne Stevenson, who was assisting with the function of the meeting.

Annual Election of Officers: Vice-Chairman and Secretary. Motion was made by Rohr and seconded by Keeler to maintain Baskett as Vice-Chairman and Cavins as Secretary. All Ayes. Motion Carried.

Shekell updated the Commission on various commercial developments throughout the community.

Shekell concluded with the announcement that Bjerkaas was leaving the City and this was his last Planning Commission meeting. Stevenson, will be assisting until the Senior Planner position can be permanently filled.

ADJOURNMENT:

Motion was made by Baskett and seconded by Keeler to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission on _____.



M E M O R A N D U M

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Planning Director
DATE: June 10, 2013
SUBJECT: Special Event Permit –Relay for Life and Paint the Town Purple (Motion)

Project Summary

Applicant: Amy Lewis - American Cancer Society
Event: Overnight relay to raise money for the American Cancer Society (and accompanying signage)
Date/Time: 7pm on Friday, June 14th to 7am on Saturday, June 15th
Location: O'Fallon Township High School track/football field

Event Details:

- Event will include a relay, camping out, musical entertainment, food and games.
- Parking will be in the school parking lot.

Signage:

- Requesting permission to place ribbons on utility poles and yard signs throughout downtown O'Fallon (including Lincoln, Highway 50, State Street, and Smiley)
- Signage will be displayed from Thursday, May 30th to Tuesday, June 18th

Notes:

- Event is consistent with previous year's requests.

Staff Recommendation

The Fire and Public Works Departments did not have any issues with the request. Pending favorable comments from the Police Department, staff recommends approval of the Special Event Permit.

I:\P & Z\SEPA\RelayforLife\2013\Relay for Life CD memo 6-10-13.doc

FDOK
PD
PW ok

PLANNING & ZONING DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

☒ Attach proof of not-for-profit status

OR

☐ Provide \$50.00 application fee

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Relay for Life O'Fallon - Paint the Town Purple
 Location of Event: Downtown O'Fallon, Streets Hwy 50 & Smiley OTHS 165
 Name of Event Organization: American Cancer Society
 Mailing Address: #5 Schuber Court, Maryville, IL 62002
 Business Address: " " Phone: 618-288-2320
 Name of person in charge of event (applicant) and mailing address: Amy Lewis
#5 Schuber Court, Maryville, IL 62002 Phone: _____
 Secondary Contact Person: Jordan Ferrara
 Beginning Date / Times: 5-30-13 Ending Date / Times: 5-31-13
Signs displayed 5/30/13 - 6/18/13 Event 6/14/13 - 6/15/13 165

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

1. **Narrative** (including hours of operation; activities provided; signage including dimensions, quantity location; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc).

2. Sketch plan of site.

[] ATTACHED

☒ NOT APPLICABLE

3. Permission letter from property owner, if applicant is not the property owner.

[] ATTACHED

☒ NOT APPLICABLE

4. Proof of not-for-profit status.

☒ ATTACHED

[] NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

[] ATTACHED

☒ NOT APPLICABLE

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000.

[] PAID

☒ NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): N/A
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: N/A

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these services). **Please include specific considerations requested in narrative or as an attachment.**

☒ NONE REQUESTED

☐ Street Department, IDOT (for street closings, signalization, and detour routes)

☐ Parks Department

☐ Police Department

☐ Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618) 233-7769.

☐ PERMIT REQUIRED (please attach copy)

☒ NOT APPLICABLE

11. American Disability Compliance

☐ ATTACHED

☒ NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Amy Lewis
Signature of person in charge of event

5-22-13
Date of Submission

FOR OFFICE USE ONLY

PLANNING & ZONING DIRECTOR ADMINISTRATIVE APPROVAL: () YES () NO

APPROVED PLANNING DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Planning Director shall go before the City Council for their approval.

APPROVED: CITY COUNCIL _____(DATE)

Paint The Town Purple

In order to increase the awareness of our Relay For Life of O'Fallon event on June 14-15, 2013, we would again like the opportunity to "Paint the Town Purple". Our efforts are used to increase awareness for Relay For Life and our community's fight against cancer. As we did in years past, we would like to decorate the downtown streets with purple bows and display some 24"x20" yard signs with information about the event.

We will begin displaying our materials on 5.30.13 and will have the items removed by 6.18.13.

Our primary areas of focus would be along Lincoln, HWY 50, State Street and Smiley.

In past years, the purple ribbons have caused residents to stop and ask what they are for as we decorate. This has become a great way to get the town talking about such an important event in our community.

If you have further questions please contact me at 618-288-2320 or our event chair, Jordan Herrera at 312-756-7455.

Thanks for your support of the American Cancer Society Relay For Life and joining us in the fight against cancer!

Regards,

Amy Lewis
Senior Income Development Rep
618-288-2320
Amy.lewis@cancer.org



Illinois Department of Revenue

Office of Local Government Services
Sales Tax Exemption Section, 3-520
101 W. Jefferson Street
Springfield, Illinois 62702
217 782-8881

November 5, 2010

AMERICAN CANCER SOCIETY IL DIVISION INC
VICE PRESIDENT FINANCE
225 N MICHIGAN AVE STE 1200
CHICAGO IL 60601

We have received your recent letter; and based on the information you furnished, we believe

AMERICAN CANCER SOCIETY IL DIVISION INC
of
CHICAGO, IL

is organized and operated exclusively for charitable purposes.

Consequently, sales of any kind to this organization are exempt from the Retailers' Occupation Tax, the Service Occupation Tax (both state and local), the Use Tax, and the Service Use Tax in Illinois.

We have issued your organization the following tax exemption identification number: E9986-2591-06. To claim the exemption, you must provide this number to your suppliers when purchasing tangible personal property for organizational use. This exemption may not be used by individual members of the organization to make purchases for their individual use.

This exemption will expire on December 1, 2015, unless you apply to the Illinois Department of Revenue for renewal at least three months prior to the expiration date.

Office of Local Government Services
Illinois Department of Revenue

STS-49 (R-2/98)
IL-492-3456
11-0000095



MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Planning Director
DATE: June 10, 2013
SUBJECT: Special Event Permit – “Pork with Passion” (MOTION)

Project Summary

Applicant: Downtown O'Fallon
Event: Pork with Passion- BBQ festival
Date/Time: 11am to 6pm on Saturday, October 5th
Location: Downtown O'Fallon- 100 Blocks of East & West First Street & Park 'n' Ride Lot

Event Details:

- Event will include a pork steak cooking contest, food and craft vendors, live music, entertainment, inflatable jumpers, face painting, and a car cruise-in
- Parking will be in existing public parking areas
- Requesting that First Street be closed to all traffic from Cherry Street to east of Vine Street
- Restroom facilities will be provided at the Chamber of Commerce and various local businesses

Signage Request:

- Approximately 24 yard sale-type signs through the City one week prior to event
- Two banners (one across the street from 620 South Lincoln; one at Highway 50 & State) six weeks prior to the event

City Assistance Request:

- Street Department- road blocks as shown on the provided map
- Parks Department- 3 canopies and 10 aluminum picnic tables

Notes:

- Event is consistent with previous year's requests.
- Rental fees for picnic tables were not assessed last year

Staff Recommendation

The Fire, Parks, and Public Works Departments had no issues with the request. Pending favorable comments from the Police Department, staff recommends approval of the Special Event Permit with the following conditions:

1. A maximum of 24 yard sale-type signs may be placed on private property throughout the City for a period of 1 week prior to the event and two banners on Lincoln may be displayed for a period of 6 weeks prior to the event.
2. Canopies and picnic tables available for pick up on Friday, October 4th after 7AM and before 3PM. Aluminum tables may be replaced by wood tables. Rental fees may apply.
3. Portable toilets will not be required if downtown businesses provide sufficient facilities for event participants.

Planning and Zoning Department

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



PLANNING & ZONING DEPARTMENT

255 S. Lincoln Avenue, 2nd Floor

O'Fallon, IL 62269

Ph: (618) 624-4500 x4

Fax: (618) 624-4534

☒ Attach proof of not-for-profit status

OR

☐ Provide \$50.00 application fee

 FD OK
 PD OK
 PW OK
 PK OK

-w/comments

APPLICATION FOR A SPECIAL EVENT PERMITEvent Name: Pork with PassionLocation of Event: 100 Blocks of East & West First St & Park'n' Ride LotName of Event Organization: Downtown O'FallonMailing Address: 101 W. State St, O'Fallon, 62269Business Address: 101 W. State, O'Fallon 62269 Phone: 624-4503Name of person in charge of event (applicant) and mailing address: Mary Schmidt204 Monroe Circle O'Fallon Phone: 698-9938Secondary Contact Person: Sue WitterBeginning Date / Times: Oct 5, 2013 11am Ending Date / Times: Oct 5, 2013 6 PM**THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.**

1. **Narrative** (including hours of operation; activities provided; signage including dimensions, quantity location; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc).

2. Sketch plan of site.

☒ ATTACHED

☐ NOT APPLICABLE

3. Permission letter from property owner, if applicant is not the property owner.

☐ ATTACHED

☒ NOT APPLICABLE

4. Proof of not-for-profit status.

☒ ATTACHED

☐ NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

☒ ATTACHED

☐ NOT APPLICABLE

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000.

☐ PAID

☒ NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): N/A
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____

T.B.D

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these services). **Please include specific considerations requested in narrative or as an attachment.**

☐ NONE REQUESTED

☒ Street Department, IDOT (for street closings, signalization, and detour routes)

☒ Parks Department

☐ Police Department

☐ Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618) 233-7769.

☐ PERMIT REQUIRED (please attach copy)

☒ NOT APPLICABLE

11. American Disability Compliance

☐ ATTACHED

☒ NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.


Signature of person in charge of event

22 May 2013
Date of Submission

FOR OFFICE USE ONLY

PLANNING & ZONING DIRECTOR ADMINISTRATIVE APPROVAL: () YES () NO

APPROVED PLANNING DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Planning Director shall go before the City Council for their approval.

APPROVED: CITY COUNCIL _____ (DATE)

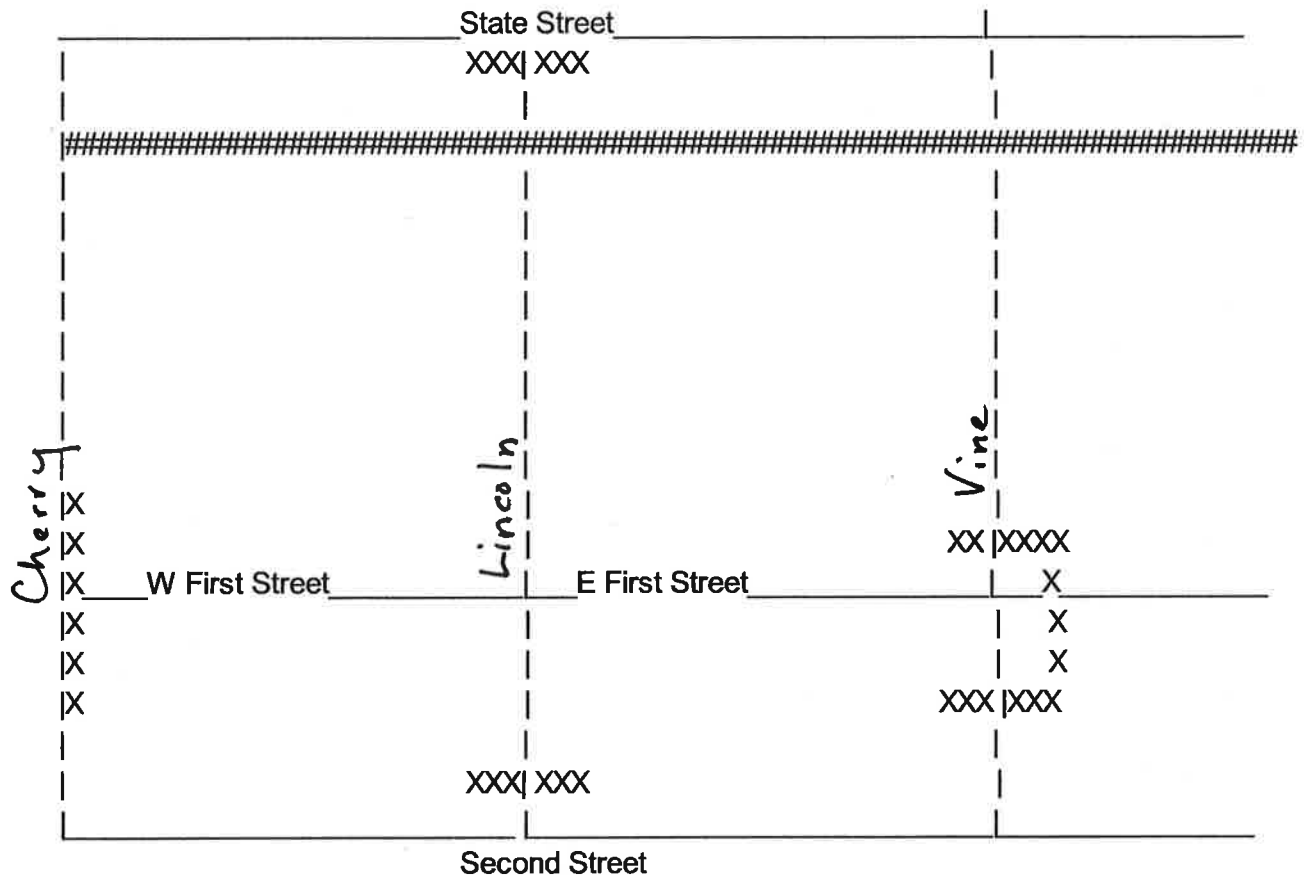
Narrative: Pork with Passion is an event sponsored by Downtown O'Fallon.

- Hours of Operation: 11 AM – 6 PM
- Activities:
 1. Pork Steak cooking contest
 2. Food and craft vendors
 3. Live music
 4. Karaoke contest
 5. Inflatable Jumpers
 6. Face painting
 7. Car cruise-in
- Signage
 - 24 yard signs (24"x 18") one week prior to event.
 - Two banners six weeks prior to event: one at Hwy50 and State; one across Lincoln at 620 South Lincoln.
- Traffic /Parking
 - Close First Street from vine Street (included) to Cherry Street (excluded).
 - North/South traffic will flow on Cherry and Oak Streets.
 - Parking: City Hall lots, First and Vine Park and Ride, State and Vine corner lot.
- Contingency plan for rain: Event will be held rain or shine.
- Toilet facilities: Chamber of Commerce public facilities and various merchants.
- Security: No additional security is needed.
- Parks and Rec: We would like to borrow three large canopies. *& 10 aluminum picnic tables*

Spoke with Mary 6/6/2013

- *Attendance varies, but approximately 500-1,000*
- *Not required to coordinate food concessions with St Clair County Health Department, each individual vendor takes care of that*

Pork With Passion - October 5th, 2013
Road Closures



XXX = Road Closure

File Number

5922-442-5



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

DOWNTOWN O'FALLON, A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON JANUARY 17, 1997, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 2ND
day of AUGUST A.D. 2011

Jesse White

SECRETARY OF STATE



CERTIFICATE OF LIABILITY INSURANCE

DOWN-T1

OP ID: CW

DATE (MM/DD/YYYY)

05/21/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
WARMA WITTER KREISLER GREGOV
109 WEST FIRST STREET
O'FALLON, IL 62269
STEVEN J. GREGOV

Phone: 618-632-7555

Fax: 618-632-5095

CONTACT

NAME:

PHONE

(A/C, No, Ext):

FAX

(A/C, No):

E-MAIL

ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : CINCINNATI INSURANCE CO.

10677

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED DOWNTOWN O'FALLON
101 WEST STATE STREET
O'FALLON, IL 62269

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		CAP5211682	05/17/2011	05/17/2014	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER						PRODUCTS - COMPROP AGG \$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	EXCESS LIAB						\$
	<input type="checkbox"/> CLAIMS-MADE						
	DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

"PORK WITH PASSION" COOK-OFF EVENT TO BE HELD OCTOBER 5, 2013.

CERTIFICATE HOLDER IS LISTED AS AN ADDITIONAL INSURED.

CERTIFICATE HOLDER

CITYOFA

CITY OF O'FALLON
255 SOUTH LINCOLN AVE
O'FALLON, IL 62269

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Planning Director
DATE: June 10, 2013
SUBJECT: Special Event Permit – “Regency Dinner Bridal Show” (MOTION)

Project Summary

Applicant: Angela Morgan- Regency Conference Center
Event: Regency Dinner Bridal Show
Date/Time: 6pm to 9pm on Wednesday, June 26th
Location: Regency Conference Center

Event Details:

- Event will include dinner and entertainment and vendors featuring wedding supplies and services

Signage Request:

- One off-premise sign to be located at PNC Bank (permission obtained- see attached letter)
- Sign will be displayed from approval date until June 27th

City Assistance Request:

- None

Notes:

- This event needs a special event permit due to the off-premise sign

Staff Recommendation

Pending favorable comments from the Fire, Parks, Police and Public Works Departments, staff recommends approval of the Special Event Permit.



PLANNING & ZONING DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

☐ Attach proof of not-for-profit status

OR

☐ Provide \$50.00 application fee

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: The Regency Dinner Bridal Show

Location of Event: The Regency Conference Center

Name of Event Organization: The Regency Conference Center

Mailing Address: 400 Regency Park O'Fallon IL

Business Address: ditto Phone: 618-624-9999

Name of person in charge of event (applicant) and mailing address: Angela Morgan
400 Regency Park O'Fallon IL Phone: 624-9999 ext. 7500

Secondary Contact Person: Maryanne Rogers

Beginning Date / Times: June 26, 2013 Ending Date / Times: June 26, 2013 9pm
6pm

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

1. **Narrative** (including hours of operation; activities provided; signage including dimensions, quantity location; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc).

2. Sketch plan of site.

☒ ATTACHED

☐ NOT APPLICABLE

3. Permission letter from property owner, if applicant is not the property owner.

☒ ATTACHED

☐ NOT APPLICABLE

4. Proof of not-for-profit status.

☐ ATTACHED

☒ NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

☐ ATTACHED

☒ NOT APPLICABLE

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000.

☐ PAID

☒ NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): _____
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these services). **Please include specific considerations requested in narrative or as an attachment.**

☒ NONE REQUESTED

☐ Street Department, IDOT (for street closings, signalization, and detour routes)

☐ Parks Department

☐ Police Department

☐ Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618) 233-7769.

☐ PERMIT REQUIRED (please attach copy)

☒ NOT APPLICABLE

11. American Disability Compliance

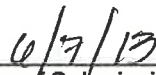
☐ ATTACHED

☒ NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.


Signature of person in charge of event


Date of Submission

FOR OFFICE USE ONLY

PLANNING & ZONING DIRECTOR ADMINISTRATIVE APPROVAL: () YES () NO

APPROVED PLANNING DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Planning Director shall go before the City Council for their approval.

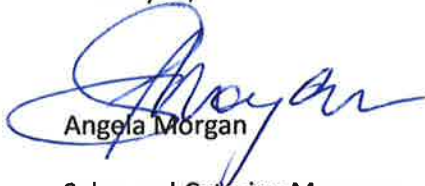
APPROVED: CITY COUNCIL _____ (DATE)

The Regency Conference Center is having a Dinner Bridal Show on June 26, 2013 from 6pm – 9pm. We are having about 16 vendors come and expecting between 50-100 people (brides).

Banner will be placed on PNC Bank O'Fallon IL. We would like to have the banner up as soon as possible and will be taken down the day after the event, June 27, 2013.

We would greatly appreciate your approval on this permit.

Thank you,

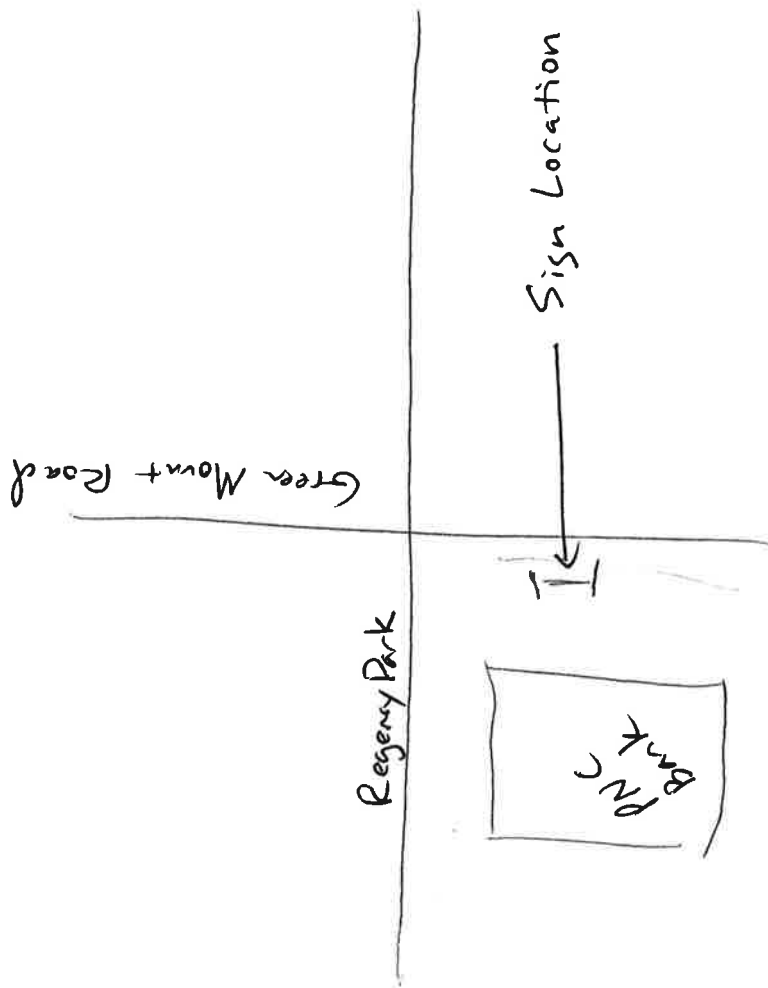
A handwritten signature in blue ink, appearing to read 'Angela Morgan', is written over the printed name.

Angela Morgan

Sales and Catering Manager

The Regency Conference Center

N ↑



June 7, 2013

This letter is to authorize The Regency Conference Center to put up their banner for the Dinner Bridal Show on June 26, 2013 on PNC Bank, O'Fallon IL Property from when the permit is approved until June 27, 2013.

A handwritten signature in black ink, appearing to read 'Kyle Goss', with a stylized flourish at the end.

PNC Bank

Address: 1385 N Green Mt Rd, O'Fallon, IL 62269

Phone:(618) 632-5190

Kyle Goss
Asst. Branch Manager

let your story unfold...

cocktails dinner dancing
wedding planning and shopping

The Regency

Dinner Bridal Show

Wednesday, June 26, 2013

6pm - 9pm

Ticket Prices \$20. Buy 2 for \$30

RSVP by June 19, 2013

contact Angie Morgan

tel: 618.624.9999 ext. 7500

email: amorgan@alliancehospitality.com

The Regency Conference Center

400 Regency Park O'Fallon, IL.

www.regencyconferencecenter.com





MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Director of Planning and Zoning
DATE: June 10, 2013
SUBJECT: Walker Storage Additions- Minor Subdivision (Resolution)

Project Summary

Applicants: Steve Macaluso and Mark Halloran of Storage Center of O'Fallon, LLC

Location: Walker Storage, 1392 Frontage Road (parcel number 03-25.0-101-042)

Ward: 5

Proposal:

- Divide existing 6 acre lot into two separate lots
- Lot 2 (4.25 acres) will consist of the existing Walker Storage units and the associated detention area.
- Lot 1 (1.75) is vacant land that may developed into a commercial building.
- A storm water easement agreement and an access easement agreement have been submitted to provide for maintenance of the shared property.
- Both parcels will retain the existing B-2(P) zoning designation

Staff Recommendation

Staff recommends approval of the Minor Subdivision at Walker Storage Additions

Planning and Zoning Department

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

I:\P & Z\ZONEFILE\Petitioner Files\2013\Walker Storage Addit (S13-02)\CD Memo on Minor Subdivision 2013-6-10.doc

CITY OF O'FALLON

MAY 20 2013

DATE PAID

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF
MINOR SUBDIVISION FINAL PLATRECEIVED MAY 20 2013
S13-02To be submitted with filing fee (\$100.00 plus \$5.00 per lot) payable to "City of O'Fallon
and a separate check for Engineering Plan Review Fee payable to "The Fulton Group"

\$110.00

Date 5-16-2013Name of Subdivision: Walker Storage AdditionsName, Address, and Phone Number of Developer: Storage Center of O'Fallon, LLC774 Sunset Blvd., Suite 100, O'Fallon, IL 62269 phone: (618) 632-2500Name, Address, and Phone Number of Engineer: Netemeyer Engineering Assoc., Inc.3300 Highline Road, Aviston, IL 62216 phone: (618) 228-7816

Property interest of applicant: (X) Owner () Contract Purchaser () Other _____

Area of Tract: 6.0 acres Number of Proposed Lots: 2 Zoning: B-2P

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

FILING FEE AND ENGINEERING PLAN REVIEW FEE

YesFIVE (5) COPIES AND
ONE 11" x 17" COPY OF THE PLATYes

.PDF COPY OF PLAT

Yes

SUBMITTAL IN CAD/GIS FORMAT

Yes

CERTIFICATES ON PLAT

Yes

VARIANCES (IF ANY)

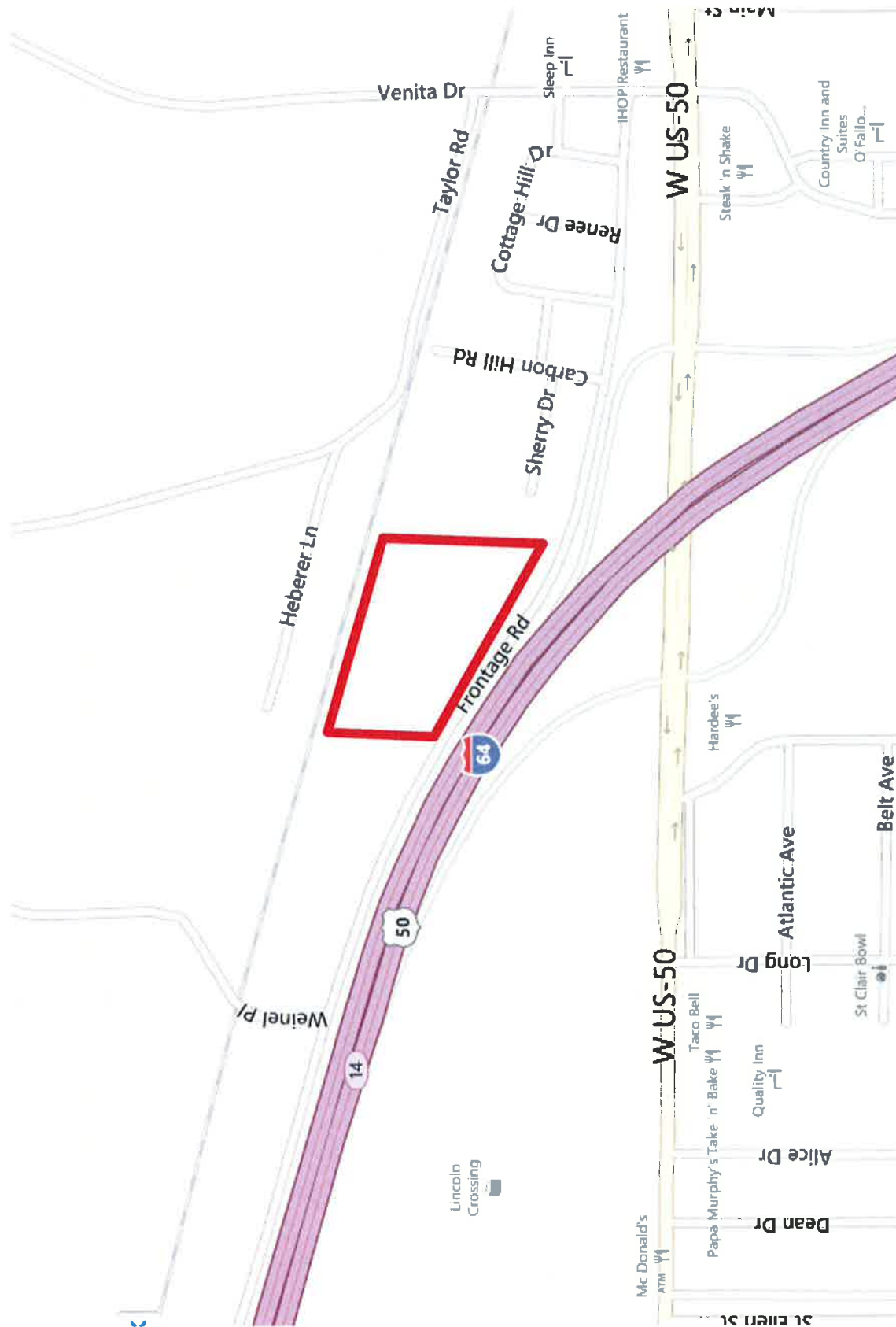
No

PROOF OF DEVELOPER'S OWNERSHIP INTEREST

Yes

ORIGINAL MYLAR PLAT WITH ALL SIGNATURES IS PROVIDED AFTER COUNCIL APPROVAL.

***SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED
BY THE CITY.**I HEREBY affirm that I am authorized by the Developer to complete this **Application for Minor Subdivision
Plat** and that this request is in compliance with the Subdivision Regulations stated in the Subdivision and
Development Control Ordinance of the City of O'Fallon, as indicated.Mark C. Halloran
Applicant's Signature_____
Zoning Department Review_____
Engineering Department Review



Property Location- 1392 Frontage Road



Property Location- 1392 Frontage Road


 (ASSUMED)
 SCALE: 1" = 60'
 ○ = IRON MARKER FOUND
 ● = 5/8" Ø IRON PIN TO BE SET



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	38.04	3999.49	19.02	38.04	N57°5'23"W	0°32'42"
C2	180.48	3899.49	90.25	180.46	N55°41'28"W	2°35'00"

I do hereby certify that the following agencies were properly notified If required and to the best of my knowledge approve this project:

Patrick R. Nelameyer I.P.L.S. No. 2704
Expiration Date: November 30, 2014

I, _____, Notary Public in and for said county in the state aforesaid, do hereby certify that _____, Member of Storage Center of O'Fallon, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me in person this day and acknowledged that he has signed and delivered the said plat as his own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this _____ day of _____, 2013

Notary Public

[illegible]

Storage Center of O'Fallon, LLC, an Illinois Limited Liability Company, the owner of the land hereon described has caused the same to be surveyed and subdivided in the manner shown by its within plat, and said subdivision is to be known as "WALKER STORAGE ADDITIONS". All easements for drainage and utility purposes shown hereon are hereby dedicated to the use of the public and/or public utilities forever, including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois.

Storage Center of O'Fallon, LLC, hereby further certifies that the property platted hereon is within Central School District No. 104, O'Fallon High School District No. 203 and Southwestern Illinois College District No. 522. In witness whereof, Storage Center of O'Fallon, LLC, has caused the foregoing to be designed, being its duly authorized Member, to execute this Certificate this _____ day of _____, 2013.

Member
Storage Center of O'Fallon, LLC
774 Sunset Blvd., Suite 100
O'Fallon, IL 62269

DRAINAGE CERTIFICATE:
State of Illinois)
)ss
County of St. Clair)

We, the undersigned, professional engineer and member of Storage Center of O'Fallon, LLC, the owner, to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Member
Storage Center of O'Fallon, LLC
774 Sunset Blvd., Suite 100
O'Fallon, IL 62269

Patrick R. Netemeyer I.R.P.E. No. 3744
Expiration Date: November 30, 2013

NOTE

This approval and certification of this plat by the City of O'Fallon, the subdivider, and the surveyor / engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement. It is the intent of the City, subdivider and surveyor / engineer that the individual lot owners shall maintain that part of any drainage easement shown herein lying within the boundary of their property. Any storm or seep water drainage pipe 12" diameter or smaller along with inlets and other items appurtenant to these drainage pipes shall be privately owned and maintained by the homeowner's association established for this subdivision.

SUBDIVISION INFORMATION

2 lots

Total area = 6.0 acres
Area in lots = 6.0 acres

CITY CERTIFICATE:
State of Illinois)
County of St. Clair)

Examined and approved by the City Council of the City of O'Fallon, Illinois and accepted by resolution No. _____ dated this _____ day of _____, 2012.

Mayor _____ City Clerk _____

COUNTY CERTIFICATE:
State of Illinois)
)ss

I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that I have examined the above plat and I have searched the records of my office to ascertain whether all redeemable sales for unpaid taxes or special assessments have been paid as required by law upon all of the property embraced within said plat and I hereby certify that I find no redeemable tax sales or unpaid forfeited taxes against any of the real estate included in this plat and hereby approve the same for assessment purposes.

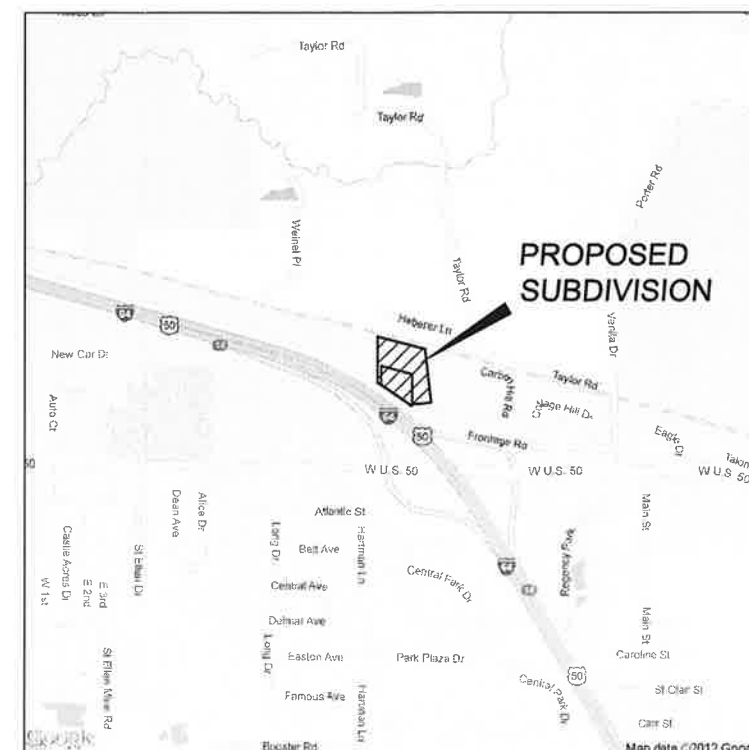
In witness whereof, I have hereunto set my hand and affixed the seal of my office this ____ day of _____, 2013.

County Clerk

911 CERTIFICATE:
State of Illinois)
County of St. Clair)

This plat has been reviewed for 911 Implementation.

911 Coordinator	Date
-----------------	------



LOCATION SKETCH

RECEIVED MAY 20 2013

PERIMETER DESCRIPTION:

Part of Lots 1, 2 & 3 of "A Subdivision of Lots 10 and 13", a subdivision recorded in Book of Plats 31, Page 31 in the St. Clair County, Illinois, Recorder's Office, said subdivision located in the Northwest Quarter of Section 25, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, described as follows:

Commencing at the Northwest corner of said Lot 1; thence, S.74°51'25"E., (bearing assumed) along the North line of said Lot 1, 152.72 feet to the point of beginning; thence, S.00°00'48"W., parallel with the West line of said Lot 1, 453.31 feet to a point on the North Right-of-Way line of F.A.I. Route 64; thence, Southeasterly, along said North Right-of-Way line of F.A.I. Route 64, along a curve having a radius point to the Southwest, a radial distance of 3999.49 feet, a chord bearing, S.55°57'49"E., and a chord distance of 218.49 feet; thence, S.54°12'40"E., continuing along said North Right-of-Way line of F.A.I. Route 64, 182.97 feet; thence, N.51°10'37"E., 34.23 feet to a point on the North line of said Lot 3; thence, S.69°18'16"E., along said North line of Lot 3, 65.10 feet; thence, N.83°51'03"E., 102.28 feet to a point on the East line of said Lot 2; thence, N.08°38'44"W., collinear with said East line of Lot 2, 529.69 feet to the Northeast corner of said Lot 1; thence, N.74°51'25"W., along the North line of Lot 1, a line being the South Right-of-Way line of CSX Railroad, 477.96 feet to the point of beginning, containing 6.00 acres, more or less.

SURVEYOR'S CERTIFICATES:

SURVEYOR'S CERTIFICATIONS:
I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, hereby certify that this is a true and correct plot of survey made under my supervision at the request of the owners. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. I further certify that the tract shown hereon is within the corporate limits of the City of O'Fallon, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Municipal Code. Given under my hand and seal at 3300 Highline Road, Aviston, Ill., this _____ day of _____, 2013.

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2014

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance should be obtained, reviewed, and upon request additional information can be included on this plat.

NETEMEYER ENGINEERING
ASSOCIATES, INC.

3300 Highline Road ph: 618-228-7816
Aviston, IL 62216 fax: 618-228-7900



MEMORANDUM

To: Community Development Committee

From: Jeff Stehman, Building and Zoning Supervisor
Ted Shekell, Planning Director

Date: June 5, 2013

Subject: Acquisition of Abandoned Property – 114 Carbon Hill Road

Background: The above listed property has fallen into disrepair over the last 3 years. The lot was being maintained, but whoever was doing that stopped several years ago. The owners have been deceased for several years and there has never been an estate opened after their death and there are no assets other than the property. The house itself began to deteriorate to the point that there was substantial roof damage and leaks, the exterior property became overgrown with trees, the accessory structure in the rear yard began to collapse, a tree has now fallen on the house and entry can be made to the house.

During that time our office has made every possible effort to force the owner or responsible party to abate the violations. The City Attorney began to pursue this through legal remedies with limited success. Through their attorney, he was finally able to get the heirs to the deceased owners to relinquish ownership rights to the property. We are proposing that the City,

- Take ownership of the property
- Pay the outstanding overdue property taxes of \$4513.64
- Pay the 2012 property taxes when due
- Demolish the property and clean up the lot
- Put property up for sale as soon as abatement is completed to recover costs

If the City does not take this action, we would have to petition the court for a demolition order, demolish the house and then file a lien on the property and then after 6 months has passed, we would have to foreclose on our lien. At that time we would receive ownership. In that scenario, we would still have to pay outstanding property taxes. That course of action would take more time and would incur significantly more in legal expenses.

The City Attorney has prepared a draft Resolution that is attached. Funds have been budgeted for the demolition, but not for the payment of property taxes.

RESOLUTION _____

**A RESOLUTION TO ACQUIRE CERTAIN REAL ESTATE
LOCATED AT 114 CARBON HILL ROAD, IN THE CITY
OF O'FALLON, ILLINOIS**

WHEREAS, there exists, in the City of O'Fallon, a parcel of real estate commonly known as 114 Carbon Hill Road; and

WHEREAS, the improvements thereon have been abandoned for several years; and

WHEREAS, the improvements thereon are in a hazardous and condemnable condition; and

WHEREAS, the owners of the property, Benjamin Bradley, Sr. and Freda Bradley are deceased; and

WHEREAS, there has not been an Estate opened for either Mr. or Mrs. Bradley although there are surviving heirs; and

WHEREAS, the surviving heirs have informed the City they have no interest in retaining the property and are willing to deed the property to the City of O'Fallon for no consideration; and

WHEREAS, there are real estate taxes currently owing against the property for the years 2010 and 2011 in the total amount of \$4,513.64; and

WHEREAS, the amount of real estate taxes for the year 2012 are currently unknown; and

WHEREAS, the City has the statutory authority to petition the Circuit Court to seek a court order to raze the improvements on the property and thereafter place a lien against the property for costs of razing the improvements on the property; and

WHEREAS, if the City chooses to raze the improvements on the property pursuant to court order, it would be required to file a separate legal action to foreclose its lien against the property in which case the real estate taxes would still be owing; and

WHEREAS, if the City elects to accept title to the real estate, it would be responsible to pay all real estate taxes; and

WHEREAS, considering all of the aforementioned, the City determines it to be in the best interest of the City and most economical for the City to accept title to the property from the heirs of Benjamin Bradley, Sr. and Freda Bradley and thereby take immediate ownership of the property without having to implement the aforementioned legal processes.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
O'FALLON, ST. CLAIR COUNTY, ILLINOIS;**

Section 1: The forgoing recitals are incorporated herein as findings of the City Council.

Section 2: The City of O'Fallon is hereby authorized to accept a deed to the property commonly known as 114 Carbon Hill Road, O'Fallon, Illinois from the heirs of Benjamin Bradley Sr. and Freda Bradley without paying any compensation or consideration therefor.

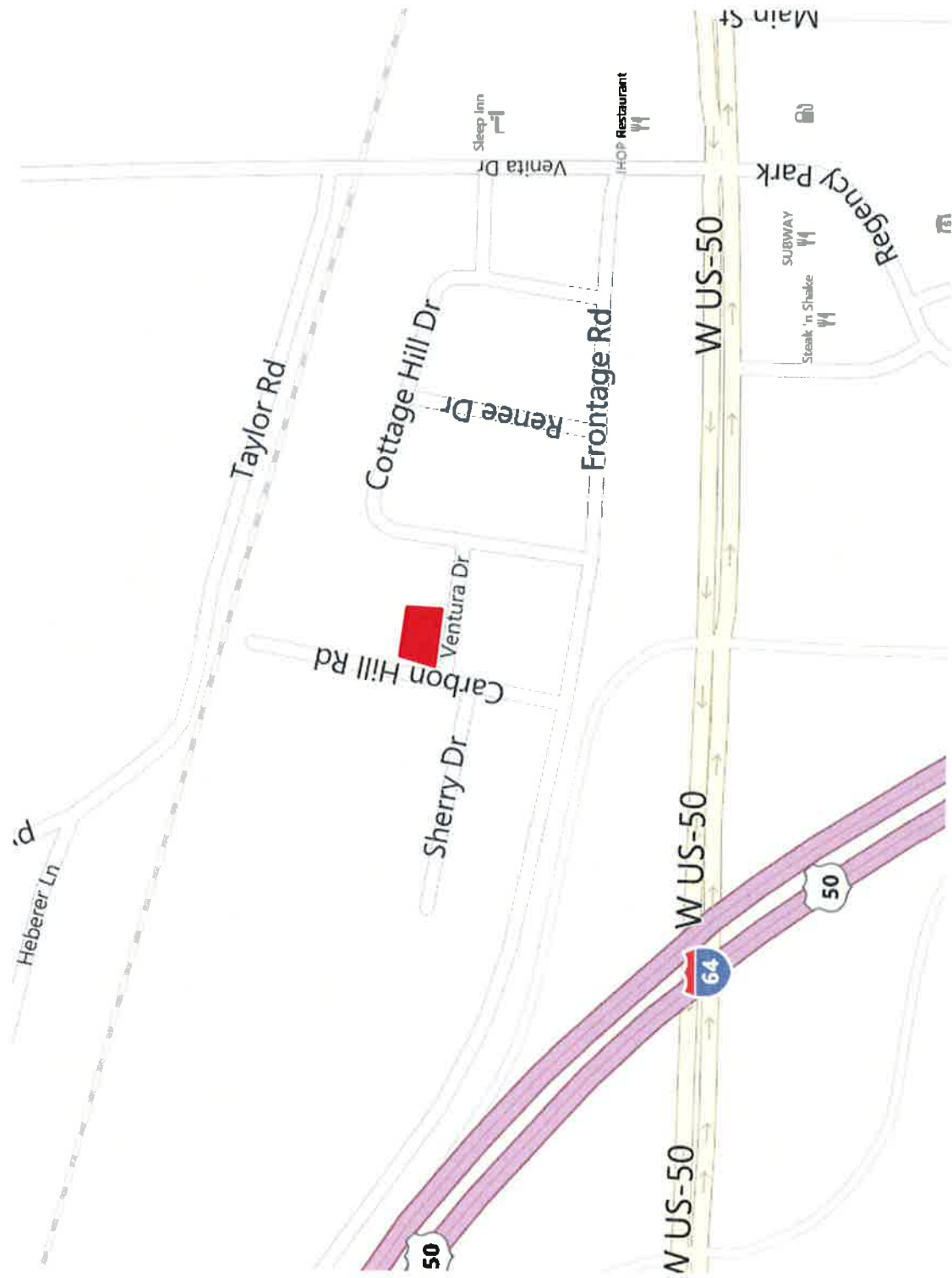
This resolution shall be in full force and effect from and after its passage and approval and its publication in the manner provided by law.

Passed by the City Council this _____ day of _____, 2013.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

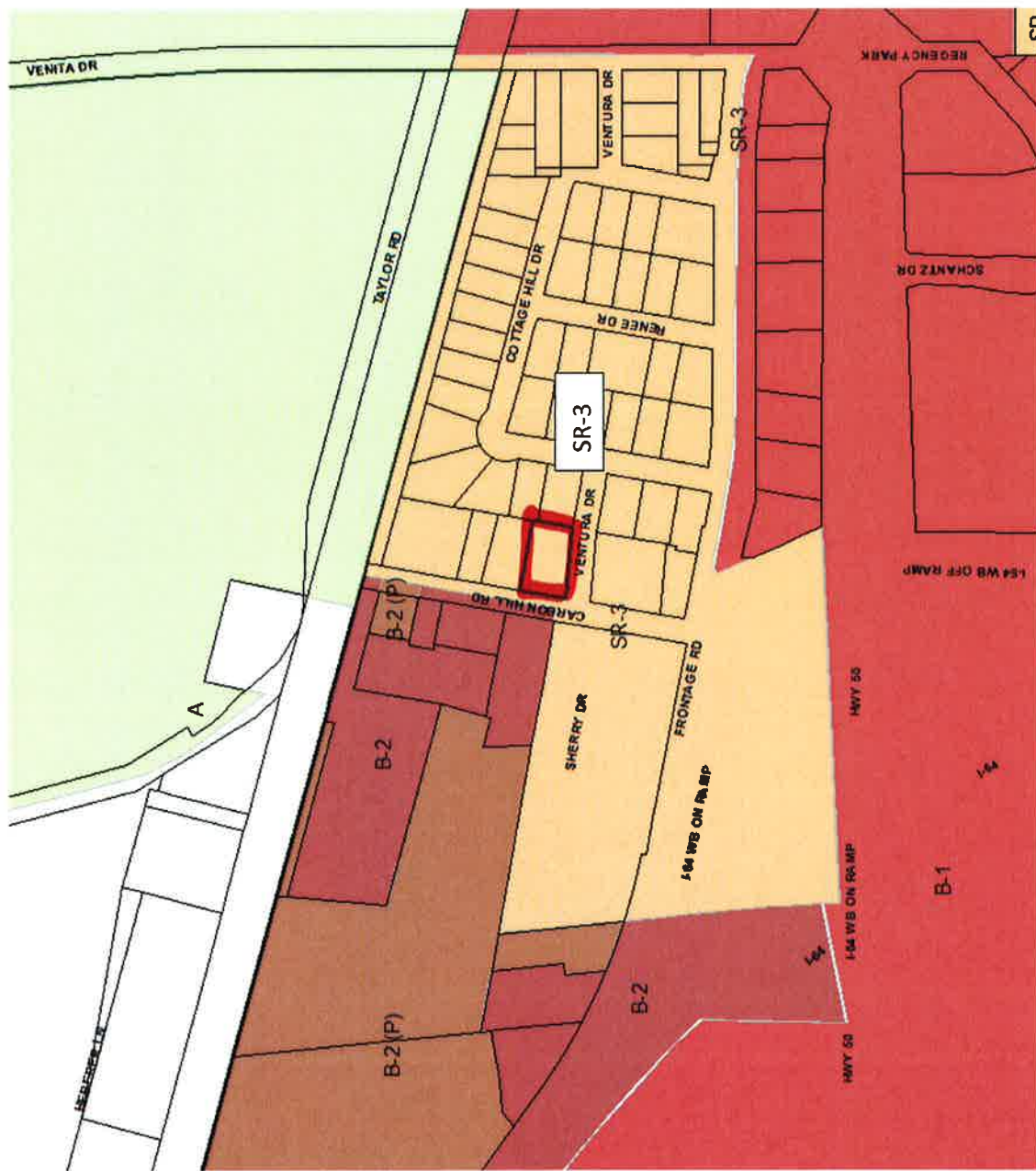
ROLL CALL:	Meile	McCoskey	True	Cardona	Hagarty	Mouser	Drolet, J	SUB TOTALS	
Aye									
Nay									
Absent									
ROLL CALL:	Roach	Bennett	Gerrish	Hursey	Holden	Albrecht	Cozad	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



Property Location- 114 Carbon Hill Road



Property Location- 114 Carbon Hill Road



Zoning- 114 Carbon Hill



MEMORANDUM

To: Community Development Committee

From: Jeff Stehman, Building and Zoning Supervisor
Ted Shekell, Planning Director

Date: June 5, 2013

Subject: Variance from Flood Plain Ordinance
James Vest – 1250 N. Lincoln

Background:

The above listed property is located partially within the 100 year floodplain of Engle Creek. Our inspectors observed that there was an accessory structure being built behind the residence and noted that there was not a Building Permit on file. Contact was made with the property owner, James Vest, and he was advised that he would have to obtain a Building Permit before he proceeded with any further construction. He stated that since it was an Agricultural Zoning District, he thought that a Building Permit was not required. He was also advised that since part of the property was in the floodplain, the Building Permit application would have to be accompanied with an Elevation Certificate issued by a Registered Land Surveyor or Civil Engineer.

The Elevation Certificate prepared by Land Surveyor Ron Bright determined that the Base Flood Elevation at that location was 495.5 and that the structure was actually at 496.2, 1.7 ft. below Flood Protection Elevation. The City of O'Fallon Floodplain Ordinance #3210, Section 7 requires all buildings to be at or above Flood Protection Elevation which by definition is 1 foot above Base Flood Elevation. Section 7, paragraph f establishes criteria for flood protection of garages and sheds, but the value (\$10,000) and size (1760 sq. ft.) precludes this structure from those provisions.

Section 9 of the Floodplain ordinance states that'

"Whenever the standards of this ordinance place undue hardship on a specific development proposal, the applicant may apply to the City Council for a variance."

Even though the City ordinance requires a variance, FEMA regulations do allow for a method to flood proof the structure and be in compliance with all FEMA requirements. This is because we use the State of Illinois Model Floodplain Ordinance, which is more restrictive than FEMA requirements, and by that method it allows local governments to more closely monitor development in their floodplains.

This structure is proposed to be used as a non-habitable feeding area and shelter for horses. The structure will,

- Have no utilities servicing the barn

- Comply with all FEMA regulations for wet flood-proofing (by flow-through venting)
- Be built with materials non-susceptible to flood damage

FEMA Technical Bulletin 7-93 Wet Floodproofing Requirements states that'

Certain Agricultural Structures: FEMA recognizes that wet floodproofing may be appropriate for certain types of agricultural structures located in wide, expansive floodplains. A variance may be issued only if the structure is used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Only in circumstances when it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety, may a variance be issued. Because the wet floodproofing of a new agricultural structure with the lowest floor below the BFE is not in conformance with NFIP requirements, any variance issued must address both the nonconforming flood protection technique and the restriction of use to the above-described agricultural purposes. Types of agricultural structures that may be wet floodproofed following the issuance of a variance are:

General purpose barns for the temporary feeding of livestock, provided they remain open on at least one side.

Concerning the issuance of variances, section 60.6(a)(3) states:

"Variances shall only be issued by a community upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant a variance would result in exceptional hardship to the applicant, and (iii) a determination that granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;"

And section 60.6(a)(4) states that

"Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;"

Staff Recommendation:

The area that this structure is located, while in the 100 year floodplain, does not have a history of flooding or even water coming up to that point. It should not be susceptible to flood damage and would not contribute to any increased flooding to other properties. While the location may have been moved somewhat if a Building Permit application would have been submitted prior to construction, the effect to the floodplain would not change. The staff is satisfied that no additional flood damages will be induced by the structure. The staff feels that the proposed structure, with the planned wet floodproofing, meets all the requirements for a variance cited in section 60.6(a)(3) and 60.6(a)(4) (listed above).

The City of O'Fallon Floodplain Ordinance states that,

No variance shall be granted unless the applicant demonstrates that all of the following conditions are met:

- i. The development activity cannot be located outside the floodplain;**
- ii. An exceptional hardship would result if the variance were not granted;**
- iii. The relief requested is the minimum necessary;**
- iv. There will be no additional threat to public health or safety, or creation of a nuisance;**
- v. There will be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities;**
- vi. The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP; and**
- vii. All other required state and federal permits have been obtained.**

Staff feels that all the above listed conditions have been met, with the exception of item ii, which was created by the applicants own actions of constructing the structure prior to the issuance of a Building Permit.

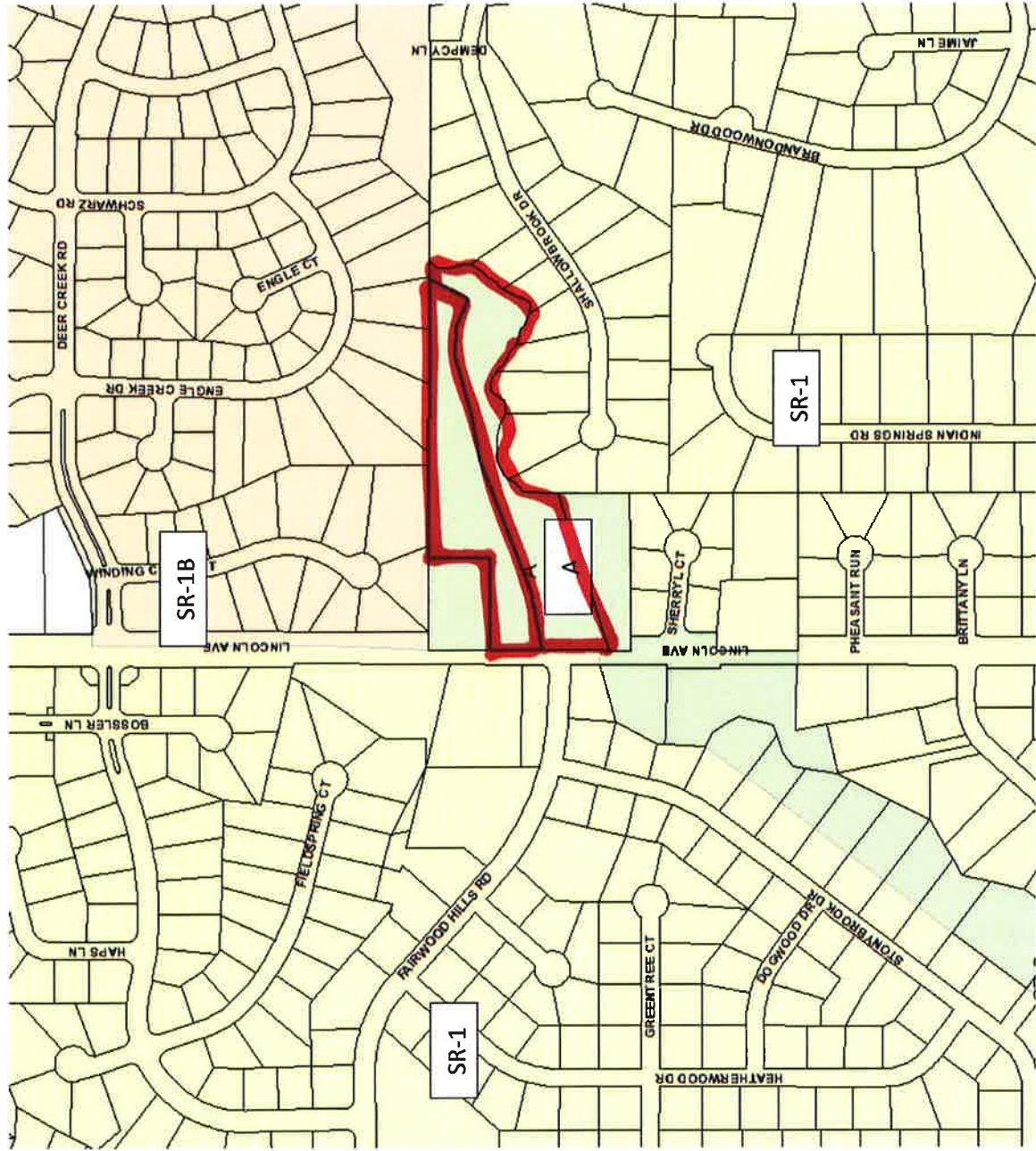
We recommend approval of the Floodplain Variance to the requirements of the City of O'Fallon Flood Plain Ordinance #3210 with the following conditions,

1. The structure shall be non-habitable, never to be modified for a different use than permitted (horse barn)
2. The structure shall be built of materials not susceptible to flood damage below the FPE
3. The structure will have flow through venting that complies with FEMA Technical Bulletin 7-93
4. The lowest floor elevation must be documented and the owner must be advised in writing of the flood insurance implication and the increased risk to property and life
5. Owner must submit a signed release of liability for the City prior to issuing the variance

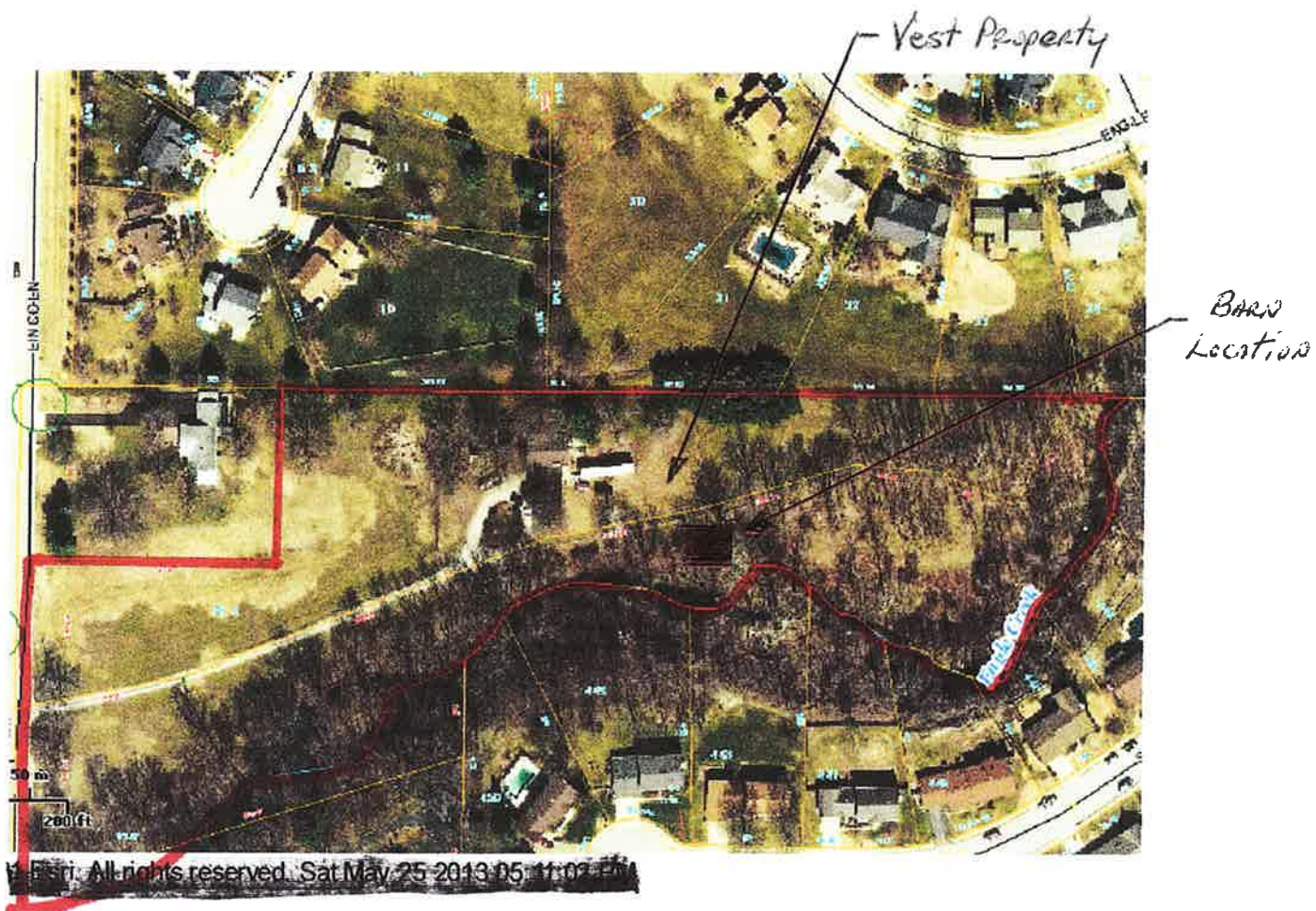




Property Location- 1250 N Lincoln Avenue



Zoning- 1250 N Lincoln



502
NCE
SE
IDGE

N. LINCOLN

Engle
Creek

ZONE
AE

BFE
498.5
BAGW

497

Note: Bagw is in
Flood Zone AE,
But not in the
Floodway.

500

R

SHALLOW CREEK

ZONE
AE

498

Engle Creek
Tributary No.

20

C

LIMIT OF
DETAILED
STUDY

JOINS PANEL 0210

503

S

504



S

Pheasant
Run

Beithany

INDIAN SPRINGS RD

RT RD

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name JAMES VEST	For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1250 N. LINCOLN AVENUE	Policy Number
City O'FALLON State IL ZIP Code 62269	Company NAIC Number

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
TAX ID # 04-20.0-100.008 & 04-20.0-100-010

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **ACCESSORY HORSE SHELTER**

A5. Latitude/Longitude: Lat. **38-36-30.4N** Long. **89-54-31.1W**

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **1A**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **1200** sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **6**
c) Total net area of flood openings in A8.b **1296** sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage **N/A** sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? ☐ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number O'FALLON 170633		B2. County Name ST. CLAIR		B3. State ILLINOIS	
B4. Map/Panel Number 17163C0206D	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date 08-19-2010	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 498.5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
- Benchmark Utilized **DISK in WALL "X-147" Vertical Datum NGVD 1929**
- Conversion/Comments **SUBTRACTED 0.39' FROM ELEVATIONS TO CONVERT BUILDING SHOTS FROM NGVD29 TO NAVD88.**

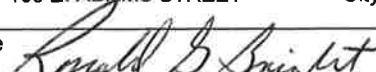
Check the measurement used.

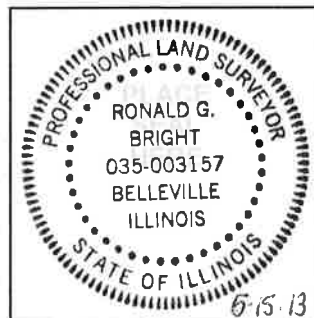
- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **496.2** ☒ feet ☐ meters (Puerto Rico only)
b) Top of the next higher floor **N/A** ☒ feet ☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) **N/A** ☒ feet ☐ meters (Puerto Rico only)
d) Attached garage (top of slab) **N/A** ☒ feet ☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) **N/A** ☒ feet ☐ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) **496.2** ☒ feet ☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) **496.6** ☒ feet ☐ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **N/A** ☒ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. ☒

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

Certifier's Name RONALD G. BRIGHT		License Number 035-003157	
Title PRESIDENT	Company Name RGB SURVEYING, LLC		
Address 105 E. ADAMS STREET	City O'FALLON	State IL	ZIP Code 62269
Signature 	Date 05-15-2013	Telephone (618) 741-3931	

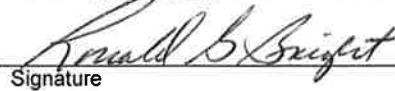


IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1250 N. LINCOLN AVENUE	Policy Number
City O'FALLON State IL ZIP Code 62269	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THE HORSE SHELTER BARN HAS NO UTILITIES SERVICING THE BUILDING. THERE WILL BE 2 NON-CLOSING FLOW THROUGH VENTS ON BOTH SIDES AND THE BACK. THE FRONT WILL HAVE A 10' SLIDING DOOR WHICH WILL REMAIN OPEN DURING ANY HIGH WATER EVENTS TO LET THE WATER FLOW THROUGH FREELY.


Signature

Date 05-15-2013

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____
- G10. Community's design flood elevation _____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1250 N. LINCOLN AVENUE		For Insurance Company Use: Policy Number
City O'FALLON State IL ZIP Code 62269		Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.		



Building Photographs

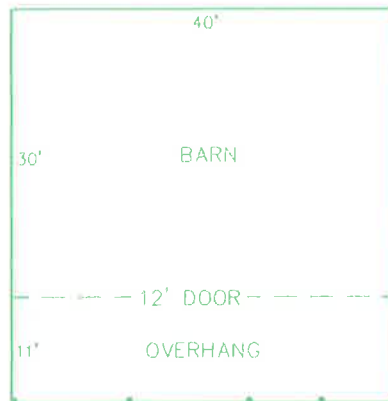
Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1250 N. LINCOLN AVENUE	For Insurance Company Use: Policy Number
City O'FALLON State IL ZIP Code 62269	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



A horizontal number line with vertical tick marks labeled 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. Two red squares are placed on the line: one at the tick mark for 3 and another at the tick mark for 7.

-12"x18" NON-CLOSING FLOW THROUGH VENT
1.0' FEET ABOVE NATURAL GRADE



A diagram of a roof structure with a gabled roof. The roof is divided into several vertical sections by black lines. A red square is placed on the roof surface, with the number 11.5 written next to it.

-12"x18" NON-CLOSING FLOW THROUGH VENT
1.0' FEET ABOVE NATURAL GRADE

12"x18" NON-CLOSING FLOW THROUGH VENT
1.0' FEET ABOVE NATURAL GRADE



RGB

105 E. ADAMS STREET
O'FALLON, ILLINOIS 62269
(618)741-3931

PROJECT NO. 13-VEST-FEMA ELEV		
DRAWN R. BRIGHT	CHECKED J. BRIGHT	
DATE MAY, 15, 2013		



05-15-2013

EXHIBIT A

A horizontal number line with vertical tick marks labeled 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. A red dot is placed on the tick mark for 2, and another red dot is placed on the tick mark for 7.

A diagram of a barn with the following dimensions and labels:

- Top width: 40'
- Left height: 30'
- Center label: BARN
- Bottom width: 12' DOOR
- Bottom height: 11'
- Bottom label: OVERHANG

OVERHANG

12" DOOR

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EXHIBIT A