



**AGENDA
COMMUNITY DEVELOPMENT COMMITTEE**

Monday, August 12, 2013

5:30 PM

(Note time change)

Mayor's Conference Room

I) Roll Call

II) Approval of Minutes – July 22, 2013

III) Items Requiring Council Action –

- A. Special Event Permit- OTHS Girls LaCrosse Car Wash Fundraiser
- B. Special Event Permit- St. Clare Oktoberfest Festival
- C. Holland Office Building- Planned Use (1st Reading)
- D. Illini Trails 2nd Addition- Final Plat (1st Reading)
- E. Special Event Permit- Cincotta Photography Photo Shoot

IV) Other Business –

- A. Historic Preservation Commission- Clock Restoration Project
- B. Shift Your Commute: Scott Air Force Base Bicycle & Pedestrian Commuter Plan

NEXT MEETING: Monday, August 26, 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



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, July 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.

CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – *Committee members:* Jerry Albrecht (chair), Gene McCoskey (vice chair), Harlan Gerrish, Ray Holden, and Jerry Mouser. *Other Elected Officials Present:* Richie Meile, Courtney Cardona, Mike Bennett, Ed True, and John Drolet. *Staff:* Pam Funk, Ted Shekell, Jeff Stehman, and Anne Stevenson. *Visitors:* Stewart Drolet and Georgia Hillyer.
- II) **Approval of Minutes** – July 8, 2013. All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. Special Event Permit- Global Brew Pig Out- Staff gave a brief presentation about the event. Several aldermen expressed concern about the impact of the special event on adjacent businesses that share parking with Global Brew. Staff explained that Global Brew has provided a permission letter from the owner of the property as our regulations require. The committee recommended approval with a vote of 5-0; however, they directed staff to contact the owner and request that he informs surrounding tenants of the upcoming event.
 - B. North Parc Grove Subdivision- Final Plat (2nd Reading)- Staff explained that no changes have been made on the final plat since it was last seen by the committee and asked if there were any questions. No concerns were raised.
 - C. MidAmerica Enterprise Zone Expansion (2nd Reading)- Staff explained that no changes have been made to the enterprise zone expansion since it was last seen by the committee and asked if there were any questions. No concerns were raised.
- IV) **Other Business**
 - A. None

MEETING ADJOURNED: 6:25 p.m.

NEXT MEETING: Monday, August 12, 2013 – 6:00 P.M. – Mayor's Conference Room

Prepared by: Anne Stevenson, Assistant City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Planning Director
DATE: August 12, 2013
SUBJECT: Special Event Permit – O'Fallon Township High School Girls Lacrosse Car Wash (MOTION)

Project Summary

Applicant: Tessa Boots
Event: Car wash fundraiser
Date/Time: 8 am to 4 pm on Saturday, August 24th
Location: Beltone Hearing, 1415 West Highway 50

Event Details:

- At the time this memo was written, applicants have not provided a written narrative describing how the site will be used or a permission letter from the property owner.

Signage Request:

- None

City Assistance Request:

- None

Notes:

- None

Staff Recommendation

The Police Department and Fire Department had no issues with the request. Pending receipt of the items requested above, staff recommends approval of the Special Event Permit with the following conditions:

1. No individuals may be located in public right-of-way, the intersection medians, or on opposite sides of the street.
2. No human and/or hand held signs permitted on sidewalks or public right-of-way.
3. Sidewalks and public right-of-way must remain clear at all times.

Planning and Zoning Department

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

FD
PD



COMMUNITY DEVELOPMENT 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 with application

OR

☐ Provide \$50.00 application fee with application

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: OTHS Girls Lacrosse Car Wash

Location of Event: Belton Hearing

Name of Event Organization: O'Fallon Township HS Girls Lacrosse

Name of person in charge of event (applicant) and mailing address: Tessa Boots

142 Hodgson Mill Lane O'Fallon, IL 62269

Phone: 618-628-7115 E-Mail: styoche@earthlink.net

Secondary Contact Person: Tamara Boots

* Phone: 618-530-0819 E-Mail: maraboots@earthlink.net

Beginning Date / Times: 8/24/13 8am Ending Date / Times: 8/24/13 4pm

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, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

[] ATTACHED

2. Sketch plan of site.

[] ATTACHED

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

[] ATTACHED

[] NOT APPLICABLE

4. Proof of not-for-profit status (so that application fee can be waived.)

[] 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.

Aman Boots
Signature of Applicant/ person in charge of event

7/25/13
Date of Submission

=====

FOR OFFICE USE ONLY

=====

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES () NO

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)



MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Planning Director
DATE: August 12, 2013
SUBJECT: Special Event Permit – St. Clare Church “Oktoberfest” (MOTION)

Project Summary

Applicant: Ryan Luechtefeld, St. Clare Catholic Church
Event: St. Clare Oktoberfest Festival
Date/Time: Friday, September 27th 6pm to 11pm
and Saturday, September 28th from 4pm to 11pm
Location: St. Clare school grounds & grass area west of city hall
Event Details:

- Friday evening will consist solely of indoor activities (snacks, alcohol, and entertainment)
- Kids fun run starts at 4:00pm on Saturday (on third street and parking lot- road closures already requested as part of festival grounds)
- 5K race starts at 4:30pm on Saturday (see attached route- no additional road closures needed)
- Indoor events on Saturday include dinner & bingo
- Children's inflatables and rides Saturday 4pm to 10pm
- Beer and wine garden, live music and dancing Saturday 4pm to 11pm
- Basket raffle and cake wheel Saturday 4pm to 11pm
- Anticipated attendance is 100-200 on Friday and 500-800 on Saturday
- Toilet facilities will be provided at the church, school, and portable toilets
- Residents affected by the street closings will be contacted and provisions made for access during the street closure

Signage Request:

- None

City Assistance Request:

- Temporary handicap parking designated east side of Oak Street between 2nd and 3rd Street from 3pm to 11pm
- Street Closures (see attached site plan and narrative): Third Street between Oak and Lincoln & Cherry Street between 2nd and 4th
- Permission to use the city property (grass area west of city hall)

Notes:

- Event is consistent with last year's request, other than the addition of a kids fun run and changes to the 5K route

Planning and Zoning Department

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

Staff Recommendation

The City Clerk did not have any issues with the request. The Fire Department approved the request with the conditions noted below. Pending approval from the Public Works and Police Departments, staff recommends approval of the Special Event Permit with the following conditions:

1. If possible, applicant will place a majority of the inflatables and games on the north side of Cherry Street to allow for easier access for EMS and fire trucks.
2. If an emergency occurs, all inflatables, games, etc. will need to be rapidly removed from the south side of the street to ensure access.

FD _____
PD _____
PW _____
City Clerk _____



COMMUNITY DEVELOPMENT 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 with application *previously provided*
- OR
- ☐ Provide \$50.00 application fee with application

**BUILDING
DEPARTMENT
ORIGINAL**

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: St. Clare Oktoberfest Festival

Location of Event: St. Clare School grounds & adjoining grassy area of city

Name of Event Organization: St. Clare Catholic Church

Name of person in charge of event (applicant) and mailing address: Ryan Luechtefeld
1450 Gambier Terrace Ct, O'Fallon, IL 62269

Phone: 593-3608 E-Mail: ryan.luechtefeld@yahoo.com

Secondary Contact Person: John Harter - Peg Harter 409-2429 *if any questions*

Phone: 618-406-9100 E-Mail: JGHarter@gmail.com

Beginning Date / Times: 9/27/13 6:00pm Ending Date / Times: 9/28/13 11:00pm

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, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

☒ ATTACHED

2. Sketch plan of site.

☒ ATTACHED

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

☐ ATTACHED

☒ NOT APPLICABLE

4. Proof of not-for-profit status (so that application fee can be waived.)

☐ ATTACHED

☐ NOT APPLICABLE *provided previous years*

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): IN PROCESS
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability) *(Application submitted to City Clerk 7-29-13)*
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

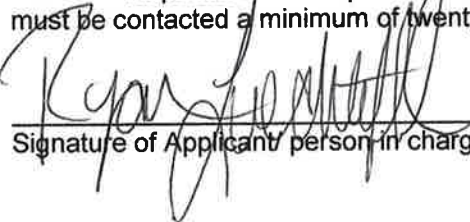
11. American Disability Compliance

☐ 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.


Signature of Applicant/ person in charge of event

7/30/2013
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES () NO

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)

Narrative:

St. Clare Catholic Church's annual Oktoberfest Festival will take place on Friday, September 27, 2013 and Saturday, September 28, 2013. The following is a plan of the events.

FRIDAY NIGHT FUN and activities – held in the St. Clare School gym
Friday, September 27, 2013 from 6:00 - 11:00 pm. Includes a Light menu of snacks and beverages including beer, wine, and soft drinks.
Entertainment will include music and local talents.

5K RUN Saturday, September 28, 2013 on the O'Fallon and Shiloh Streets (course listed below)
Registration begins at ~~7:15~~ am 3:15
Race starts at ~~8:30~~ am. 4:30 pm.

Kid's FUN RUN – Saturday September 28, 2013 –held on the School parking lot and Third street.
Kid's race starts at ~~5:15~~ pm 4:00pm.

RUN ACTIVITIES: - Saturday, September 28, 2013- held on the school parking lot
Activities for runners and children will coincide with all other Oktoberfest events
Fruit and water will be provided for runners before and after the race.

OKTOBERFEST FESTIVAL – St. Clare School Grounds and grassy area behind the City Hall on Saturday, September 28, 2013 from 4:00 – 11:00 pm

Dinner served in the St. Clare School cafeteria with dining in the school gymnasium from 4:00 PM until 7:00 PM

Bingo in the school gymnasium from 8:00 PM until 10:30 PM

Children's games from 4:00 PM until 11:00 PM

Children's inflatables and rides from 4:00 PM until 10:00 PM

Basket raffle from 4:00 PM until 11:00 PM on the festival grounds

Beer & Wine Garden from 4:00 PM until 11:00 PM on the festival grounds

Live music and dancing from 4:00 PM until 11:00 PM on the festival grounds

Cake wheel from 4:00 PM until 11:00 PM on the festival grounds

5K RUN COURSE

- Course begins at school parking lot 214 W 3rd Street, O'Fallon, IL
- Turn right on S Oak St.
- Turn Left on W State St. toward Charles St.
- Head North on Charles St.
- Head North on Hesse trail
- Continue North on Illini Drive towards Fairwood Hills drive
- Turn around cone prior to Fairwood Hills drive
- Follow Hesse trail back to State street
- Turn left on State Street
- Turn Right on Oak street
- Turn left on Third Street
- Finish prior to Cherry Street

For the 5k Run event, third street, and the school lot will already be closed to traffic for Oktoberfest event.

For the events held on the festival grounds, parking will be on the street. However, we propose using the East side of Oak Street between 2nd St and 3rd St to be temporarily designated as handicapped parking. This temporary designation will be in effect from 3:00 – 11:00 pm. This is noted on the attached site plan.

We anticipate approximately 100 – 200 people at the Friday evening event and 500 - 800 people throughout the Saturday evening event.

Street Closing and use of city property:

We request that Third Street be closed just west of N Lincoln Street to Oak (allowing vehicle access to the Schildknecht Funeral Home parking lot and the driveway for the residence at 107 W. 3rd St) from 7:00 am – midnight, Sep 28th. We anticipate closing the street beginning at the East side of Oak St. and ending at the West side of 107 W 3rd St. Additionally, we would like to close Cherry St beginning at the South side of Second St and ending at the South side of Third Street. We plan on placing the children's games, rides, inflatable attractions, and food booths in this area. Also, we would like permission to use the "grassy" area owned by the City that is located east of the School property bounded on the East by City Hall, on the South by Third St, and on the North by the alley. All residents affected by the street closings will be contacted and provisions made for access during the street closure.

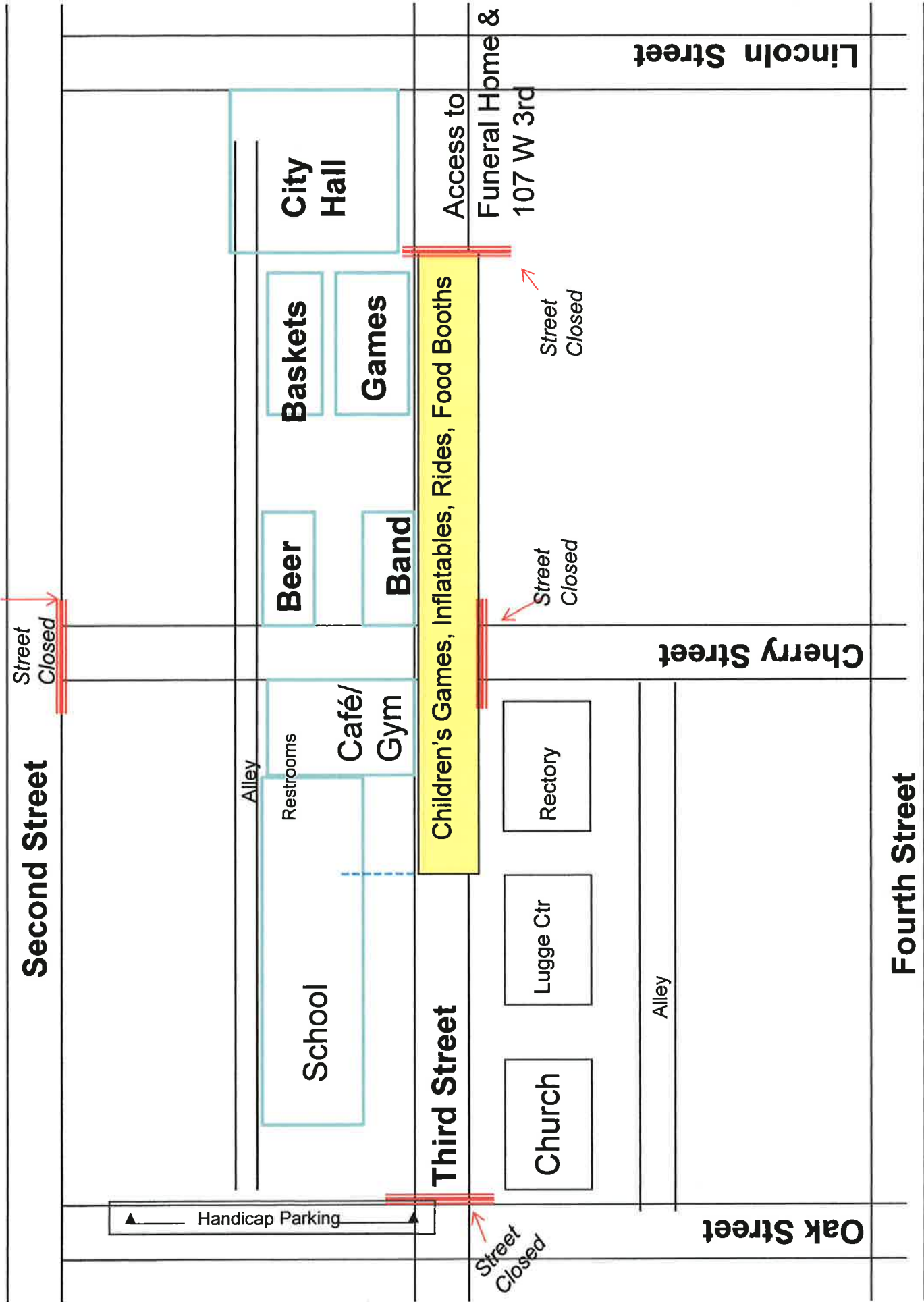
The attached site plan shows the proposed street closure.

Police/EMS:

The police department will be contacted in request for presence during the 5K Run. We are currently not requesting street closure or blockage for the 5K Run. We will provide signage and volunteers along the race route.

The school toilet facilities will be used for all Oktoberfest events including Friday evening, Saturday Run events and Saturday evening festival events. Additional portable toilets will be available on the festival grounds for all Saturday events.

St. Clare Oktoberfest Sept 27 – 28, 2013 Site Plan



5k RUN Saturday, September 28, 2013 on the O'Fallon Streets (course listed below)

Registration begins at 4 pm

Kid's race starts at 5:15 pm *Kids Start at 4:15pm*

5k race starts at 5:30 pm *4:30pm Adults*

Kid's Fun Run: Saturday September 28, 2013 –held on the School parking lot and Third street.

Kid's race starts at 5:15 pm

Run Activities: Saturday, September 28, 2013- held on the school parking lot

Activities for runners and children will coincide with all other Oktoberfest events

Fruit and water will be provided for runners before and after the race.

5k Run Course: (map attached)

- Course begins at school parking lot 214 W 3rd Street, O'Fallon, IL
- Turn right on S Oak St.
- Turn Left on W State St. toward Charles St.
- Head North on Charles St.
- Head North on Hesse trail
- Continue North on Illini Drive towards Fairwood Hills drive
- Turn around cone prior to Fairwood Hills drive
- Follow Hesse trail back to State street
- Turn left on State Street
- Turn Right on Oak street
- Turn left on Third Street
- Finish prior to Cherry Street

For the 5k Run event, third street, and the school lot will already be closed to traffic for Oktoberfest event.

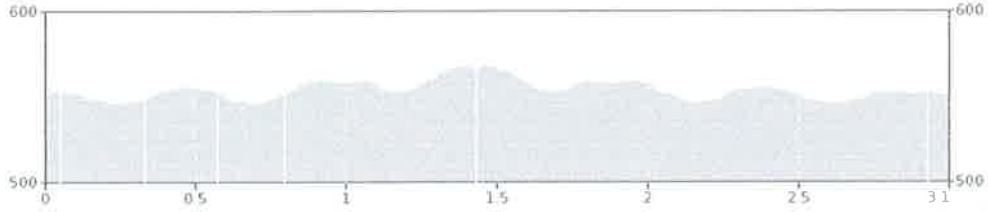
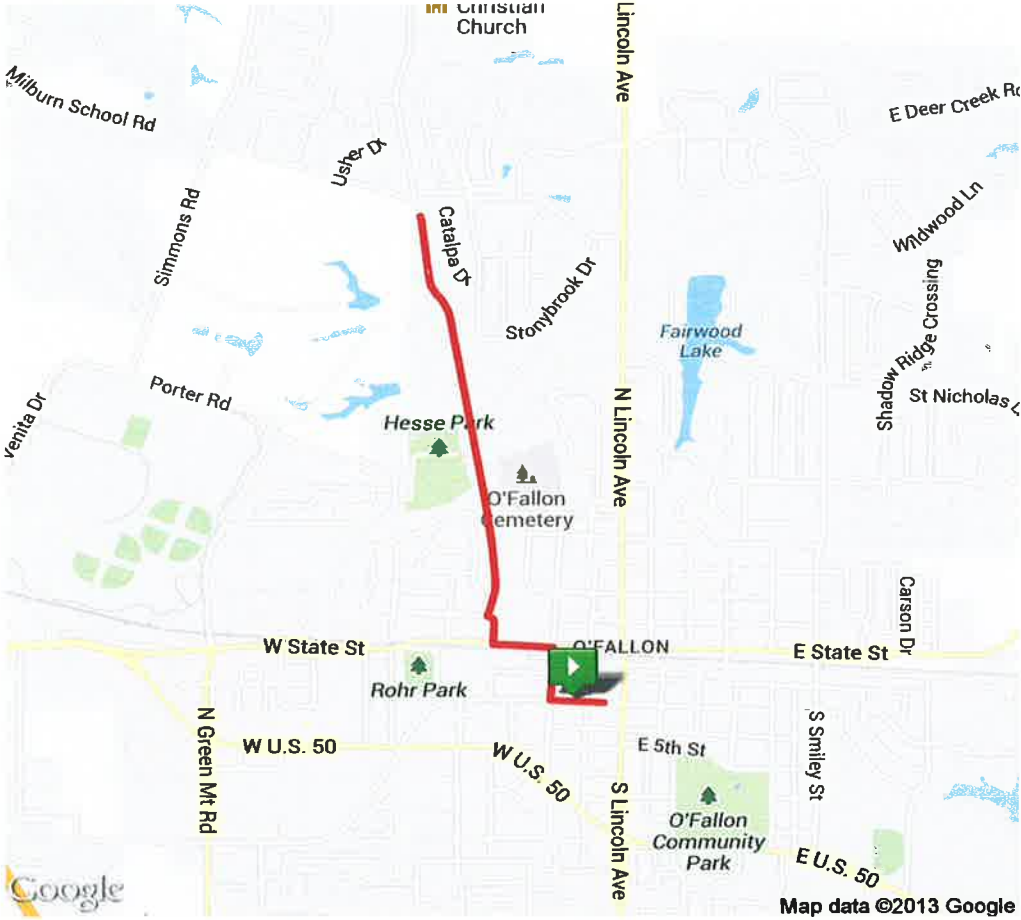
Police/EMS for 5k Run:








The police department will be contacted in request for presence during the 5k Run. We are currently not requesting any street closure for the 5K run. We will provide signage and volunteers along the race route.

The school toilet facilities will be used for all Oktborfest events including Friday evening, Saturday Run events and Staurday evening festival events. Additional portable toilets will be available on the festival grounds for all Saturday events.



Oktoberfest 5k 2013
Distance: 3.1 mi
Elevation: 52.49 ft (Max: 570.87 ft)



	Head west on W 3rd St toward S Oak St	0.05 mi (+0.15 mi)
	Head west on W 3rd St toward S Oak St	0.2 mi (+0.14 mi)
	Head west on W State St toward Charles St	0.34 mi (+0.26 mi)
	Head north on Charles St	0.6 mi (+0.23 mi)
	Head north	0.83 mi (+0.15 mi)
	Head north	0.98 mi (+0.51 mi)
	Head north	1.49 mi (+1.56 mi)
	Head west on Fairwood Hills Rd toward Illini Dr	3.05 mi (+0.07 mi)
	Head west on W 3rd St toward S Cherry St	3.12 mi (+-0.02 mi)
	Destination	3.1 mi (+0 mi)

MapMyRun • <http://mapmyrun.com/routes/view/251778609>

RECEIVED JUL 29 2013



Date submitted: 7-29-13

**SPECIAL EVENT PERMIT APPLICATION
(NON-LICENSE HOLDER)**

**REQUEST FOR APPROVAL TO SELL OR SERVE ALCOHOL FOR A SPECIAL
EVENT**

1. Name of not-for-profit corporation St. Clare Catholic Church
or other _____
(Charitable or religious organization; other not-for-profit organization)
2. Mailing address 1411 Church St., O'Fallon, IL 62269
Telephone 618-632-3562
3. Date of incorporation: _____
(or attach Department of Revenue Tax Exempt Letter)
4. Will this event be held on City property/City street? Yes ☒ No ☐
5. Location of event St. Clare Church property & city property
6. Date(s) of event 9-27-2013 and 9-28-2013
7. Type of event Church festival
8. Have you had any other events approved with the last twelve months?
Yes ☐ No ☒ If yes, how many? Sept 28-29, 2012
9. Have you or any officer or director of your corporation ever had a liquor license
denied? Yes ☐ No ☒
10. Have you or any officer or director of your corporation ever had an application for
a liquor license suspended or revoked? Yes ☐ No ☒
11. If the event will be held on city property, attach a certificate of insurance naming
the City of O'Fallon as additional insured on general and liquor liability coverage
in the amount of \$1,000,000 each. If the event is not on City property, attach the
certificate of liquor liability only.

Margaret Watter
Applicant signature

Subscribed and sworn to before me this
29th day of July 2013.

Maryanne Fair
Notary Public

Certificate of Coverage

Date: 7/9/2013

Certificate Holder Catholic Diocese of Belleville, Inc. Chancery Office 222 South 3rd Street Belleville, IL 62220	This Certificate is issued as a matter of information only and confers no rights upon the holder of this certificate. This certificate does not amend, extend or alter the coverage afforded below.
Covered Location St Clare Parish 214 W. Third Street O'Fallon, IL 62269	Company Affording Coverage THE CATHOLIC MUTUAL RELIEF SOCIETY OF AMERICA 10843 OLD MILL RD OMAHA, NE 68154

Coverages

This is to certify that the coverages listed below have been issued to the certificate holder named above for the certificate 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 coverage afforded described herein is subject to all the terms, exclusions and conditions of such coverage. Limits shown may have been reduced by paid claims.

	Type of Coverage	Certificate Number	Coverage Effective Date	Coverage Expiration Date	Limits	
	Property				Real & Personal Property	
	D. General Liability				Each Occurrence	500,000
	<input checked="" type="checkbox"/> Occurrence	8562	7/1/2013	7/1/2014	General Aggregate	
	<input type="checkbox"/> Claims Made				Products-Comp/OP Agg	
					Personal & Adv Injury	
					Fire Damage (Any one fire)	
					Med Exp (Any one person)	
	Excess Liability	8562	7/1/2013	7/1/2014	Each Occurrence	1,000,000
					Annual Aggregate	
	Other				Each Occurrence	
					Claims Made	
					Annual Aggregate	
					Limit/Coverage	

Description of Operations/Locations/Vehicles/Special Items (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language)

Coverage is verified for St Clare Parish for Liquor Liability (Dram Shop) at their Parish Festival (Oktoberfest) 214 W. Third Street, O'Fallon, IL 62269 on September 27 & 28, 2013.

Holder of Certificate City of O'Fallon, IL and State of Illinois Liquor Commission Springfield, IL	Cancellation <p>Should any of the above described coverages be cancelled before the expiration date thereof, the issuing company will endeavor to mail <u>30</u> days written notice to the holder of certificate named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.</p> <p>Authorized Representative</p>
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0037002946

Certificate of Coverage

Date: 7/9/2013

Certificate Holder Catholic Diocese of Belleville, Inc. Chancery Office 222 South 3rd Street Belleville, IL 62220	This Certificate is issued as a matter of information only and confers no rights upon the holder of this certificate. This certificate does not amend, extend or alter the coverage afforded below.
Covered Location St Clare Parish 214 W. Third Street O'Fallon, IL 62269	Company Affording Coverage THE CATHOLIC MUTUAL RELIEF SOCIETY OF AMERICA 10843 OLD MILL RD OMAHA, NE 68154

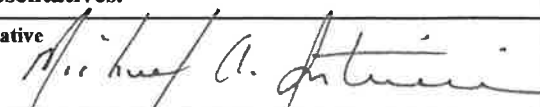
Coverages

This is to certify that the coverages listed below have been issued to the certificate holder named above for the certificate 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 coverage afforded described herein is subject to all the terms, exclusions and conditions of such coverage. Limits shown may have been reduced by paid claims.

Type of Coverage	Certificate Number	Coverage Effective Date	Coverage Expiration Date	Limits	
Property				Real & Personal Property	
D. General Liability	8562	7/1/2013	7/1/2014	Each Occurrence	500,000
<input checked="" type="checkbox"/> Occurrence				General Aggregate	
<input type="checkbox"/> Claims Made				Products-Comp/OP Agg	
				Personal & Adv Injury	
				Fire Damage (Any one fire)	
				Med Exp (Any one person)	
Excess Liability	8562	7/1/2013	7/1/2014	Each Occurrence	1,000,000
				Annual Aggregate	
Other				Each Occurrence	
				Claims Made	
				Annual Aggregate	
				Limit/Coverage	

Description of Operations/Locations/Vehicles/Special Items (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language)

Coverage is extended to include the City of O'Fallon, Illinois only for claims arising out of St. Clare Catholic Church use of city-owned property for its parish festival (Oktoberfest) on September 27 & 28, 2013.

Holder of Certificate	Cancellation
Additional Protected Person(s) City of O'Fallon 255 S. Lincoln Ave. O'Fallon, IL 62269	Should any of the above described coverages be cancelled before the expiration date thereof, the issuing company will endeavor to mail <u>30</u> days written notice to the holder of certificate named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. Authorized Representative 

0037002945

ENDORSEMENT

(TO BE ATTACHED TO CERTIFICATE)

Effective Date of Endorsement: 9/27/2013

Cancellation Date of Endorsement: 9/29/2013

Certificate Holder: Catholic Diocese of Belleville, Inc.
Chancery Office
222 South 3rd Street
Belleville, IL 62220

Location: St Clare Parish
214 W. Third Street
O'Fallon, IL 62269

Certificate No. 8562 of The Catholic Mutual Relief Society of America is amended as follows:

SECTION II - ADDITIONAL PROTECTED PERSON(S)

It is understood and agreed that Section II - Liability (only with respect to Coverage D - General Liability), is amended to include as an Additional Protected Person(s) members of the organizations shown in the schedule, but only with respect to their liability for the **Protected Person(s)** activities or activities they perform on behalf of the **Protected Person(s)**.


It is further understood and agreed that coverage extended under this endorsement is limited to and applies only with respect to liability assumed by contract or agreement; and this extension of coverage shall not enlarge the scope of coverage provided under this certificate or increase the limit of liability thereunder. Unless otherwise agreed by contract or agreement, coverage extended under this endorsement to the **Additional Protected Person(s)** will not precede the effective date of this certificate of coverage endorsement or extend beyond the cancellation date.

Schedule - ADDITIONAL PROTECTED PERSON(S)

City of O'Fallon
255 S. Lincoln Ave.
O'Fallon, IL 62269

Remarks (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language):

Coverage is extended to include the City of O'Fallon, Illinois only for claims arising out of St. Clare Catholic Church use of city-owned property for its parish festival (Oktoberfest) on September 27 & 28, 2013.


Authorized Representative

In Process. Renews in Sept.



STATE OF ILLINOIS LIQUOR CONTROL COMMISSION

13-4A-0101530

License Number

Pat Quinn - Governor

IN ACCORDANCE WITH LIQUOR CONTROL
ACT OF 1934, THIS CERTIFIES THAT:

**ST CLARE CATHOLIC CHURCH
ST. CLARE CHURCH
1411 CROSS STREET**

O' Fallon, IL 62269

ST.CLAIR

HAS PAID ALL FEES
AND IS ISSUED A
LICENSE IN THE
FOLLOWING CLASS:

SPECIAL EVENT RETAILER

ISSUE DATE:

09/19/2012

Effective: 09/28/2012

THIS LICENSE
EXPIRES ON:

See below

2012

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW
IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES

**IBT: 0000-0000 THIS LICENSE NOT TRANSFERABLE
AS TO PRINCIPAL**

SCL

SPECIAL EVENT LICENSE/SPECIAL USE PERMIT – EVENT DATE(S) AND TIMES

Event Type And Location

**OKTOBERFEST
214 WEST THIRD ST**

O'FALLON

From Date / Time

09/28/2012 06:00 PM

To Date / Time

09/29/2012 11:30 PM

If From/To Dates above are NA, then please discard that portion of the license.

COVER CHARGES AND THE HAPPY HOUR LAW

In order to be in compliance with the Illinois 'Happy Hour Law', retail licensees may not impose a cover charge unless the fee goes towards the cost of off-setting entertainment costs. For example, licensees may not charge a cover of \$3.00, and then provide all-you-can-drink beer.

Licensees can, however, bring in special entertainment such as a band, and charge a cover fee. There cannot be any drink specials attached to the cover cost. All drink specials must run from open 'til close, and be available to all customers.

If you have any questions about these rules, or any aspect of the Illinois Liquor Control Act, call 312/814-2206 in Chicago, or 217/782-2136 in Springfield.

**ST. CLARE CHURCH
1411 CROSS STREET**

O' Fallon, IL 62269-

MAILING ADDRESS



E-303924



M E M O R A N D U M

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Director of Planning and Zoning
DATE: August 12, 2013
SUBJECT: Holland Construction Inc. Office, Planned Use (1st Reading)

Project Background and Summary

The applicant, Todd Holland, has filed an application requesting rezoning a parcel of land (lots 8 & 9 on Springfield Court) from B-1 to B-1(P), Planned Community Business District for the construction of a new 6,048 square foot office building. The property is currently vacant. The site will be developed with the new office building, parking lot, and landscaping. Planned Use rezoning is required because the project is within 250 feet of a church and residential properties.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Recommendation

The Planning Commission reviewed this project at their July 22, 2013 meeting and voted 5 ayes and 0 nays to recommend approval of the development plan with the following condition:

1. A variance to allow for a 5.4 foot wide landscaped perimeter in the southwest corner of the property



PROJECT REPORT

TO: Planning Commission
FROM: Anne Stevenson, Assistant City Planner
Ted Shekell, Planning Director
DATE: July 22, 2013
PROJECT: P2013-04: Holland Construction Inc. Office, Planned Use

Location: Lots 8 & 9, Springfield Court
Applicant: Todd Holland
Owner: Maury A. Franklin
Submitted: June 18, 2013

Introduction

The applicant, Todd Holland, has filed an application requesting rezoning a parcel of land (lots 8 & 9 on Springfield Court) from B-1 to B-1(P), Planned Community Business District for the construction of a new 6,048 square foot office building. The property is currently vacant. The site will be developed with the new office building, parking lot, and landscaping.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: B-1(P)	North: Vacant
East: B-1	East: Office
South: B-1	South: Office/Day Care
West: B-1(P)	West: Church

Applicable Ordinances, Documents and Reports

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

Zoning Ordinance and Planned Use Ordinance: The proposed office building is subject to Article IX Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 8.05 and 8.06 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.

Discussion Points/Issues

Land Use

The subject property is identified as *Office Service* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan. The subject property is surrounded by vacant land to the north, office uses to the east, office/day care uses to the south, and a church to the west. Planned Use rezoning is required because the project is within 250 feet of a church and residential properties.

Traffic Circulation/Parking

Ingress and Egress: Access to the site will be by means of one access point from Springfield Court.

Parking: Code requires 4 parking spaces per 1,000 gross floor area for general office use. Medical uses require 4.5 parking spaces per 1,000 GFA or 4 per doctor + 1 per each additional employee whichever is greater. The applicant is proposing to use approximately 1,454 square feet as office space for his own company, Holland Construction, Inc. The other tenants have not been secured at this time. The proposed 6,048 SF office requires 25 parking spaces for general office use and at least 27 spaces if the remaining 4,594 square feet is used for medical offices. The development will provide 29 parking spaces, which meets the City's parking requirement for general office use and meets the requirement for medical use based on square footage. Without specific tenants, we are unable to calculate the number of parking spaces based on employees. All parking stalls meet the City's dimensional requirements. Two handicap parking spaces are required by code and are shown on the plan.

On-site circulation: On-site circulation has been reviewed by staff. It is staff's opinion the parking lot as depicted on the site plan will effectively address internal, as well as external, traffic control.

Utilities and Drainage

Public water and sewer is available to serve the subject property. The site will drain to an existing drainage easement on the north side of the property.

Building and Site Improvements

The proposed 6,048 SF office building meets many of the recommendations of the Commercial Design Handbook, including use of varying building materials (cast stone, brick, and EIFS) and visually breaking up the façade of the walls with changes in building height and depth. Details on the dumpster enclosure have not been provided at this point.

Landscaping and Buffer Requirements

Section 11.100 of the Zoning Code outlines requirements for parking lot landscaping. The proposed landscape plan meets most of the City's requirements, with the exception of the required 7-foot landscaped perimeter around parking areas. In the southwest corner of the property, there is a small area where the landscaped perimeter is 5.4 feet wide due to site constraints.

Signage

According to Article 12, "Sign Regulations" of the Zoning Code, the applicant is permitted to install one freestanding sign on the property. They are also allowed to have up to two wall signs (on the north and west sides of the building). At this time, the applicant has not submitted any information about signs and will be bound to the requirements of our current code when signed permits are submitted.

Review and Approval Criteria: Section 9.050 of Article IX "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

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

- The project meets all applicable zoning standards, except as noted regarding the landscaped perimeter.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development adequately controls vehicular traffic and provides open space as required by code.
 3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The new building will be complement the adjacent commercial properties and will be compatible with nearby residential properties.
 4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan and all other regulations.
 5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare.
 6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
 7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The proposed use will not negatively impact surrounding properties.
 8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The proposed building has architectural features and materials that make it aesthetically appealing and will add value to the neighborhood.
 9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the project with the following condition:

1. A variance to allow for a 5.4 foot wide landscaped perimeter in the southwest corner of the property

Attachments

Attachment 1 – Project Application
Attachment 2 – Zoning Map
Attachment 3 – Site Plan
Attachment 4 – Building Elevations

I:\P & Z\ZONEFILE\Petitioner Files\2013\Holland Office (P2013-04)\Holland Office PC Report 2013-7-22.doc



Planned Use / Re-Zoning Application

NAME OF PROJECT: HOLLAND CONSTRUCTION INC. OFFICE
ADDRESS/GENERAL LOCATION: LOT 8-9 Springfield Court
SUBDIVISION NAME & LOT NUMBER(S): Springfield Court
LOT 8-9
PARCEL NUMBER(S): 04-31.0-216-024 04-31.0-216-023

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

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

CITY OF O'FALLON

JUN 18 2013

DATE PAID

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1
PROPOSED ZONING: B-1 P
PROPOSED # OF LOTS: 2
PROPOSED # OF DWELLING UNITS: 0

PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED GROSS FLOOR AREA: 6048
AREA IN ACRES: 30,374 Sq. FT
PRESENT USE: VACANT LOTS

APPLICANT INFORMATION:

NAME: Todd Holland
COMPANY: 180 Regal Court
ADDRESS: O'Fallon IL.
62269
PHONE: 618-779-4448
FAX: 618-222-7201
EMAIL: tr+holland@charter.net

DESIGN PROFESSIONAL INFORMATION:

NAME: Michelle Braddock
COMPANY: Braddock Architectural Services, LLC
ADDRESS: PO Box 183
O'Fallon, IL 62269
PHONE: 618-632-4760
FAX: 618-632-4860
EMAIL: braddockarchserv@gmail.com

Todd Holland
SIGNATURE OF APPLICANT

Michelle Braddock
SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: June 18, 2013
APPLICATION RECEIVED BY: J. Warden
APPLICATION FEE: \$500.00

STAFF USE ONLY

PROJECT ID #: P2013-04
STAFF ASSIGNED: _____
PLAN REVIEW FEE DEPOSIT REC'D: yes \$300-

Engineer: Netemeyer Eng. Cliff Huelsmann 228-7816

To: RelayFax via port COM3
06/18/2013 08:45 FAX 6182227201

From: 6182227201
HOLLANDCONST

6/18/2013 10:04:16 AM (Page 2 of 3)
002



Planned Use / Re-Zoning Application

NAME OF PROJECT: Holland Construction Inc. Office
ADDRESS/GENERAL LOCATION: LOTS 8-9 Spring Field Court
SUBDIVISION NAME & LOT NUMBER(S): Spring Field Court
Lot 8-9
PARCEL NUMBER(S): 04-31.0-216-024 04-31.0-216-023

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1 PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED ZONING: B-1 P PROPOSED GROSS FLOOR AREA: 6048
PROPOSED # OF LOTS: 2 AREA IN ACRES: 30,374 Sq FT
PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: VACANT LOTS

APPLICANT INFORMATION:

NAME: Todd Holland
COMPANY: 180 Regal Court
ADDRESS: O'Fallon IL
62269
PHONE: 618-779-4448
FAX: 618-222-7201
EMAIL: txtholland@charter.net

Todd Holland
SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: CLIFFORD HUELSMANN
COMPANY: NETEMEYER ENGINEERING
ASSOCIATES INC.
ADDRESS: 3300 HIGHLINE ROAD
AVASTON, IL 62216
PHONE: (618) 228-7916
FAX: (618) 228-7900
EMAIL: cliff@netemeyereengineering.com

Clifford Huelsmann
SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY

DATE RECEIVED: _____ PROJECT ID #: _____
APPLICATION RECEIVED BY: _____ STAFF ASSIGNED: _____
APPLICATION FEE: _____ PLAN REVIEW FEE DEPOSIT REC'D: _____



June 18th, 2013

City of O'Fallon:

Surrounding properties information narrative:

This project consists of a 6,048 square foot office building and parking to meet City Code requirements. The Springfield Court business development currently has five tenants. A doctor's office, chiropractor's office, a daycare, Healthcare consultants, and Zion Church. This office will be the sixth and final business in this office park. The color scheme of the new office will be tan brick with brown accent brick, and tan colored Eifs. This will look pleasant and blend with existing facilities. The park is a short street that ends with a cul-de-sac.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Holland', is written over a faint, larger version of the company logo.

Holland Construction



June 18th, 2013

City of O'Fallon:

Project Introduction:

This project consists of a 6,048 square foot office building and parking to meet City Code requirements. The land is currently zoned B-1, however we are requesting B-1 P, as a church has been added to the business park. We will be requesting to combine lots 8 and 9 at the county level to accommodate this facility. Holland Construction Inc. plans on occupying 1,418 square ft. of this building. The other 4,630 square ft. will be leased out. This park was developed in 1988; all utilities are at the site.

Sincerely,

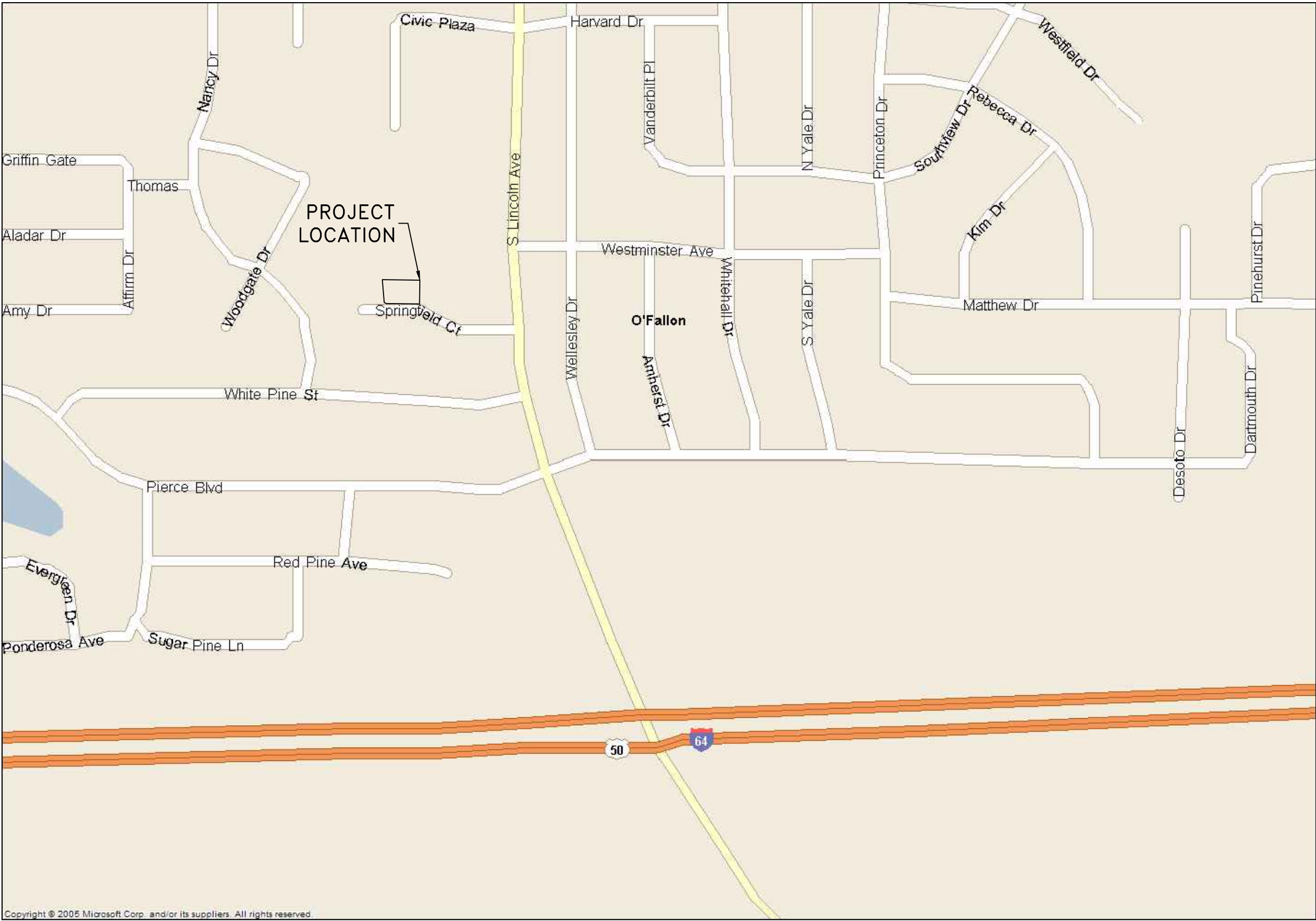
A handwritten signature in black ink, appearing to read 'Todd Holland', is written over a light blue horizontal line.

Holland Construction



P2013-04 Holland Construction Inc Office

Attachment 2- Zoning Map



LOCATION SKETCH

CONSTRUCTION NOTES

1. The removal of unusable and unstable material in all cut and fill areas and their replacement with satisfactory material, where required, shall be incidental to the cost of excavation.
2. Contractor shall provide siltation control, as needed to prevent siltation of offsite properties, until the pavement surface has been installed and vegetation in all disturbed areas has been established, at which time the contractor shall be responsible for removal of all temporary siltation control, and repair any eroded areas.
3. All fill areas shall be compacted to 95% standard density per Standard Proctor Test. The developer is responsible for providing compaction test results on all roadway subgrades and building pads along with certification by testing agency that all fill areas comply with compaction requirements stated above. Per the developer's option, the developer may directly arrange with a testing agency to comply with the above testing/ certification requirements, or the developer may require the contractor to comply with the above requirements. In any case, the developer will be ultimately responsible for assuring compliance.
4. After construction is completed, all disturbed areas shall be seeded and maintained, by the owner(s), until vegetation has been established.
5. Contractor's bids shall be lump sum and include all labor and materials to construct this project as per plans. Any claims for extra work shall be agreed to and approved by the owner prior to performance of the extra work.
6. All construction shall be in accordance with the "Standard Specifications for Road and Bridge Construction" in Illinois - latest edition, "The Standard Specifications for Sewer and Watermain Construction in Illinois" - latest edition and the City of O'Fallon, Illinois specs.
7. All storm sewer pipe shall conform to IDOT "Standard Specifications for Road and Bridge Construction" - latest edition. All storm sewer shall be protected from silt flow. Storm sewer must have a Manning's n of 0.012 or less. Any pipe under pavement must be capable of supporting of supporting a HS-20 loading with 1 ft. of cover.
8. Contractor shall notify all utility companies prior to construction for location of existing underground facilities. The contractor must assume full responsibility for all utilities, whether shown or not, and must realize that the actual location of the utilities may be different from the location indicated on the plans.
9. Proposed site grading, street profile grade, parking lot grade and storm inlet and culvert locations and grades shown on these plans are intended to provide a well drained site and street. It is the contractors responsibility to construct the curb and gutter, roadway surface, storm inlets and culverts, and grade site or parking lot to provide drainage off the street, gutter or site to any proposed or existing drainage facilities. The engineer shall be immediately notified of any information provided on these plans or through field staking that will not provide a well drained street, gutter or site, or not provide adequate cover over storm sewers for minimum required pavement thickness or create a "hump" in site grades when 1 ft. of pipe cover is provided. Any revisions required to attain the desired final appearance, pavement drivability and meet drainage requirements shall be approved in writing by the Engineer or Owner and submit to the City for their concurrence, prior to construction..
10. During the construction phases of the project, the contractor shall take reasonable precaution to insure that offsite sedimentation damage will not occur. The contractor shall restrict the amount of land graded at any one time to a minimum and stockpile topsoil for reuse in preparing the final seed bed. It is required during and after grading a temporary vegetative cover be planted to protect the bare soil surface. It is also required that until vegetation can be established, ditch-checks should be placed by the developer at locations that will prevent offsite sedimentation. All erosion control practices shall be constructed in accordance with standard specifications for soil erosion as contained in the Illinois Urban Manual, current edition.
11. Use CA-7 for trench backfill when trench backfill is required per IDOT Standard Specifications for Road & Bridge Construction. When used backfill shall extend 2' beyond the sidewalk or roadway edge.
12. All work shown hereon shall be performed in accordance with the Illinois Urban Manual, current edition.
13. Temporary seeding shall be cereal rye or wheat applied at a rate of 150 pounds per acre. After seeding, straw mulch shall be applied at a rate of 4000 pounds per acre. Areas to remain disturbed for less than 30 days shall be mulched only. Areas to remain disturbed for greater than 30 days shall be temporarily seeded. Straw mulch shall be kept moist or tied down to prevent loss to wind.
14. Permanent seeding shall consist of 66 pounds per acre Kentucky Bluegrass, 16 pounds per acre Creeping Red Fescue, and 30 pounds per acre of Perennial Rye Grass or equivalent seeding mixture. Prior to seeding, the soil shall be tested and lime added to bring the soil to an acceptable PH for seeding. 1000 pounds per acre of 12-12-12 fertilizer shall also be applied to the soil. After seeding, the area shall be straw mulched with 4000 pounds per acre of straw.
15. All areas to remain unpaved shall be permanently seeded or landscaped.
16. Silt fences shall be inspected immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
17. Should the fabric decompose, or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
18. Sediment deposits should be removed after each storm event. They must be removed when deposits reach half the barrier height.
19. Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded.
20. The contractor shall notify City of O'Fallon when water main testing is done, so they can be present.
21. The maximum cross slope for sidewalks = 1.5%.

LIST OF UTILITIES

TELEPHONE -	AT&T 203 GOETHE STREET COLLINSVILLE, ILLINOIS 62234 PHONE: 618-346-6490	GAS -	AMEREN-IP P.O. BOX 428 BELLEVILLE, ILLINOIS 62222 PHONE: 618-236-6248	SEWER -	SEWER - CITY OF O'FALLON 255 SOUTH LINCOLN AVE. O'FALLON, ILLINOIS 62269 PHONE: 618-624-4500
ELECTRIC -	AMEREN-IP P.O. BOX 428 BELLEVILLE, ILLINOIS 62222 PHONE: 618-236-6248	WATER -	CITY OF O'FALLON 255 SOUTH LINCOLN AVE. O'FALLON, ILLINOIS 62269 PHONE: 618-624-4500	CABLE T.V. -	CHARTER COMMUNICATIONS 317 WEST MAIN STREET BELLEVILLE, ILLINOIS 62220 PHONE: 618-222-3116

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

PRELIMINARY SITE PLAN

Lots 8 & 9 of Lincoln Park, lying in
Section 31, T. 2N., R. 7W. of the 3rd P.M.,
City of O'Fallon, St. Clair County, Illinois

ZONED - B-1

JULY 10, 2013

INDEX OF SHEETS

- | | | | |
|-------|---|---|---|
| SHEET | 1 | - | COVER SHEET |
| SHEET | 2 | - | SITE PLAN (EXISTING) |
| SHEET | 3 | - | SITE PLAN, DETAILS, & SECTIONS (PROPOSED) |
| SHEET | 4 | - | EROSION CONTROL, LANDSCAPING, AND GRADING PLANS |

SITE ADDRESS:

SPRINGFILED COURT
O'FALLON, IL 62269

COMPLETION DATE: AUGUST - NOVMEBER, 2013

EXISTING ZONING:

B-1

PROPOSED ZONING:

B-1(P) (PLANNED USE DEVELOPMENT)

COVERAGE:

TOTAL LOT AREA: 30,375 SQF (0.70 AC.)
MAX. ALLOWABLE FLOOR AREA: 15,187 SQF
PROPOSED GROSS FLOOR AREA: 6,048 SQF

PERCENTAGE OF BUILDING COVERAGE: 20%
PERCENTAGE OF PARKING COVERAGE: 39%
PERCENTAGE OF OPEN SPACE COVERAGE: 36%

1 PARKING SPACE/250 SQF OF BUILDING
OFF-STREET PARKING SPACES REQUIRED: 24
TOTAL OFF-STREET PARKING SPACES PROVIDED: 29
INCLUDING HANDICAP SPACES: 2

MAX. HEIGHT OF BUILDINGS: 92 FEET
PROPOSED HEIGHT OF BUILDING: 22

DEVELOPER:

HOLLAND CONSTRUCTION INC.
180 REGAL COURT
O'FALLON, IL 62269
PHONE: (618) 779-4448

CONTRACTOR:

City Council Approval:

The Preliminary Site Plan for Lots 8 & 9 of Lincoln Park was approved by the City Council of the City of O'Fallon, Illinois, on the ____ day of _____, 20__.

_____ Mayor	_____ date
_____ Attest:	
_____ City Clerk	_____ date

NETEMEYER ENGINEERING
ASSOCIATES, INC.

3300 Highline Road
Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

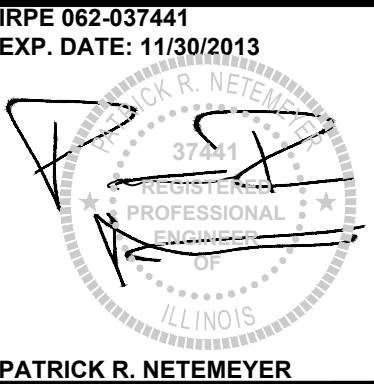
PRELIMINARY - SITE PLAN
Lots 8 & 9 of Lincoln Park, lying in
Section 31, T. 2N., R. 7W. of the 3rd P.M.,
City of O'Fallon, St. Clair County, Illinois

Holland Construction, Inc.
180 Regal Ct
O'Fallon, IL 62269
Phone: (618) 222-1200

OWNER/DEVELOPER:

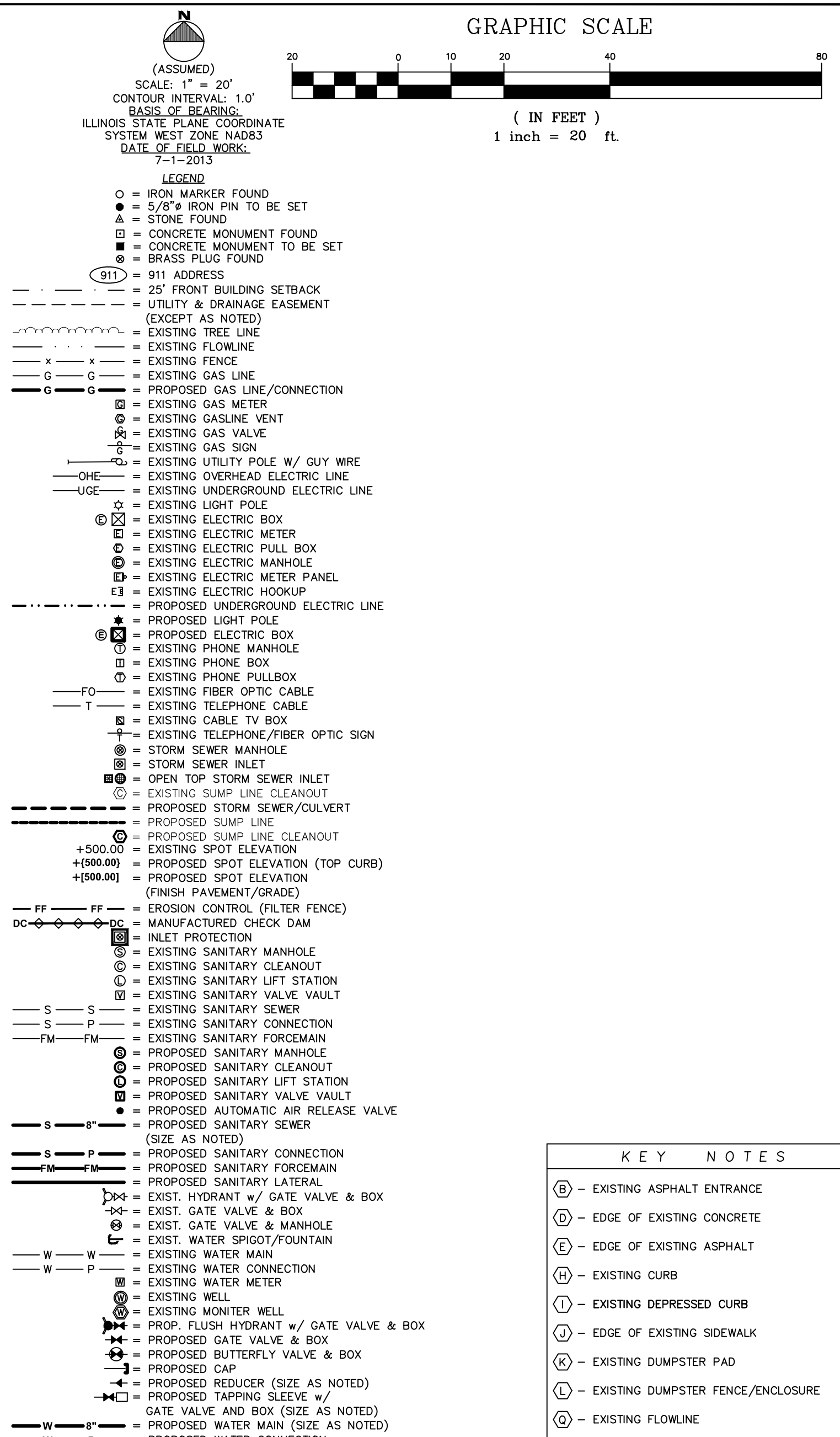
REVISIONS	
NO.	DATE

INTENDED USE:
PLANNING & PERMITTING
NOT FOR CONSTRUCTION



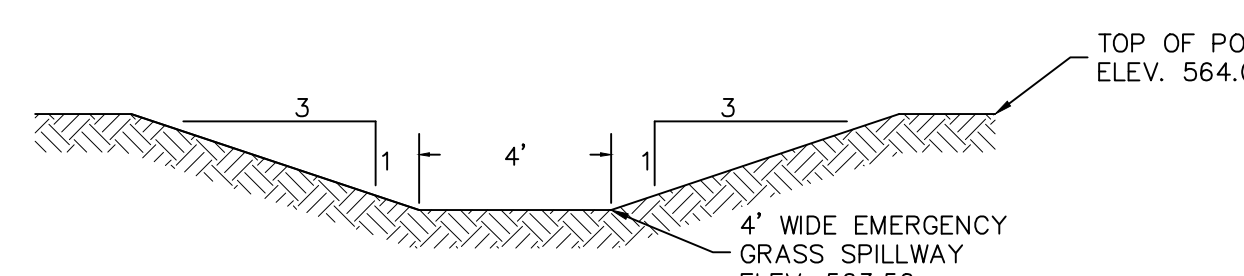
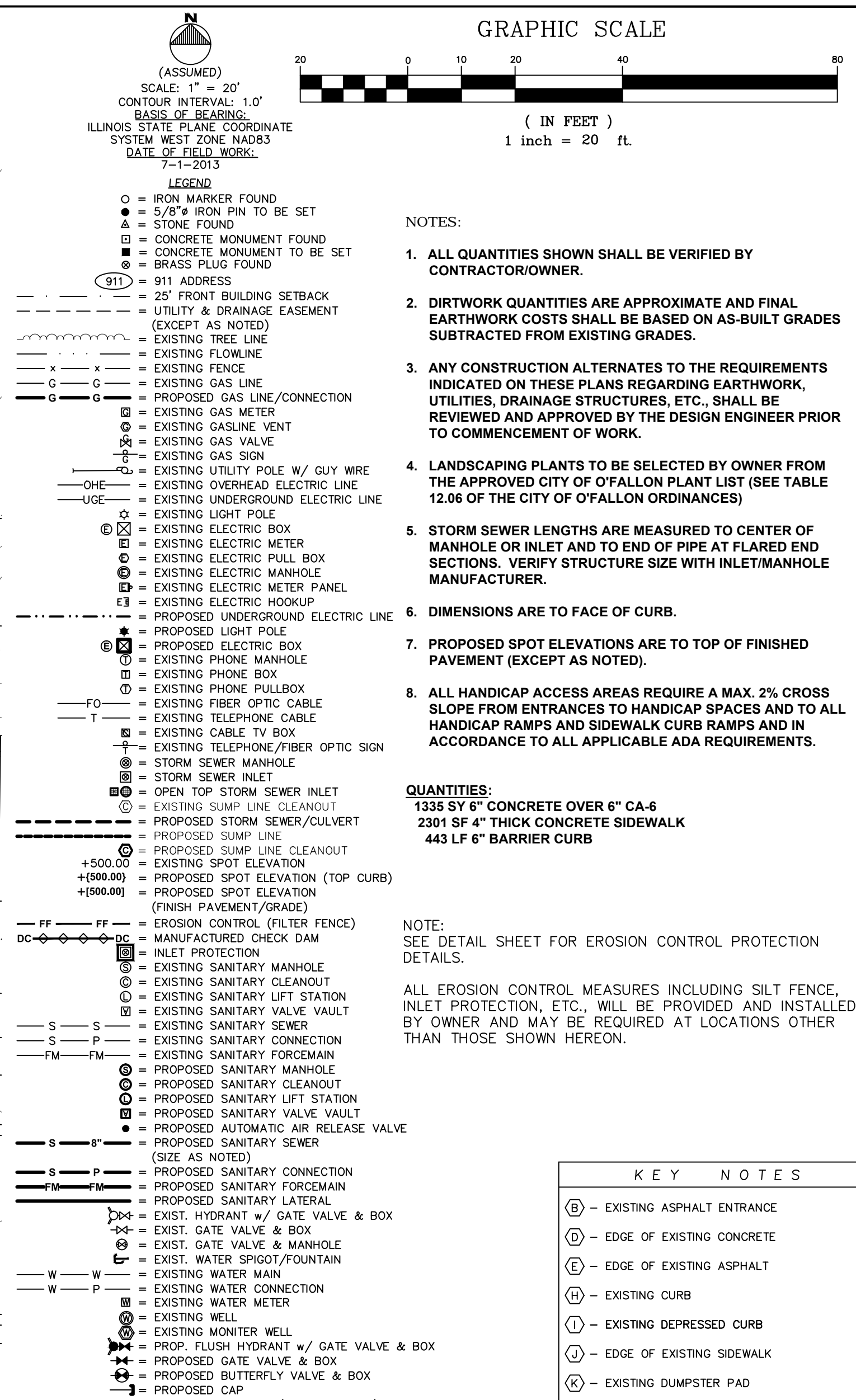
PATRICK R. NETEMEYER
JOB NO: 2013-233
DWG: HOLLAND-7000-LINCOLN-PARK-LT-8-9-3
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 7-10-13

COVER SHEET
SHEET NO:
1
OF 4

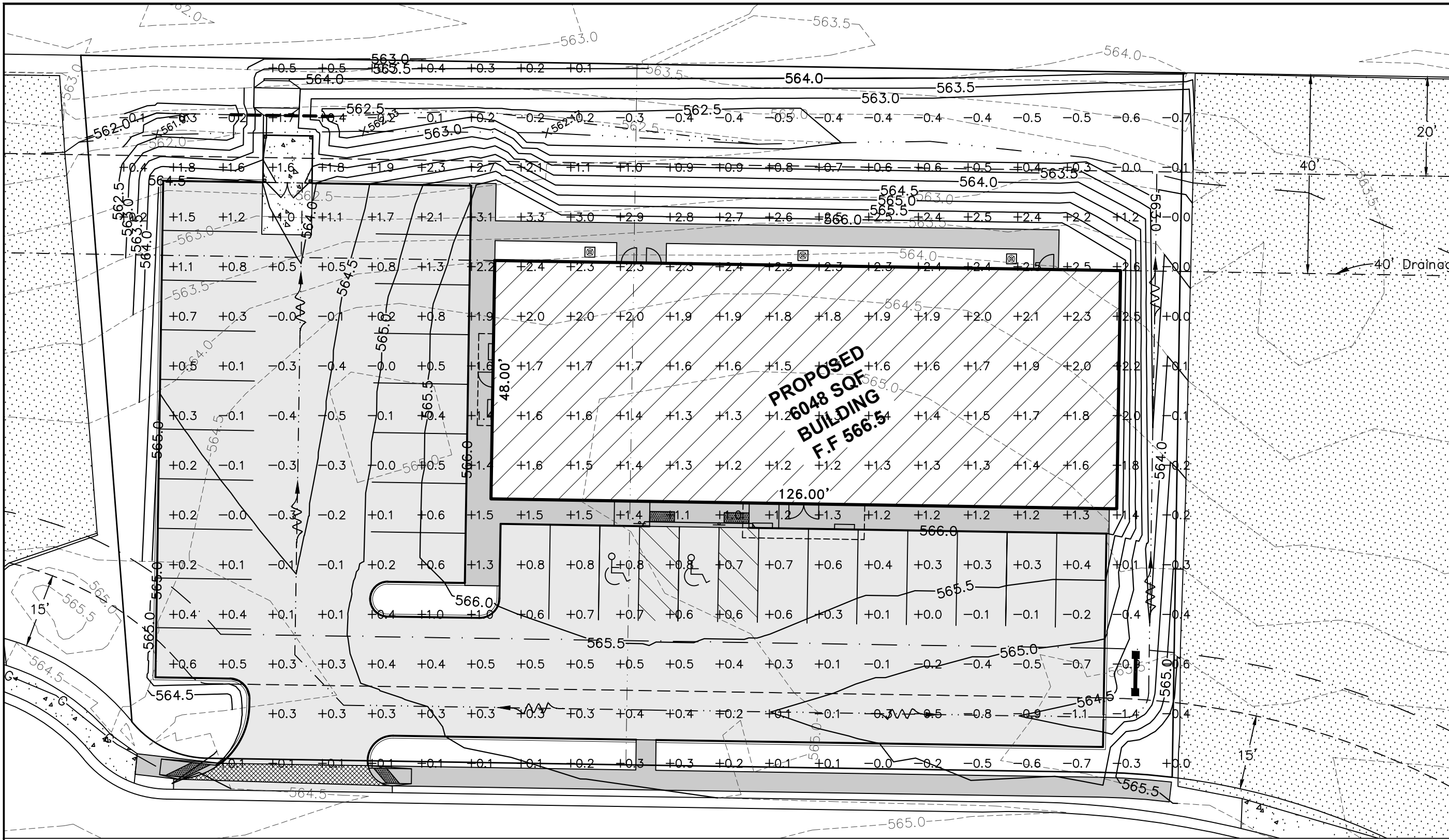


KEY NOTES	
(B)	- EXISTING ASPHALT ENTRANCE
(D)	- EDGE OF EXISTING CONCRETE
(E)	- EDGE OF EXISTING ASPHALT
(H)	- EXISTING CURB
(I)	- EXISTING DEPRESSIONED CURB
(J)	- EDGE OF EXISTING SIDEWALK
(K)	- EXISTING DUMPSTER PAD
(L)	- EXISTING DUMPSTER FENCE/ENCLOSURE
(O)	- EXISTING FLOWLINE
(R)	- EXISTING CONTOUR
(T)	- EXISTING LANDSCAPING
(U)	- EXISTING SAN. SEWER LATERAL
(W)	- EXISTING DETENTION POND
(Z)	- EXISTING TREES/TREELINE
4B	- EXISTING LIGHT
4V	- EXISTING TIMBER LANDSCAPE BORDER
(1)	- PROPOSED CONTOUR
(2)	- INTEGRAL CONCRETE CURB AND SIDEWALK
(3)	- 4" THICK P.C.C. SIDEWALK PER I.D.O.T. SPE
(4)	- 6" THICK P.C.C. SIDEWALK @ DRIVEWAYS PER I.D.O.T. SPECS, POURED SEPARATELY FROM CONCRETE ENTRANCE APRON.
(7)	- 6" THICK CONCRETE PAVEMENT SECTION
(13)	- SURFACE ACCESSIBLE RAMP w/ DETECTABLE HURDLE IN CONCRETE PER ADA REQUIREMENT
(14)	- HANDICAP SIGN TO BE LOCATED IN CENTER OF PARKING SPACE PER ADA REQUIREMENT
(15)	- 8" THICK CONCRETE DUMPSTER PAD
(16)	- HANDICAP ACCESSIBLE DUMPSTER ENCLOSURE PER OWNERS SPECS, MEETING CITY, STATE & FEDERAL REQUIREMENTS (SEE ARCHITECTURAL PLANS FOR DETAILS)
(19)	- 2' STUB
(21)	- PROPOSED FLOWLINE
(24)	- PROVIDE PAVEMENT MARKINGS IN ALL PARKING AREAS
(29)	- PROPOSED UNDERGROUND ELECTRIC
(39)	- DEPRESSION CURB OPENING FOR SIDEWALK RAMP
(50)	- CURB OUTLET OPENING
(77)	- PROPOSED GAS SERVICE
(82)	- PROPOSED SIGN PER OWNERS SPECS.
(89)	- PROPOSED A/C UNIT (APPROX. LOCATION)
(143)	- PROPOSED LIGHT POLE PER OWNER SPECS PROVIDE VILLAGE/CITY REQUIREMENTS
(146)	- PROVIDE HIGH QUALITY YELLOW PAVEMENT MARKINGS IN ALL ACCESS STALLS
(160)	- HANDICAP ACCESSIBLE AREA w/ MAXIMUM CROSS SLOPE OF 2%.
(168)	- PROPOSED ROOF OVERHANG
(169)	- PROPOSED TELECOMMUNICATIONS SERVICE

2 OF 4



<p>PRELIMINARY - SITE PLAN Lots 8 & 9 of Lincoln Park, lying in Section 31, T. 2N., R. 7W. of the 3rd P.M., City of O'Fallon, St. Clair County, Illinois</p>		<p>NETEMEYER ENGINEERING ASSOCIATES, INC. 3300 Highline Road, Aviston, IL 62216 PHONE: (618) 228-7816 FAX: (618) 228-7900</p>	
<p>OWNER/DEVELOPER Holland Construction, Inc. 180 Regal Ct. O'Fallon, IL 62269 Phone: (618) 222-1200</p>		<p>THESE PLANS AND THE VERBAL OR WRITTEN CONTRACT HEREIN ARE TO BE USED UNDER STANDARD CONTRACT CONDITIONS OF THE ILLINOIS CONSTRUCTION REQUIREMENTS ACT, 1989, AS AMENDED BY PUBLIC ACTS 95-0001, 95-0002, 95-0003, 95-0004, 95-0005, 95-0006, 95-0007, 95-0008, 95-0009, 95-0010, 95-0011, 95-0012, 95-0013, 95-0014, 95-0015, 95-0016, 95-0017, 95-0018, 95-0019, 95-0020, 95-0021, 95-0022, 95-0023, 95-0024, 95-0025, 95-0026, 95-0027, 95-0028, 95-0029, 95-0030, 95-0031, 95-0032, 95-0033, 95-0034, 95-0035, 95-0036, 95-0037, 95-0038, 95-0039, 95-0040, 95-0041, 95-0042, 95-0043, 95-0044, 95-0045, 95-0046, 95-0047, 95-0048, 95-0049, 95-0050, 95-0051, 95-0052, 95-0053, 95-0054, 95-0055, 95-0056, 95-0057, 95-0058, 95-0059, 95-0060, 95-0061, 95-0062, 95-0063, 95-0064, 95-0065, 95-0066, 95-0067, 95-0068, 95-0069, 95-0070, 95-0071, 95-0072, 95-0073, 95-0074, 95-0075, 95-0076, 95-0077, 95-0078, 95-0079, 95-0080, 95-0081, 95-0082, 95-0083, 95-0084, 95-0085, 95-0086, 95-0087, 95-0088, 95-0089, 95-0090, 95-0091, 95-0092, 95-0093, 95-0094, 95-0095, 95-0096, 95-0097, 95-0098, 95-0099, 95-0100, 95-0101, 95-0102, 95-0103, 95-0104, 95-0105, 95-0106, 95-0107, 95-0108, 95-0109, 95-0110, 95-0111, 95-0112, 95-0113, 95-0114, 95-0115, 95-0116, 95-0117, 95-0118, 95-0119, 95-0120, 95-0121, 95-0122, 95-0123, 95-0124, 95-0125, 95-0126, 95-0127, 95-0128, 95-0129, 95-0130, 95-0131, 95-0132, 95-0133, 95-0134, 95-0135, 95-0136, 95-0137, 95-0138, 95-0139, 95-0140, 95-0141, 95-0142, 95-0143, 95-0144, 95-0145, 95-0146, 95-0147, 95-0148, 95-0149, 95-0150, 95-0151, 95-0152, 95-0153, 95-0154, 95-0155, 95-0156, 95-0157, 95-0158, 95-0159, 95-0160, 95-0161, 95-0162, 95-0163, 95-0164, 95-0165, 95-0166, 95-0167, 95-0168, 95-0169, 95-0170, 95-0171, 95-0172, 95-0173, 95-0174, 95-0175, 95-0176, 95-0177, 95-0178, 95-0179, 95-0180, 95-0181, 95-0182, 95-0183, 95-0184, 95-0185, 95-0186, 95-0187, 95-0188, 95-0189, 95-0190, 95-0191, 95-0192, 95-0193, 95-0194, 95-0195, 95-0196, 95-0197, 95-0198, 95-0199, 95-0200, 95-0201, 95-0202, 95-0203, 95-0204, 95-0205, 95-0206, 95-0207, 95-0208, 95-0209, 95-0210, 95-0211, 95-0212, 95-0213, 95-0214, 95-0215, 95-0216, 95-0217, 95-0218, 95-0219, 95-0220, 95-0221, 95-0222, 95-0223, 95-0224, 95-0225, 95-0226, 95-0227, 95-0228, 95-0229, 95-0230, 95-0231, 95-0232, 95-0233, 95-0234, 95-0235, 95-0236, 95-0237, 95-0238, 95-0239, 95-0240, 95-0241, 95-0242, 95-0243, 95-0244, 95-0245, 95-0246, 95-0247, 95-0248, 95-0249, 95-0250, 95-0251, 95-0252, 95-0253, 95-0254, 95-0255, 95-0256, 95-0257, 95-0258, 95-0259, 95-0260, 95-0261, 95-0262, 95-0263, 95-0264, 95-0265, 95-0266, 95-0267, 95-0268, 95-0269, 95-0270, 95-0271, 95-0272, 95-0273, 95-0274, 95-0275, 95-0276, 95-0277, 95-0278, 95-0279, 95-0280, 95-0281, 95-0282, 95-0283, 95-0284, 95-0285, 95-0286, 95-0287, 95-0288, 95-0289, 95-0290, 95-0291, 95-0292, 95-0293, 95-0294, 95-0295, 95-0296, 95-0297, 95-0298, 95-0299, 95-0300, 95-0301, 95-0302, 95-0303, 95-0304, 95-0305, 95-0306, 95-0307, 95-0308, 95-0309, 95-0310, 95-0311, 95-0312, 95-0313, 95-0314, 95-0315, 95-0316, 95-0317, 95-0318, 95-0319, 95-0320, 95-0321, 95-0322, 95-0323, 95-0324, 95-0325, 95-0326, 95-0327, 95-0328, 95-0329, 95-0330, 95-0331, 95-0332, 95-0333, 95-0334, 95-0335, 95-0336, 95-0337, 95-0338, 95-0339, 95-0340, 95-0341, 95-0342, 95-0343, 95-0344, 95-0345, 95-0346, 95-0347, 95-0348, 95-0349, 95-0350, 95-0351, 95-0352, 95-0353, 95-0354, 95-0355, 95-0356, 95-0357, 95-0358, 95-0359, 95-0360, 95-0361, 95-0362, 95-0363, 95-0364, 95-0365, 95-0366, 95-0367, 95-0368, 95-0369, 95-0370, 95-0371, 95-0372, 95-0</p>	



GRADING PLAN

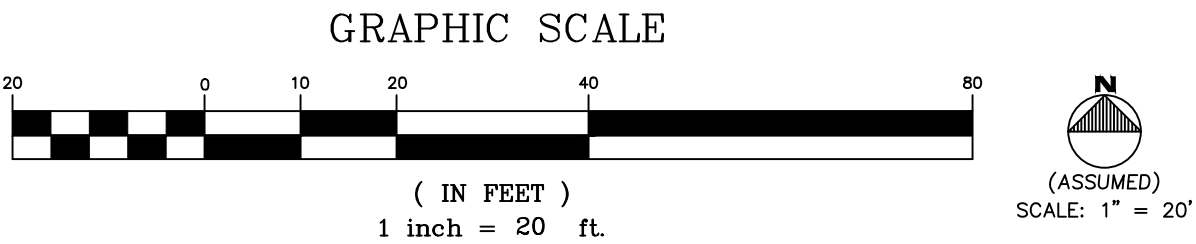
TOTAL DISTURBED AREA: ±0.80 ACRES
OWNER IS NOT REQUIRED TO FILE NOI TO OBTAIN AN NPDES PERMIT

SUBGRADE ASSUMPTIONS:
STREET SUBGRADE = PROPOSED TOP PAVEMENT - 0.5' (6")
GRASSED AREA SUBGRADE = PROPOSED GRADE (TOP SOIL NOT CONSIDERED)

SITE GRADING NOTES:
1. SEE GENERAL NOTES FOR ADDITIONAL NOTES PERTAINING TO GENERAL GRADING / COMPACTION REQUIREMENTS & EROSION CONTROL REQUIREMENTS
2. DIRT WORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR TOPSOIL REMOVAL & BACKFILL, TRENCH VOLUMES, COMPACTION, SHRINKAGE, LOSS, ETC. VOLUMES ARE BASED ON A GRID CALCULATION FROM EXISTING GRADE TO PROPOSED SUBGRADE ONLY. THESE QUANTITIES ARE PROVIDED FOR OWNER'S REFERENCE ONLY. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR ANY ESTIMATION QUANTITIES USED FOR CONTRACT.
3. SUBGRADES TO BE PREPARED IN ACCORDANCE TO GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS
4. FINAL INDIVIDUAL LOT DRAINAGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER/DEVELOPER. NETEMEYER ENGINEERING MAKES NO WARRANTIES AS TO ADEQUATE ELEVATION TO ENSURE PROPER DRAINAGE OF ANY IMPROVEMENT NOT SHOWN ON THESE PLANS.
5. THE RECOMMENDED MINIMUM FINISHED FLOOR SHALL BE 2' ABOVE THE CURB ON THE HIGH SIDE OF THE LOT.
6. THE RECOMMENDED MINIMUM LOWEST OPENING SHALL BE 1' ABOVE THE FEMA IDENTIFIED 100yr FLOOD ELEVATION AND 2' ABOVE THE HIGHEST ELEVATION IN THE DOWNSTREAM OVERLAND FLOW PATH.
7. OVERLAND FLOW PATHS SHOWN ON PLAN SHALL BE MAINTAINED. ELEVATIONS FOR SIDEWALKS IN THESE PATHS SHALL NOT EXCEED THE ELEVATION OF THE TOP OF THE NEAREST INLET LID.

EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES INCLUDING SILT FENCES, CHECK DAMS, INLET PROTECTION, SEDIMENT PONDS ETC., WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. EROSION CONTROL METHODS SHOWN HEREON ARE A RECOMMENDATION ONLY. FINAL EROSION CONTROL METHOD AND LOCATION IS ENTIRELY DEPENDENT ON ACTUAL EXCAVATION AREA, TIMING OF EXCAVATION, AND RESULTING TERRAIN CONDITIONS. THE CONTRACTOR IS THEREFORE ENTIRELY RESPONSIBLE FOR ENSURING MINIMAL EROSION AND OFF-SITE SEDIMENTATION OCCUR BY INSTALLING, CONTINUALLY MONITORING, AND MAINTAINING ANY NECESSARY METHOD OF EROSION CONTROL.
- PRIOR TO ANY CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT PAD SHALL BE CONSTRUCTED AT EACH EXIT FROM THE SITE. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. AS CONDITIONS DEMAND, THIS MAY REQUIRE A PERIODIC TOP DRESSING WITH STONE AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO PUBLIC ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED.

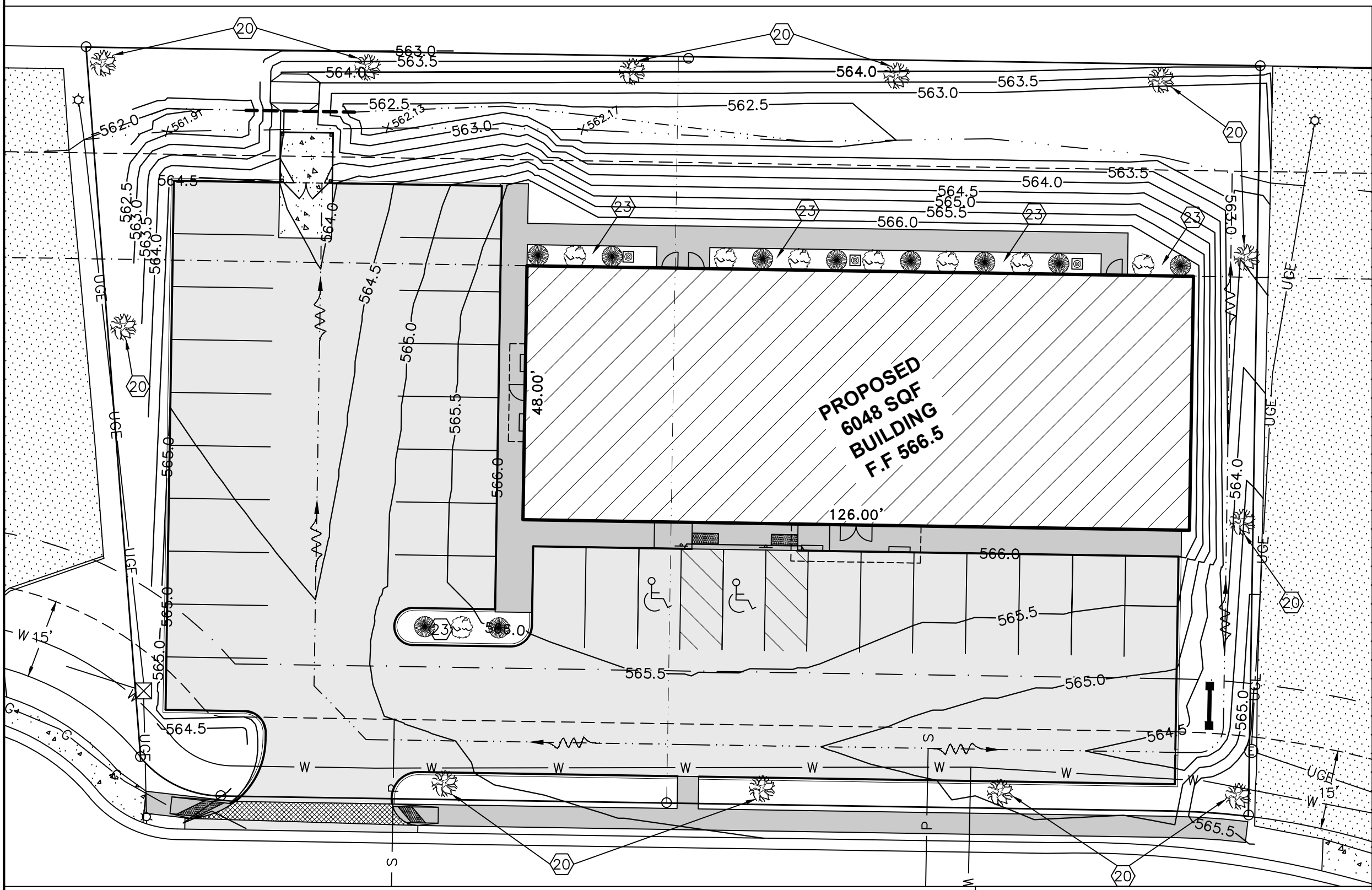


Site Volume Table: Unadjusted						
Site	Stratum	Surf1	Surf2	Cut cu.yds	Fill cu.yds	Net cu.yds Method
VOLUME-7-9-13	volume-7-9-13	eg-7-1-13	fg-7-9-13	88	937	849 (F) Grid

NET FILL VOL. TO FINISH PAVEMENT GRADE: 849 cu. yd.
REMOVE VOLUME PARKING LOT 6" CONCRETE/6" ROCK: -442 cu. yd.
REMOVE VOLUME BUILDING 4" CONCRETE/4" ROCK: -149 cu. yd.
TOTAL REQUIRED FILL: 258 cu. yd. (IGNORES SHRINKAGE)

NOTE:

DIRTWORK CALCULATIONS DO NOT INCLUDE COMPACTION OR LOSS OF FILL DIRT.



LANDSCAPE PLAN

KEY NOTES

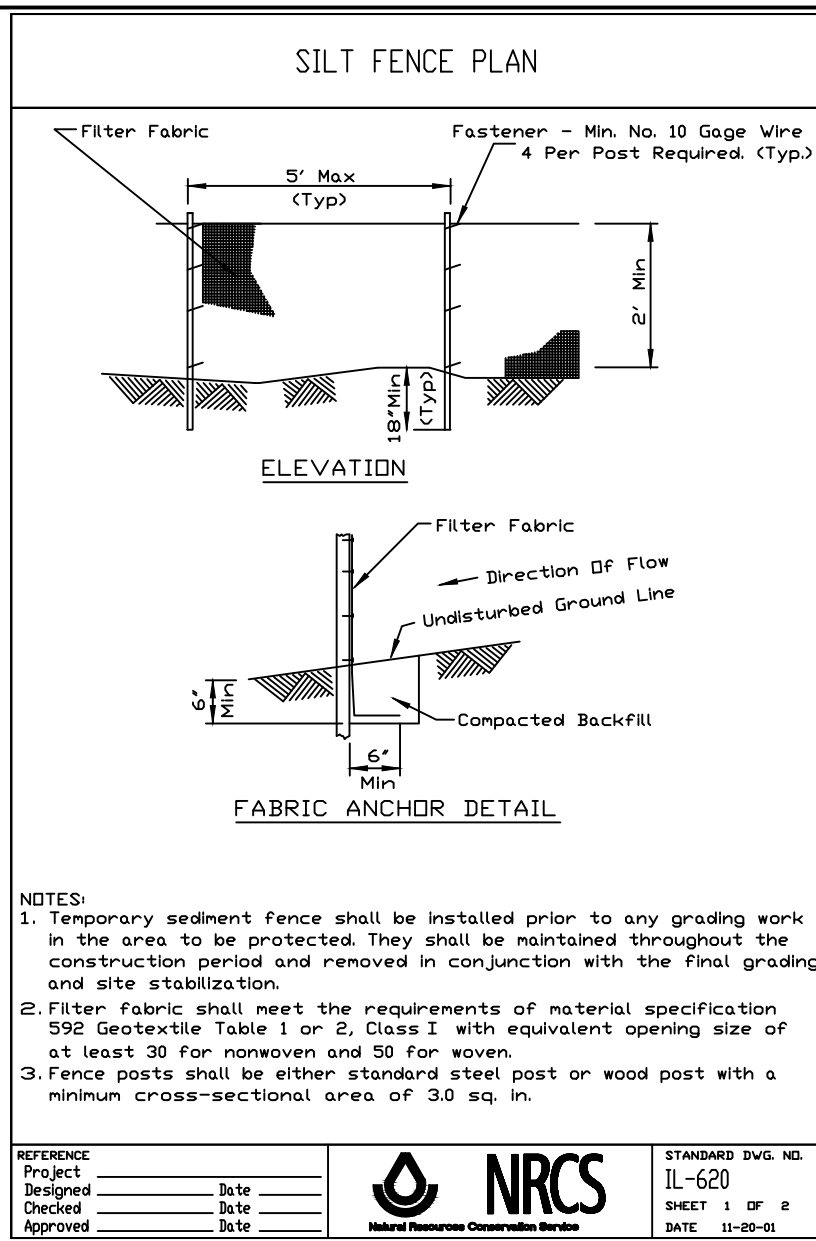
- 20 - PROPOSED TREE 50' O.C.
- 23 - LANDSCAPING OR SEED AND MULCH PER OWNER'S LANDSCAPING PLAN (BY OTHERS)

EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES INCLUDING SILT FENCES, INLET PROTECTION, ETC., WILL BE PROVIDED AND INSTALLED BY OWNER AND MAY BE REQUIRED AT OTHER LOCATIONS THAN THOSE SHOWN HEREON OR MAY NOT BE REQUIRED AT LOCATIONS SHOWN.
- EXISTING UNDISTURBED PERIMETER VEGETATION TO SERVE AS VEGETATIVE FILTER WHERE WIDTH EXCEEDS 30'.
- FINAL EROSION CONTROL METHOD AND LOCATION IS ENTIRELY DEPENDENT ON ACTUAL EXCAVATION AREA, TIMING OF EXCAVATION, AND RESULTING TERRAIN CONDITIONS.

MAINTENANCE

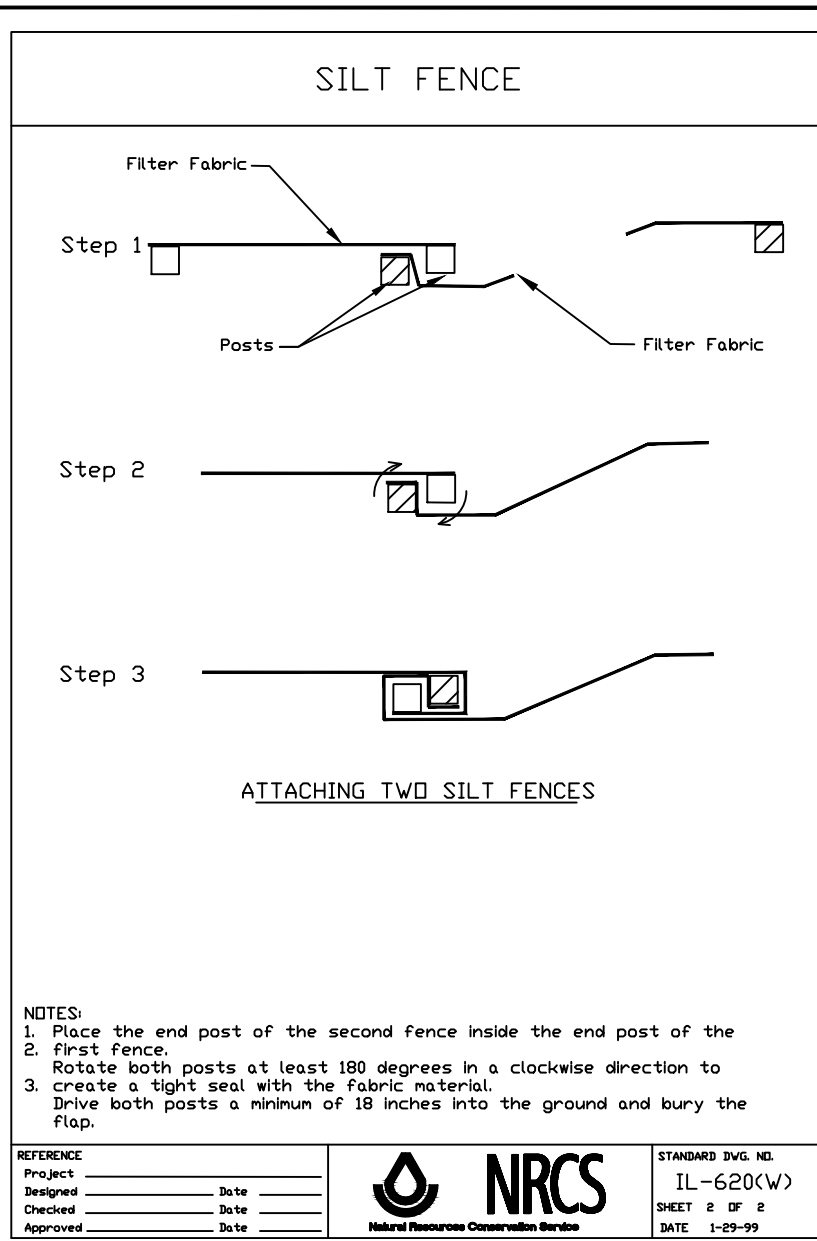
- FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

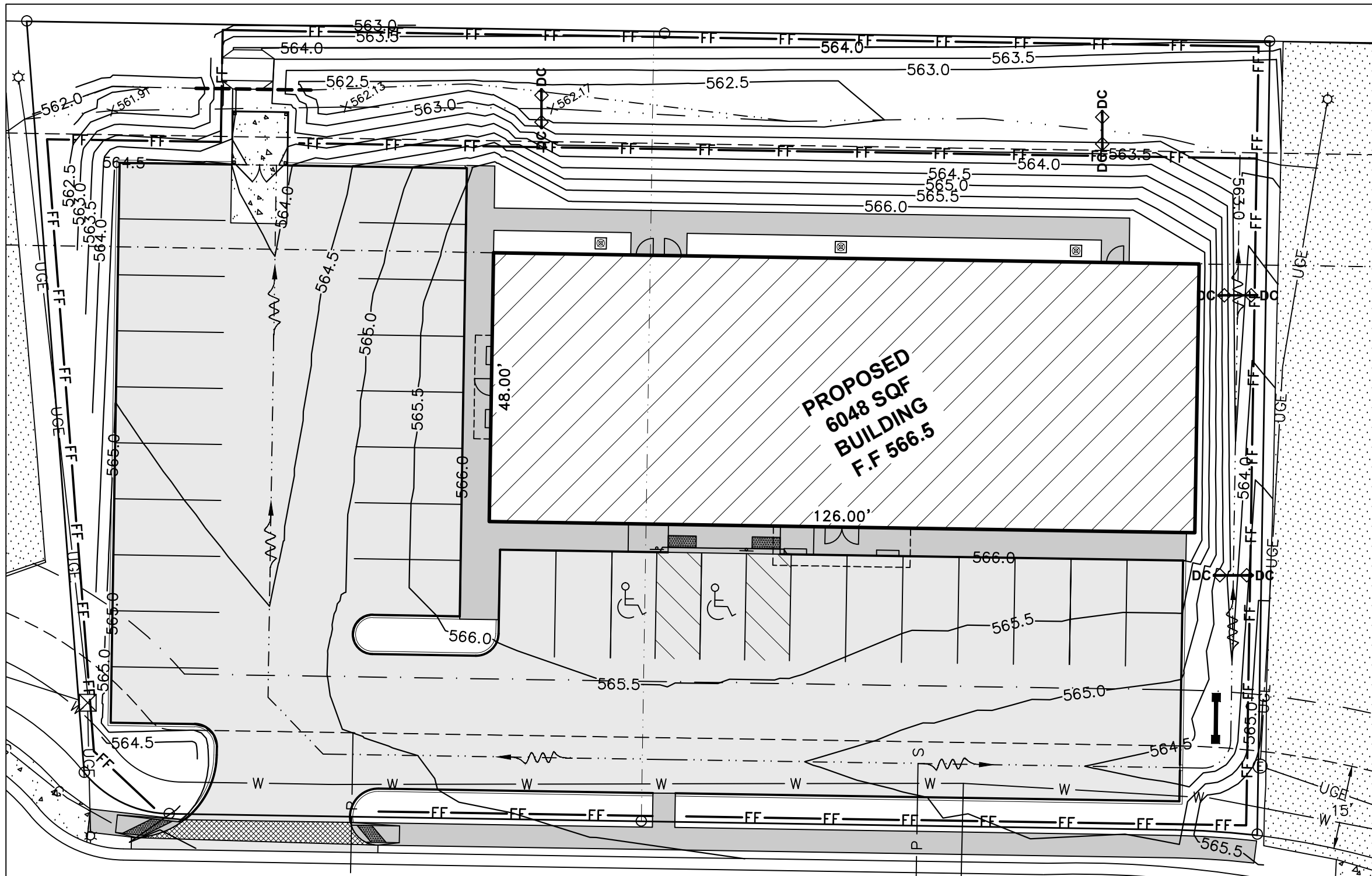
REFERENCE		STANDARD Dwg. NO.	
Project	Date	IL-620	
Designed	Date	SHEET 1 OF 2	
Checked	Date	DATE 11-20-13	
Approved	Date		

SILT FENCE DETAILS

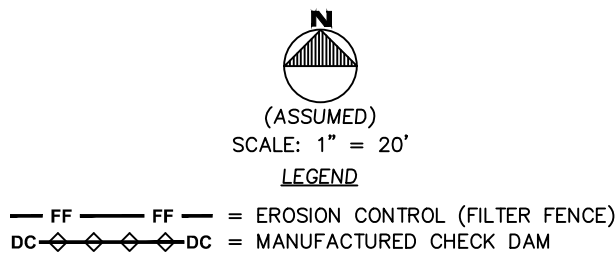


NOTES:
1. Place the end post of the second fence inside the end post of the 1st fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flag.

REFERENCE		STANDARD Dwg. NO.	
Project	Date	IL-620(W)	
Designed	Date	SHEET 2 OF 2	
Checked	Date	DATE 11-20-13	
Approved	Date		



EROSION CONTROL PLAN



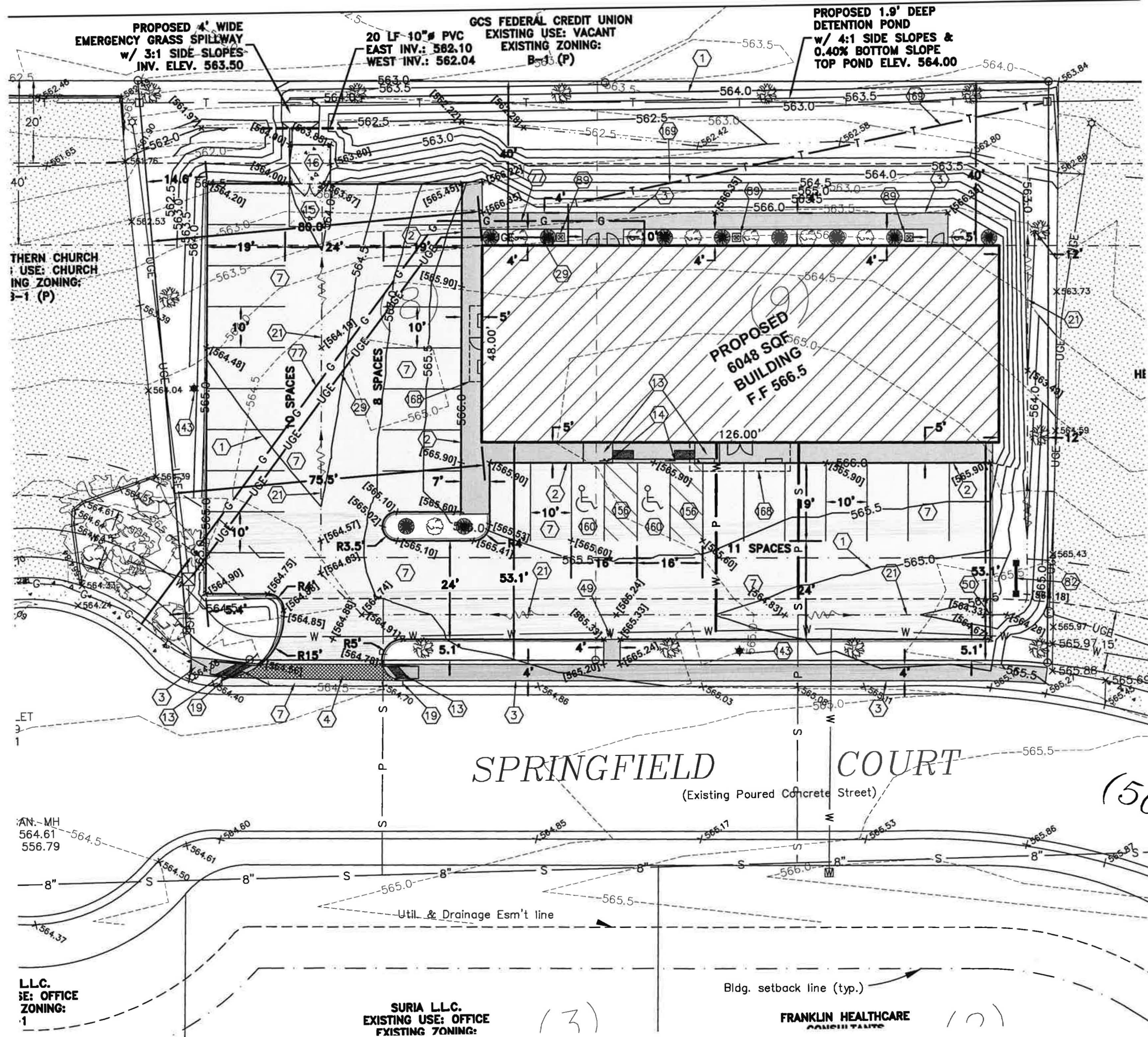
NETEMEYER ENGINEERING ASSOCIATES, INC.

3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

PRELIMINARY - SITE PLAN
Lots 8 & 9 of Lincoln Park, lying in
Section 31, T. 2N., R. 7W. of the 3rd P.M.,
City of O'Fallon, St. Clair County, Illinois

Holland Construction, Inc.
180 Regal Ct O'Fallon, IL 62289
Phone: (618) 222-1200

REVISIONS	
NO.	DATE
INTENDED USE:	
PLANNING & PERMITTING NOT FOR CONSTRUCTION	
IRPE 062-037441 EXP. DATE: 11/30/2013	
PATRICK R. NETEMEYER JOB NO: 2013-233 DWG: HOLLAND-TODD-LINCOLN-PARK-LT-8-9-3 DRAWN BY: CGH CHECKED BY: PRN ISSUE DATE: 7-10-13	
EROSION CONTROL, LANDSCAPING, AND GRADING PLANS	

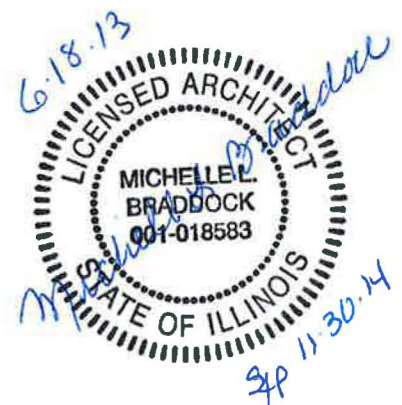


A NEW OFFICE BUILDING FOR: HOLLAND CONSTRUCTION, INC.

LOT 8 & 9 LINCOLN PARK - O'FALLON, ILLINOIS

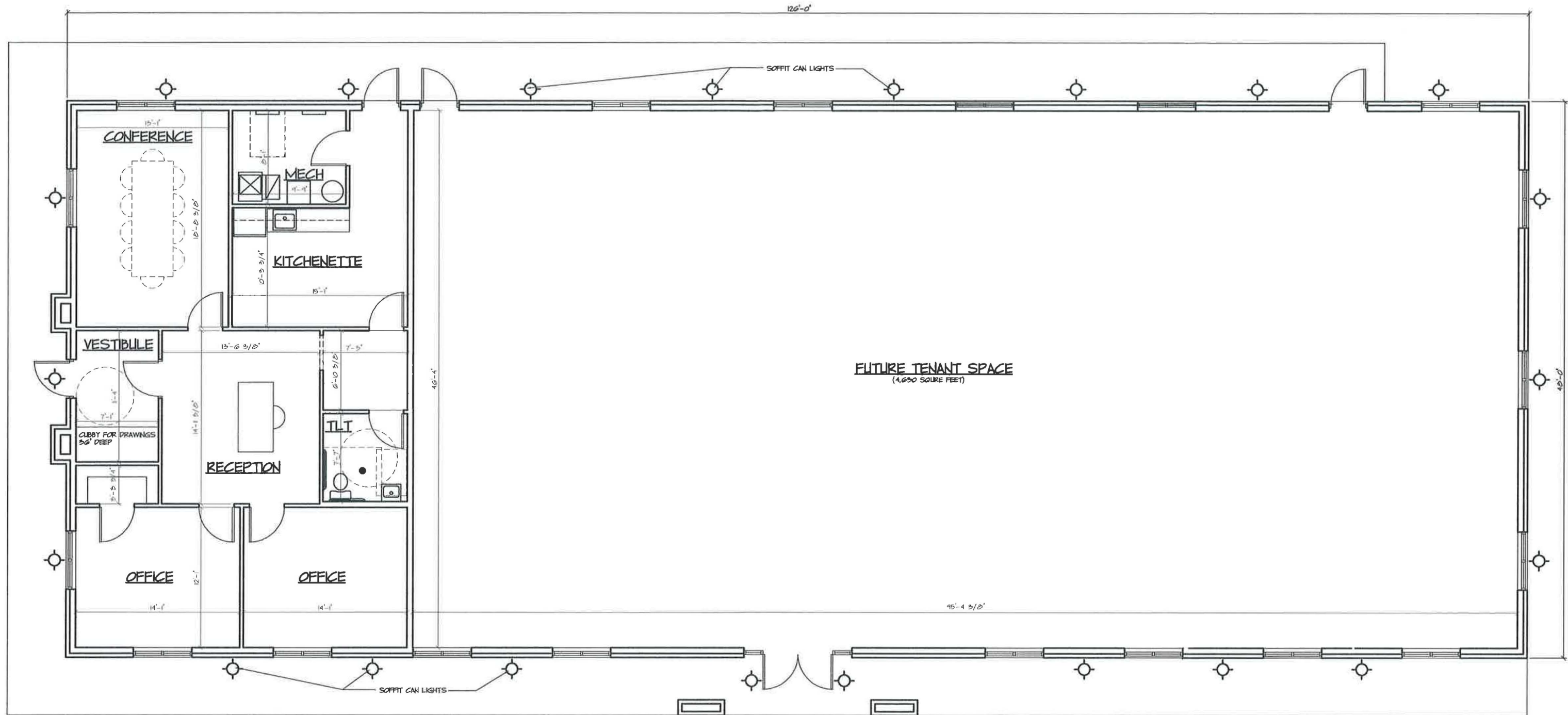


REVIEWED BY CITY OF O'FALLON
The review performed herein is not to be construed as relieving any party from any obligation set by city ordinance.
☐ Approved - No Exceptions
☐ Approved As Noted, Resubmittal Not Required
☐ Revise As Noted and Resubmit
Reviewer _____ Date _____
RETURN THESE MARK-UPS WITH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



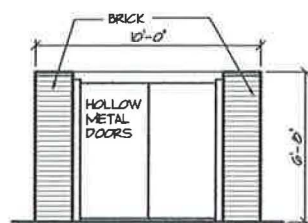
SHEET G1 OF 3	JOB NUMBER: 00302 DATE: JUNE 18, 2013 PROFESSIONAL DESIGN FIRM LICENSE #: 184-003880	 Michelle Braddock, AIA Owner/Architect P.O. Box 183 O'Fallon, Illinois 62169 Phone: (618) 632-4760 Fax: (618) 632-4869 Mobile: (618) 558-9587 Braddockarchitect@SBCGlobal.net	A NEW OFFICE BUILDING FOR: HOLLAND CONSTRUCTION, INC. LOTS 8 & 9 LINCOLN PARK O'FALLON, ILLINOIS SHEET: COVER SHEET
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RECEIVED JUN 18 2013

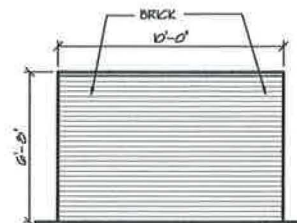


FLOOR PLAN

SQUARE FEET : 6040 (TODD'S OFFICE 1410)
 SCALE : 1/4" = 1'-0"
 BUILDING DATA:
 TYPE OF CONSTRUCTION : 5B
 BUILDING USE BUSINESS



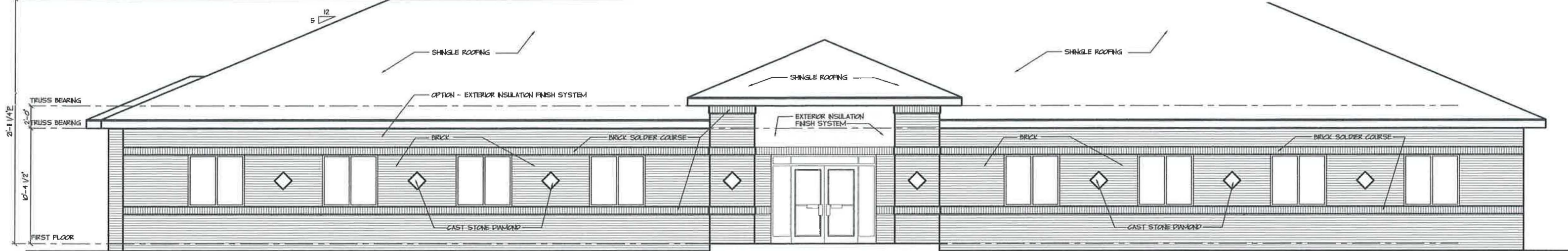
DUMPSTER FRONT
 SCALE : 1/4" = 1'-0"



**DUMPSTER FRONT
 LEFT AND RIGHT ELEVATIONS**
 SCALE : 1/4" = 1'-0"

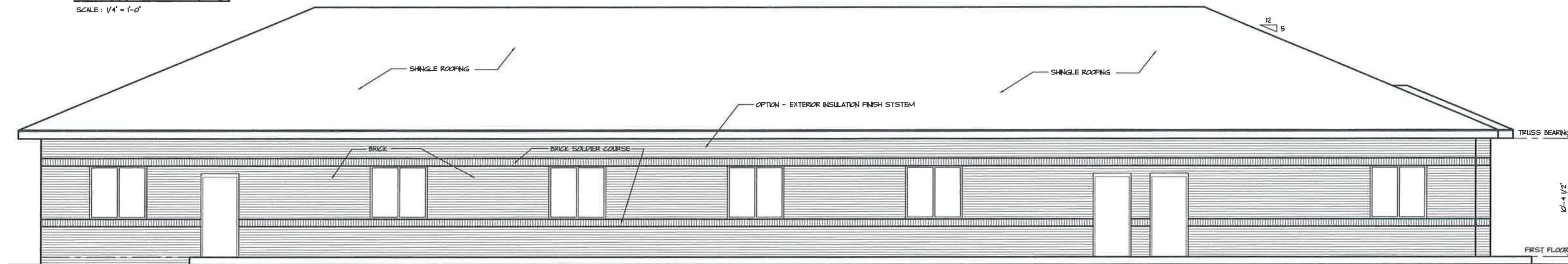
SHEET A1 OF 3	JOB NUMBER: 00302 DATE: JUNE 18, 2013 PROFESSIONAL DESIGN FIRM LICENSE #: 184-006880	 Michelle Braddock, AIA Owner/Architect Phone: (618) 632-4760 Fax: (618) 632-4860 Mobile: (618) 538-6287 Braddockarchserv@sbccolabel.net	A NEW OFFICE BUILDING FOR: HOLLAND CONSTRUCTION, INC. LOTS 8 & 9 LINCOLN PARK O'FALLON, ILLINOIS SHEET: FLOOR PLAN	
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RECEIVED JUN 18 2013



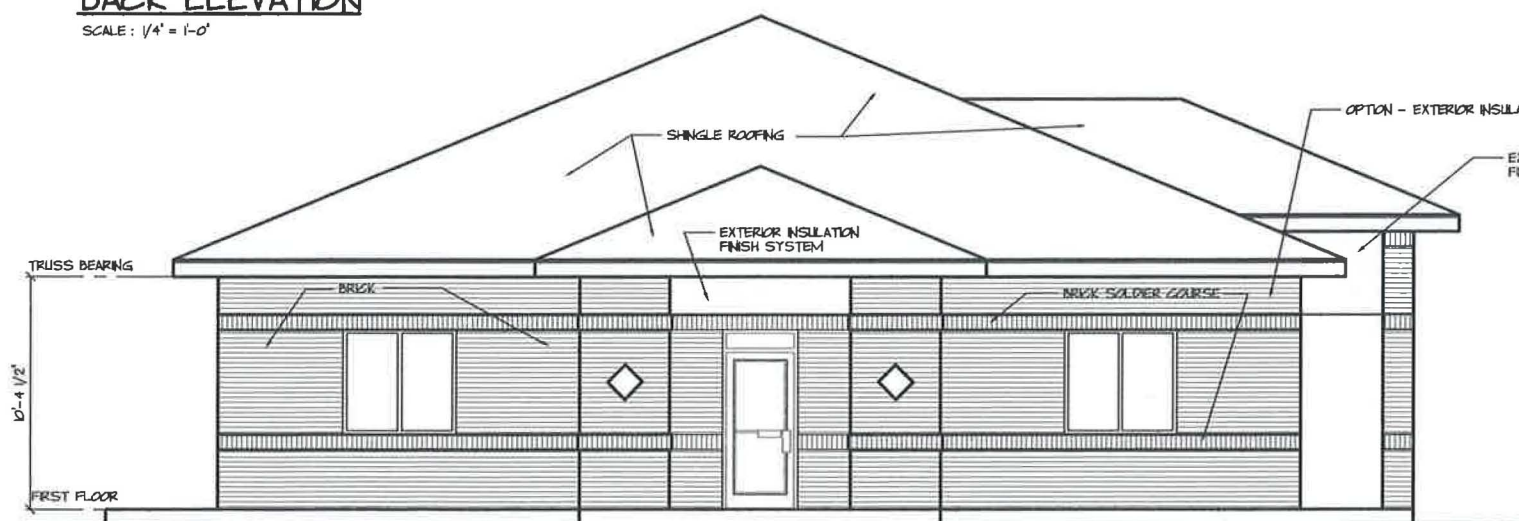
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



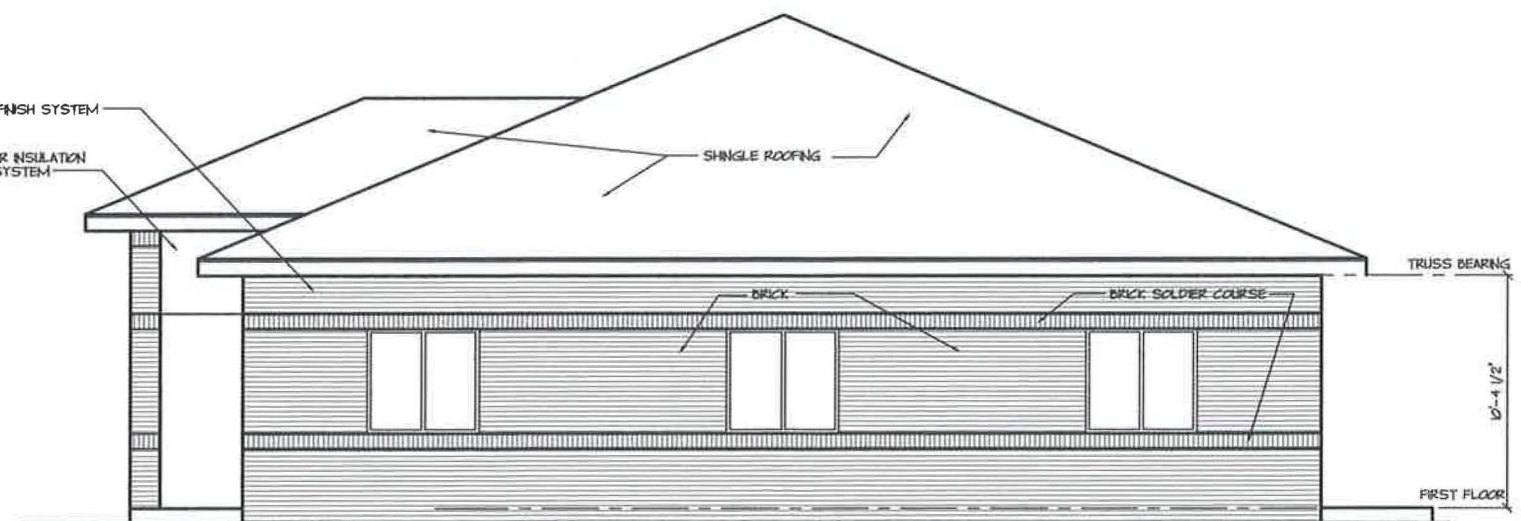
BACK ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

COLOR SELECTION
 SHINGLES - BROWN
 BRICK - TAN
 BRICK BAND - BROWN
 EPS - TAN
 GUTTERS/SOFFIT - BRONZE
 WINDOWS - BROWN/BRONZE TINT

SHEET A2 OF 3	JOB NUMBER: 00302 DATE: JUNE 18, 2013	 P.O. Box 183 Ofallon, Illinois 62359 Michelle Braddock, AIA Owner/Architect Phone: (618) 432-4760 Fax: (618) 532-4660 Mobile: (618) 538-9587 BraddockArchitects@SBCGlobal.net	A NEW OFFICE BUILDING FOR: HOLLAND CONSTRUCTION, INC. LOTS 8 & 9 LINCOLN PARK OFALLON, ILLINOIS
	PROFESSIONAL DESIGN FIRM LICENSE #: 184-003880		SHEET: BUILDING ELEVATIONS

RECEIVED JUN 18 2013



M E M O R A N D U M

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Director of Planning and Zoning
DATE: August 12, 2013
SUBJECT: Illini Trails, 2nd Addition, Final Plat (1st Reading)

Project Summary

In 2006, City Council approved the preliminary plat of the Illini Trails Subdivision which includes 68 family lots on approximately 26.98 acres of land. 48 lots have already been final platted. This final plat covers the remaining 20 lots, completing the subdivision as originally proposed. The proposed final plat is consistent with the preliminary plat approved by City Council.

Budgetary Impact

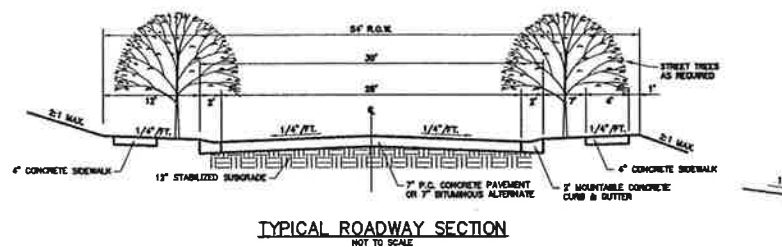
The park dedication requirement is 1.15 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$68,136. This amount will be collected at the time of issuance of each home's building permit at a cost of \$1,002 per home.

City Staff Update

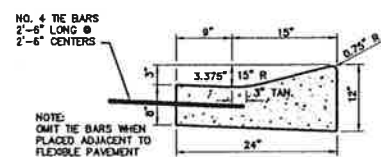
Staff has reviewed and approved the Final Plat and improvement plans for Illini Trails, 2nd addition. Attached are the Final Plat and the approved Preliminary Plat of Illini Trails.

PRELIMINARY PLAT ILLINI TRAILS FIRST ADDITION

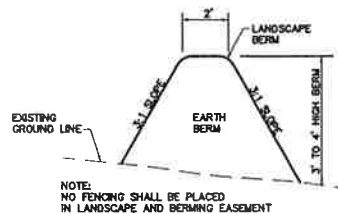
BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,
ST. CLAIR COUNTY, ILLINOIS



TYPICAL ROADWAY SECTION
NOT TO SCALE



CONCRETE CURB AND GUTTER DETAIL
NOT TO SCALE



LANDSCAPE BERM SECTION
NOT TO SCALE

CONCRETE SWALE DETAIL
NOT TO SCALE

SITE ZONING

EXISTING ZONING:
A "AGRICULTURAL"
PROPOSED ZONING:
SR-18 "SINGLE FAMILY RESIDENTIAL"
MINIMUM LOT = 75'
MINIMUM DEPTH = 100'
FRONT SETBACK = 25'
SIDE YARD SETBACK = 7.5' MIN, 15' TOTAL
REAR YARD SETBACK = 25'

LOCATION MAP
NOT TO SCALE

NOTES:

- ALL PROPOSED UTILITIES ARE PRELIMINARY. FINAL SIZES SHALL BE SHOWN ON THE IMPROVEMENT PLANS TO BE SUBMITTED TO THE CITY OF OTTAWA.
- ALL EASEMENTS ARE FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED.
- ANTICIPATED UTILITY SIZES:
SANITARY SEWER: 8" AND/OR 10" PVC SEWER MAIN
STORM SEWER: 12" - 36" RCP AND/OR CMP
WATER MAIN: 8" DUCTILE IRON WATER MAIN
1" TYPE K COPPER SERVICES
- DRAINAGE AND UTILITY EASEMENTS SHALL BE 15' WIDE ADJACENT TO STREETS (UNLESS OTHERWISE NOTED) AND 10' WIDE ADJACENT TO REAR AND SIDE LOT LINES (UNLESS OTHERWISE NOTED).
- DRAINAGE EASEMENTS ALONG LOT LINES SHALL BE 20' WIDE.
- STORM SEWER EASEMENTS SHALL BE 10' FROM EACH SIDE OF THE CENTERLINE OF PIPE.
- DETENTION COMMON GROUND TO BE DELINEATED BY MONUMENTATION.
- CURB INLETS SHALL BE OPEN THROAT.

ENGINEER/SURVEYOR

HOELSCHER ENGINEERING, P.C.
11 EXECUTIVE DRIVE, SUITE 12
FAIRVIEW HEIGHTS, ILLINOIS
62208
618-624-8610

OWNER/SUBDIVIDER

ESTATES AT PRAIRIE CROSSING
DEVELOPMENT, L.L.C.
775 SUNSET BLVD
OTTAWA, ILLINOIS
62208
618-632-5779

N/A
PRESBYTERY OF GROWING-LOVEJOY, INC.

LIST OF UTILITIES

SEWER
CITY OF OTTAWA
235 S. LINCOLN
OTTAWA, IL
62208
618-624-4500

ELECTRIC
AMEREN UE
500 EAST BROADWAY
EAST ST. LOUIS, IL
62201
618-482-2238

WATER
CITY OF OTTAWA
235 S. LINCOLN
OTTAWA, IL
62208
618-624-4500

TELEPHONE
AMERITECH
203 OGDEN ST.
COLLINSVILLE, IL
62234
618-348-8480

GAS
ILLINOIS POWER
1050 WEST BLVD.
BELLEVILLE, IL
62221
1-800-755-3000

CABLE TV
CHARTER COMM.
317 W. MAIN STREET
BELLEVILLE, IL
62221
618-277-0760

JULIE 1-800-892-0123

AREA CALCULATIONS

ILLINI TRAILS	AREA IN LOTS	FIRST ADDITION
9.28 ACRES	11.15 ACRES	
	OUTLOTS	0.28 ACRES
0.18 ACRES	COMMON GROUND	1.30 ACRES
1.68 ACRES	STREETS	3.11 ACRES
11.14 ACRES	TOTAL	15.84 ACRES

SUBDIVISION TOTAL = 26.98 ACRES

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ▲ STONE FOUND
- CONCRETE MONUMENT FOUND
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED MANHOLE
- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

EDWARD
FULTON
JR. HIGH
SCHOOL

CENTRAL
CHRISTIAN
CHURCH

REV. 06-07-08 CITY REVIEW COMMENTS

ILLINI TRAILS FIRST ADDITION PRELIMINARY PLAT



Hoelscher Engineering, P.C.

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
(618)624-8610 FAX: (618)624-8611

DRAWN: S.J.
CHKD: S.J.
APPD: M.J.R.
JOB NO: 05102-01
DATE: 05/15/06
SHEET 001 OF 1

DATE: 11/30/07
MICHAEL J. ROSSIGNOL, P.E.
EXPIRES 11/30/07

60' 0 60' 120'
GRAPHIC SCALE

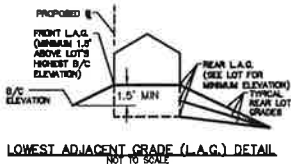
RECEIVED JUN 6 7 2006

FINAL PLAT OF THE 2nd ADDITION TO ILLINI TRAILS

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

LOT AREAS

1	15,468 S.F.	16	12,740 S.F.
2	17,919 S.F.	17	13,203 S.F.
3	16,354 S.F.	18	13,698 S.F.
4	20,344 S.F.	19	13,838 S.F.
5	22,554 S.F.	20	13,758 S.F.
6	26,734 S.F.	21	13,437 S.F.
7	15,003 S.F.	22	13,342 S.F.
8	12,107 S.F.	23	13,564 S.F.
9	18,839 S.F.		
10	17,523 S.F.		
11	13,409 S.F.		
12	14,816 S.F.		



BENCHMARKS

REFERENCE: NAVD 88 DATUM

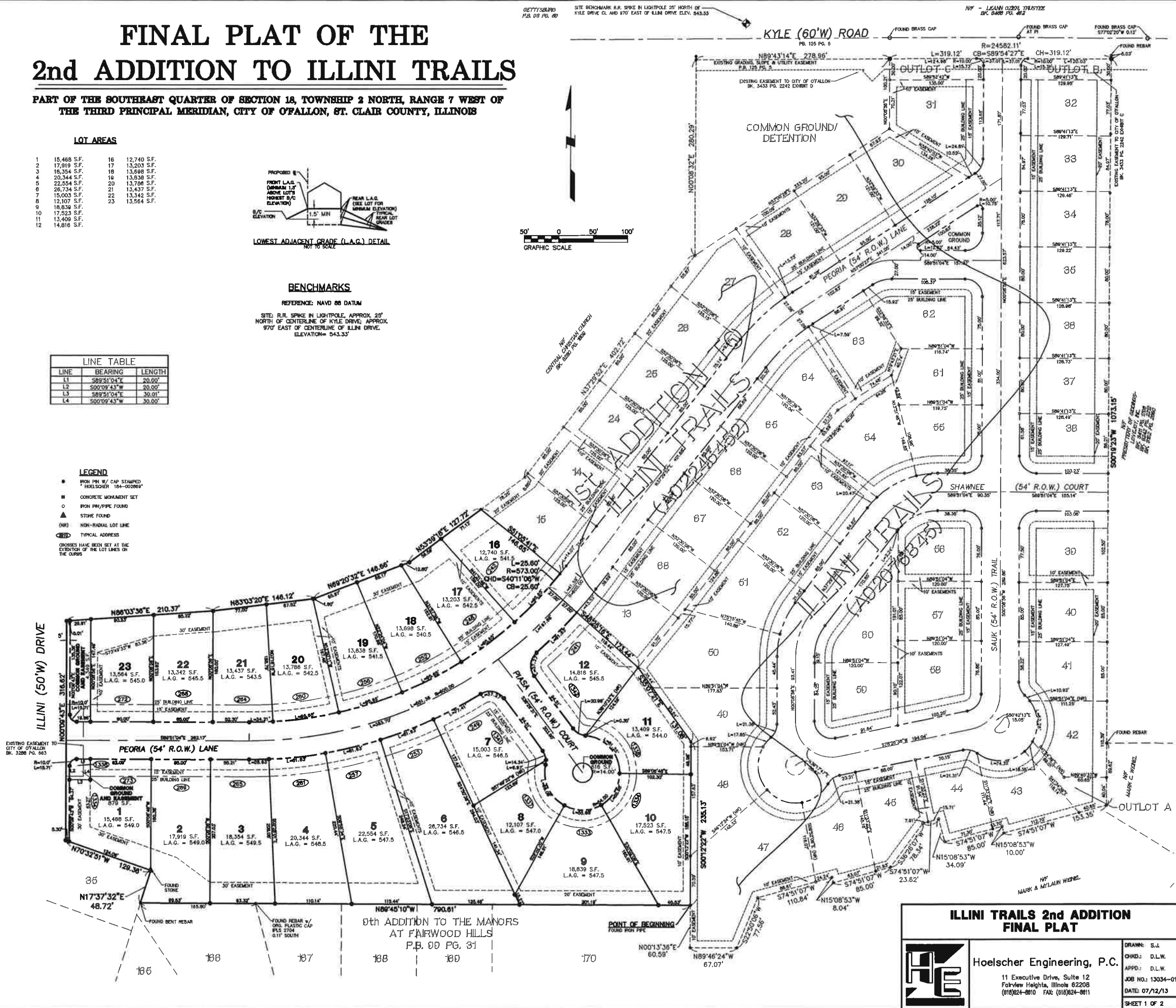
SITE: R.R. SPIKE IN LIGHTPOLE, APPROX. 25'
NORTH OF CENTERLINE OF KYLE DRIVE, APPROX.
970' EAST OF CENTERLINE OF ILLINI DRIVE.
ELEVATION= 543.33'

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°51'04"E	20.00'
L2	S00°09'43"W	20.00'
L3	S89°51'04"E	30.01'
L4	S00°09'43"W	30.00'

LEGEND

- IRON PIN W/ CAP STAMPED
"HOELSCHER 184-002809"
 - CONCRETE MONUMENT SET
 - IRON PIN/PIPE FOUND
 - STONE FOUND
 - (NR) NON-RADIAL LOT LINE
 - (C) TYPICAL ADDRESS
- CROSSES HAVE BEEN SET AT THE
EXTENSION OF THE LOT LINES ON
THE CURBS



ILLINI TRAILS 2nd ADDITION FINAL PLAT



Hoelscher Engineering, P.C.

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
(618)824-8810 FAX (618)824-8811

DRAWN: S.J.
CHECKED: D.L.W.
APPROVED: D.L.W.
JOB NO.: 13034-01
DATED: 07/12/13
SHEET 1 OF 2



MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
THROUGH: Ted Shekell, Planning Director
DATE: August 12, 2013
SUBJECT: Special Event Permit – “Photo Shoot” (MOTION)

Project Summary

Applicant: Sal Cincotta
Event: Photo Shoot on State Street
Date/Time: Wednesday, September 3rd from 11 am to 3pm
Location: State Street, in front of new Cincotta Photography building at 226 West State
Event Details:

- Photo shoot for the largest bridal magazine in St. Louis

Signage Request:

- None

City Assistance Request:

- Closure of State Street for four hours

Notes:

- An official application has not be received at this time, but additional information will be available before the city council meeting August 19th.

Staff Recommendation

Details on the request have been forwarded to the Police Department, which will work with the applicant to manage the details of the event and ensure public safety. Public Works, Police, and Fire have not received an official application for review at this time. Additional information will be available before the city council meeting on August 19th. Pending receipt of an official application and favorable comments from the aforementioned departments, staff recommends approval of the Special Event Permit.

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\SEPA\Cincotta\Cincotta CD Memo 08-12-13.doc