



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, November 23, 2015

6:00 PM

**Public Safety Building
285 North Seven Hills Road**

I) Roll Call

II) Approval of Minutes – November 9, 2015

III) Items Requiring Council Action – Monday, December 7, 2015

- A. Kurtz Zoning Amendment & Minor Subdivision (1st Reading & Resolution)
- B. Stone Bridge Estates – Amended Planned Use (1st Reading)
- C. Academy Sports – Amended Planned Use (1st Reading)
- D. Pre-annexation Agreement – 10458, 10464 & 10470 Rieder Road (Resolution)
- E. Verizon Lease Agreement (2nd Reading) – NO CHANGE

IV) Other Business: None

NEXT MEETING: December 14, 2015 – 6:00 P.M. – Public Safety Building

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.



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, November 9, 2015

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:10 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, Ray Holden, Harlan Gerrish, David Cozad and Jerry Mouser. *Other Elected Officials Present:* Herb Roach, Kevin Hagarty, Bob Kueker, Ned Drolet, Mike Bennett and Richie Meile. *Staff:* Jim Cavins and Justin Randall. *Visitors:* Vern Malare, Kie Zelms, Stu Kastens, Ron Zelms and Charlie Pitts.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. Verizon Lease Agreement (1st Reading) – Justin Randall provided an overview on the lease agreement for a co-location on the existing cell tower on Regency Park Place. Randall informed the committee they city would receive a lease payment of \$1,500 per month. Additionally, the city would receive a one-time payment of \$5,000 to cover the legal cost associated with the creation of the lease agreement. The committee discussed the lease and recommended the ordinance for approval with a vote of 6-0.
 - B. SEPA- St. Jude's Crusader Tree Lot (Motion) – Justin Randall provided an overview of the Christmas tree lot at Gator's this year. It is very similar to previous years. The committee recommended approval of the special event with a vote of 6-0.
 - C. 101 Dartmouth Drive Landmark Designation (2nd Reading) – Justin Randall indicated there had been no change on the landmark designation.
- IV) **Other Business - None**

MEETING ADJOURNED: 6:30 PM

NEXT MEETING: November 23, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Planning and Zoning
DATE: November 23, 2015
SUBJECT: Zoning Amendment & Minor Subdivision – Kurtz – 399 North Seven Hills Road (1st Reading)

Recommendation

The Planning Commission held a public hearing on the above referenced application at their November 10, 2015 meeting. The Commission voted 8-ayes and 0-nay to approve the requested Zoning Amendment for 399 North Seven Hills Road..

Project Background and Summary

The petitioner, Richard and Kathryn Kurtz has filed a petition to rezoning and subdivide their property located at 399 North Seven Hills Road, Parcel Number 04-20.0-400-006, having approximately 2.96 acres. The subject property is approximately 2.96 acres in size and is zoned A - Agriculture District, with an existing single family residence. The parcels surrounding the property to the north and east are located in unincorporated St. Clair County (zoned as Rural Residential - RR3), while the majority of the property to the south and west are zoned Single Family Residential, including the Cedar Meadows subdivision (zoned SR-2) to the west and The Estates at Prairie Crossing (zoned SR-1B) to the south.

In conjunction with this zoning amendment, a minor subdivision will be recorded creating two lots. One lot will consist of 2.056 acres and the second lot will consist of 0.907 acres. The applicant proposes to subdivide the 0.90-acre piece of land so they can sell the ground for the construction of a new single family residence. Overall, the plat meets the area and balk requirements of the city's codes, but a few minor additions to the plat will be completed prior to the City signing off on the plat.

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

Staff Recommendation

Staff recommends approval of both the Zoning Amendment and minor subdivision (however the resolution for the minor subdivision will be presented for review when the Zoning Amendment is on for 2nd Reading) for 399 North Seven Hills Road, Parcel Number 04-20.0-400-006.

Attachments

Report to Plan Commission
Zoning Amendment Ordinance
Minor Subdivision Resolution



MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: November 10, 2015
SUBJECT: P2015-15: Kurtz

Location: 399 North Seven Hills Road, O'Fallon, IL
Applicant: Richard and Kathryn Kurtz
Owner: Richard and Kathryn Kurtz
Submitted: October 19, 2015

Background & Executive Summary

The subject property is approximately 2.96 acres in size and is zoned A - Agriculture District, with an existing single family residence. The parcels surrounding the property to the north and east are located in unincorporated St. Clair County (zoned as Rural Residential - RR3), while the majority of the property to the south and west are zoned Single Family Residential, including the Cedar Meadows subdivision (zoned SR-2) to the west and The Estates at Prairie Crossing (zoned SR-1B) to the south.

In conjunction with this zoning amendment, a minor subdivision will be recorded creating two lots. One lot will consist of 2.056 acres and the second lot will consist of 0.907 acres. The applicant proposes to subdivide the 0.90-acre piece of land so they can sell the ground for the construction of a new single family residence.

The property must be rezoned because the applicant desires to subdivide a 0.90-acre parcel off of the parent parcel, and the minimum lot size in the Agriculture District is 3 acres. Therefore, the entire 2.96 acres needs to be rezoned to SR-1B Single Family Residential Dwelling District, since neither of the subdivided lots would meet the 3 acres minimum lot size of the Agricultural District and only one of the lots would meet the 1-acre minimum lot size of the RR, Rural Residential District.

Existing Conditions

Surrounding Zoning:

North: St. Clair Co. RR3 & O'Fallon A
East: St. Clair Co. RR3 & O'Fallon A
South: SR-1B
West: SR-1 & SR-2

Surrounding Land Use:

North: A farmstead and Carriel Junior High School.
East: Farmland and single-family residences in the Seven Hills Estates subdivision.
South: Single-family residences in the Estates at Prairie Crossing
West: Single-family residences on large tracts of land and within the Cedar Meadow subdivision.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Single Family Residential. The proposed rezoning to SR-1B, Single Family Residential Dwelling District is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the SR-1B, Single Family Residential Dwelling District requirements.

Public Notice:

Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Rezoning Discussion Points

General Discussion:

The property consists of 2.96 acres on the west side of Seven Hills Road, just north of the Estates at Prairie Crossing subdivision. The Comprehensive Plan for the Seven Hills Road Sub-Area and Corridor Plans identified appropriate land uses in the area from Troy-O'Fallon Road south near Old Vincennes Trail would primarily be low density single-family uses, institutional uses agricultural land with limited livestock and open space uses.

Additionally, the Future Land Use map designates the subject property as Single Family Residential. Single Family Residential Land Use Category designated land should be suburban in character, with full infrastructure and sewer connections. The subject property is a prime example for the mixture of land uses along Seven Hills Road and a rezoning to the SR-1B Single Family Residential Dwelling District is the appropriate zoning district to achieve the goals and objectives of the Comprehensive Plan.

Ingress and Egress

The existing driveway off Seven Hills Road will remain, with a second driveway proposed with the new residential construction project.

Utilities

The property is served by the City of O'Fallon for water and sanitary sewer service. The construction of a new home on the 0.90 acre lot will require sanitary sewer service. A proposed Sewer Line Easement has been provide through the property to provide access to an existing sewer main.

Criteria for considering General Rezoning applications:

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

- a) the existing uses and zoning of nearby property;
- b) the extent to which property values are diminished by the particular zoning restrictions;

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

Conclusion and Recommendation

Staff recommends approval of the requested rezoning to the SR-1B, Single-Family Residential Dwelling District.

Attachments

1. Project Application & Proposed Subdivision
2. Zoning Map
3. Surrounding Land Use Map

PETITION FOR ZONING AMENDMENT

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

Amendment Request No. P2015-15
Date: 10-19-15

Date set for hearing: 11/10/15 (Do not write in this space -- For office use only)
Date hearing held: _____
Newspaper: _____
Recommendation of Planning Commission:
() Denied
() Approved
() Approved with modification
Date: _____

Perm. Parcel No. 04-200-400-006 FALLON
Fee paid: \$ 250.00 Date: 10/19/15
Building Permit App. No. _____
Action by City Council: DATE PAID
() Denied
() Approved
() Approved with modification
Date: _____

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

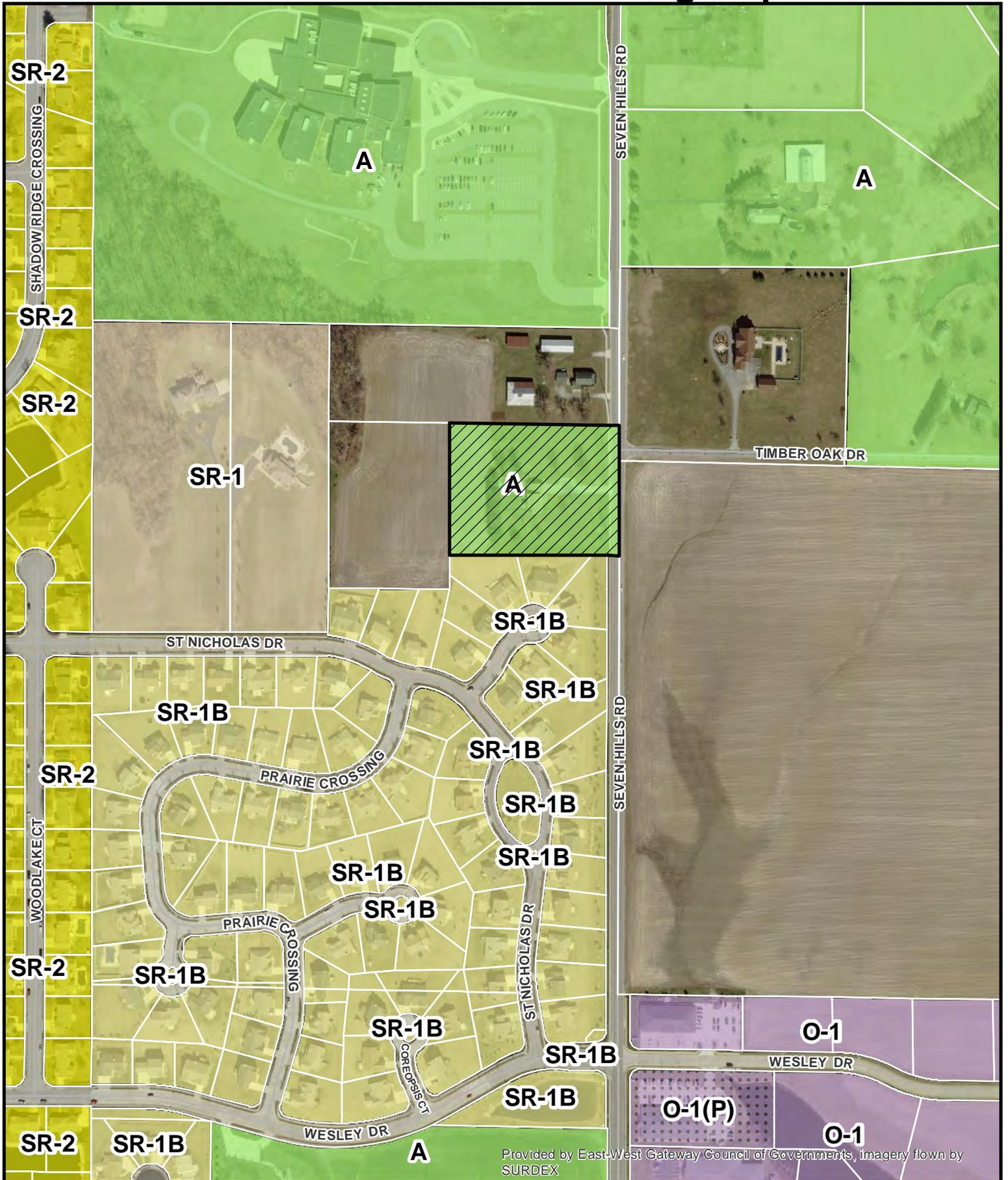
- Name of property owner(s): Richard + Kathryn Kurtz Phone: 618-334-0592
Mailing address: 399 N. 7 Hills Rd. O'Fallon, IL E-Mail: rgkmkurtz@yahoo
- Applicant's name: Same as Above Phone: 618
Mailing address: _____ E-Mail: _____
- Property interest of applicant (Owner, Contractor, etc.): Owner
- Address of property: 399 N. 7 Hills Rd. O'Fallon, IL Parcel (Tax) ID #: 04200400006
- Present use of property: Agricultural w/ 1 house Present Zone District: A
Proposed use of property: Residential w/ 2 houses Proposed Zone District: SR1B
- Zone District Classifications of adjacent properties: A & SR1B
- Area of land rezoning requested for: 3.19 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.

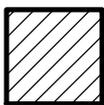
I consent that the entry in or upon the premises described in this application by any authorized official of O'Fallon, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: 10-19-15 Signature of Applicant: Kathryn Kurtz
Date: 10-19-15 Signature of Owner: Richard G. Kurtz Kathryn M. Kurtz

P2015-15: Kurtz - Zoning Map



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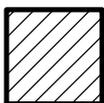
Subject Property



P2015-15: Kurtz - Surrounding Land Use Map



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Subject Property

0 90 180 360 540 720 Feet



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 623, ZONING DISTRICTS OF THE CITY OF O’FALLON, ILLINOIS FOR 399 NORTH SEVEN HILLS ROAD, PARCEL NUMBER: 04-20.0-400-006.

WHEREAS, the applicants, Richard and Kathryn Kurtz have filed a petition with the City of O’Fallon for a zoning change of the property currently located at 399 North Seven Hills Road in the City of O’Fallon, as “SR-1B” Single Family Residential Dwelling District; and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on November 10, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1B, Single Family Residential Dwelling District zoning for the property with a vote of 8-eyes to 0-nays; and

WHEREAS, on November 23, 2015 the Community Development Committee of the City Council reviewed the requested rezoning and recommended approval with a vote of X-eyes to X-nays.

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 “399 North Seven Hills Road”, be henceforth classified as zoning district SR-1B Single Family Residential Dwelling District.

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 _____ 2015.

ATTEST:

(seal)

Approved by the Mayor this _____ day

of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

I:\P & Z\ZONEFILE\Petitioner Files\2015\Kurtz (P2015-15)\Kurtz Zoning Ordinance 12-7-2015.doc

CITY OF O'FALLON, ILLINOIS
RESOLUTION NO. 2015-

**A RESOLUTION APPROVING AND
ACCEPTING A SUBDIVISION OF LAND
TO BE KNOWN AS THE "KURTZ FARM
ESTATES" BY THE CITY OF O'FALLON,
ILLINOIS.**

WHEREAS, the minor subdivision has been reviewed by the city planning and engineering staff and staff finds the minor subdivision acceptable; and

WHEREAS, the Community Development Committee reviewed the minor subdivision at the November 23, 2015 meeting and voted X-X to recommend approval; and

WHEREAS, the minor subdivision of Kurtz Farm Estates will create a new 2.056-acre lot and 0.907-acre lot with utility easements; and

WHEREAS, the proposed minor subdivision complies with the general requirements as set forth in the City's Ordinances, including the general provisions of Chapter 154: Subdivisions of the City of O'Fallon Code of Ordinance.

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

- 1) That the above described Kurtz Farm Estates Minor Subdivision, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 2) That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois a copy of this resolution, along with a copy of the plat and the recording expense shall be borne by the person(s) requesting approval of the plat; and
- 3) 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 _____ day of _____, 2015.

Attest:

Philip A. Goodwin, City Clerk

Approved:

Gary L. Graham, Mayor



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: November 23, 2015
SUBJECT: P2015-14: Amended Stone Bridge Estates, Planned Use (1st Reading)

Recommendation

The Planning Commission held a public hearing on the above referenced application at their November 10, 2015 meeting. The Commission voted 8-ayes and 0-nay to approve the requested Amended Planned Use for Stone Bridge Estates, subject to the conditions recommended by staff.

Project Background and Summary

The applicant, McBride & Son Homes, is requesting a revised planned use ordinance from the City Council regarding new single-family home elevations the company is proposing to construct at Stone Bridge Estates, which is located in the same Planned Development as Stone Bridge Villas on Hartman Lane. The original Planned Development approved by Council granted that certain single-family home elevations would be built on the 63 lots in the Estates. These were homes proposed to be built by the owner of the project at that time, Rev Casey, who has since relinquished ownership of the single family Estates lots through foreclosure on the development by the bank. Since then a resolution was passed by the City Council in 2010 to approve revised elevations to Dettmer Homes. Dettmer Homes constructed 8 single-family residences. Should the elevations proposed by McBride & Son Homes be approved as a part of an amended planned use, the infrastructure is in place to begin building immediately on the remaining 55 single-family lots.

McBride & Son Homes have been building homes in the St. Louis metro area for over 60 years. McBride is currently building in O'Fallon at the Stone Briar subdivision off Old Collinsville Road. McBride & Son Homes are proposing to build their Bayside and Oakwood series of single-family homes, with sodded lots, a street tree and front lawn plantings. McBride & Son Homes proposes building single-family homes in the Estates; however, their home elevations are not the same exact ones originally approved by the City Council in the planned use development and subsequently amended by resolution for Dettmer Homes.

The purpose of the amended planned use is to provide McBride & Sons with a clean zoning approval for their construction project.

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

Staff Recommendation

Staff believes the elevations are consistent enough with the originally approved elevations in the Stone Bridge Estate development and recommends approval of the amended planned use, with the following conditions:

1. A variance to Lot 1-7 to reduce the front setback to 20 feet.
2. A Park Fee of \$866.19 shall be collected for each home permit approved for McBride & Son Homes

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

3. The sidewalk associated with the lot will be constructed with each home permit approved for McBride & Son Homes.
4. All other required improvements have been constructed previously.

Attachment:

Report to Plan Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: November 10, 2015
PROJECT: P2015-14: Amended Stone Bridge Estates, Planned Use

Location: Stone Bridge Estates subdivision, off of Hartman Lane and Three Rivers Drive
Ward: 5
Applicant: Jeannie Aumiller, McBride Stone Bridge, LLC
Owner: Stone Bridge Estates Development Company, LLC
Submitted: October 5, 2015

Introduction & Background

The applicant, McBride & Son Homes, is requesting a revised planned use ordinance from the City Council regarding new single-family home elevations the company is proposing to construct at Stone Bridge Estates, which is located in the same Planned Development as Stone Bridge Villas on Hartman Lane. The original Planned Development approved by Council granted that certain single-family home elevations would be built on the 63 lots in the Estates. These were homes proposed to be built by the owner of the project at that time, Rev Casey, who has since relinquished ownership of the single family Estates lots through foreclosure on the development by the bank. Since then a resolution was passed by the City Council in 2010 to approve revised elevations to Dettmer Homes. Dettmer Homes constructed 8 single-family residences. Should the elevations proposed by McBride & Son Homes be approved as a part of an amended planned use, the infrastructure is in place to begin building immediately on the remaining 55 single-family lots.

McBride & Son Homes have been building homes in the St. Louis metro area for over 60 years. McBride is currently building in O'Fallon at the Stone Briar subdivision off Old Collinsville Road. McBride & Son Homes are proposing to build their Bayside and Oakwood series of single-family homes, with sodded lots, a street tree and front lawn plantings. McBride & Son Homes proposes building single-family homes in the Estates; however, their home elevations are not the same exact ones originally approved by the City Council in the planned use development and subsequently amended by resolution for Dettmer Homes.

The purpose of the amended planned use is to provide McBride & Sons with a clean zoning approval for their construction project.

Discussion Points/Issues

Land Use / Traffic Circulation / Utilities

The application will still only permit single-family residences in the Stone Bridge Estates subdivision. No changes to the traffic circulation or utilities have been proposed from the original approval. All 63 lots are platted and all improvements have been constructed as required. Sidewalks will be required with each new home permitted approved for McBride & Son Homes. The full detailed analysis of the site and previous elevations can be found in the previous recorded Ordinance #3344, attached to this report.

Elevations & Existing Approvals

The original elevations approved with the planned use and the amended elevations (from 2010) have been attached to the report. McBride & Son Homes had a number of concerns regarding attachments to Ordinance #3344 to have clarified in an amended approval.

- An exhibit attached to the ordinance indicates the intent was to construct homes in the 1,800 – 2,400 square foot size range. McBride & Son Homes would like to construct a minimum square footage of 1,500 square feet (not including basement), with no maximum range.
 - The City does not have an ordinance that places a minimum or maximum size on a house meeting all building codes. If any requirements on sizing are within private covenants or restrictions, the City does not regulate those private agreements.
- An exhibit attached to the ordinance indicates the exterior materials will contain brick and siding. McBride & Son Homes would like to clarify that brick, siding or a combination of both, may be used on each residence constructed.
 - The City does not have an ordinance that requires certain types of exterior building materials on a house meeting all building codes. If any requirements on sizing are within private covenants or restrictions, the City does not regulate those private agreements.
- The required park fee was \$64,770 for the Stone Bridge Estates development (calculates to \$866.19 per lot). McBride & Son Homes would like that the park fund is \$866.19 per home constructed by McBride & Son.
 - The \$866.19 / lot constructed by McBride & Son Homes is consistent with the approved ordinance.
- In 2012 a variance was granted for Lot 1 – 7 to reduce the front setback to 20 feet. The variance runs with the ground, however can be included in the revised ordinance. All other lots will meet the required SR-1B setbacks of 25-foot front, 25-foot rear and 7.5-foot sides.

Agreement with Stone Bridge Villas HOA

Although not a requirement of the City, McBride & Son Homes has worked with the Stone Bridge Villas Home Owners Association to reach an agreement with the Villas based on a previous agreement between the Villas HOA and Dettmer Homes (agreement attached). In the agreement McBride & Son Homes agreed to only construct single story homes on Lots 1-7 due to the grade differentials between the Estates and Villas, Additionally, for any home constructed on Lots 1 – 14 (lots adjoining the Villas) will have earth-toned colored exteriors, shutters, a 5-foot vinyl fence along the rear yard and a fee of \$428.57 per lot will be paid to the Villas HOA for tree plantings. In return, the Villas does not have any approval rights for square footage, architectural style and materials used by McBride & Son Homes in the Stone Bridge Estates Subdivision. Thus, with this agreement the Villas HOA has agreed with the proposed change in the elevations proposed by McBride & Son Homes.

Staff Recommendation

Staff believes the elevations are consistent enough with the originally approved elevations in the Stone Bridge Estate development and recommends approval of the amended planned use, with the following conditions:

1. A variance to Lot 1-7 to reduce the front setback to 20 feet.
2. A Park Fee of \$866.19 shall be collected for each home permit approved for McBride & Son Homes

3. The sidewalk associated with the lot will be constructed with each home permit approved for McBride & Son Homes.
4. All other required improvements have been constructed previously.

Attachments

Attachment 1 – Project Application, Narrative & Elevations

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Signed agreement from Stone Bridge Villas Homeowners Association

Attachment 5 – Ordinance #3344 approving Stone Bridge Master Planned Development (2005)

Attachment 6 – Resolution 2010-23 approving minor revision for Dettmer Homes Elevations (2010)

Community Development Department

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



Planned Use / Re-Zoning Application

NAME OF PROJECT: Stone Bridge Estates
ADDRESS/GENERAL LOCATION: near Hartman Lane and Three Rivers Drive
SUBDIVISION NAME & LOT NUMBER(S): Stone Bridge Estates
Lot Nos. 1, 2, 4 thru 14, 17 thru 22, 25 thru 32, 34 thru 48, 50, 52 thru 63
PARCEL NUMBER(S):

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

- Planned Use - Revisions to Master Planned Development
Re-Zoning (Standard Map Amendment)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: SR-1B
PROPOSED ZONING: SR-1B
PROPOSED # OF LOTS:
PROPOSED # OF DWELLING UNITS:
PROPOSED NUMBER OF BUILDINGS:
PROPOSED GROSS FLOOR AREA:
AREA IN ACRES:
PRESENT USE:

APPLICANT INFORMATION:

NAME: Jeannie Aumiller
COMPANY: McBride Stone Bridge, LLC
ADDRESS: 16091 Swingby Ridge Ste. 300
Chesterfield, MO 63017
PHONE: 314-336-0209
FAX:
EMAIL: jaumiller@mcbridehomes.com

DESIGN PROFESSIONAL INFORMATION:

NAME:
COMPANY:
ADDRESS:
PHONE:
FAX:
EMAIL:

Signature of Jeannie M. Aumiller

Signature of Design Professional

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



Attachment to Re-Zoning Application

Stone Bridge Estates

The employee owners of McBride & Son Homes are proud to have the opportunity to build homes in the Stone Bridge Estates subdivision in the City of O'Fallon. McBride has a long history of successful partnerships with the City of O'Fallon on outstanding residential developments, including the Stone Briar subdivision. McBride Stone Bridge, LLC ("McBride") currently has 55 of the 63 single-family detached lots under contract. McBride is proposing to construct homes on these lots in the Stone Bridge Estates subdivision with minimal clarifications and changes to the Master Plan Development zoning that is currently in place for the entire development which is a 66.8 acre tract of land that included a church site, 110 villa units and 63 detached single-family residential units. McBride will be constructing its popular Bayside and Oakwood series of single-family detached homes. McBride includes fully-sodded lots, one street tree, and approximately ten plants/shrubs in a mulched area in the front yard of each lot to provide a very pleasing and welcoming appearance.

McBride is requesting the City's approval for revisions to the SR-1B Master Plan Development Zoning Ordinance covering all 55 lots McBride has under contract.

Revised Zoning Ordinance: McBride requests the City's approval to amend the Zoning Ordinance over the 55 lots McBride has under contract for the following reasons:

- The current Zoning Ordinance mistakenly states that there are 62 detached single-family residences, when in fact there are 63 planned and platted detached single-family residences pursuant to the record plat previously approved by the City.
- The current Zoning Ordinance approves the elevations from previous builders' homes. The previous builder(s) are no longer completing the build-out of the subdivision and, therefore, McBride is requesting that its elevations be approved.
- The current Zoning Ordinance states that the square footage of the homes will be between 1,800 and 2,400 sq. ft. (which square footage may have been intended to include basement square footage). McBride is requesting that the minimum square footage be 1,500 square feet (not including basements) and that there be no maximum square footage.
- The current Zoning Ordinance states that the exterior materials will contain brick and siding. McBride would like to clarify that brick, siding, or a combination of both, may be used on each residence constructed.
- The current Zoning Ordinance states a park fund contribution of \$64,770 is required for the overall development. McBride would like to clarify that the park fund contribution is \$866.19 per home constructed by McBride.
- The current Zoning Ordinance discusses setbacks for the SR-1B as being 25' front, 25' rear and 15' between homes and an exception was made for Lots 1 through 7 to have a 20' front setback in order to accommodate the construction of a deck on the back of the homes (as granted per Variance No. ZH02012-02). McBride would like to confirm the setbacks in the amended ordinance.

- The current Zoning Ordinance requires a southbound turn lane on Hartman Lane, a stub street along the west side of the development, and a drive aisle providing secondary access to Hartman Lane. McBride would like to clarify that these requirements have been satisfied and nothing further will be required of McBride for the development.
- The City indicated to McBride that there was an agreement between the previous builder and the Stone Bridge Villas HOA regarding the construction of homes on Lots 1 through 7. McBride met with the Stone Bridge Villas HOA and reached an agreement which is memorialized in a letter agreement signed by the parties.

Royal II

The Bayside Series



Country Colonial



Provincial



Colonial



Renaissance

MCBRIDE & SON HOMES

A Company Owned by its Employees

Ashford

The Bayside Series



Classic



Prairie



American Colonial



Traditional



French Colonial



Renaissance

MCBRIDE & SON HOMES

A Company Owned by its Employees

Maple

The Bayside Series



Country Colonial



Craftsman



Colonial



Provincial

MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

Berwick

The Bayside Series



Classic



Craftsman



Prairie



Tudor



Country II

MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

Sterling

The Bayside Series



Classic



Prairie



Revival



Tudor



Country



Craftsman

MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

Hickory

The Oakwood Series



Country Colonial



Colonial I



Provincial



Colonial II

MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

Cambridge

The Oakwood Series



Country Colonial



Colonial II



Colonial III



French Provincial



French Colonial II

MCBRIDE & SON HOMES

A Company Owned by its Employees

Magnolia

The Oakwood Series



Country Colonial



Colonial



French Colonial



French Provincial

MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

Hermitage II

The Oakwood Series



Country Colonial



Colonial II



Provincial



Plantation II



American Colonial



Traditional II

MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

Sequoia

The Oakwood Series



Colonial



French Colonial



American Colonial



Provincial



Renaissance

MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

Nottingham

The Oakwood Series



Classic



Colonial



French Colonial



Provincial



American Colonial

MCBRIDE & SON HOMES

A Company Owned by its Employees

Pin Oak

The Oakwood Series



Country Colonial



American Colonial



Traditional



Renaissance



Craftsman

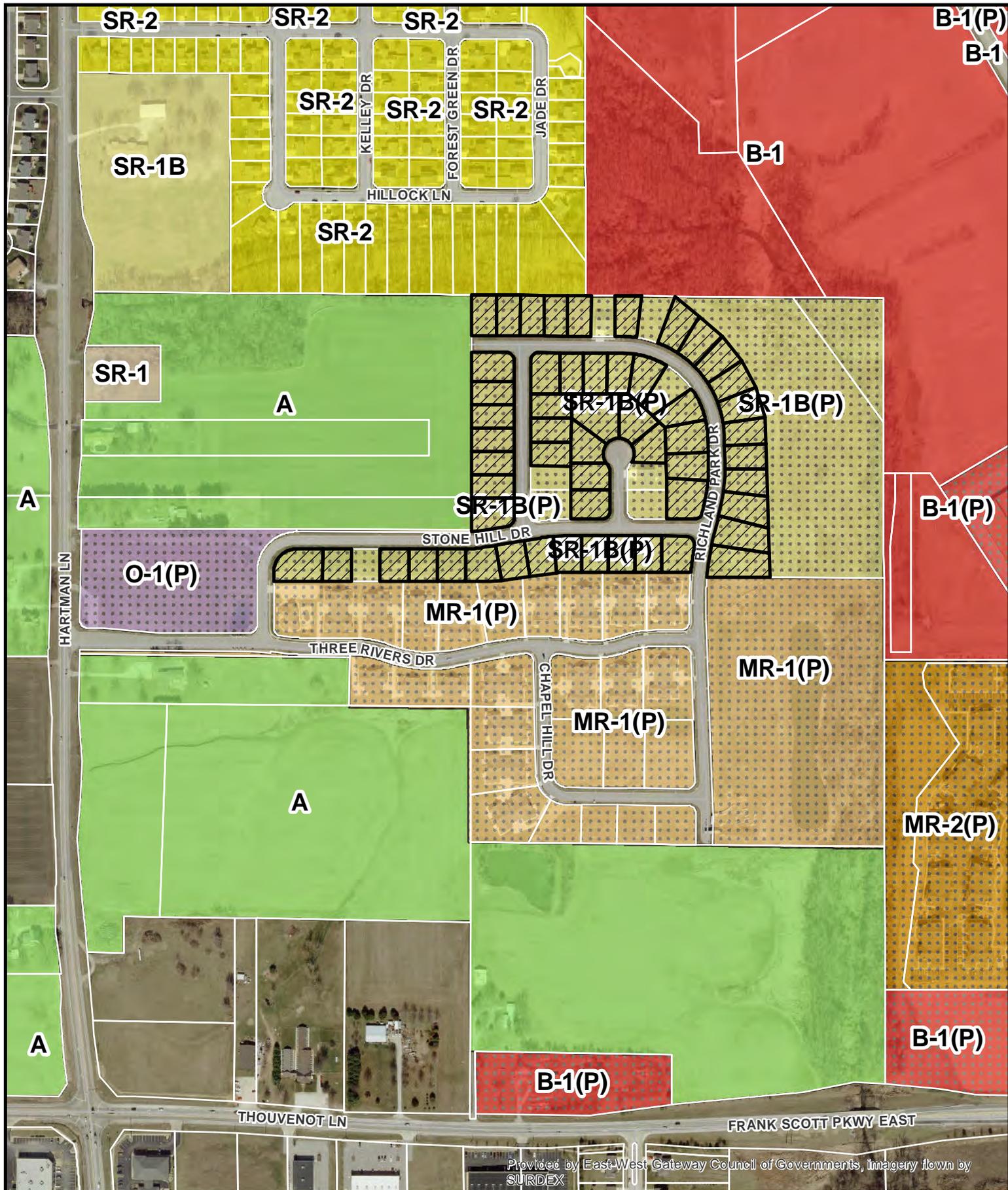


Rustic Craftsman

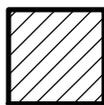
MCBRIDE **& SON** **HOMES**

A Company Owned by its Employees

P2015-14: Stone Bridge Estates - Zoning Map



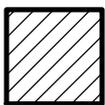
Provided by East-West Gateway Council of Governments, Imagery flown by SURDEX



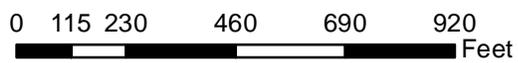
Subject Properties



P2015-14: Stone Bridge Estates - Land Use Map



Subject Properties



16091 Swingley Ridge Road
Suite 300
Chesterfield, MO 63017



636-537-2000
Fax 636-537-2546

Aaron Windholz
Direct Dial: (314) 336-0234

October 2, 2015

Houston Handley, President
Carroll Wheeldon, Secretary
Tim McCann, Treasurer
Stone Bridge Villas Homeowners Association

Re: Letter Agreement regarding Stone Bridge Estates

Dear Directors:

First of all, I want to thank you for meeting with me and Jon Kelley on September 2, 2015 to discuss this matter. We very much appreciate your time and we enjoyed meeting with you and understanding your concerns and requests related to the Stone Bridge Estates homes. As we discussed in that meeting, McBride Stone Bridge, LLC ("McBride") is under contract for the option to purchase the remaining vacant lots in Stone Bridge Estates ("Estates"). Through the process of due diligence, McBride was made aware by the City of O'Fallon ("City") that the Stone Bridge Villas Homeowners Association ("Villas HOA"), on behalf of the Stone Bridge Villas homeowners, made requests to the previous homebuilder, Dettmer Homes, concerning the homes to be constructed in Stone Bridge Estates. The purpose of the September 2, 2015 meeting was to understand exactly what the requests of the Villas HOA are with regard to the homes in the Estates and to memorialize the agreement in a letter for the purpose of clarification and providing information to the City. This letter agreement shall set forth the entire agreement between McBride and the Villas HOA regarding the homes in the Estates.

1. McBride shall not offer for sale or build any plans on lots 1 through 7 of the Estates that are more than one-story in height. The Villas HOA does not desire and is not granted any approval rights on any specific lot or plan for any lots within the Estates, including, but not limited to, square footage of any homes located within the Estates or architectural style or materials used on any lots located within the Estates.
2. Any home that McBride constructs on Lots 1 through 14 of the Estates shall have earth-tone-colored exteriors and all exterior windows will have shutters to match the style of the rest of the home (except where shutters will not fit, such as on bay windows).
3. Should McBride construct a home on any of lots 1 through 14 of the Estates, McBride will cause to be constructed a 5' tall vinyl fence along the rear property line of such lot, common with the property line of the corresponding villa lot. Such fence will be maintained by the Estates homeowners' association.

4. If, and only if, McBride constructs and closes on the sale of the home to a customer on any of lots 1 through 14 of the Estates, McBride will pay \$428.57 per lot to the Villas HOA following such closing of each such lot. This payment is made for the Villas HOA to purchase and plant trees on the villas property side of the fence installed on the common property line as discussed in Item No. 2 of this letter agreement. The maintenance of the trees will be the responsibility of the Villas HOA.

By signature below, the Villas HOA, for and on behalf of the owners of the Stone Bridge Villas, represent and warrant that the items listed above represent the entirety of the requests made by the Villas HOA and represent the entire agreement governing the development and building within the Estates. This agreement supercedes and replaces any previous agreements entered into by between the Villas HOA and any owner, developer or homebuilder, including, but not limited to, Dettmer Homes, related to the Estates.

Yours very truly,

McBRIDE STONE BRIDGE, LLC

By:

Aaron Windholz
Project Manager

Agreed and consented to by:

Stone Bridge Villas Homeowners Association

By: Houston Handley
Director: Houston Handley, President

By: Carroll B. Wheeldon
Director: Carroll Wheeldon, Secretary

By: Tim McCann
Director: Tim McCann, Treasurer

Dated: October 7th, 2015

A01918106

CLERK'S CERTIFICATE

BOOK 4199 PAGE 1831

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) ss.
CITY OF O'FALLON)

120-7-528

I, PHILIP A. GOODWIN, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 3344 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 6th day of June 2005, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinances of the City kept by myself, a book labeled Ordinances 3319 -

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 30 day of JUNE 2005.

(SEAL)



PHILIP A. GOODWIN,
City Clerk
City of O'Fallon
St. Clair County, Illinois



36

ORDINANCE NO. 3344

BOOK 4199 PAGE 1832

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O'Fallon,
Illinois [Planned Use Development known
as "Stone Bridge Master Planned
Development" Parcel Numbers
(03-36.0-300-023 and 03-36.0-300-024)]**

WHEREAS, the applicants, Reverend Jerry Casey, MCC Enterprises at Illinois Inc., and John Holthaus, Stone Bridge Villas, LLC, are requesting to develop a Master Plan Development consisting of 62 single-family residences, 110 villa units and a 5.5 acre church site, and the applicant proposes to rezone the property from A, Agriculture to SR-1B, Single-Family Residence Dwelling District and MR-1(P) Planned Two, Three, and Four-Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit B); 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 April 12, 2005, in accordance with state statute, and recommended to deny the petitioner's request to obtain SR-1B and MR-1(P) District zoning for the property subject to the conditions as outlined in the report from the Planning Commission, attached hereto and declared to be an inseparable part hereof (Exhibit A); and,

WHEREAS, following the public hearing on April 12, 2005, the applicants revised the Stone Bridge Master Planned Development, thereby eliminating the condition to grant variances for the front and rear setbacks of the villa development; and,

WHEREAS, on April 25, 2005, the Community Development Committee of the City Council reviewed the revised Stone Bridge Master Planned Development and recommended the project for denial; and,

WHEREAS, the applicant has agreed to develop the property and buildings in accordance with the attached Preliminary Site Plan, along with the building types and materials included in Exhibit B, and consistent with the recommendations of staff, and all applicable laws, including City Ordinance 2052 regulating Interim Planned Uses, in a manner considerate of adjoining properties, and to protect the general public safety, health, and welfare.

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 and Preliminary Site Plan. That upon the effective date of this Ordinance, the described property, known as “Stone Bridge Master Planned Development” Planned Use, be henceforth classified as zoning district SR-1B, Single-Family Residence Dwelling District and MR-1(P) Planned Two, Three, and Four-Family Residence Dwelling District, from its present A, Agricultural zoning designation and that said development be approved as a Planned Development and constructed in accordance with the proposed Preliminary Site Plan and the conditions set forth in Exhibit A. The terms and conditions of the approval are as follows:

1. The villa development shall include minimum 25’ front and 25’ rear yard setbacks, minimum 15’ utility easements along the front and rear property lines, a street with a minimum pavement width of 30’ in a 54’ City right-of-way and a sidewalk on both sides of the streets.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22’ in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development. This entrance shall be for emergency access only at this time.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.
5. All grading, street and utility construction shall be done in a single phase for the entire planned development.
6. A southbound left turn lane and any other necessary improvements shall be constructed on Hartman Lane as part of the infrastructure requirements for this development in order to protect the general public health, safety, and welfare.

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 6th day of June 2005.

ATTEST:
(seal)

Approved by the Mayor this 6th day
of June 2005.

  
Philip A. Goodwin, City Clerk of Clair County, Illinois Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmidt	Medford	Mayor Graham	SUB TOTALS
Aye				X		X	X	X	4
Nay		X	X						2
Absent	X				X				2

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye			X	X		X	X	4	8
Nay	X	X			X			3	5
Absent								0	2



 MEMORANDUM

TO: Community Development Committee
FROM: Lisa Reime, Planner
THRU: Ted Shekell, Director of Planning and Zoning
DATE: April 22, 2005
SUBJECT: Stone Bridge Master Planned Development - Planning Commission Update

Planning Commission Update

The Planning Commission held a public hearing on the above referenced application at their Tuesday, April 12, 2005 meeting. The Commission voted 2 - yes and 6 - no, to recommend approval with the following conditions:

1. The villa development shall include minimum 20' front and 20' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 42' City right-of-way and a sidewalk on one side of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.

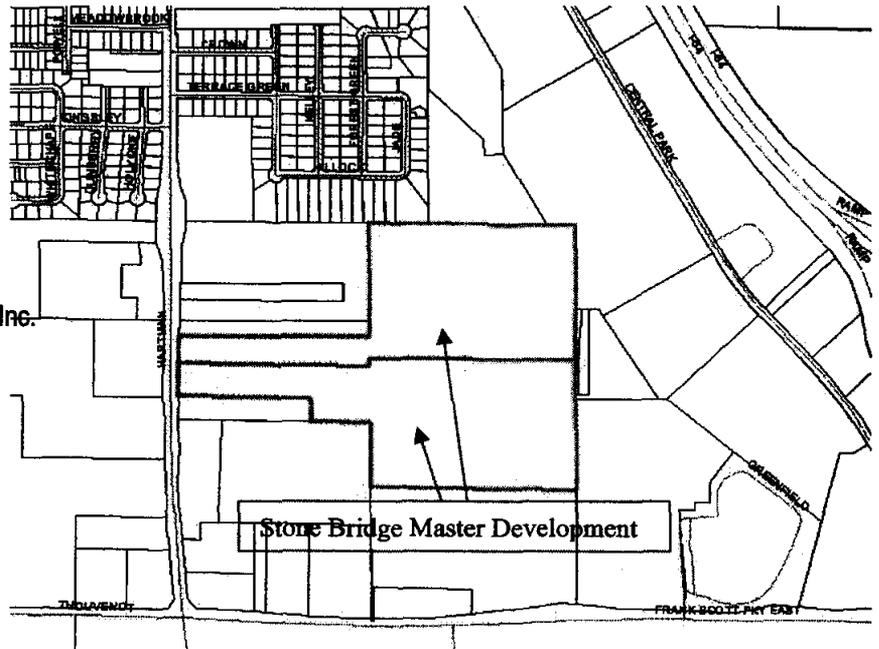
Following the public hearing, the developer revised the villa portion of the Master Plan. The density of the villas has been further reduced to 110 villa units and no variances would be required for the revised development plan. All streets with the single-family subdivision and the villa development will meet City standards and will be public streets. The developer has submitted a proposal which outlines the revisions to the plan.

Staff Recommendation: Staff recommends approval of the Stone Bridge Villas and Estates Development.

PROJECT REPORT

TO: Planning Commission
FROM: Lisa Reime, Planner
THRU: Residential Zoning and Subdivision Subcommittees
Ted Shekell, Director of Planning and Zoning
DATE: April 4, 2005
SUBJECT: P2005-08: Stone Bridge Master Planned Development – Zoning Amendment

Location: Hartman Lane, north of Frank Scott Parkway
Applicants: Stone Bridge Villas, LLC
John Holthaus
14562 Burnley Court
Chesterfield, MO 63017
Rev. Jerry Casey
MCC Enterprises & Illinois Inc.
9500 B Collinsville Road
Collinsville, IL 62234
Owners: Same as above
Submitted: February 18, 2005 (paid)
Subcommittees: Residential Zoning
Subdivision Review



Project Summary

The applicants, John Holthaus, Stone Bridge Villas, LLC, and Rev. Jerry Cased, MCC Enterprises & Illinois, Inc., have filed an application requesting approximately 66.80 acres of land be rezoned from A, Agricultural District, to MR-1(P), Planned Two, Three and Four-Family Residence Dwelling District, and SR-1B, Single-Family Residence Dwelling District. The property is comprised of two parcels, located on the east side of Hartman Lane, approximately 1,500 feet north of Frank Scott Parkway. Each parcel includes approximately 200' of frontage along Hartman Lane, 33.4 acres in size and irregular shaped. The property will be served by the City of O'Fallon water and by Caseyville Township sanitary sewer.

The proposal includes a residential development consisting of condominiums, or villas, marketed to retirees and pre-retirees to be developed on Parcel #1 (the parcel to the south). The development is an Empmark franchisee which has been constructed all across the country. The plan includes the construction of 32 buildings; 31-4 unit villas, 1-2 unit villas and a clubhouse, for a total of 126 dwelling units. Fourteen off-street parking spaces will be constructed adjacent to the club house. The villa units range in size from 1,321 square feet of living space to 1,856 square feet of

living space. The construction of the villa units will include wood frame construction, architectural shingles, brick and siding. Each unit will include an attached two-car garage. The villas development includes 9.29 acres of open space and flood plain, which is located on the eastern portion of the property. The applicant is proposing to construct a 30' wide public street in 42' of City right-of-way and a 4' sidewalk on one side of the street. They are requesting a variance from the City's requirement of 54' of right-of-way to 42' of right-of-way. This development is similar to the proposal submitted by Mr. Holthaus a few months ago for the Villas of Hartman Lane and requires the MR-1(P) zoning. The first proposal included 144 villa units, 24' private streets and no sidewalks within the development. This proposal was subsequently withdrawn by Mr. Holthaus.

The Stone Bridge Master Planned Development also includes a single-family residential subdivision to be developed on Parcel #2 (the parcel to the north). The plan includes the construction of 62 single-family dwelling units on lots with a minimum lot size of 10,000 square feet. The size of the dwelling units will range in size from 1,800 sq. ft. to 2,400 sq. ft. The construction of these homes will be wood frame construction, architectural shingles, brick and siding. The applicant is proposing to construct a 30' wide public street in 54' of City r-o-w and 4' sidewalks on both sides of the street as required by the subdivision ordinance. The flood plain which is located on the second parcel will remain undisturbed by the developer. This development requires the SR-1B zoning.

The parcels will also provide five (5) acres of land for a third use - a community church. The proposed church will be a 20,000 sq. ft. facility and a parking lot. The construction of the church will match the construction of the villas and the single-family residential lots. The church will be required to come before the Planning Commission and the City Council when they are farther along with their plans to receive zoning approval. The property reserved for the church will provide the Stone Bridge Master Planned Development with a secondary access onto Hartman Lane.

The Stone Bridge Master Planned Development has access from Hartman Lane. The applicants are proposing to construct a street, approximately 700 feet in length from Hartman Lane to the entrance of the villas development. This section of street would be constructed in accordance with the City's street standards and would include 60' of right-of-way and a 37'2" pavement width. As noted, the five acres devoted to the church will provide a secondary access to the development, although the access will remain a private drive aisle. This secondary entrance will be constructed during the first phase of the development in order to provide secondary emergency access to the development.

Applicable Ordinances, Documents and Reports

Applicable Ordinances: Zoning Ordinance and Interim Planned Use Ordinance. The proposed residential development is subject to Article XIX Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the MR-1, Two, Three, and Four-Family Residence Dwelling District and the SR-1B, Single-Family Residence Dwelling District requirements. Public Notice of this project has been fulfilled in accordance with Section 8.03 and 8.04 of the City of O'Fallon Zoning Ordinance. 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.

Applicable Documents: O'Fallon Comprehensive Plan. The Comprehensive Plan Future Land Use Map depicts the subject property as Single-Family Residential, except for a small portion of the parcel to be used for the villas development, which is depicted as Neighborhood Residential. The density of Single-Family Residential is no more than 3 dwelling units per acre and is to include single-family detached dwellings or cluster type of subdivisions as a planned use. The density of Neighborhood Residential is no more than 7 dwelling units per acre and is reserved for single-family detached and single-family attached (villas) as planned use.

The Comprehensive Plan includes several goals and objectives that are relevant to the proposed development. The development is consistent with a land use, design, and community appearance goal which states, "to preserve the character and stability of existing neighborhoods, encourage a balanced range of housing options, and promote the continued development of new, high quality residential developments in our growth areas." An objective of this goal is to "encourage the development of residential options for senior citizens of varying incomes and lifestyles, including supportive living facilities, and master planned residential communities with amenities needed and desired by that population." An economic development goal of the City is "to promote responsible, high quality residential and non-residential development and encourage the expansion of existing commercial and industrial activities in a manner that maximizes existing financial and economic resources and minimizes the need for new facilities and services." A policy which is found under the Community Development Policies recommends requiring multiple routes of ingress and egress for major residential developments to accommodate emergency vehicles while ensuring that these routes are not designed to become collector routes for non-emergency traffic.

Discussion Points/Issues

The Residential Zoning and Subdivision Review Sub-Committees met with the applicant on site on March 11, 2005, to discuss the project and issues detailed below. Additional issues have been identified through further staff review and have been included in the discussion below. The following persons were present:

Mary Schmidt, Planning Commission
John Holthaus, Stone Bridge Villas, LLC
Ted Shekell, Planning Director, City of O'Fallon
Gene McCoskey, Planning Commission

Brian Harris
Ken Pinzke, Planning Commission
Lisa Reime, Planner
Rev. Jerry Casey, MCC Enterprises @ Illinois, Inc.

Access and Circulation

City staff and the Planning Commission had a concern with the developer's first proposal in regard to the villa development having only primary access to the property. The Stone Bridge Master Planned Development depicts one primary entrance from Hartman Lane which will be built to City street standards and a secondary access from Hartman Lane which consists of private drive aisle through the five acres of land reserved for the church. The developer of the single family development (Parcel #2), was asked to stub a street to the west of the single family development to eventually provide a second access to Hartman Lane and has complied with this request.

The applicants are proposing to construct a street, approximately 700 feet in length from Hartman Lane to the entrance of the villas development. This section of street would be constructed in accordance with the City's street standards and would include 60' of right-of-way and a 37'2" pavement width. The applicants are proposing to construct a 30' wide public street in 42' of City right-of-way and a 4' sidewalk on one side of the street in the villa development and a 30' wide public street in 54' of City r-o-w and 4' sidewalks on both sides of the street as required by the subdivision ordinance in the single-family residential development. It was discussed with the applicants that either the right-of-way width or the setback requirements could be modified in the villas. City staff preferred that the right-of-way be platted and 15' utility easements dedicated and that the variance could be granted on the front or rear yard setbacks.

A traffic study was required for the original proposal for the villa development and has been conducted based on the new development. The study indicated that the developments warrant a left turn lane, southbound on Hartman Lane. This improvement should be recommended as a condition for approval.

Setbacks and Utility Easements

The MR-1 District requires 25' front and rear yard setbacks. It is recommended that setbacks be granted in the villa development allowing a 20' front yard setback and a 20' rear yard setback in order to have flexibility in locating and

constructing the actual villa units. A minimum fifteen foot (15') utility easement is proposed along the front and rear yards of each villa lot.

A twenty foot (20') front and rear yard setback will allow the developer to accommodate a 42' right-of-way for the street and maintain 15' utility easements along the front and rear yards. Twenty foot (20') front and rear setbacks have been approved for similar villa developments including Villas at Hearthstone and Cambridge Condominiums.

Park Space Requirements

In accordance with the new Subdivision and Development Control Ordinance, 2.54 acres of park land would be required for this development. The villa development includes a clubhouse, pool and open space on 1.34 acres which can meet ½ of (1.27 acres) of the park requirement. The developers have stated that they will make a cash contribution in lieu of additional park space within the developments to meet the park requirement, which would equal approximately \$64,770 to the City's park fund.

Correspondence Received

As of the date of this report, staff received two phone calls from Alton Seabolt, residing at 1201 Hillock Lane, and Kory Best, residing at 1213 Hillcock Lane. Mr. Seabolt expressed his opposition to the project and Mr. Best asked general questions about the project and expressed some concerns with the project. Attached is a letter and Resolution adopted by the Central School District #104, Board of Education on February 14, 2005 stating its opposition to MR Zoning in its district's boundaries. This letter and Resolution were received in response to the applicant's, Mr. Holthaus, first proposal for the Villas at Hartman Lane development. No correspondence has been received from Central School District for the Stone Bridge Master Planned Development.

Review and Approval Criteria: Section 19.050(B) of the Interim Planned Development Ordinance lists several criteria for evaluating planned uses. The project appears to meet the review and approval criteria as it applies to this development in the following manner:

- The proposed development meets all applicable zoning standards set forth in the O'Fallon Zoning Regulations in regards to site development, except for the variances noted in this report.
- The proposed development is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
- Development of these parcels will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties. Proper planning of utilities, access, and drainage for this development is crucial in allowing these neighboring properties to develop property.
- The Development incorporates adequate ingress and egress and an internal circulation pattern that minimizes traffic congestion.
- The site accommodates the buildings, parking, and streets with appropriate open space and safe ingress and egress.
- The proposed development meets the minimum dimension of areas of lots, and yards set forth in the applicable SR-1B district regulations and the MR-1 district regulations, except the front and rear yard setbacks for the villa development as noted in the report.
- The proposed architecture is harmonious with the surrounding residential development.

Conclusion and Recommendation

Summary

- Project meets all applicable sections of the City of O'Fallon Zoning Regulations, except the 25' front and the rear yard setbacks. A 20' front yard setback and a 20' rear yard setback are proposed in the Villas. A 20' front and rear yard setback were approved for similar villa developments, i.e., Villas at Hearthstone and Cambridge Condominiums.
- The residential development is in harmony with the Comprehensive Plan and the future land use recommendations for the property which included Single-Family Residential and Neighborhood Residential land uses.
- The residential development is of acceptable design and quality.

Recommendation

Approval of the Preliminary Development Plan with the following conditions:

1. The villa development shall include minimum 20' front and 20' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 42' City right-of-way and a sidewalk on one side of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.

Respectfully Submitted,

Residential Zoning and Subdivision Review Committees

Attachments

- Attachment 1 – Applicant Narrative
- Attachment 2 – Site Plan, Grading Plan, Utility Plan and Landscape Plan
- Attachment 3 – Zoning Map
- Attachment 4 – Central School Letter and Resolution

RECEIVED FEB 18 2005

**STONEBRIDGE
A MASTER PLANNED DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN NARRATIVE**

DENSITY

The proposed Stonebridge Development consists of approximately 66.88 acres of agricultural land along Hartman Lane in O'Fallon, Illinois. The enclosed master planned development indicates three distinct uses. There are the Stonebridge Villas which include 31 (4 unit) residential buildings, one 2 unit residential building, and clubhouse with pool for a total of 126 dwelling units. There are the Stonebridge Estates which are 62 single family residential lots with a minimum of 10,000 square feet. The third use is the 5.40 acre site for the proposed Stonebridge Community Church.

The proposed villa units range in size from 1321 sq ft to 1985 sq ft and each has a 2 car garage. The construction of these villa homes includes wood frame construction, architectural shingles, brick and siding. Pictures of a similar development have been previously submitted. The proposed clubhouse will match the exterior of the houses. The site will include substantial landscaping around the clubhouse and pool and throughout the development. The proposed entrance sign will be a monument similar to pictures previously submitted.

The proposed estate lots will consist of single family homes ranging in size from 1800 sq ft to 2400 sq ft. The construction of these homes will be wood frame construction, architectural shingles, brick and siding.

The proposed community church will be a 20,000 square foot facility with parking lot. The construction of the church will match the construction of the villas and the estate lots.

OPEN SPACE

Approximately 13.74 acres of the project site is located within the floodplain. This area will not be impacted by the development and will become a prairie grass restoration area. The villas have approximately 4.13 acres of open space or park space. The total green space provided by this development is almost 18 acres which is approximately 27% of the project site reserved for open space. Per the proposed code requirements the required park space for this development is approximately 2.48 acres. This is based on 126 units at 1.97 persons per unit and 62 units at 2.83 persons for a total of 423.68 persons. At 6 acres per 1000 persons this development would require 2.54 acres. The proposed development exceeds this requirement.

TOPOGRAPHY

The existing topography is shown on the preliminary development plan submitted for review and approval by the City of O'Fallon. The site topography shows an existing drainage pattern from west to east to a tributary to Richland Creek. The proposed grading will generally match the existing topography.

ACCESS

The development will include public streets within 40', 50' and 60' wide right-of-ways as shown on the plans. Sidewalks have been incorporated into the site plan on one side of the street within the villa development and on both sides of the street within the estates section. The proposed

street widths within the development is 30' from back of curb to back of curb. The pavement will be asphalt or concrete. The proposed preliminary master plan shows a secondary entrance from Hartman Lane at the north end of the property that will serve as emergency access into the development and as a secondary access to the Church parking lot. A revised traffic study will be completed for the master planned development and the entrances will be designed and construction per the recommendations of the traffic study.

UTILITIES AND INFRASTRUCTURE

Storm sewers will be designed to carry storm water flows from the roadways to the detention facilities. Stormwater detention will be designed for the project and will be handled within the three proposed ponds shown on the development plan. Field tiles encountered during construction will be connected to the proposed storm sewers and pipe to the nearest detention facility.

Sanitary sewer service will be provided by Caseyville Township through the 15" Central Park Plaza trunk line. The capacity of the existing sanitary sewer trunk line will accommodate the flows from the proposed development.

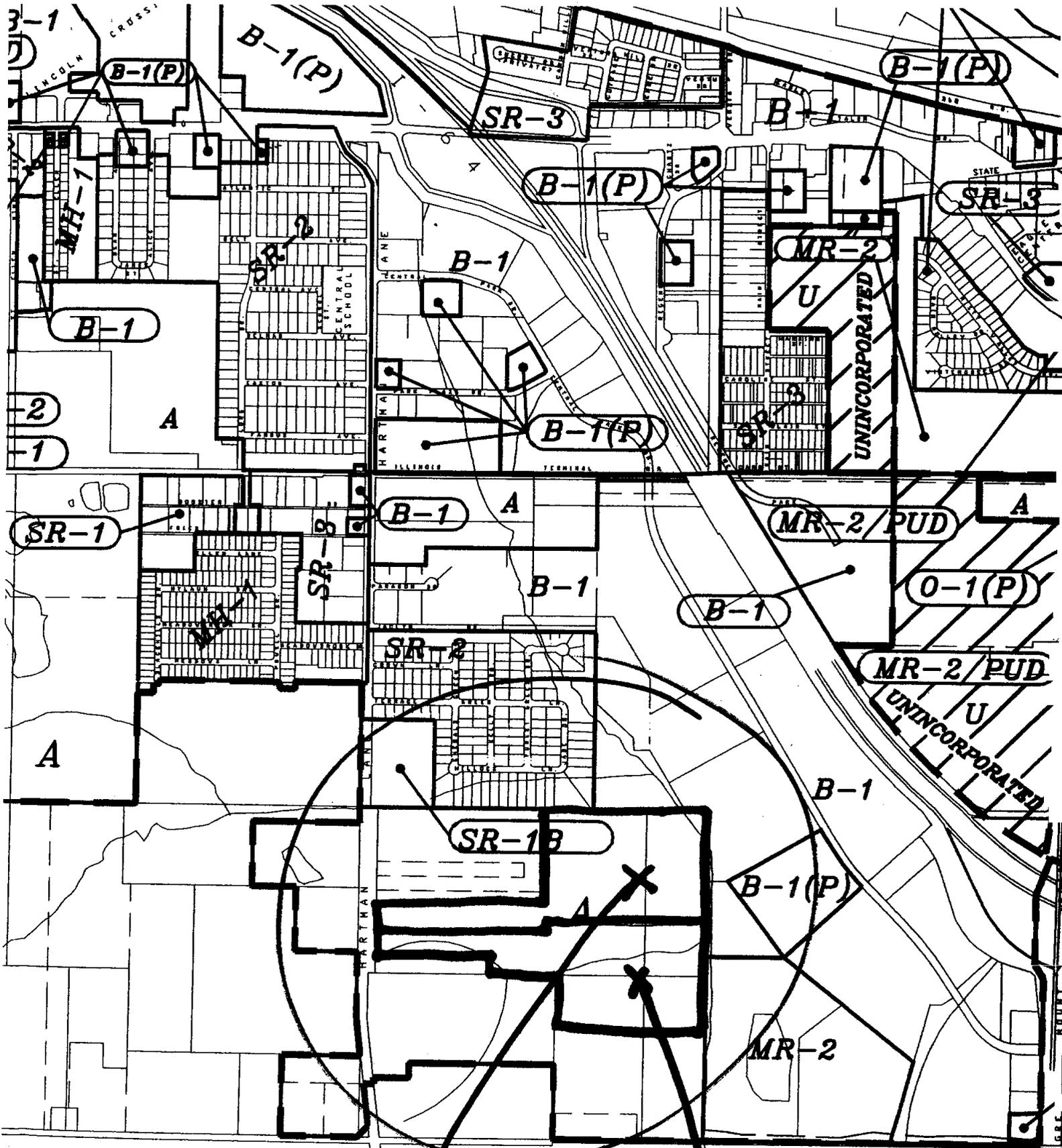
The existing waterline is along Hartman Lane and watermain extensions will be included throughout the site to serve the buildings and to provide adequate fire protection.

Both electric and gas services are available to the site and owned by Ameren IP. Telephone service is available through SBC and cable is available through Charter.

SUMMARY

The development will be designed in accordance with the City of O'Fallon and the St. Clair County requirements.

Stone Bridge Villas LLC and MCC Enterprises at Illinois Inc., the developers are requesting Planning Commission and City Council approval of the submitted preliminary master planned development application.



BOOK 4199 PAGE 1843

03-36-300-023

03-36-300-024

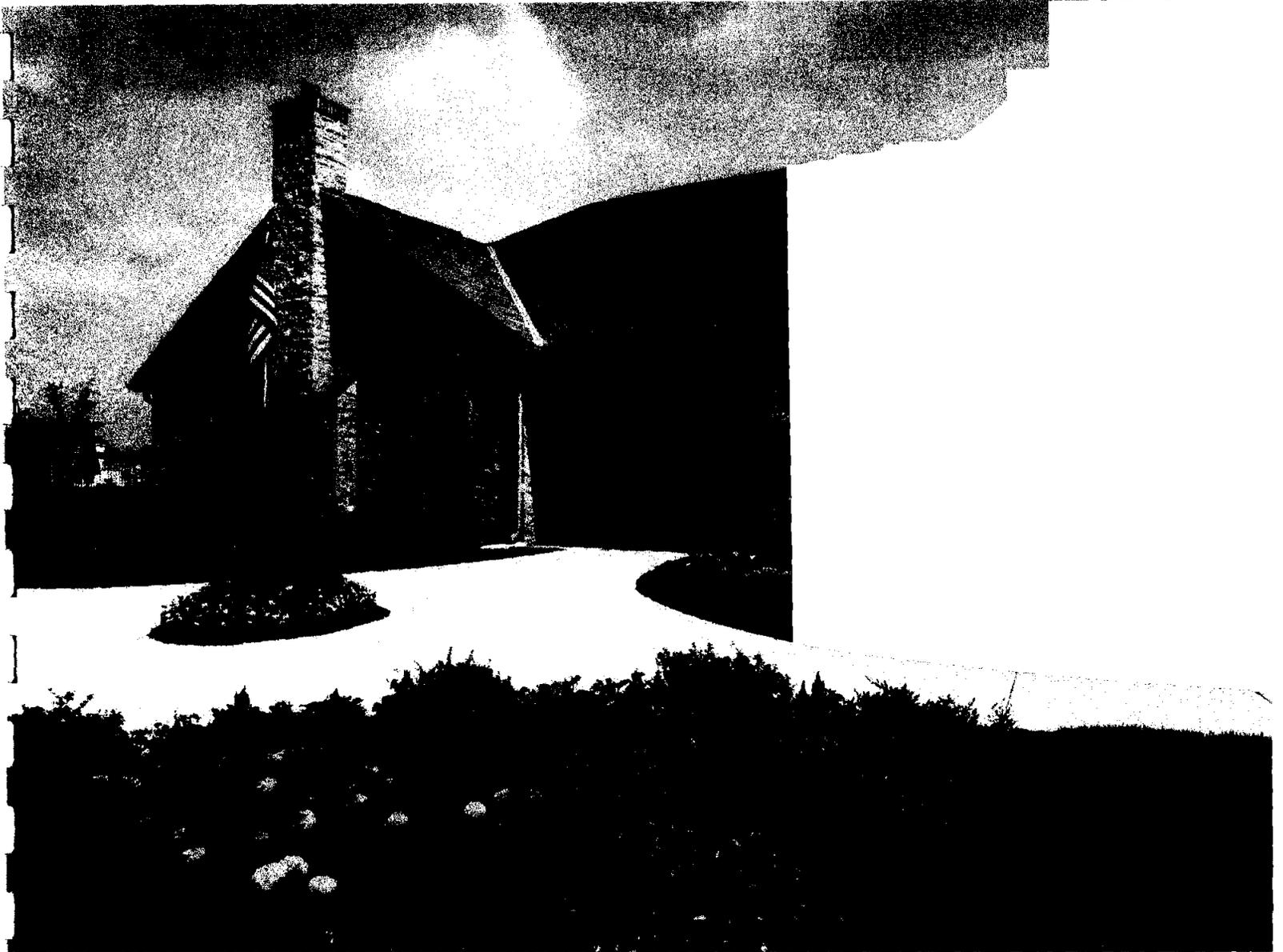
BOOK 4199 PAGE 1844



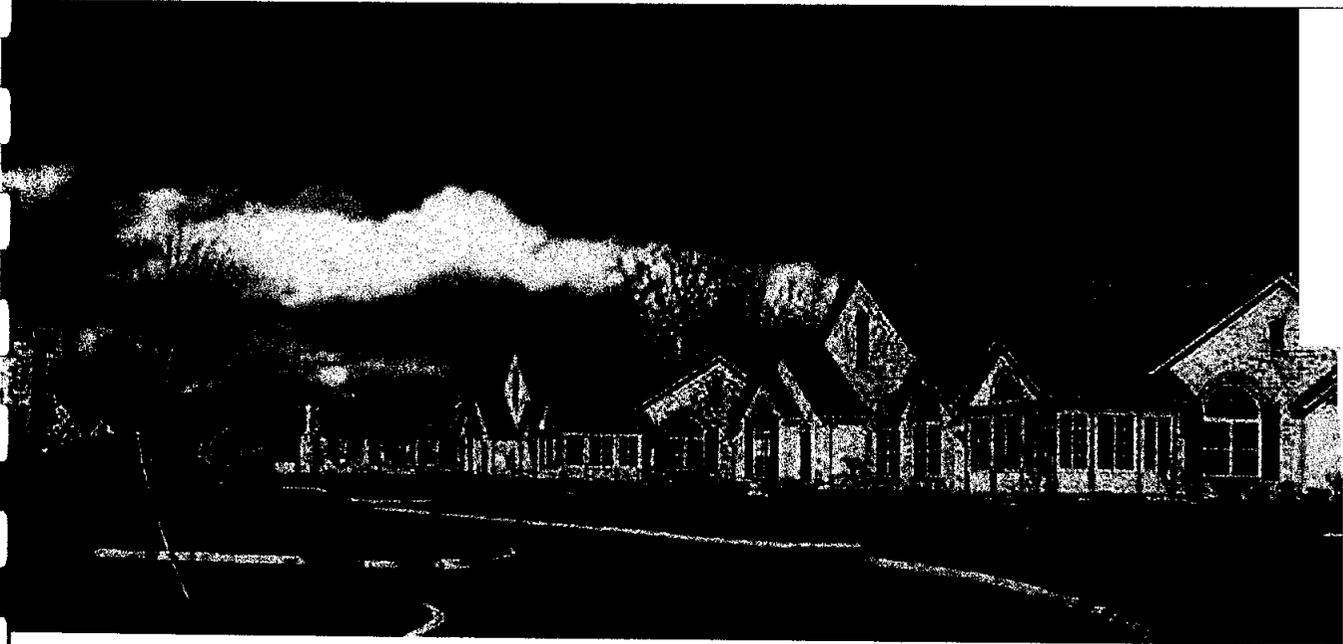
BOOK 4199 PAGE 1844



BOOK 4199 PAGE 1845



BOOK 4199 PAGE 1846



BOOK 4199 PAGE 1847





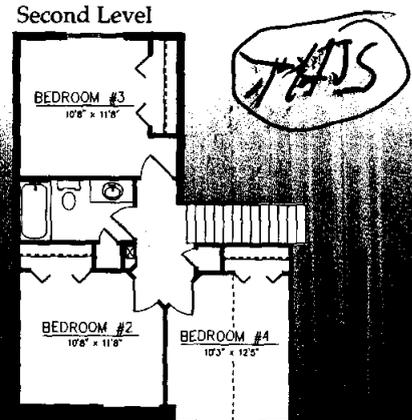
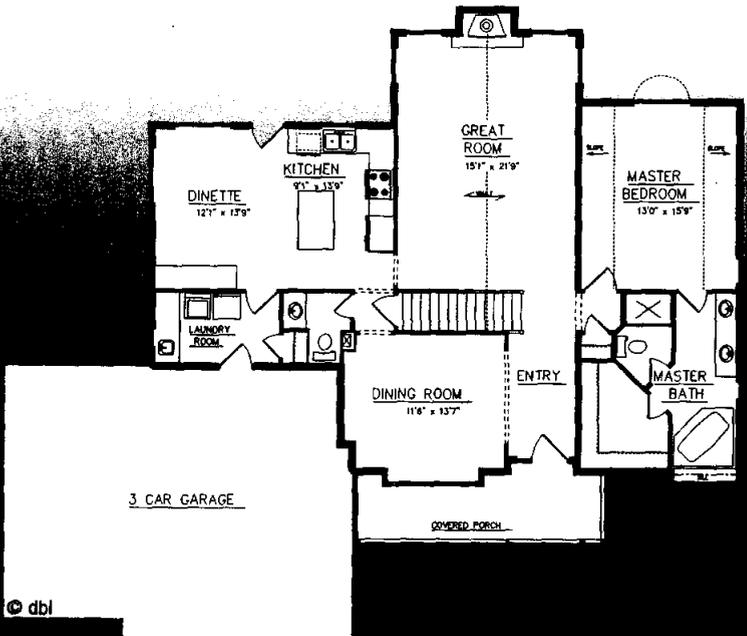
photo courtesy of Design Basics, Inc.

Laramie



The Laramie's two story entry offers lovely views of the formal dining room with its boxed window and recessed hutch space and of the great room with its fireplace framed by transom-

topped windows. An arched window and a sloped ceiling enhance the master bedroom, and a skylight brings a pleasing touch to the master bath.



Laramie Plan No. 2285-44UBC

House plans proposed for Stonebridge Villas, single-family detached.
- Received 5/27/05



photo courtesy of Design Basics, Inc.

Lakeville



Tall ceilings and bountiful windows give the Lakeville an airy, spacious sense. Entertaining will come naturally with a covered porch, complete with skylights, and a large gathering room with a

built-in entertainment center, snack bar, and planning desk. Other welcome amenities include a wet bar in the great room and two pantries in the kitchen.



TAS

Lakeville Plan No. 2778-44UBC





photo courtesy of Design Basics, Inc.

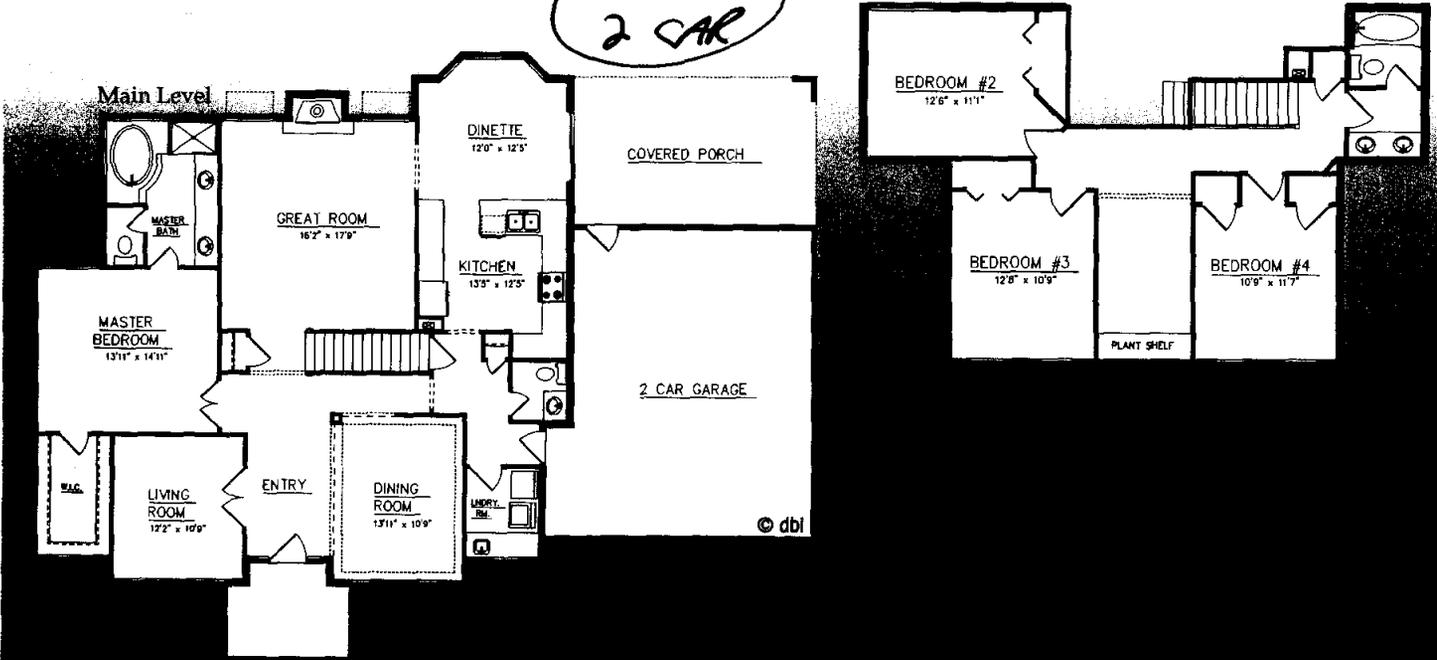
Hamilton

The Hamilton offers a formal dining room that is defined by ceiling treatments and flooring materials. The kitchen features a wrap-around counter with lazy

susan, large pantry, and a handy built-in desk. Double doors open to a majestic master bedroom and luxurious bath.



*7415
2 CAR*



Hamilton Plan No. 2702-44UBC



photo courtesy of Design Basics, Inc.

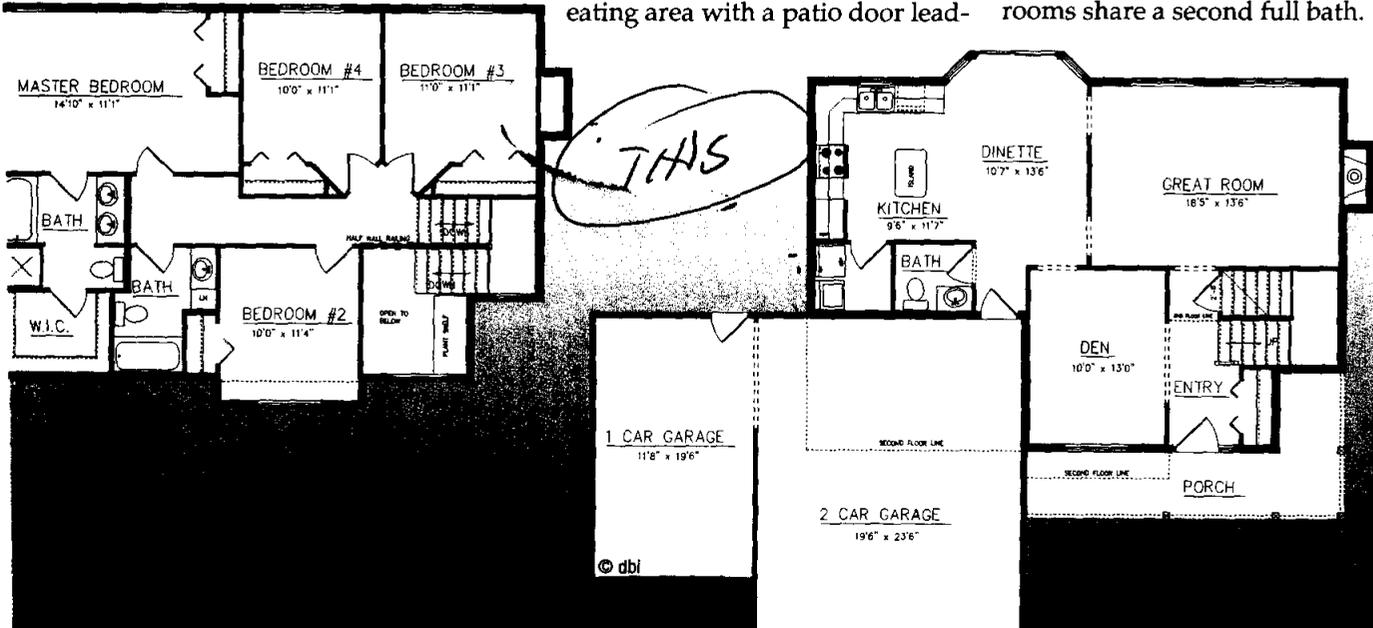
Sheboygan



A wrap-around porch sets a welcoming tone. The front foyer views a den and a U-shaped staircase. Beyond the entry, windows and a fireplace bring style to the great room. Two cased openings link the great room to a bayed eating area with a patio door lead-

ing to the backyard. A center island provides extra workspace in the kitchen.

On the second floor, an over-sized master bedroom features two closets, a tub, double vanity and shower. Three secondary bedrooms share a second full bath.



Sheboygan Plan No. 1752-44UBC



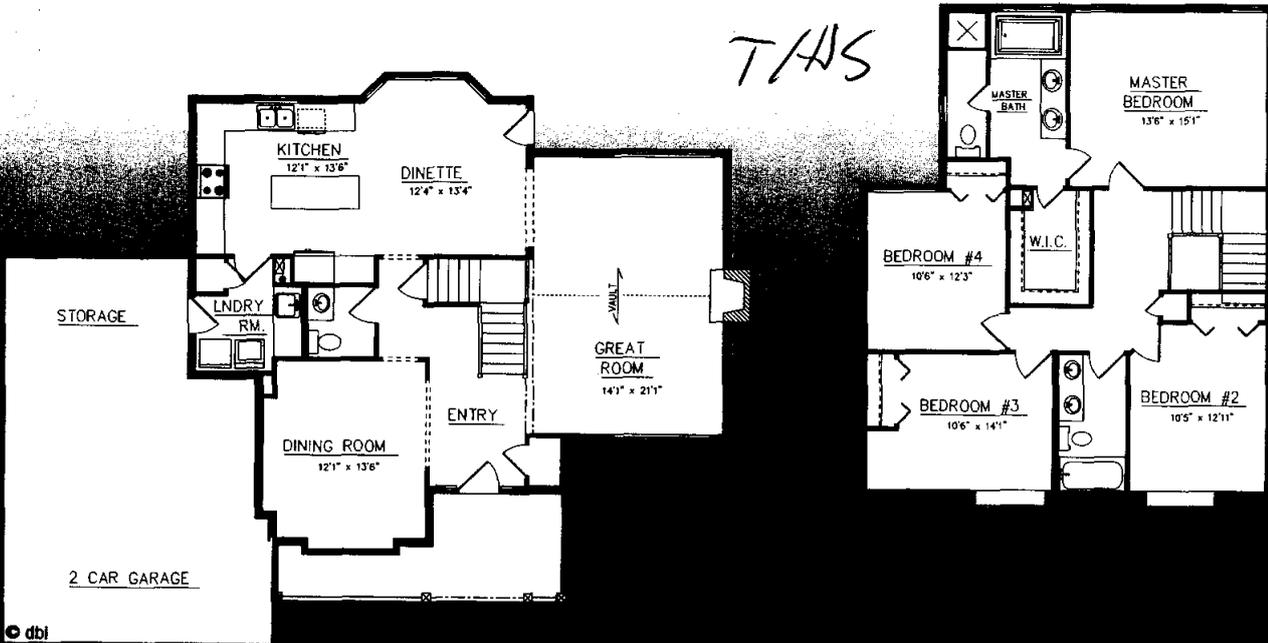


Spirit Lake

photo courtesy of Design Basics, Inc.

A vaulted ceiling and large windows give the Spirit Lake's great room a unique look. The dining room enjoys a boxed window along with a special hutch

space. A laundry room with a coat closet and a soaking sink serves as a mud entry from the garage, which features an extra space for storage or a work area.



© dbi



Spirit Lake Plan No. 1019-44UBC



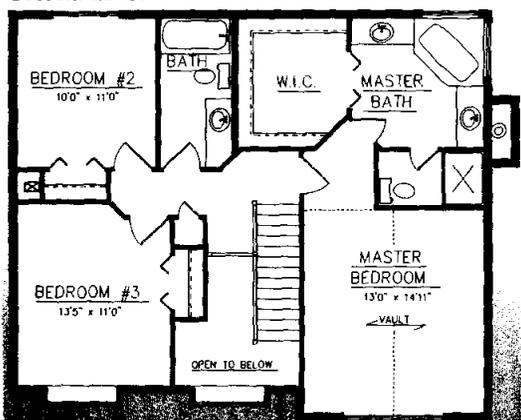
Photo courtesy of Deben Design, Inc.



New Richmond

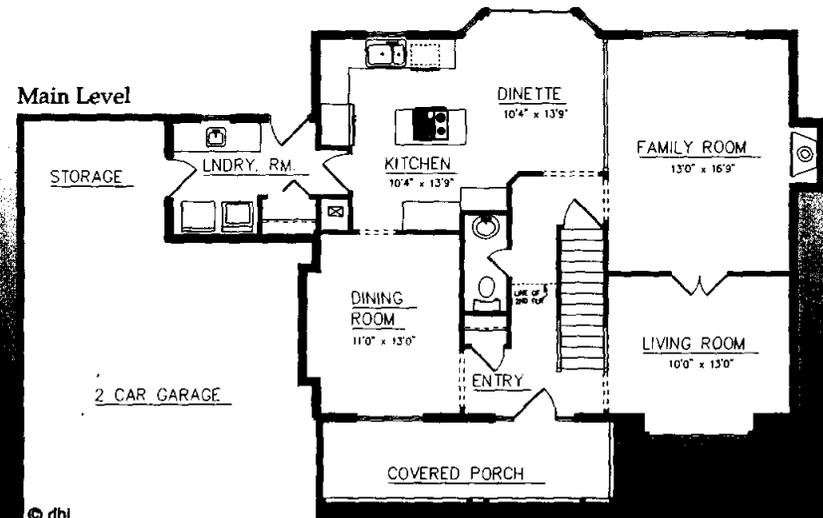
The New Richmond has a distinctive design personality that is complemented by a large covered porch with a wood railing. The living room is accented by the warmth of a boxed window and French doors leading to a cozy family room. The large laundry room provides practical access from the garage, kitchen, or outdoors.

Second Level



THIS

Main Level



New Richmond Plan No. 2619-44UBC





photo courtesy of Design Basics, Inc.

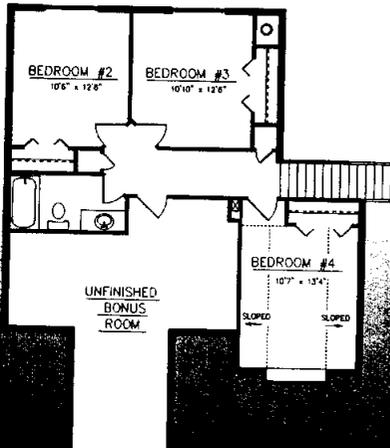
Chamberlain



The Chamberlain's two sided fireplace spreads a cozy sense throughout the great room and breakfast area. A trayed ceiling and a triple window create a stylish master bedroom. The

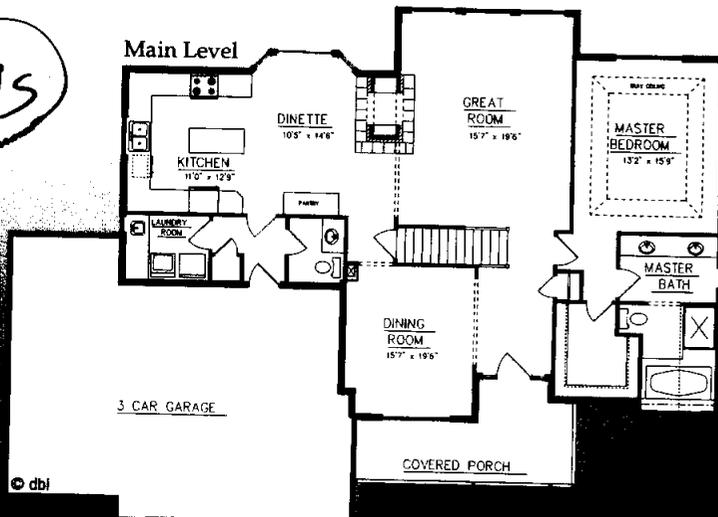
master bath includes a window seat, his-and-hers vanities and a sunlit whirlpool. On the second level, an unfinished bonus room is available for storage or expansion.

Second Level



THIS

Main Level



Chamberlain Plan No. 3249-44UBC





photo courtesy of Design Basics, Inc.

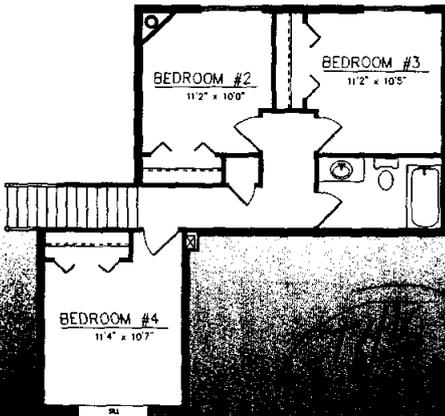
Manchester

A striking great room sets the Manchester apart: a ceiling that soars, stacked windows and a see-thru fireplace. Beside it, the bayed breakfast area is bright and cozy with a roomy snack bar and

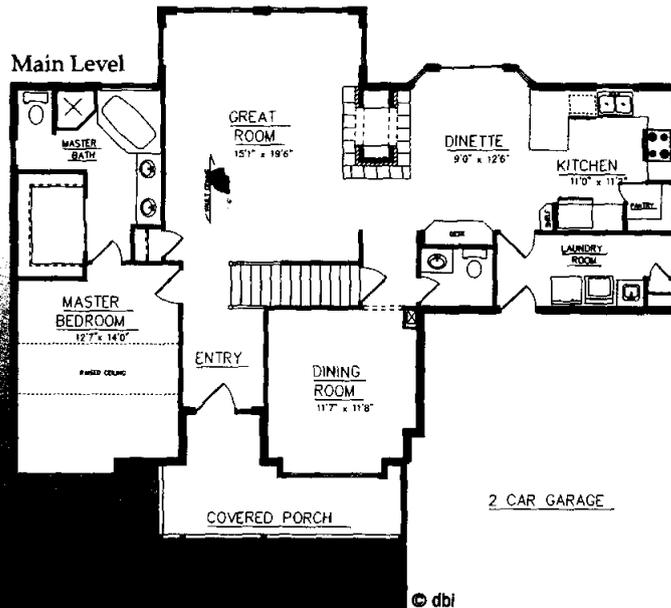
planning desk. On the other side of the home, a tall sloped ceiling and a boxed window add drama in the master bedroom, which is served by a spacious bath with corner whirlpool.



Second Level



Main Level



Manchester Plan No. 1380-44UBC



STONE BRIDGE VILLAS

Stone Bridge Villas has placed under contract a 33 acre tract of ground fronting on the east side of Hartman Lane just north of Frank Scott Parkway in O'Fallon, Illinois. Stone Bridge Villas plans to construct 2 and 3 bedroom garden villa homes which will be primarily marketed to "empty nesters" (both retirees and pre-retirees) and to rising young executives and single and single again homebuyers who are looking for a more carefree lifestyle. These homes will come in four basic styles and will contain between 1325 and 1926 square feet of living space and will sell at a price of \$170,000 to \$215,000. Stone Bridge Villas is an Epcon franchisee and the villas to be constructed on the property have been constructed all across the country and have been very successful toward this particular market niche. This type of product is new to the area and our market studies indicate that these villas should be very popular among the residents of O'Fallon, Illinois.

One of the key aspects of the Stone Bridge community will be the extensive landscaping that will be located throughout the project. There will be numerous landscaped areas with colorful flowerbeds and borders along each building. There will also be several prominent water features and a stone bridge at the entrance. The Residence Association will perform all of the exterior maintenance, snow removal, lawn care and landscaping tasks. A large clubhouse will be centrally located within the Stone Bridge community that will offer residents a large lounge area for social activities, a swimming pool and a fully equipped fitness center. The streets located throughout the Stone Bridge community will be private streets that will be maintained by the Residence Association that will levy monthly assessments for the maintenance of the clubhouse, private streets and common landscaped areas. The Residence Association will maintain appropriate reserves to deal with anticipated and unanticipated expenses that may arise with regard to the streets, clubhouse and other common areas.

The buildings will be constructed in such a way so that each villa enters on its own side of the building, so that architecturally, each villa will look like a large single family home as you approach the main entrance of each villa. An oversized two-car attached garage will serve each villa. The garages are designed so that the garage doors will not generally be visible from the street. Each garage will be extra deep to provide an additional storage area. All garages will be dry walled and painted on the inside. Most of the villas will be constructed so as to have cathedral ceilings, however some of the units will have flat, 9 foot high, ceilings, depending upon the style of villa that the homeowner selects. The bathrooms and kitchens will have "custom home" features that have been carefully selected to create a high quality appearance and to minimize future maintenance.

Stone Bridge Villas intends to hire 2 full-time sales agents who will sell the villas from an office area to be located within the clubhouse. It is our hope to commence sales activities in May, 2005 and to start construction of the clubhouse and the display units shortly thereafter. We feel confident that the City of O'Fallon will be very pleased with these villas and that these villas will constitute a nice addition to the City.

LEGAL DESCRIPTION

BOOK 4199 PAGE 1857

STONE BRIDGE MASTER PLANNED DEVELOPMENT

BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF OTTALON, ST. CLAIR COUNTY, ILLINOIS

LAND SURVEYOR/ENGINEER: THOUVENOT, WADE & MOERCHEN, INC. 4840 OLD COLLINGSVILLE ROAD SWANSEA, ILLINOIS 62226
 OWNER/SUBDIVIDER: STONEBRIDGE VILLAS, LLC 530 HAWYVILLE CENTRE DR, SUITE 220 WEST LOUIS, MISSOURI 63141



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

CORPORATE OFFICE: 4840 OLD COLLINGSVILLE RD. SWANSEA, ILLINOIS 62226
 WATERLOO OFFICE: 1118 EAST THIRD STREET, WATERLOO, ILLINOIS 62298
 ST. LOUIS OFFICE: 1001 CRANG ROAD, SUITE 200, ST. LOUIS, MISSOURI 63148

TRACT 1
 PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1748.32 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON A NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1327.99 FEET TO A WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ON SAID WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 50.38 FEET TO A NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON SAID NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1262.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16 (A.K.A. HARRIMAN LANE); THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16, A DISTANCE OF 203.21 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2581 ON PAGE 983; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, ON SAID SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2581 ON PAGE 983 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1262.51 FEET TO A WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3018 ON PAGE 1013; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST, ON SAID WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3018 ON PAGE 1013, A DISTANCE OF 753.64 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS EAST, ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 1528.24 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33.41 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

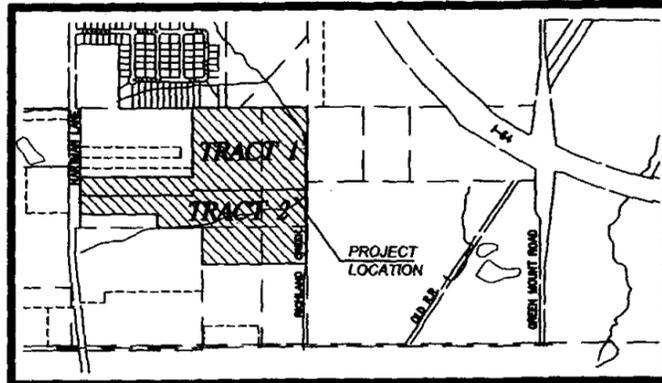
TRACT 2
 PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1748.32 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 861.67 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3471 ON PAGE 947; THENCE NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, ON SAID NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3471 ON PAGE 947, A DISTANCE OF 1327.39 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526; THENCE NORTH 00 DEGREES 05 MINUTES 29 SECONDS EAST, ON SAID EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526, A DISTANCE OF 454.26 FEET TO THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526; THENCE NORTH 89 DEGREES 18 MINUTES 47 SECONDS WEST, ON SAID NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526, A DISTANCE OF 401.31 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 4030 ON PAGE 578; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, ON SAID EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 4030 ON PAGE 578, A DISTANCE OF 156.48 FEET TO A SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON SAID SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 860.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16 (A.K.A. HARRIMAN LANE); THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16, A DISTANCE OF 203.67 FEET TO A NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, ON SAID NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1262.20 FEET TO A WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST, ON SAID WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 50.38 FEET TO A NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON SAID NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1327.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33.44 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.



VICINITY MAP
 NOT TO SCALE

INDEX

SHEET NAME	SHEET NUMBER
COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
UTILITY PLAN	4
LANDSCAPE PLAN	5

- LEGEND
- 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED
 - - - EASEMENT LINE
 - FOUND IRON PIPE/PI
 - FOUND CONC. MONUMENT
 - CONC. MONUMENT SET
 - IRON PIPE SET

SITE DATA/SUMMARY TABLE

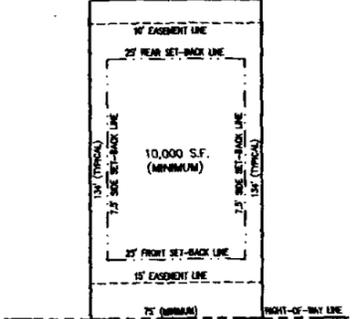
GROSS SITE AREA	66.85 AC.
R/W AREA	8.19 AC.
NET AREA	58.66 AC.
NUMBER OF BUILDINGS	96
1 CLUBHOUSE W/ POOL	(1) CLUBHOUSE
24 (4) UNIT ABBEY/CANTERBURY	(96) UNITS
7 (2) UNIT ABBEY/CANTERBURY	(14) UNITS
SINGLE FAMILY LOTS	(63) LOTS/UNITS
TOTAL UNITS	173 UNITS
24 ABBEY/CANTERBURY @ 8730.63 SQ FT	209,727.12 SQ FT
7 ABBEY/CANTERBURY @ 4168.63 SQ FT	29,180.41 SQ FT
CLUBHOUSE W/ POOL	5,362 SQ FT
25% MAX. LOT COVERAGE FOR 10,000 SQ FT CHURCH	63(0.25)10,000 = 157,500 SQ FT
TOTAL BUILDING SQ FT	20,000 SQ FT
GROSS DENSITY	421,769.53 SQ FT = 9.68 ACRES
NET DENSITY	2.59 D.U.A.
PROPOSED GROSS FLOOR AREA	2.95 D.U.A.
PERCENTAGE OF LOT COVERAGE	9.68 ACRES / 58.66 ACRES = 16.5%
EXISTING ZONING	A
PROPOSED ZONING	MR-1 & SR1-B
TOTAL OPEN SPACE & FLOODPLAIN	20.14± AC.



BUILDING TYPES

NOTE: Each building shall be composed of a mix of the following unit types: Villa (V), Chateau (CH), Abbey (A) or Canterbury (C). Units mix is subject to change based on demand.

All Units Have 2 Car Garages
 Maximum Building Height=25'



TYPICAL SINGLE FAMILY LOT

CITY COUNCIL APPROVAL:
 THE PRELIMINARY SITE PLAN FOR THE STONEBRIDGE MASTER PLANNED DEVELOPMENT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OTTALON, ILLINOIS, ON THE _____ DAY OF _____, 2005.

MAYOR _____ DATE _____
 ATTEST: _____
 CITY CLERK _____ DATE _____

- AMENITIES FOR HOMEOWNERS
- CLUBHOUSE
 - POOL
 - LAKE

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION

COVER SHEET
 PLANNED UNIT DEVELOPMENT
 STONE BRIDGE MASTER PLANNED DEVELOPMENT
 CITY OF OTTALON
 ST. CLAIR COUNTY, ILLINOIS

REV	DATE	DESCRIPTION
1	11/10/05	ISSUED PROJECT SHEET
2	11/10/05	REVISED PER PLANNING DEPARTMENT COMMENTS
3	11/10/05	REVISED PER PLANNING DEPARTMENT COMMENTS

OWNER	RECORD	SHEET
DESIGNED BY		1
CHECKED BY		
APPROVED BY		
PROJECT NUMBER	001040030	OF 3 SHEETS
DATE FOR REVIEW		
DATE FOR RECORD		
SHEET PLAN	11/10/05 11:45 AM	

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



CORPORATE OFFICE
4940 OLD COLLINGSVILLE RD.
SHAWNEE, ILLINOIS 62228
TEL (618) 624-4458
FAX (618) 624-8858
corp@twn-inc.com

WATERLOO OFFICE
118 EAST THIRD STREET
WATERLOO, ILLINOIS 62294
TEL (618) 838-5050
FAX (618) 938-3936
wat@twn-inc.com

ST. LOUIS OFFICE
1101 GRAND ROAD, SUITE 200
ST. LOUIS, MISSOURI 63146
TEL (314) 238-5052
FAX (314) 872-2194
stlou@twn-inc.com

PROFESSIONAL SERVICES	UNIT PRICE	TOTAL
LAND SURVEYING, 1000 SQ. FT.	100.00	100.00
PROFESSIONAL SERVICES, 100 HOURS	100.00	100.00
PROFESSIONAL SERVICES, 200 HOURS	200.00	200.00
PROFESSIONAL SERVICES, 300 HOURS	300.00	300.00
PROFESSIONAL SERVICES, 400 HOURS	400.00	400.00
PROFESSIONAL SERVICES, 500 HOURS	500.00	500.00
PROFESSIONAL SERVICES, 600 HOURS	600.00	600.00
PROFESSIONAL SERVICES, 700 HOURS	700.00	700.00
PROFESSIONAL SERVICES, 800 HOURS	800.00	800.00
PROFESSIONAL SERVICES, 900 HOURS	900.00	900.00
PROFESSIONAL SERVICES, 1000 HOURS	1000.00	1000.00
PROFESSIONAL SERVICES, 1100 HOURS	1100.00	1100.00
PROFESSIONAL SERVICES, 1200 HOURS	1200.00	1200.00
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PROFESSIONAL SERVICES, 1500 HOURS	1500.00	1500.00
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PROFESSIONAL SERVICES, 1900 HOURS	1900.00	1900.00
PROFESSIONAL SERVICES, 2000 HOURS	2000.00	2000.00
PROFESSIONAL SERVICES, 2100 HOURS	2100.00	2100.00
PROFESSIONAL SERVICES, 2200 HOURS	2200.00	2200.00
PROFESSIONAL SERVICES, 2300 HOURS	2300.00	2300.00
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PROFESSIONAL SERVICES, 2900 HOURS	2900.00	2900.00
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PROFESSIONAL SERVICES, 4300 HOURS	4300.00	4300.00
PROFESSIONAL SERVICES, 4400 HOURS	4400.00	4400.00
PROFESSIONAL SERVICES, 4500 HOURS	4500.00	4500.00
PROFESSIONAL SERVICES, 4600 HOURS	4600.00	4600.00
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PROFESSIONAL SERVICES, 5100 HOURS	5100.00	5100.00
PROFESSIONAL SERVICES, 5200 HOURS	5200.00	5200.00
PROFESSIONAL SERVICES, 5300 HOURS	5300.00	5300.00
PROFESSIONAL SERVICES, 5400 HOURS	5400.00	5400.00
PROFESSIONAL SERVICES, 5500 HOURS	5500.00	5500.00
PROFESSIONAL SERVICES, 5600 HOURS	5600.00	5600.00
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PROFESSIONAL SERVICES, 5800 HOURS	5800.00	5800.00
PROFESSIONAL SERVICES, 5900 HOURS	5900.00	5900.00
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PROFESSIONAL SERVICES, 10000 HOURS	10000.00	10000.00

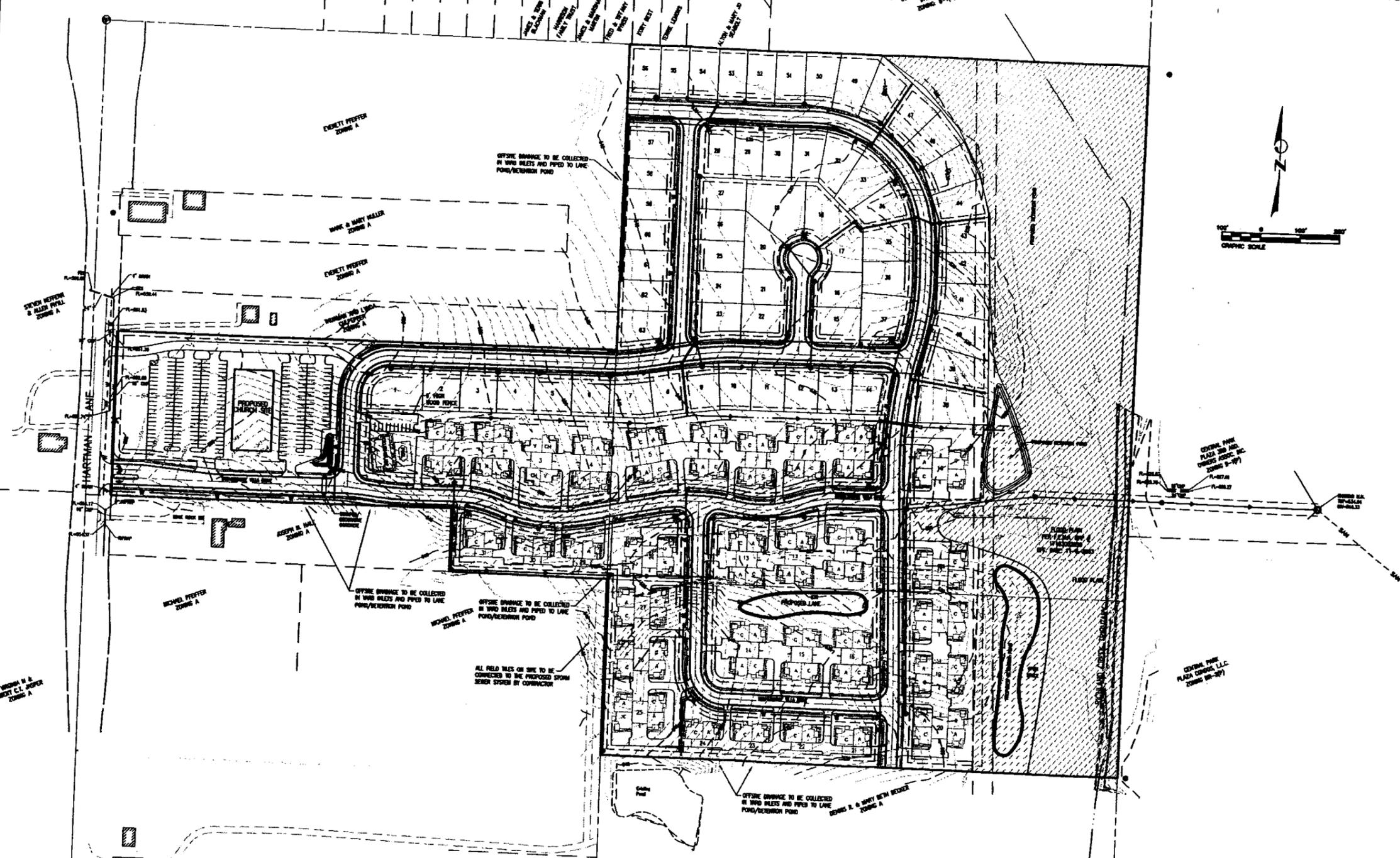
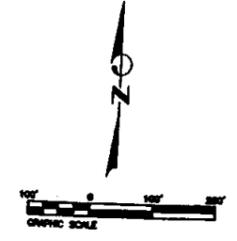
STATEMENT OF RESPONSIBILITY
I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am duly licensed to practice as a Professional Engineer in the State of Illinois. I am not aware of any fraud, misstatement, or omission of material information in this document, and I am not aware of any other person's fraud, misstatement, or omission of material information in this document.

GRADING PLAN
PLANNED UNIT DEVELOPMENT
STONE BRIDGE MASTER PLANNED DEVELOPMENT
CITY OF OPALTON
ST. CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
1	7/17/05	ISSUED PROJECT SITE
2	7/27/05	REVISED FOR PLANNING
3	7/27/05	REVISED FOR COMMISSION
4	7/27/05	REVISED PARKING LOT AND
5	7/27/05	CLUBHOUSE LOCATION

DESIGNED BY	REV.	SHEET
THOUVENOT, WADE & MOERCHEN, INC.	3	3

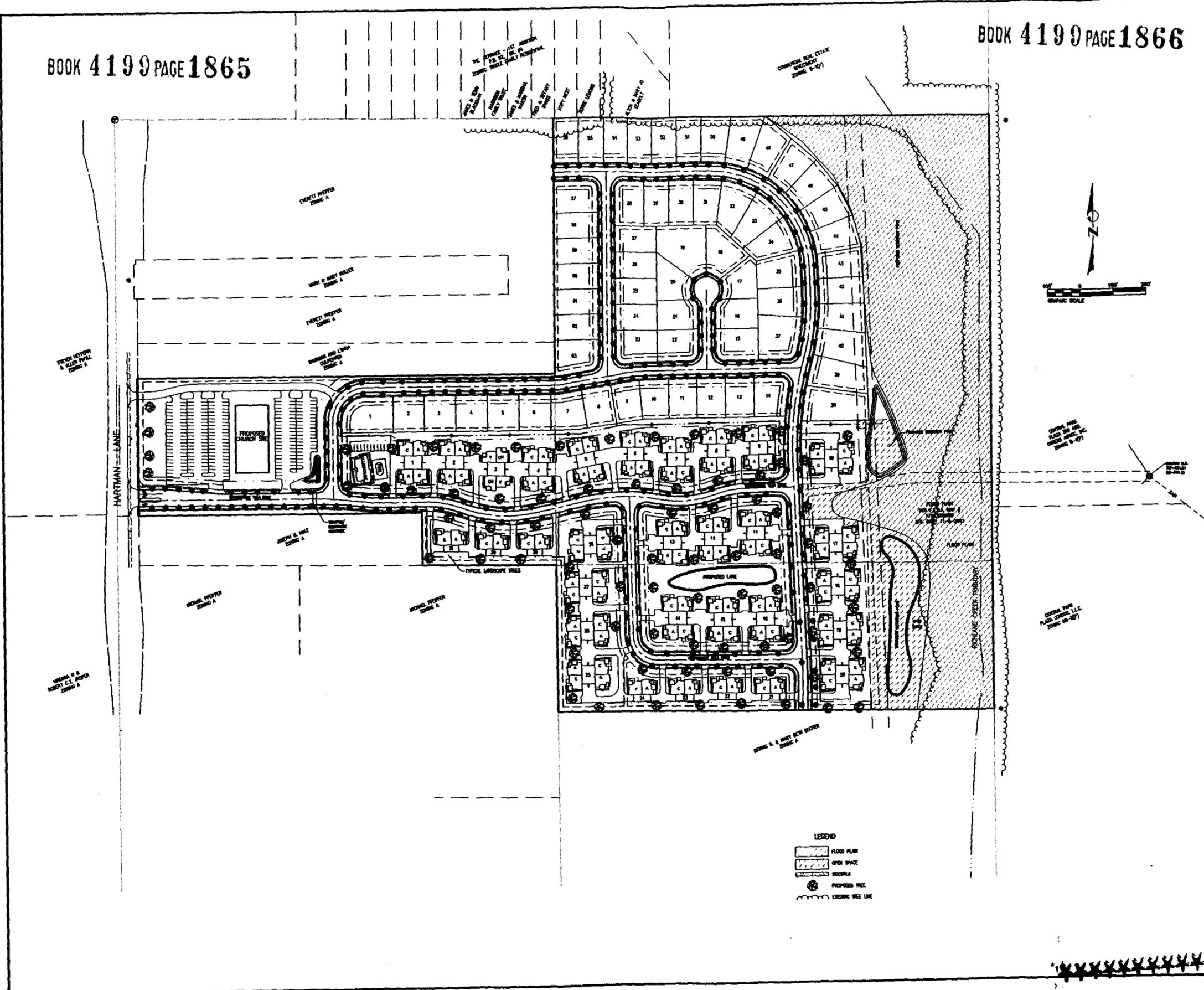
PROJECT NUMBER: 001040630 OF 3 SHEETS
 PREPARED FOR: [] ISSUED FOR BIDDING
 [] ISSUED FOR CONSTRUCTION [] RECORD DRAWING
 SHEET TITLE: GRADING PLAN
 DATE: 5/24/2005 7:43am



LEGEND

[Symbol]	PLANNED UNIT DEVELOPMENT
[Symbol]	OPEN SPACE
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING ROAD
[Symbol]	EXISTING CONTOURS

UTILITIES SHOWN ON SHEET 4
 FINAL GRADING PLAN TO INCORPORATE AND ACCOMMODATE THE OFF-SITE DRAINAGE. ALL UNITS TO BE A MINIMUM OF 2 FEET ABOVE THE CENTERLINE OF STONEBRIDGE VILLA DRIVE.



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



CORPORATE OFFICE
4840 OLD COLLINGSVILLE RD.
SPRINGFIELD, ILLINOIS 62228
TEL (618) 624-4400
FAX (618) 624-6658
corp@twm-inc.com

WATERLOO OFFICE
118 EAST THIRD STREET
WATERLOO, ILLINOIS 62298
TEL (618) 830-5050
FAX (618) 830-3030
waterloo@twm-inc.com

ST. LOUIS OFFICE
1001 CROWE ROAD, SUITE 240
ST. LOUIS, MISSOURI 63146
TEL (314) 238-5052
FAX (314) 872-2154
stlouis@twm-inc.com

PROFESSIONAL RESPONSIBILITY

I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that this is a true and correct copy of the original plan and specification on file in my office.

DATE: 5/24/05

STATEMENT OF RESPONSIBILITY

I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that this is a true and correct copy of the original plan and specification on file in my office.

DATE: 5/24/05

TITLE

LANDSCAPE PLAN
PLANNED UNIT DEVELOPMENT

PROJECT

STONE BRIDGE MASTER PLANNED DEVELOPMENT
CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

REV	DATE	DESCRIPTION
1	5/24/05	ISSUED PROJECT SHEET
2	5/24/05	ISSUED FOR PLANNING REVIEW COMMENTS
3	5/24/05	ISSUED PRELIMINARY LAYOUT AND CLARIFICATIONS

DESIGN BY	REV	SHEET
DESIGNED BY		5
CHECKED BY		
APPROVED BY		
PROJECT NUMBER	001040103 of 5 SHEETS	
ISSUED FOR REVIEW	<input type="checkbox"/>	ISSUED FOR RECORD
ISSUED FOR CONSTRUCTION	<input type="checkbox"/>	ISSUED FOR RECORD

DATE PLOTTED: 5/24/05 7:44am

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2010 - 23

**A RESOLUTION DETERMINING THAT PROPOSED HOME ELEVATIONS FOR
STONEBRIDGE ESTATES ARE CONSIDERED "MINOR CHANGES" PURSUANT TO
THE PROVISIONS OF THE CITY'S PLANNED USE ORDINANCE AND THE
AGREEMENTS AND PROVISIONS ATTACHED HERETO**

WHEREAS, Scott Dettmer of Dettmer Homes proposes to build certain single family detached homes in the subdivision known as Stonebridge Estates; and

WHEREAS, the owner of the lots in Stonebridge Estates, Gregory Dix representing Equity South LLC, is in agreement with the proposed elevations and terms or agreement; and

WHEREAS, the Community Development Committee, after carefully reviewing the matter, voted 3-0 to recommend the proposed elevations be considered "Minor Changes" by the full City Council at its meeting on April 12, 2010.

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

- 1) The single family house elevations and the terms and conditions pertaining to their construction, which are attached and made an integral and continuing part of this Resolution, are hereby considered as "Minor Changes" to the original approved Planned Use for the Stonebridge Subdivision, and are hereby accepted and authorized; and
- 2) That the City Clerk be and is hereby directed to file a copy of this Resolution; and
- 3) This Resolution shall become effective immediately upon its adoption by the City Council.

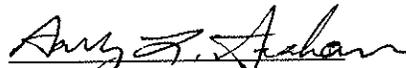
Resolved by the Mayor and City Council of the City of O'Fallon this 19th day of
April, 2010.

Attest:



Philip A. Goodwin, City Clerk

Approved:


Gary L. Graham, Mayor

RECEIVED APR 27 2010

April 10, 2010

City of O'Fallon
Mr. Ted Shekell
255 South Lincoln Avenue
O'Fallon, Illinois 62269

Dear Mr. Shekell:

Dettmer Homes, Equity South, LLC & the Stone Bridge Villas Homeowners Association have come to the following agreement. As part of this agreement the Stone Bridge Villas homeowners will not oppose the request by Dettmer Homes to amend the PUD to allow for the construction of additional home plans in the Estates.

- 1.) Villa homeowners agree to allow the construction of all elevations on the Livingston II, Thornton, Thornton II, Hancock II, Washington, Huntington II, Monroe, Madison, Truman, & Kennedy plans.
- 2.) The smallest floor plan offered by Dettmer Homes will be 1,878 square feet.
- 3.) All homes in the Estates to have Architectural Shingles with the same colors as the villa homes. This will be incorporated into the subdivision indentures to insure that any roof replacements in future years will also be obligated to follow this.
- 4.) Indentures & Home Owners Association will be created for Stone Bridge Estates, with a position on the board for a villa resident (most likely to be a member of the Board of the Villa HOA, but not a requirement). This position would be appointed by the Villa HOA Board, and not an elected position. The remaining 3 seats on the board will be filled by Estates homeowners. These indentures will be recorded prior to the first home closing in the Estates. A working relationship between the HOA's will be set forth in the Indentures that will allow for cost sharing for the maintenance and repair of common entry areas and other mutually beneficial features such as entry monuments, and any landscaping along Three Rivers Drive between Hartman Lane and Stone Hill Drive.
- 5.) The intention would be to ban all outdoor storage sheds and similar structures, with the exception of playgrounds, swing sets, and other play related items, provided they are kept in good repair, and are made of durable and appropriate materials
- 6.) Lots 1-14 shall have the following restrictions:
 - a. No outside storage buildings allowed.
 - b. No doghouses or dog pens allowed
 - c. No above ground pools allowed
 - d. A 5' tall vinyl fence will be installed along the rear property line common with the villa lots. Maintenance of this fence will be responsibility of Estates HOA. Color will be coordinated with Villa HOA and is intended to be of a similar color to the villa homes. This fence will be constructed with each individual home as they are built.
 - e. Dettmer Homes will make a contribution of \$428.57 upon the closing of each home on lots 1-14 to the Villa HOA for the purchase and planting of trees on the villa side

of the fence. These trees will be the responsibility of the villas HOA. This will be for a grand total of 60 trees. (60 trees x \$100 per tree = \$6,000, then divide by 14 lots = \$428.57 per lot).

- f. Earth tone exterior colors will only be allowed. These colors would be Clay, Tan, & Mist. Any additional colors would be decided in a meeting between the Villa HOA & Dettmer Homes.
 - g. All exterior windows will have shutters to match the style of the rest of the home. In certain cases, shutters may not fit (i.e. bay window). Dettmer Homes agrees to make a good faith attempt to fit the shutters on wherever possible.
- 7.) The exterior colors of lot 1 will be similar to the exterior colors on the existing villas.
- 8.) The approval of the specific floor plans does not apply to lots 1-7. Those lots will be withheld from this agreement, except as otherwise mentioned, until additional meetings can be held to determine the feasibility of building certain styles and sizes of homes. Lots 1-7 will not be offered for sale initially. If a specific buyer comes forward for one of these lots prior to a final agreement covering homes to be built on lots 1-7, Dettmer Homes will meet with the Villa HOA to review the specific plan and details and discuss whether or not it is an appropriate plan. Lots 1-7 will be limited to plans that are only 1-story tall, plus the walk-out, at the rear building wall. These homes may be smaller than 1,878 square feet if agreed to by the Villa HOA once specific plans are presented.

In general; Dettmer Homes, the Stone Bridge Estates HOA, and the Stone Bridge Villas HOA, agree to work together on any future changes, revisions, or issues that were not foreseen at the time of this agreement using the intent of this agreement as a guideline.



Scott Dettmer
Owner
Dettmer Homes of Illinois, LLC



Equity South, LLC



































Call me today!
COURTESY
CHIN WALKER
404-523-8200

803











MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: November 23, 2015
SUBJECT: P2015-16: Amended Academy Sports, Planned Use (1st Reading)

Recommendation

The Planning Commission held a public hearing on the above referenced application at their November 10, 2015 meeting. The Commission voted 8-ayes and 0-nay to approve the requested Amended Planned Use for Academy Sports, subject to the conditions recommended by staff.

Project Background and Summary

In April of 2015, Lincoln Crossing, LLC filed an application requesting a planned use for a parcel of land at 1574 West Highway 50 zoned B-1(P), Planned Community Business District for the construction of a new 62,943 square foot Academy Sports sporting goods store. The planned use was approved as presented to the Planning Commission and City Council. However, as final design of the building proceeded, the developer and sign consultants for the project realized the previous submittal incorrectly indicated their sign package would meet the sizing requirements of the City's codes. As indicated by the previous submittal and email from the developer, they were focused on getting the number signs allowed on the building and not the required square footage of the signage required by Academy Sports.

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

Staff Recommendation

Staff recommends approval of the amended planned use, with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting (previously approved).
2. A variance to allow the front elevation to have three wall signs (previously approved).
3. A variance to allow 561.8 square feet on the front elevation (facing Highway 50) and 337.13 square feet on the rear elevation (facing Interstate 64) (current request).

Attachment:

Report to Plan Commission
Zoning Amendment Ordinance

Community Development Department

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



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: November 10, 2015
PROJECT: P2015-16: Academy Sports, Planned Use

Location: 1574 West Highway 50
Ward: 5
Applicant: ID Associates, Inc., Rosalyn Holderfield
Owner: Lincoln Crossing, LLC, Stephen DeRiesthal
Submitted: October 19, 2015

Introduction & Background

In April of 2015, Lincoln Crossing, LLC filed an application requesting a planned use for a parcel of land at 1574 West Highway 50 zoned B-1(P), Planned Community Business District for the construction of a new 62,943 square foot Academy Sports sporting goods store. The planned use was approved as presented to the Planning Commission and City Council. However, as final design of the building proceeded, the developer and sign consultants for the project realized the previous submittal incorrectly indicated their sign package would meet the sizing requirements of the City's codes. As indicated by the previous submittal and email from the developer, they were focused on getting the number signs allowed on the building and not the required square footage of the signage required by Academy Sports.

Discussion Points/Issues

Land Use / Traffic Circulation / Parking / Utilities

No changes to the building, traffic circulation, parking or utilities have been proposed from the first submittal. The plan is for the construction of 62,943 square foot sporting goods store. The full detailed analysis of the site and building can be found in the previous Plan Commission Report for P2015-05, attached to this report.

Signage

The original sign package submitted included a building elevation, which has not changed. However, the developer incorrectly assumed the sign square footage, focusing on assuring the front elevation would be approved with three signs "Academy Sports + Outdoors" and two Academy logos to the right and left of the entrance, which consists of an "A". As the final details have been moving forward, the square footage of the signs on the front and rear elevations have been finalized and do not meet the City's sign regulations.

Based on the size of the building, the project could have signs on three elevations with up to 300 square feet on each elevation. The proposed sign package is requesting for the front elevation (facing Highway 50) to include the

"Academy Sports + Outdoors" at 451.8 square feet with two Academy logos totaling 55 square feet each. The total requested signage on the front elevation is 561.8 square feet. The rear elevation is proposing one sign, "Academy Sports + Outdoors" at 337.13 square feet.

Variiances

The requested variances to Parking Lot Design and allowing three signs in the front elevation are still proposed and detailed analysis of the previously requested variance can be found in the previous Plan Commission Report for P2015-05, attached to this report.

Maximum square footage of signage: The project as proposed would be allowed up to three sides of the building to have up to 300 square feet of signage. The front building elevation is requesting a total of 561.8 square feet consisting of one large wall sign (451.8 square feet) with two smaller wall signs (55 square feet each) to either side. The rear building elevation is requesting one sign totaling 337.13 square feet. The developer has provided additional information to justify the increase in allowed signage, citing the location of the building is over 600 feet from the frontage on Highway 50 and 600 feet from the frontage on Interstate 64. The distance from these two major thoroughfares greatly reduces visibility of the store fronts should the development be required to meet the 300 square foot requirement.

Additionally, as proposed the signage on the front elevation would only account for approximately 5.5% of the total front wall elevation and the proposed signage on the rear elevation would only account for approximately 4% of the total rear wall elevation. City staff has reviewed the overall sign package and compared the request to a previous request of another retailer with similar characteristics, the recently approved Gander Mountain. Gander Mountain requested 431.5 square feet on the front elevation (approximately 6.7% of the wall area) and 231.5 square feet on the rear elevation (approximately 4.2% of the wall area). Overall staff found the proposed the sign package is not out of scale in terms of percentage of wall coverage from past approvals and believes the sign package is not out of character for the proposed development.

Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards, except the existing parking lot and the proposed signage outlined above.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. Staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The new sporting goods store will not negatively affect adjacent properties. The Highway 50 corridor is a commercial corridor with a variety of retail, service and restaurant businesses.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan. The design of the buildings meets the intent of the Commercial Design Handbook.

Community Development Department

5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare.
6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The proposed building is similar to and will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the amended planned use, with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting (previously approved).
2. A variance to allow the front elevation to have three wall signs (previously approved).
3. A variance to allow 561.8 square feet on the front elevation (facing Highway 50) and 337.13 square feet on the rear elevation (facing Interstate 64) (current request).

Attachments

- Attachment 1 – P2015-05 Plan Commission Report
- Attachment 2 – Project Narrative
- Attachment 3 – Sign Package
- Attachment 4 – Email from Developer



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: April 28, 2015
PROJECT: P2015-05: Academy Sports, Planned Use

Location: 1574 West Highway 50

Ward: 5

Applicant/Owner: Lincoln Crossing, LLC, Chris Mulloy

Submitted: April 2, 2015

Introduction

Lincoln Crossing, LLC has filed an application requesting a planned use for a parcel of land at 1574 West Highway 50 zoned B-1(P), Planned Community Business District for the construction of a new 62,943 square foot Academy Sports sporting goods store. The property has an existing 24,000 square foot Pet Smart and 15,000 square foot retail strip center with Crown Vision Center, Great Clips, Boost Mobile and Rainbow as tenants and associated parking. The site will be developed with the new store building to the west of the existing Pet Smart, which will be downsized to approximately 19,500 square feet. The Academy Sports building will utilize the existing parking lot as constructed.

Existing Conditions

Surrounding Zoning:

North: B-1
East: B-1(P)
South: B-1
West: B-1(P)

Surrounding Land Use:

North: St. Clair Auto Mall.
East: Walmart Supercenter.
South: Vacant Payless and Dairy Queen, McDonalds.
West: Home Depot, Culver's and St. Clair Auto Mall.

Please see the attached maps for more detailed information on surrounding zoning and land uses.

Applicable Ordinance, Documents and Reports

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

Code of Ordinances: The proposed 62,943 square foot retail store is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within

Community Development Department

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

250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Land Use

The 62,943 square foot building requires this particular land use of a sporting goods store to receive planned use approval, because the project includes new construction of a building greater than 20,000 square feet. The subject property is surrounded by commercial uses along Highway 50. The subject property is identified as *Regional Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan.

Traffic Circulation/Parking

Ingress and Egress: The proposed development has three existing access points onto Highway 50, one of which is a lighted intersection. Additionally, the site has two access points to the adjoining Home Depot site to the west. Internal drive aisles are sized at 24 feet, meeting the requirements of the city's parking code.

Parking: Retail sales type land uses are required to provide 4 parking spaces per 1,000 square feet of gross floor area. The 62,943 square foot sporting goods store requires 252 parking spaces. The development is utilizing an existing parking lot in the Lincoln Crossing shopping center. The parking lot is currently striped with 9.5-foot wide parking spaces and the lot is in need of some repair. The parking plan indicates a portion of the lot will be resealed and a majority of the lot will be milled and repaved. The parking plan has proposed 254 spaces, including 4 accessible spaces. The site plan indicated that 144 parking spaces will be striped at a width of 10 feet and a length of 19 feet and 106 spaces will be striped at a width of 9.5 feet and a length of 19 feet. The 10 foot wide spaces will be closest to the building to a point 17 spaces out and then transition down to 9.5 feet. The Illinois Accessibility Code will require the site to provide an additional 3 accessible parking spaces and locate the spaces closest to the entrance of the building. Overall, the entire site (Academy, Pet Smart and the retail strip center) has 440 parking spaces and requires 380 parking spaces, so the site as a whole still exceeds the parking requirements. The parking regulations require the site to provide parking spaces striped at 10-foot wide and as proposed the parking lot striping would need a variance.

On-site circulation: On-site circulation has been reviewed by staff. It is staff's opinion that the layout depicted on the site plan will effectively address internal, as well as external traffic control. There is a clearly defined truck route that will allow easy access for shipments of goods to the store. A cross access easement to the lot to the west will need to be verified, however, there are existing access points indicating the easement exists.

Utilities and Drainage

Public water and sanitary sewer is available to serve the subject property. Water will be provided by the City of O'Fallon, while sanitary sewer will be provided by Caseyville Township Sewer District. Stormwater will flow to new inlets within the lot and be piped into the regional detention constructed to the north of the building. Drainage calculations and reports will be required during final development plan review and will meet City requirements to ensure the volume of the pond can accommodate the proposed development.

Building and Site Improvements

The building elevations have been submitted with the planned use application. The majority of the building is constructed of concrete tilt wall panels with textured paints. The entrance will be an EIFS textured wall finish with a large glass entry and a burnished block base along the front elevation. Over the entrance is a large "Academy Sports + Outdoors" sign with a logo on both sides of the entrance. The side and rear of the building has a dark gray band of painted block at the base and near the top is a red/white/blue band of painted block. The overall appearance of the building is mostly consistent with the Commercial Design Handbook design recommendations.

Sidewalks: The site was developed with sidewalks along Highway 50.

Landscaping and Buffer Requirements

Under the original improvements of the site, the development included landscaping around parking lot and drive aisles, as well as the required landscaping within the parking lot islands. The site does not have all of the required landscape islands at the end of parking rows. Additionally, there are a number of rows of parking that exceed the requirement of providing an island after 20 consecutive parking spaces. The developer has requested to use the existing parking lot as constructed.

Lighting

Parking lot lighting will remain as constructed, which some are located outside of landscape islands. All lighting standards must be in proper working order. The developer has requested to use the existing parking lot as constructed.

Signage

The plan indicates the development will add a panel to the existing Lincoln Crossing monument sign along Highway 50 and the monument sign along Interstate 64. Based on the size of the building, the project could have signs on three elevations with up to 300 square feet on each elevation. The front elevation has the text "Academy Sports + Outdoors" and two Academy logos to the right and left of the entrance, which consists of an "A".

The developer has indicated the signage proposed above and to the sides of the entrance will meet the 300 square foot maximum per elevation according to the sign regulations. However, the code allows for only one wall sign per elevation and the "A" logos are separated far enough from the main sign to be considered separate signs, thus the requested "A" logos will require a variance request. At this time, no other signage has been proposed for the other two elevations.

Hours of Operation

There are no proposed limitations of the hours of operation on the site.

Variances

Parking Lot Design: Section 158.142 requires parking spaces to be striped at 10 feet in width. Section 158.143 requires lighting in parking lots to be constructed within landscape islands. Section 158.144 requires landscape islands at the end of every parking row and a landscape island after 20 consecutive parking spaces.

The site is utilizing an existing parking lot with a number of limitations hindering the site from meeting all of the regulations of a new parking lot. The existing parking lot is limited in size do to the infill nature of the site. There is no area for the parking lot to be expanded to allow for all 10-foot wide parking spaces and landscape islands at all locations required in a new parking lot. Additionally, it is not practical to tear out the existing pavement to add landscape islands and move the existing lighting into landscape islands. The developer has made an attempt to increase the conformity of the existing parking lot.

Signage: The sign code allows one wall sign at a maximum of 300 square feet. The front building elevation is requesting one large wall sign with two smaller wall signs to either side. The developer indicates the proposed signage would not exceed the allowed 300 square feet. City staff has reviewed the overall sign package and believes the sign package is not out of scale for the proposed development

Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards, except the existing parking lot and the proposed signage outlined above.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.

The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. Staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.

3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The new sporting goods store will not negatively affect adjacent properties. The Highway 50 corridor is a commercial corridor with a variety of retail, service and restaurant businesses.

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

The proposal is consistent with the Comprehensive Plan. The design of the buildings meets the intent of the Commercial Design Handbook.

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

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

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

Yes, a community need exists for the proposed use.

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

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

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

The proposed building is similar to and will not detract from many of the structures surrounding the property.

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

The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the use, with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting.
2. A variance to allow the front elevation to have three wall signs, not to exceed 300 square feet in total size.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Land Use Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevations

Attachment 6 – Sign Package



Planned Use / Re-Zoning Application

NAME OF PROJECT: Lincoln Crossing - Academy Sports

ADDRESS/GENERAL LOCATION: 1574 W Hwy 50

SUBDIVISION NAME & LOT NUMBER(S): Lot 1 - Subdivision of Lot 1 of the Resubdivision of Part of Lot 1 of Lincoln Crossing

PARCEL NUMBER(S): 03-26.0-201-006

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1 (P)

PROPOSED NUMBER OF BUILDINGS: 1

PROPOSED ZONING: B-1 (P)

PROPOSED GROSS FLOOR AREA: 62,943

PROPOSED # OF LOTS: 1

AREA IN ACRES: 12.46

PROPOSED # OF DWELLING UNITS: N/A

PRESENT USE: General Retail/Parking

APPLICANT INFORMATION:

NAME: Chris Mulloy

COMPANY: Lincoln Crossing, LLC

ADDRESS: 225 W Washington Street
Indianapolis IN 46204

PHONE: 317-263-8179

FAX: 317-263-2333

EMAIL: CMulloy@Simon.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Nathan Winslow

COMPANY: American Structurepoint, Inc.

ADDRESS: 7260 Shadeland Station
Indianapolis IN 46256

PHONE: 317-547-5580

FAX: 317-543-0270

EMAIL: nwinslow@structurepoint.com


SIGNATURE OF APPLICANT


SIGNATURE OF DESIGN PROFESSIONAL

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



Lincoln Crossing – Academy Sports Project Narrative

The subject property is located at 1574 W Highway 50 and is zoned B-1(P). Existing on the site is a PetSmart store with an adjoining retail strip center. The area located between I-64 and its intersection with US 50 W is solidly commercial: a Walmart Supercenter is located directly east to the property with a hardware store and Sam’s Club just beyond; a Home Depot is adjacent to the west. Commercial uses line the north side of US 50 including eating establishments and general retail. Uses south of US 50 are a mix of commercial and single-family residential.

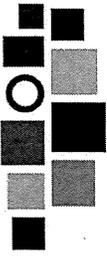
The project includes partial demolition (about 4,500 sq. ft.) of the existing PetSmart store to allow for construction of a nearly 62,943 sq. ft. Academy Sports + Outdoor retail sporting goods location. Like the PetSmart and Walmart, Academy will face south with frontage on US 50. The large existing parking lot functioned as shared parking among the strip center, Walmart and PetSmart. The lot will be re-striped and no additional parking will be added to the existing 364 spaces to accommodate the new use; the parking lot landscape islands will remain. Loading docks will be added on the north side of the proposed building. Construction will span the location of the old PetSmart, strip center, as well as the vacant lot east of the Home Depot location.

The existing divided entrance to from US 50 will remain in its current location and will continue to provide unrestricted access onto US 50. The landscaped median will also remain.

The City of O’Fallon permits up to 300 sq. ft. of signage per building side at this location. Signage will include Academy’s large “A” logo. Additional signage will be located on the existing pylon sign along I-64 frontage.

Sanitary utilities exist to adequately serve the project. A sanitary sewer line and water main (guided by the Illinois EPA) will be relocated to accommodate the limits of the project. Stormwater drainage will continue to be directed through storm inlets to pipes along US 50 or to the large retention area and behind Walmart. Gas service will be provided from existing infrastructure located on-site. The existing overhead electric will be buried northwest of the proposed building north of the access drive and another line will be buried on the west side of the building.





AMERICAN
STRUCTUREPOINT
INC.

April 6, 2015

Mr. Justin Randall
City of O'Fallon, IL
255 S. Lincoln Avenue
O'Fallon, IL 62269

Re: Lincoln Crossing – Academy Sports, request for parking variance

Dear Mr. Randall:

American Structurepoint, Inc., on behalf of our client, WP Glimcher, Inc., respectfully request a variance for a combination of 9.5' and 10' wide parking stalls associated with the development of the Lincoln Crossing – Academy Sports project.

The proposed project requires a minimum of 251 parking spaces and includes the development of the final undeveloped outlot that is part of the Lincoln Crossing retail center. The parking lots were constructed and striped with the previous developments and were designed to serve the future development of the aforementioned property. The existing parking lot intended to serve the proposed development provided the required 251 parking spaces, but did not meet the minimum 10'x19' parking stall dimension as required by the City Zoning Ordinance.

In order to maintain the minimum 251 parking spaces and meet the intent of the Zoning Ordinance to the maximum extent possible, a variance will be required to allow for 103 of the 251 parking spaces to be 9.5' in width. These parking stalls will be the most remote and least used stalls within the parking lot.

Meeting the full extent of the parking requirements set forth in the Zoning Ordinance would create a significant hardship due to the utility and landscaping infrastructure (sewers, lighting, landscaping and ATM drive-thru) already in place and would create little benefit to the regular consumer. The proposed striping would be an improvement over existing conditions by locating the smaller parking stalls near the rear of the parking lot.

At this time, we ask to be placed on the agenda for the next Plan Commission meeting.

We appreciate your time and consideration of our request. Please call me at (317) 547-5580 if you have any questions.

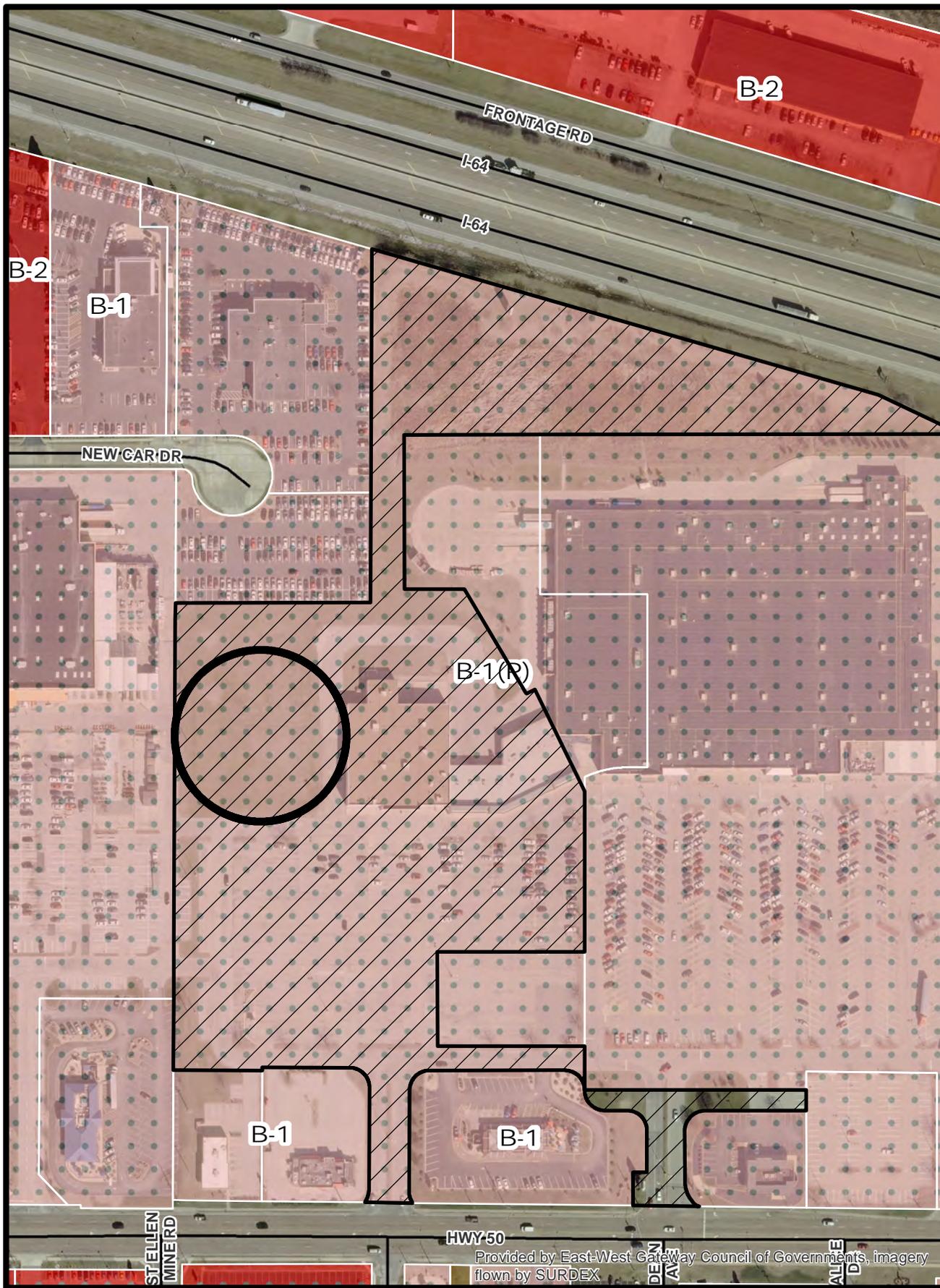
Very truly yours,
American Structurepoint, Inc.

Nathan Winslow, PE
Senior Project Engineer

201302324

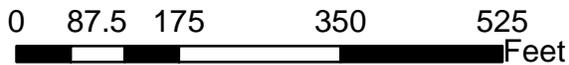


P2015-05: Academy Sports - Zoning Map



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

-  Subject Property
-  Area of Construction

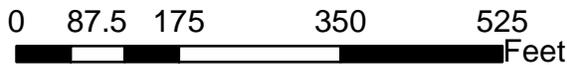


P2015-05: Academy Sports - Land Use Map

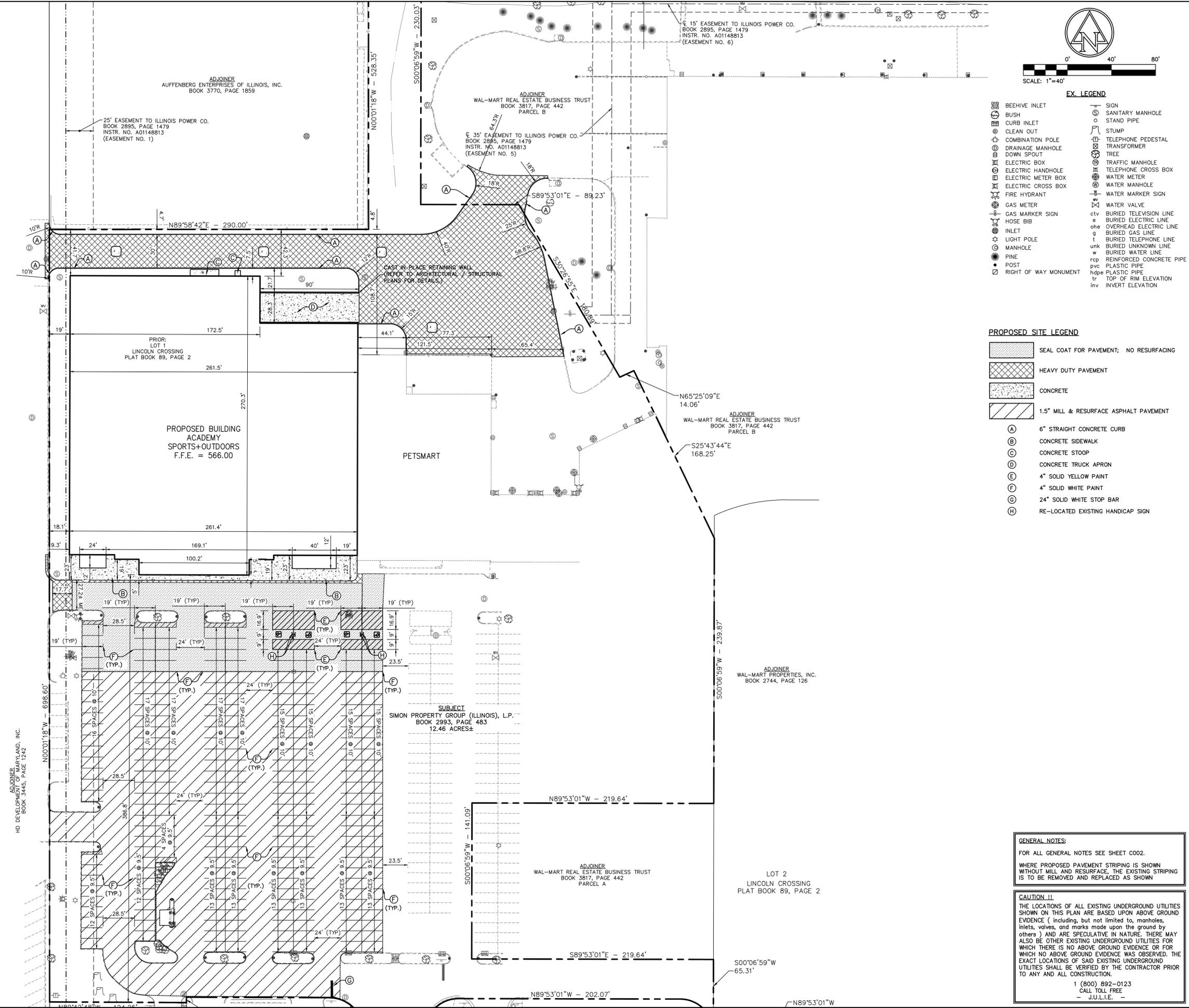


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX

-  Subject Property
-  Area of Construction



PLOT DATE: 4/6/2015 6:06 PM
 PLOT SCALE: 1"=40'
 DRAWING FILE: P:\2013\02324\DWG\SP\SP-C200-SP.dwg
 DRAWING FILE: P:\2013\02324\DWG\SP\SP-C200-SP.dwg
 EDITED BY: RBERGER
 EDIT DATE: 4/6/2015



EX. LEGEND

- | | |
|-------------------------|----------------------------|
| ⊕ BEEHIVE INLET | ⊕ SIGN |
| ⊕ BUSH | ⊕ SANITARY MANHOLE |
| ⊕ CURB INLET | ⊕ STAND PIPE |
| ⊕ CLEAN OUT | ⊕ STUMP |
| ⊕ COMBINATION POLE | ⊕ TELEPHONE PEDESTAL |
| ⊕ DRAINAGE MANHOLE | ⊕ TRANSFORMER |
| ⊕ DOWN SPOUT | ⊕ TREE |
| ⊕ ELECTRIC BOX | ⊕ TRAFFIC MANHOLE |
| ⊕ ELECTRIC HANDHOLE | ⊕ TELEPHONE CROSS BOX |
| ⊕ ELECTRIC METER BOX | ⊕ WATER METER |
| ⊕ ELECTRIC CROSS BOX | ⊕ WATER MANHOLE |
| ⊕ FIRE HYDRANT | ⊕ WATER MARKER SIGN |
| ⊕ GAS METER | ⊕ WATER VALVE |
| ⊕ GAS MARKER SIGN | ⊕ BURIED TELEVISION LINE |
| ⊕ HOSE BIB | ⊕ BURIED ELECTRIC LINE |
| ⊕ INLET | ⊕ OVERHEAD ELECTRIC LINE |
| ⊕ LIGHT POLE | ⊕ BURIED GAS LINE |
| ⊕ MANHOLE | ⊕ BURIED TELEPHONE LINE |
| ⊕ PINE | ⊕ BURIED UNKNOWN LINE |
| ⊕ POST | ⊕ BURIED WATER LINE |
| ⊕ RIGHT OF WAY MONUMENT | ⊕ REINFORCED CONCRETE PIPE |
| | ⊕ PVC PLASTIC PIPE |
| | ⊕ HDPE PLASTIC PIPE |
| | ⊕ TOP OF RIM ELEVATION |
| | ⊕ INVERT ELEVATION |

PROPOSED SITE LEGEND

- | | |
|-----|--|
| | SEAL COAT FOR PAVEMENT; NO RESURFACING |
| | HEAVY DUTY PAVEMENT |
| | CONCRETE |
| | 1.5" MILL & RESURFACE ASPHALT PAVEMENT |
| (A) | 6" STRAIGHT CONCRETE CURB |
| (B) | CONCRETE SIDEWALK |
| (C) | CONCRETE STOOP |
| (D) | CONCRETE TRUCK APRON |
| (E) | 4" SOLID YELLOW PAINT |
| (F) | 4" SOLID WHITE PAINT |
| (G) | 24" SOLID WHITE STOP BAR |
| (H) | RE-LOCATED EXISTING HANDICAP SIGN |

GENERAL NOTES:
 FOR ALL GENERAL NOTES SEE SHEET C002.
 WHERE PROPOSED PAVEMENT STRIPING IS SHOWN WITHOUT MILL AND RESURFACE, THE EXISTING STRIPING IS TO BE REMOVED AND REPLACED AS SHOWN.

CAUTION !!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
 1 (800) 892-0123
 CALL TOLL FREE
 - J.U.L.I.E. -

WP GLIMCHER
 225 W. WASHINGTON STREET
 INDIANAPOLIS, IN 46204

AMERICAN STRUCTUREPOINT INC.
 7260 Shadeland Station | Indianapolis, Indiana 46256
 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com

LINCOLN CROSSING ACADEMY SPORTS

1574 W. HIGHWAY 50
 O'Fallon, Illinois



CERTIFIED BY

ISSUANCE INDEX	
DATE:	04-06-2015
PROJECT PHASE:	DESIGN DEVELOPMENT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2013.02324

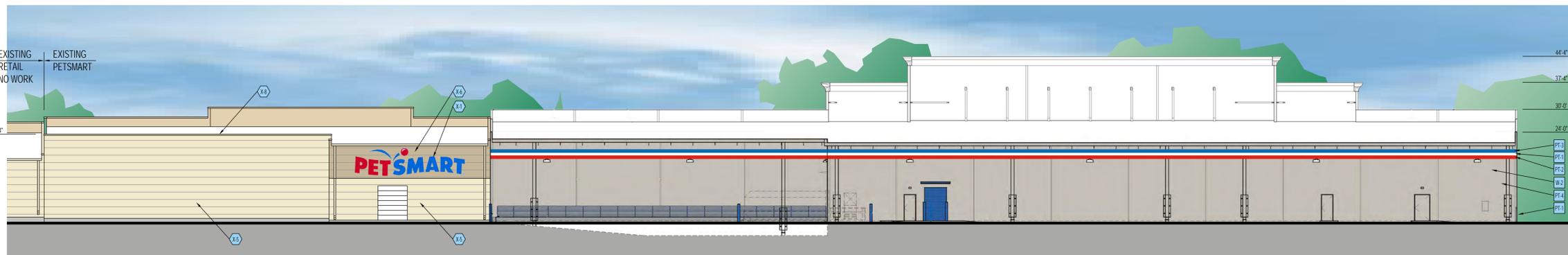
SITE PLAN

C200



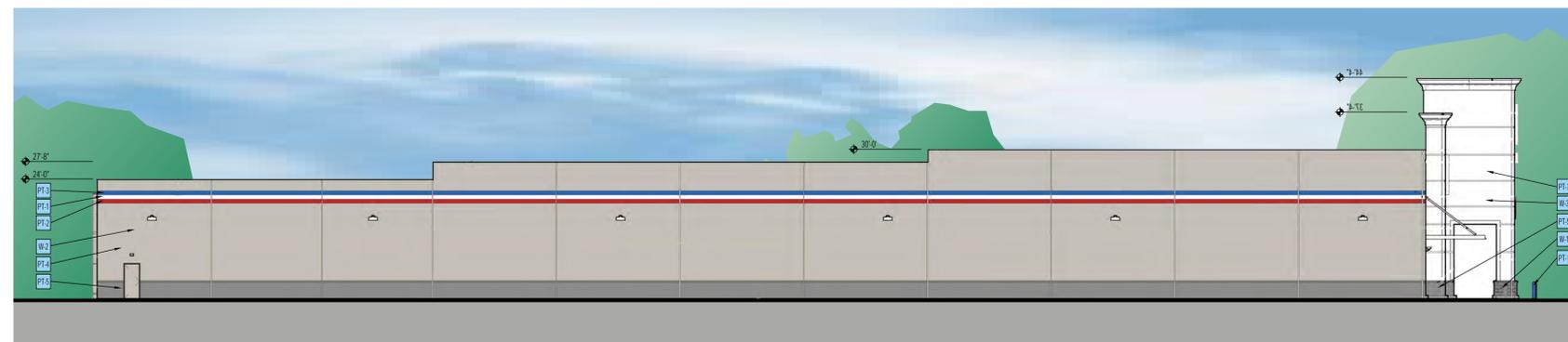
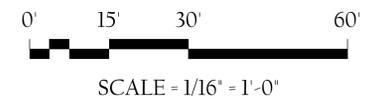
FRONT ELEVATION
SOUTH ELEVATION

PETSMART FINISHES	
X-1	EXISTING ILLUMINATED SIGNAGE WALL MOUNTED
X-2	EXISTING SPLIT FACE BLOCK MEDIUM TAN
X-3	EXISTING SPLIT FACE BLOCK DARK TAN
X-4	EXISTING SMOOTH FACE BLOCK MEDIUM BLUE
X-5	EXISTING SMOOTH FACE BLOCK LIGHT TAN
X-6	EXISTING SMOOTH FACE BLOCK MEDIUM TAN
X-7	EXISTING EIFS SYSTEM LIGHT TAN
X-8	EXISTING METAL COPING MEDIUM TAN
X-9	NEW SMOOTH FACE BLOCK LIGHT TAN - MATCH EXISTING
X-10	NEW SMOOTH FACE BLOCK MEDIUM BLUE - MATCH EXISTING
X-11	NEW SMOOTH FACE BLOCK MEDIUM TAN - MATCH EXISTING
X-12	NEW METAL COPING MEDIUM TAN - MATCH EXISTING
X-13	EXISTING EIFS SYSTEM MEDIUM BLUE
X-14	EXISTING STOREFRONT WITH GLAZING DARK BRONZE



REAR ELEVATION
NORTH ELEVATION

PROPOSED OVERALL ELEVATIONS



SIDE ELEVATION
WEST ELEVATION

ACADEMY FINISHES	
ACADEMY PAINT FINISHES	
PT-1	SW CM ACADEMY BLUE
PT-2	SW 6867 FIREWORKS
PT-3	SW 7005 PURE WHITE
PT-4	SW 7641 COLONNADE GRAY
PT-5	SW CM ACADEMY DARK GRAY
WALL MATERIAL	
W1	BURNISHED BLOCK HEADWATERS GREYSTONE 4"x8"x16" BLOCK & SILL BLOCK
W2	CONCRETE TILT WALL PANELS TEXTURED PAINT
W3	EIFS TEXTURED WALL FINISH
S-1	ILLUMINATED SIGNAGE WALL MOUNTED

PROPOSED RENOVATION OF:



LINCOLN CROSSING

1570 WEST U.S. 50
O'FALLON, ILLINOIS 62269

WASHINGTON PRIME

225 WEST WASHINGTON STREET
INDIANAPOLIS, INDIANA 46204-3438
www.simon.com

Lamson & Condon
ARCHITECTURE / INTERIOR DESIGN
(317) 266-9830
www.lamsoncondon.com

CITY SUBMITTAL
APRIL 6, 2015



1818 HWY. M
 BARNHART, MO 63012
 PH: 636-464-0200
 FAX: 636-464-9990
 WWW.PIROSSIGNS.COM
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER
 LINCOLN CROSSING
 JOB LOCATION
 O'FALLON ILL
 CONTACT
 PROJECT
 PYLON REHAB
 SALES PERSON
 DAVID BRAND JR
 DATE
 01-27-15
 RENDERING #
 15-5014-1
 SCALE
 NOTED
 DRAWN BY
 BARKHURST
 SAVED AS
 LINCLN CRSSNG ENT SIGN

REVISION DATE
 020515 DMF
 REVISION(S) A

Replaced routed faces with new cabinets over existing and skinning the cabinets to appear as one. Also added lexan faces decorated with vinyls/prints.



- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS _____

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Pylon Sign Rehab SCALE: 1/4"=1'

REFACE EXISTING STRUCTURE WITH (2) NEW ALUMINUM CABINETS SANDWICHING THE EXISTING CABINETS. THE TWO NEW CABINETS WILL BE SKINNED ON THE TOP, SIDES AND BOTTOM TO APPEAR AS A SINGLE UNIT. NEW CABINETS TO HAVE WHITE LEXAN FACES DECORATED WITH VINYL OR DIGITAL PRINTS. CLEAN PREP AND PAINT REMAINING STRUCTURE (COLORS TBD).

REPAIR AND/OR REPLACE INTERNAL LIGHTING AS NEEDED.

SIGN TO BE UL LISTED.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



1818 HWY. M
 BARNHART, MO 63012
 PH: 636-464-0200
 FAX: 636-464-9990
 WWW.PIROSSIGNS.COM
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER
 LINCOLN CROSSING
 JOB LOCATION
 O'FALLON ILL
 CONTACT
 PROJECT
 PYLON REHAB
 SALES PERSON
 DAVID BRAND JR
 DATE
 02-06-15
 RENDERING #
 15-5014-2
 SCALE
 NOTED
 DRAWN BY
 BARKHURST
 SAVED AS
 LINCLN CRSSNG ENT SIGN

REVISION DATE
 021215 EI
 REVISION(S) B
 Replaced routed faces with new cabinets over existing and skinning the cabinets to appear as one. Also added lexan faces decorated with vinyls/prints.
 B Changed size of cabinet to make 45 OAH and 12'6" wide



APPROVED AS IS
 APPROVED AS NOTED
 REVISE & RESUBMIT

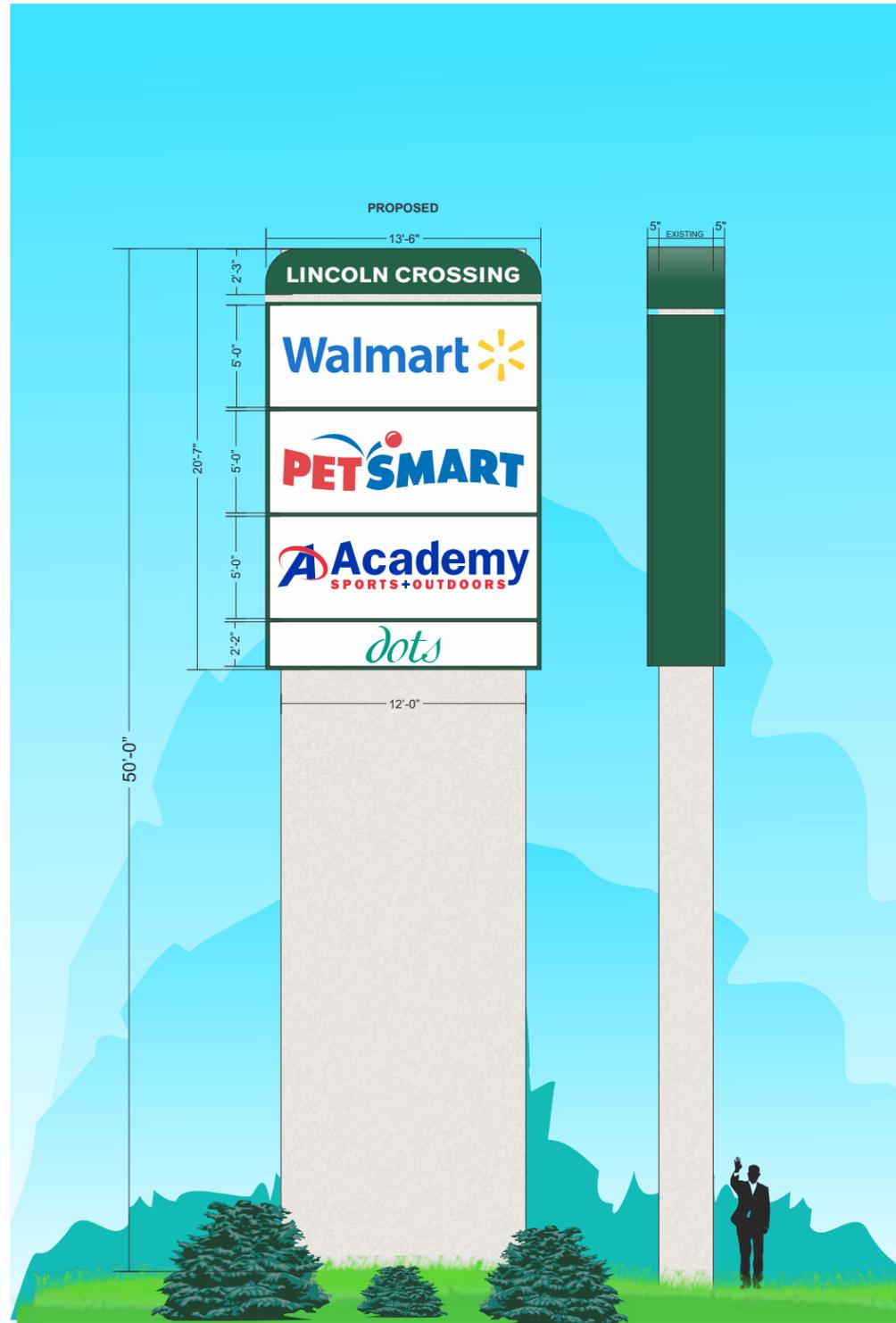
INITIALS _____

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Pylon Sign Rehab SCALE: 1/8"=1'

REFACE EXISTING STRUCTURE WITH (2) NEW ALUMINUM CABINETS SANDWICHING THE EXISTING CABINETS. THE TWO NEW CABINETS WILL BE SKINNED ON THE TOP, SIDES AND BOTTOM TO APPEAR AS A SINGLE UNIT. NEW CABINETS TO HAVE WHITE LEXAN FACES DECORATED WITH VINYL OR DIGITAL PRINTS. CLEAN PREP AND PAINT REMAINING STRUCTURE (COLORS TBD).

REPAIR AND/OR REPLACE INTERNAL LIGHTING AS NEEDED.

SIGN TO BE UL LISTED.





Planned Use / Re-Zoning Application

NAME OF PROJECT: Academy Sports
ADDRESS/GENERAL LOCATION: 1574 West Highway 50
SUBDIVISION NAME & LOT NUMBER(S): Lot 1 - Subdivision of Lot 1 of the Resubdivision of Part of Lot 1 of Lincoln Crossing
PARCEL NUMBER(S): 03-26.0-201-006

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

- X PLANNED USE Amendment
o RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1(P)
PROPOSED ZONING: B-1(P)
PROPOSED # OF LOTS: 1
PROPOSED # OF DWELLING UNITS: N/A
PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED GROSS FLOOR AREA: 62,943
AREA IN ACRES: 12.46
PRESENT USE: General Retail/Parking

APPLICANT INFORMATION:

NAME: Rosalyn Holderfield
COMPANY: ID Associates, Inc.
ADDRESS: 1771 Industrial Road
Dothan, AL 36303
PHONE: 334-836-1736
FAX:
EMAIL: ros@idassociatesinc.com

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: N/A
COMPANY:
ADDRESS:
PHONE:
FAX:
EMAIL:

SIGNATURE OF DESIGN PROFESSIONAL

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



*Builders of
Identification
Solutions*

1771 Industrial Road
Dothan, AL 36303
Phone: 334-836-1400
Fax: 334-836-1401

October 19, 2015

City of O'Fallon City Council
O'Fallon City Hall
Community Development Department
255 South Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269

RE: Letter of Intent for Sign Variance Application
Academy Sports + Outdoors
I-64 & US 50

ZONED B-1

ID Associates (representative for Academy Sports + Outdoors) is seeking relief from Article 8: Sign Regulations of City of O'Fallon Zoning Ordinance for the following items:

1. Section 158.166 (B) Wall Sign Regulations: The sign area of each such sign and the total cumulative wall signage shall not exceed 10% of the wall area of the face of the building on which the sign is attached. No individual sign shall exceed 300 Square feet in sign area.

Sign Proposal and Justification:

1. Section 158.166 (B) Wall Sign Regulations: We are proposing one wall sign "Academy Sports + Outdoors", 451.8 square feet, and two identical "A" logos, 55 square feet each for the front/south façade that faces Highway 50. The proposed square footage represents approximately 5.5% of the front wall area. The area of building façade is approx. 10,000 square feet of wall area.

The building front is setback from Highway 50 approximately six hundred (600') feet (length of two football fields) and visibility will be further hindered by the outparcels along Highway 50 frontage. The proposed signage will provide exposure to this major thoroughfare.

2. Section 158.166 (B) Wall Sign Regulations: We are proposing one wall sign "Academy Sports + Outdoors", 337.13 square feet, on the rear elevation to provide exposure to Interstate 64. The proposed square footage represents approximately 4% of the rear wall area. The area of building façade is approx. 7,800 square feet of wall area.

The building front is setback from Interstate 64 approximately six hundred (600') feet (length of two football fields) and visibility will be further hindered by the outparcels along Interstate 64 frontage. The proposed signage will provide exposure to this major thoroughfare.

Criteria Justification:

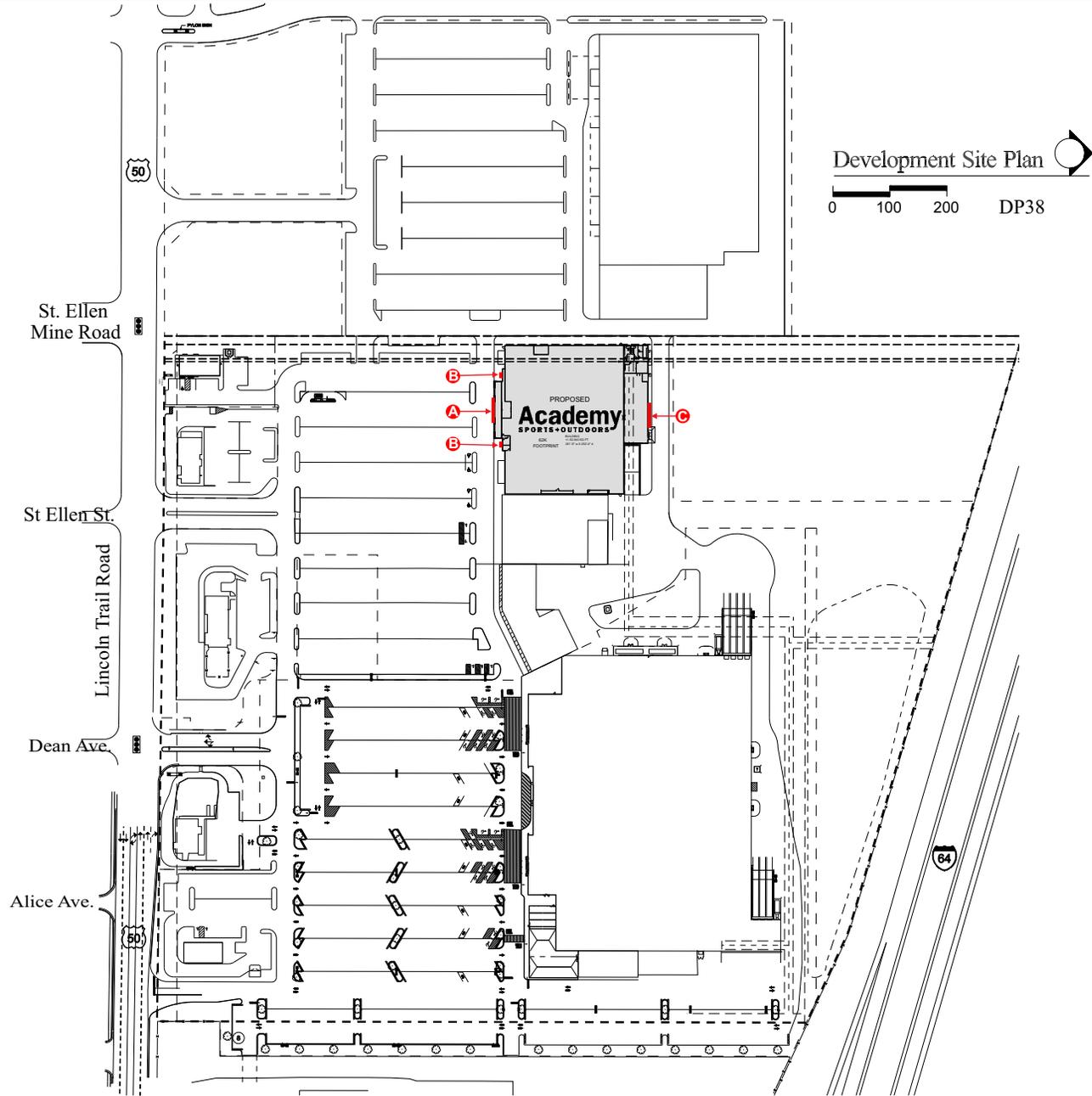
- a. Our sign request special circumstances are derived from our building size (excess of 62,000 square feet) and the wall area (approx. 10,000 square feet). We are also setback from the major roadway at approximately 600 feet.
- b. Strict application will deny our ability to adequately provide exposure to Highway 50 and potential customers.
- c. The proposed building and signs are both a part of Academy Sports + Outdoors national branding and facility size.
- d. Allowing our requested signs will not adversely affect the public health, safety or welfare (it will actually provide a safer driving experience by being able to see and read our signs); it will not alter the essential character of the neighborhood.

The Academy Sports + Outdoors building is approximately 62,000 square feet. Overall the proposed wall signs are proportioned to a building of this size and are aesthetically pleasing from the surrounding business neighborhood.

We appreciate your consideration of our sign request.

Respectfully,

Rosalyn Holderfield
ID Associates, Inc
Agent for the Applicant



DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES

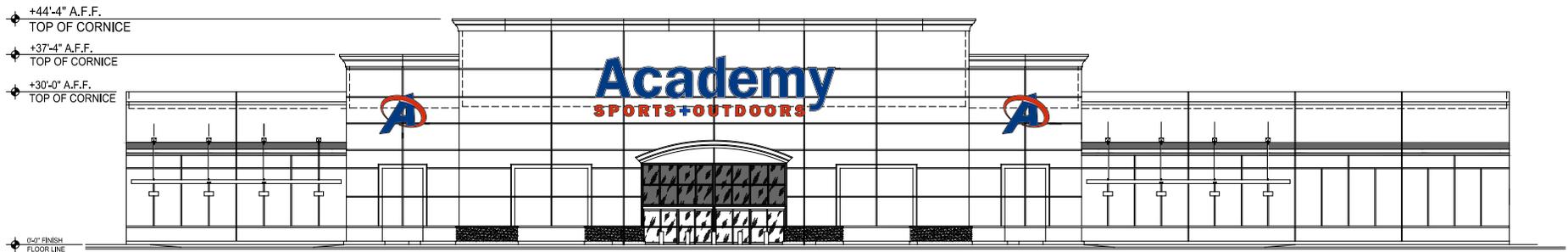
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
 PH (888) 303-5534 · FAX (334) 836-1401
 www.idassociatesinc.com



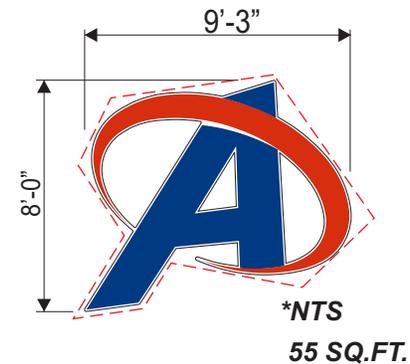
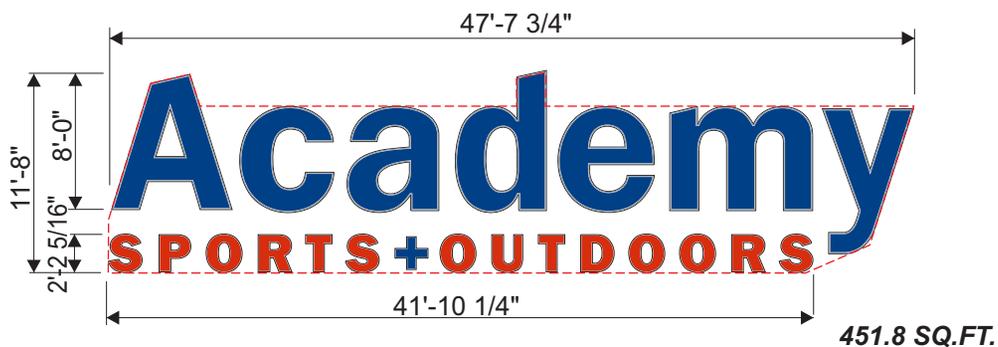
CLIENT: **ACADEMY SPORTS**
LOCATION: O'FALLON, IL
ACCOUNT REP: LACY

STORE #:
SCALE: AS NOTED
DRAWING #: ASO-O'FALLON IL-R3-VARIANCE

DRAWN BY: *Amy Burns*
DATE: 5-11-15
REV #: R3 10/19/15 DMS
 REV TO REMOVE PYLON'S OFF SITE PLAN FOR VARIANCE



FRONT ELEVATION
Scale: 1/32" = 1'-0"



A Illuminated Channel Letter Display-Stacked Format

"ACADEMY"
FLAT POLYCARBONATE FACE
ALUMINUM CHANNEL LETTER
INTERNALLY ILLUMINATED W/ LED'S
SELF CONTAINED POWER SOURCE

"SPORTS + OUTDOORS"
FLAT POLYCARBONATE FACE
ALUMINUM CHANNEL LETTER
INTERNALLY ILLUMINATED W/ LED'S
SELF CONTAINED POWER SOURCE

B Illuminated Logo Cabinet Display

"LOGO"
FLAT POLYCARBONATE FACE
ALUMINUM CHANNEL LETTER-INTERNALLY ILLUMINATED
W/ TETRA MAX WHITE LED
SELF CONTAINED POWER SOURCE

561.8 TOTAL SFT

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES

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www.idassociatesinc.com



CLIENT: ACADEMY SPORTS

LOCATION: O'FALLON, IL

ACCOUNT REP: LACY

STORE #:

SCALE:

DRAWING #:

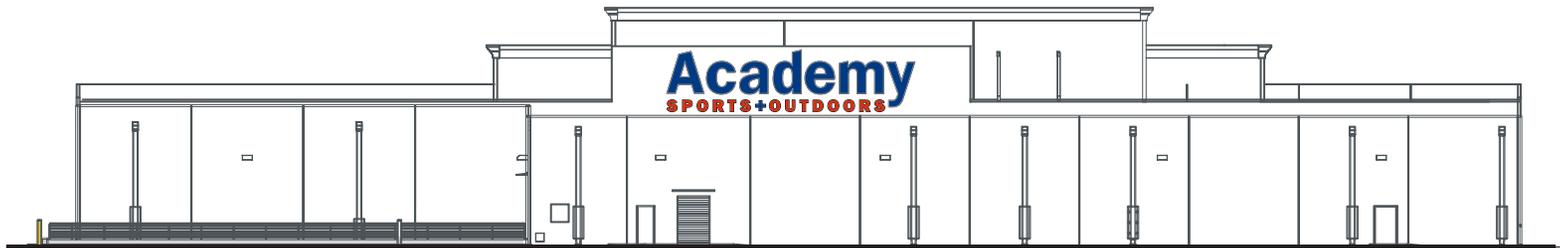
ASO-O'FALLON IL-R3-VARIANCE

AS NOTED

DRAWN BY: Amy Burns

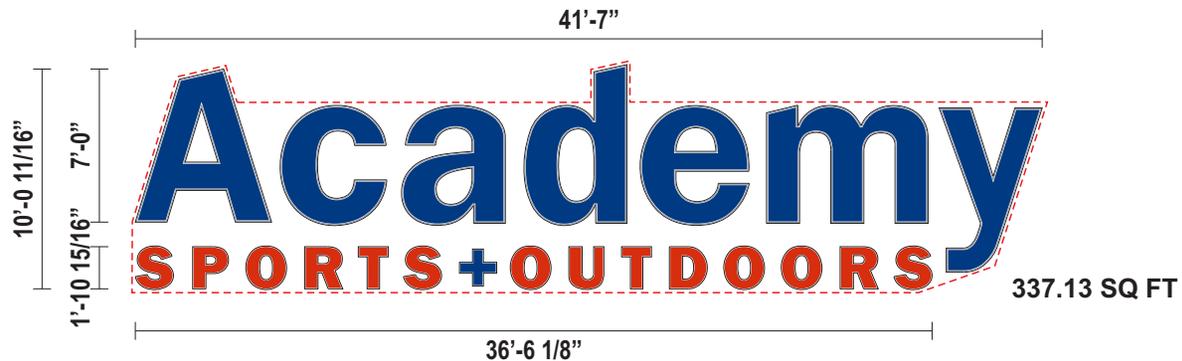
DATE: 5-11-15

REV #: R3 10/19/15 DMS
NO CHANGES TO THIS PAGE.
REV TO REMOVE PYLON PAGES



REAR ELEVATION

Scale: 1/32" = 1'-0"



Illuminated Channel Letter Display-Stacked Format

“ACADEMY”

FLAT POLYCARBONATE FACE
ALUMINUM CHANNEL LETTER
INTERNALLY ILLUMINATED W/ LED'S
SELF CONTAINED POWER SOURCE

“SPORTS + OUTDOORS”

FLAT POLYCARBONATE FACE
ALUMINUM CHANNEL LETTER
INTERNALLY ILLUMINATED W/ LED'S
SELF CONTAINED POWER SOURCE

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES

1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401
www.idassociatesinc.com



CLIENT:	ACADEMY SPORTS	STORE #:		DRAWN BY:	<i>Amy Burns</i>
LOCATION:	O'FALLON, IL	SCALE:	AS NOTED	DATE:	5-11-15
ACCOUNT REP:	LACY	DRAWING #:	ASO-O'FALLON IL-R3-VARIANCE	REV #:	R3 10/19/15 DMS NO CHANGES TO THIS PAGE, REV TO REMOVE PYLON PAGES



1 PROPOSED BUILDING FRONT
OFF US 50

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES

1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401
www.idassociatesinc.com



CLIENT: ACADEMY SPORTS

LOCATION: O'FALLON, IL

ACCOUNT REP: LACY

STORE #:

SCALE:

DRAWING #:

ASO-O'FALLON IL-VS-VARIANCE PAGE

DRAWN BY: *Amy Burns*

DATE: 9-30-15

REV #: R3 10/08/15 DMS
REV TO MAKE PAGE SEPARATE FOR VARIANCE

NONE

Justin Randall

From: Stephen deRiesthal <Stephen.deRiesthal@wpglimcher.com>
Sent: Tuesday, November 03, 2015 9:07 AM
To: Justin Randall
Subject: Academy Sign Variance - Lincoln Crossing

Justin....This note acknowledges that Landlord is aware of and approves of Academy's request related to the square footage of sign area for its planned store in Lincoln Crossing. Please note that when Landlord pursued the previously approved variance related to Academy signage, our focus was on the approval of the number of signs on the building and not the required square footage of such signage by Academy.

Thank you for your continued assistance with the project. Steve

STEPHEN T. DERIESTHAL

Vice President – Development, CLC Division

WP GLIMCHER

225 W. Washington Street

Indianapolis, IN 46204

(w) 317-263-7152

(m) 317-437-8783

(f) 317-263-2363

stephen.deriesthal@wpglimcher.com

wpglimcher.com

This e-mail may be part of an ongoing preliminary negotiation and does not create rights or obligations for or against either party. This e-mail is nonbinding and constitutes neither a final agreement of terms nor a promise or commitment to enter into a final agreement until such time as the terms are reviewed and approved by the WP Glimcher Real Estate Committee. To be enforceable by or against a party, a final agreement between the parties must also be written and signed by both parties.

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CITY OF O'FALLON
ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING DISTRICTS
OF THE CITY OF O'FALLON, ILLINOIS
(DEVELOPMENT KNOWN AS
"ACADEMY SPORTS") LOCATED AT
1574 WEST HIGHWAY 50**

WHEREAS, Academy Sports + Outdoors, a commercial development in the City of O'Fallon, IL, which was previously zoned as part of a Planned Use Application by and through Ordinance No. 3882, pursuant to the requirements of all applicable laws, including City Ordinance 3471, "Planned Uses"; and

WHEREAS, the applicant, Rosalyn Holderfield of ID Associates, Inc., has filed an application requesting approval of an amended planned use rezoning to authorize construction of a 63,000 square foot, sporting good retail store at 1574 West Highway 50 in O'Fallon; 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 3471, "Planned Uses"; and

WHEREAS, the Planning Commission of the City of O'Fallon, Illinois held a public hearing on November 10, 2015, in accordance with state statute, and recommended to approve the petitioner's request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 8 ayes to 0 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS, on November 23, 2015 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of X ayes to X nays.

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. That upon the effective date of this Ordinance amending Ordinance No. 3882, the described property, known as "Academy Sports", be henceforth, classified as zoning district B-1(P) Planned Community Business District with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting.
2. A variance to allow the front elevation to have three wall signs.

3. A variance to allow 561.8 square feet on the front elevation (facing Highway 50) and 337.13 square feet on the rear elevation (facing Interstate 64).

Section 2. 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.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST: Approved by the Mayor this _____ day
 (seal) of _____ 2015.

 Philip A. Goodwin, City Clerk

 Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Community Development Director
DATE: November 23, 2015
SUBJECT: Pre-annexation Agreement – 10458, 10464 & 10470 Rieder Road (Resolution)

Project Background and Summary

The petitioners, Reta C. Phillips and Clarence E. Robb has filed a petition to enter into an annexation agreement for the properties located at 10458, 10464 and 10470 Rieder Road, Parcel Numbers 04-23.0-400-011, 04-23.0-400-010 and 04-23.0-400-007, totaling approximately 44.52 acres. The parcels are currently zoned A (Agricultural District) in St. Clair County. The properties will be zoned A, Agricultural District upon its annexation to the City of O'Fallon. The petitioner is seeking a residential water tap for the property.

There are two attached annexation agreements. The agreement for 10458 Rieder Road includes a free residential water tap that was offered due to the property owner granting the city an easement for a 12 inch water main along Rieder Road. The other agreement is for 10464 and 10470 Rieder Road, which does not include the free residential water tap language.

A public hearing will be held at the City Council meeting on Monday, December 7, 2015 at 7:00 pm. At that same meeting, a resolution will be presented authorizing the Mayor to sign the annexation agreement.

Recommendation

Staff recommends approval of the pre-annexation agreement for 10458, 10464 and 10470 Rieder Road, Parcel Numbers 04-23.0-400-011, 04-23.0-400-010 and 04-23.0-400-007,.

Attachment:

Resolution
Annexation Agreements for 1045, 10464 and 10470 Rieder Road

**AUTHORIZING THE MAYOR TO SIGN ANNEXATION AGREEMENTS WITH
RETA C. PHILLIPS AND CLARENCE E. ROBB FOR 10458, 10464 & 10470
RIEDER ROAD**

WHEREAS, the proposed annexation agreements have been filed with the City Clerk of the City of O'Fallon by Reta C. Phillips and Clarence E. Robb for 10458, 10464 & 10470 Rieder Road, more specifically Parcel Numbers 04-23.0-400-011, 04-23.0-400-010 and 04-23.0-400-007; and

WHEREAS, the proposed annexation agreements have been reviewed and have been determined to be beneficial to the public welfare; and

WHEREAS, the proposed annexation agreements were reviewed at the November 23, 2015 Community Development Committee meeting and approved with a vote of X-X; and

WHEREAS, a public hearing on such terms of the annexation agreements were held on December 7, 2015, before the O'Fallon City Council.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON, ILLINOIS THAT:**

- 1) The Mayor is authorized to sign the annexation agreements between the City of O'Fallon and Reta C. Phillips and Clarence E. Robb for 10458, 10464 & 10470 Rieder Road in substantially the form of the agreements attached to and made an integral and continuing part of this resolution by reference.
- 2) The City of O'Fallon hereby agrees with all terms and conditions as indicated therein.
- 3) This resolution shall be come effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of _____, 2015.

Attest:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement (Agreement) is made and entered into this 9 day of NOVEMBER 2015, by and among Reta C. Phillips and Clarence E. Robb ("Owners") and the City of O'Fallon (the "City") a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and City Council (collectively, "Corporate Authorities").

A. Owners are the owners of record of a certain **residential** parcel of real property (Parcel ID: 04-23.0-400-011) 10458 Rieder Road, Lebanon, IL 62254, and is contiguous to or is expected to be contiguous to the City of O'Fallon in St. Clair County, Illinois, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Parcel").

B. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Pre-Annexation Agreement in substance and form the same as this Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the City.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, and in compliance with the ordinances, codes, and regulations of the City in effect as of the date hereof, or as may hereinafter be enacted, the parties hereto hereby agree as follows:

1. **Annexation.** Owners have filed with the City Clerk a Petition for Annexation of the Parcel to the City conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the City. A copy of said Petition is attached hereto as Exhibit C and made a part hereof. To the extent that the Parcel are not yet contiguous to the City, Owners agree to execute such additional Petition in the future as may be required by the City upon the Parcel becoming contiguous to the City boundary. Subject to the requirements and conditions herein and satisfaction of the conditions of the Petition for Annexation, the City agrees to annex the Parcel by agreement pursuant to 65 ILCS 5/11-15.1-1, *et seq.* Owners have filed with the City Clerk a preliminary Plat of Annexation, which contains an accurate map of the Parcel, which Plat is attached hereto as **Exhibit B** and made a part hereof. This annexation is not for the purpose of a new residential development

2. **Water Supply.** From the effective date of this Agreement, the City shall supply fresh, potable water service (if applicable and when available) to the Parcel in quantities and pressure sufficient in all respects to serve the needs of the Parcel and the persons therein and subject to otherwise applicable usage charges, fees and regulations, provided that any change in the use of the property is subject to and in compliance with the provisions of the City's ordinances and regulations, whether prior to or after annexation the effective date of the annexation.

3. Miscellaneous

- (a) This Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that the obligations to the City shall survive such termination to the extent not inconsistent with 65 ILCS 5/11-15.1-1.
- (b) Upon annexation, the parcel shall be zoned to the City zoning classification equivalent to the County zoning in place at the time of the annexation. The Owners shall retain the right to petition to rezone their property, pursuant to the laws of the City, during the term of the agreement. The City agrees that it will not seek to rezone the Parcel to another zoning district classification without the written petition of the Owners for the duration of the agreement.
- (c) Pole barn type construction and metal sided buildings shall be allowed for any new lawful agricultural or accessory structure.
- (d) Livestock can be had and maintained on the Parcel as provided for by requirements of the Agricultural zoning district provided that the property is zoned within that district.

- (e) Burning of yard waste generated from the Parcel shall be allowed on the Parcels in accordance with the laws of the City of O'Fallon.
- (f) One free residential water tap shall be provided for the Parcel shown on Exhibit B, when available, and subsection all other applicable conditions.
- (g) The Parcel shall be subject to all laws, codes, ordinances, fees, annexation fees, taxes, usage charges, and regulations of the City, now existing or as may hereinafter be amended, enacted or enforced, and nothing herein shall be interpreted to limit the enforceability or application of such; provided that the required annexation fee of \$2,250 per unit shall NOT apply to the Parcel and be required to be paid until the Parcel is rezoned at the request of the property owners or the Parcel is developed as a new subdivision.
- (h) This Agreement and the obligations of Owners hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcel, and may be recorded.
- (i) The undersigned persons whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation as their own free acts and deeds and/or the free acts and deeds of such municipal corporation after opportunity to consult with legal counsel.
- (j) The City may terminate this Agreement prior to effective date of the Annexation on written notice to the Owners if deemed by the City appropriate in the public interest, in which event the obligations of all parties pursuant to this Agreement shall thereafter cease.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

ATTEST:

CITY OF O'FALLON
 A Municipal Corporation,
 County of St. Clair
 State of Illinois

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

OWNER:
Clarence E. Robb

OWNER
ATTEST:
By: C. E. Robb
Name: C. E. Robb
Title: OWNER

OWNER:
Reta C. Phillips

OWNER
ATTEST:
By: Reta C. Phillips
Name: Reta C. Phillips
Title: Owner

State of Illinois

County of St. Clair

This instrument was acknowledged before me on
Nov 9, 2015 by Clarence E. Robb.

Vicki A. Evans
Notary Public



State of Illinois

County of St. Clair

This instrument was acknowledged before me on
Nov 9, 2015 by Reta C. Phillips.

Vicki A. Evans
Notary Public



LIST OF EXHIBITS

- A. Legal Description of Parcel
- B. Plat of Annexation
- C. Annexation Petition

**EXHIBIT A
LEGAL DESCRIPTION OF PARCEL**

A. 10458 Rieder Road: OFALLON TWP SEC 23PT LT 10 PT SE IN A021111556

38.5178 acres

**EXHIBIT B
PLAT OF PARCEL**



**EXHIBIT C
ANNEXATION PETITIONS**

PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

The undersigned Petitioners hereby respectfully petition to annex to the City of O'Fallon, St. Clair County, Illinois, the territory described on the attached "Exhibit A" and states as follows:

PARCEL NUMBER(S): 04-23.0-400-011

ADDRESS(ES): 10458 Rieder Road, Lebanon, IL 62254

1. The territory hereinbefore described is not within the corporate limits of any municipality.
2. The territory hereinbefore described is contiguous to the City of O'Fallon, St. Clair County, Illinois.
3. There are 2 electors residing on the territory hereinbefore described.
4. The Petitioners are the sole owners of record of all land within the territory hereinbefore described, and it has also executed this Petition as such owners.
5. This Petition is conditioned on the provisions of a certain Annexation Agreement between the City of O'Fallon by and through its Mayor and City Council and Petitioners.

WHEREFORE, Petitioner respectfully requests that the corporate authorities of the City of O'Fallon, St. Clair County, Illinois, annex the territory hereinbefore described to the City of O'Fallon in accordance with the provisions of this Petition and in accordance with the law in such case made and provided.

DATED: Nov 9, 2015

OWNER: C. E. Robb

PRINT: Clarence E. Robb

State of Illinois
County of St. Clair

SUBSCRIBED AND SWORN to before me this 9th day of November, 2015.

Vicki A. Evans
Notary Public



DATED: Nov 9, 2015

OWNER: Reta C. Phillips

PRINT: Reta C. Phillips

State of Illinois
County of St. Clair

SUBSCRIBED AND SWORN to before me this 9th day of November, 2015.

Vicki A. Evans
Notary Public



PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement (Agreement) is made and entered into this 9 day of November 2015, by and among Clarence E. Robb & Reta Phillis ("Owner") and the City of O'Fallon (the "City") a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and City Council (collectively, "Corporate Authorities").

A. Owner is the owner of record of a certain **residential** parcels of real property (Parcel IDs: 04-23.0-400-010 & 04-23.0-400-007) 10464 & 10470 Rieder Road, Lebanon, IL 62254, and are contiguous to or are expected to be contiguous to the City of O'Fallon in St. Clair County, Illinois, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Parcels"). mail to: 10458 Rieder Rd, Lebanon, IL 62254

B. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Pre-Annexation Agreement in substance and form the same as this Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the City.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, and in compliance with the ordinances, codes, and regulations of the City in effect as of the date hereof, or as may hereinafter be enacted, the parties hereto hereby agree as follows:

1. **Annexation.** Owner has filed with the City Clerk a Petition for Annexation of the Parcels to the City conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the City. A copy of said Petition is attached hereto as Exhibit C and made a part hereof. To the extent that the Parcels are not yet contiguous to the City, Owners agree to execute such additional Petition in the future as may be required by the City upon the Parcels becoming contiguous to the City boundary. Subject to the requirements and conditions herein and satisfaction of the conditions of the Petition for Annexation, the City agrees to annex the Parcels by agreement pursuant to 65 ILCS 5/11-15.1-1, *et seq.* Owners have filed with the City Clerk a preliminary Plat of Annexation, which contains an accurate map of the Parcel, which Plat is attached hereto as **Exhibit B** and made a part hereof. This annexation is not for the purpose of a new residential development

2. **Water Supply.** From the effective date of this Agreement, the City shall supply fresh, potable water service (if applicable and when available) to the Parcels in quantities and pressure sufficient in all respects to serve the needs of the Parcel and the persons therein and subject to otherwise applicable usage charges, fees and regulations, provided that any change in the use of the property is subject to and in compliance with the provisions of the City's ordinances and regulations, whether prior to or after annexation the effective date of the annexation.

3. Miscellaneous

- (a) This Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that the obligations to the City shall survive such termination to the extent not inconsistent with 65 ILCS 5/11-15.1-1.
- (b) Upon annexation, the parcels shall be zoned to the City zoning classification equivalent to the County zoning in place at the time of the annexation. The Owner shall retain the right to petition to rezone their property, pursuant to the laws of the City, during the term of the agreement. The City agrees that it will not seek to rezone the Parcels to another zoning district classification without the written petition of the Owner for the duration of the agreement.
- (c) Pole barn type construction and metal sided buildings shall be allowed for any new lawful agricultural or accessory structure.
- (d) Livestock can be had and maintained on the Parcels as provided for by requirements of the Agricultural zoning district provided that the property is zoned within that district.

- (e) Burning of yard waste generated from the Parcels shall be allowed on the Parcels in accordance with the laws of the City of O'Fallon.
- (f) The Parcels shall be subject to all laws, codes, ordinances, fees, annexation fees, taxes, usage charges, and regulations of the City, now existing or as may hereinafter be amended, enacted or enforced, and nothing herein shall be interpreted to limit the enforceability or application of such; provided that the required annexation fee of \$2,250 per unit shall NOT apply to the Parcels and be required to be paid until the Parcels is rezoned at the request of the property owner or the Parcels is developed as a new subdivision.
- (g) This Agreement and the obligations of Owner hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcels, and may be recorded.
- (h) The undersigned persons whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation as their own free acts and deeds and/or the free acts and deeds of such municipal corporation after opportunity to consult with legal counsel.
- (i) The City may terminate this Agreement prior to effective date of the Annexation on written notice to the Owner if deemed by the City appropriate in the public interest, in which event the obligations of all parties pursuant to this Agreement shall thereafter cease.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

ATTEST:

CITY OF O'FALLON
 A Municipal Corporation,
 County of St. Clair
 State of Illinois

By: _____
 Name: _____
 Title: _____

By: _____
 Name: _____
 Title: _____

OWNER:
Clarence E. Robb

State of Illinois

OWNER
 ATTEST:
 By: C. E. Robb
 Name: C. E. Robb
 Title: OWNER

County of St. Clair

This instrument was acknowledged before me on
November 9, 2015 by Clarence E. Robb
and Reta C. Phillips
Vicki A. Evans
 Notary Public

By: Reta C. Phillips
 Name: Reta C. Phillips
 Title: Owner



LIST OF EXHIBITS

- A. Legal Description of Parcels
- B. Plat of Annexation
- C. Annexation Petition

EXHIBIT A
LEGAL DESCRIPTION OF PARCELS

- A. 10464 Rieder Road: OFALLON TWP SEC 23W 132 FT LT 10 SE IN DK 2526-208 & 2663-668 EX
A021111556 *2.98717868 acres*
- B. 10470 Rieder Road: OFALLON TWP SECTION 23, LOT/SEC-23-SUBL/TWP-2N-BLK/RG7-W PT LT
10 PT SE AS IN BK 2526-208 PCL1
3.036724 acre

**EXHIBIT B
PLAT OF PARCELS**



**EXHIBIT C
ANNEXATION PETITIONS**

PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

The undersigned Petitioner hereby respectfully petition to annex to the City of O'Fallon, St. Clair County, Illinois, the territory described on the attached "Exhibit A" and states as follows:

PARCEL NUMBER(S): 04-23.0-400-010 & 04-23.0-400-007

ADDRESS(ES): 10464 & 10470 Rieder Road, Lebanon, IL 62254

1. The territory hereinbefore described is not within the corporate limits of any municipality.
2. The territory hereinbefore described is contiguous to the City of O'Fallon, St. Clair County, Illinois.
3. There are 3 electors residing on the territory hereinbefore described.
2 at 10464 Rieder Rd 1 at 10470 Rieder Rd
4. The Petitioner are the sole owners of record of all land within the territory hereinbefore described, and it has also executed this Petition as such owners.
5. This Petition is conditioned on the provisions of a certain Annexation Agreement between the City of O'Fallon by and through its Mayor and City Council and Petitioner.

WHEREFORE, Petitioner respectfully requests that the corporate authorities of the City of O'Fallon, St. Clair County, Illinois, annex the territory hereinbefore described to the City of O'Fallon in accordance with the provisions of this Petition and in accordance with the law in such case made and provided.

DATED: 11-9-15

Reta C Phillips
owner

OWNER: *C. E. Robb*

PRINT: Clarence E. Robb

Reta C. Phillips

State of Illinois
County of St. Clair

SUBSCRIBED AND SWORN to before me this 9th day of November, 2015.

