



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, December 14, 2015

5:30 PM

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

I) Roll Call

II) Approval of Minutes – November 23, 2015

III) Items Requiring Council Action – Monday, December 21, 2015

- A. Bethel Farms – Phase 1 – Final Plat (1st Reading)
- B. Tim Horton's & Reliance Bank – Planned Use (1st Reading)
- C. Kurtz Zoning Amendment & Minor Subdivision (2nd Reading & Resolution)
- D. Stone Bridge Estates – Amended Planned Use (2nd Reading)
- E. Academy Sports – Amended Planned Use (2nd Reading)

IV) Other Business: None

NEXT MEETING: December 28, 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 23, 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: 6:00 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, Mike Bennett and Richie Meile. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Jim Cavins and Justin Randall. *Visitors:* Vern Malare, Richard Kurtz and Charlie Pitts.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. Kurtz Zoning Amendment & Minor Subdivision (1st Reading & Resolution) – Justin Randall provided an overview of the request to rezone 2.96 acres to SR-1B, Single Family Residential Dwelling District and a two lot minor subdivision. The committee discussed the rezoning and minor subdivision and asked if the drive way would have to be constructed with asphalt or concrete. Shekell responded there would have to be a permanent dust-free material used for the driveway of concrete or asphalt. The committee recommended the rezoning and minor subdivision for approval with a vote of 6-ayes to 0-nays.
 - B. Stone Bridge Estates – Amended Planned Use (1st Reading) – Justin Randall provided an overview of the application for an amended planned use for Stone Bridge Estates. Randall provided the committee with a background of prior approvals and that McBride and Son Homes was seeking a clean approval for the remaining lots in the subdivision. The committee discussed the type and style of homes within the development. The committee recommended approval of the amended planned use with a vote of 6-ayes to 0-nays.
 - C. Academy Sports – Amended Planned Use (1st Reading) – Justin Randall provided a provided a brief overview of the amended planned use for Academy Sports. Randall indicated that the design and final construction plans are moving forward, however the applicant realized they made a mistake when the original application was approved without a sign size modification. Randall indicated the request was in line with previous approvals for other large box developments. The committee recommended approval of the amended planned use with a vote of 6-ayes to 0-nays.
 - D. Pre-annexation Agreement – 10458, 10464 & 10470 Rieder Road (Resolution) – Justin Randall gave a brief overview of the pre-annexation agreement and zoning of the property. The committee discussed the pre-annexation agreement and recommended approval with a vote of 6-ayes to 0-nays.
 - E. Verizon Lease Agreement (2nd Reading) – NO CHANGE – Justin Randall indicated to the committee there was no change for second reading of the lease agreement ordinance.
- IV) **Other Business - None**

MEETING ADJOURNED: 6:30 PM

NEXT MEETING: December 14, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

DRAFT MINUTES
O’FALLON PLANNING COMMISSION
December 8, 2015

Vice-Chairman Jeffrey Baskett, presiding for Chairman Larry Sewell, called the meeting to order at 6:00 p.m. in the City Council Chambers and led the Pledge of Allegiance.

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

MINUTES: Motion was made by Rohr and seconded by Keeler to approve the minutes of November 10, 2015. All Ayes. Motion carried.

Baskett welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Baskett gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2015-17) – Zoning amendment subject to the Planned Development Ordinance for “B-1(P)” Planned Community Business District for Tim Hortons Café & Bake Shop and Reliance Bank, with a drive-thru and a drive-up ATM; located at 450 Regency Park Drive. The applicant is Eric Sigurdson of Show Me Hospitality, LLC

Public hearing was opened at 6:02 p.m. Randall showed maps of the subject and surrounding properties, their zoning, and Future Land Use Map and presented an overview of the proposed development. Randall detailed:

- Site plan
 - Ingress/egress
 - Private access drive with a right-in, right-out and full access further north.
 - The right-in, right-out has a median in the private access drive to deter left turning movements into the site.
 - At this time a left turn lane into the site is not necessary.
 - Cross access to Regency Conference Center
 - The parties with access to the private access drive will need to enter into a maintenance agreement
 - Parking on-site, existing cross-access easement and language for shared parking, off-site parking variance request to meet required parking count
 - Drive-thru
 - Restaurant drive-thru provides over 8 stacking spaces
 - ATM drive-thru provides 2 stacking spaces

- Potential for second drive-thru lane for the Tim Horton's drive-thru if warranted to relieve any potential future stacking issues
- Utilities
- Landscaping
 - Buffer variance request
- Lighting
- Building elevations
 - Consideration for 360 degree visibility
 - Signage variance request

Shekell noted the vacant parcel to the north is planned for a hotel. The City will ensure a sufficient landscape buffer is provided for at that time on that property.

Cavins asked how the two businesses came together to operate in one building.

Cavins asked how the City knows when a left turn is needed. Randall explained Lee Cannon of CBB Traffic Engineers analyzed the site. He indicated that when another hotel is built and/or if the access drive connects to the St. Elizabeth hospital site, the access drive would need to be widened. The cost would be funded by the developers, not by the City. Consideration was taken and allowance has been made to the site plan for availability of future left turn lane on private access drive.

Pickett asked about the burden of off-site parking on the Regency Conference Center. Shekell believed it would not be highly impacted as there generally is parking to spare.

Baskett asked if there was direct cross-access to the future hotel property from the subject property. Shekell replied this site cannot accommodate a direct cross-access to that property due to the drive-thru.

Public comments were opened at 6:20 p.m.

Allan Ivie, Reliance Bank, was sworn in. Ivie explained the concept of the joint alliance between the bank and the café/bake shop. They have had much success at their new location in Frontenac, MO, which is comparable to a bank with a coffee shop in it. This new location can be measured as more of a restaurant with a bank in it. The mutual partnership of the two facilities with an open floor plan benefits both parties and serves all their customers better.

Eric Sigurdson, Show Me Hospitality, was sworn in. Sigurdson expanded on Ivie's model portrayal stating the banking part will have two "modern-looking teller pods" similar to a hotel concierge desk. There is an office for the bank manager and a conference room. Seating in the bank area is open to the Tim Horton's customers. Sigurdson explained there are glass doors to close off the bank area after hours. Sigurdson concurred with Ivie that the unique relationship has worked out very well for both parties.

Sigurdson described the hours of operation that the lobby will be closed daily from 11pm to 5am. Baking will also take place overnight and the drive thru will be open 24 hours a day. This will provide an ideal service to hospital staff and visitors at all hours.

Tim Horton's competes with Starbucks and Panera with the variety of food items on their menu and Sigurdson publicized Tim Horton's serves 2 billion cups of coffee a year with almost 1,000 restaurants in the United States and 4,000 in Canada. This facility will be the first one located in the Metro East. The parent company is Restaurant Brands International and is the 3rd largest restaurant group in the world.

Bob Dunn, Fox Architects, was sworn in. Dunn testified he will be adding the stone base to the north and northwest sides of the building and resubmitting the plans for review.

Public comments were closed at 6:33 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

1. A variance to allow 7 of the 30 parking spaces required for the site to be offsite on the Regency Conference Center, subject to the existing cross access and parking easement and Section 158.141.
2. A variance to allow the parking lot perimeter to be constructed per the site plan.
3. A variance to the sign code to allow two wall signs for Tim Horton's on the east elevation.
4. If at any such point in time where the City at its discretion, through an independent consultant, believes the drive-thru traffic is causing a problem to the general public (i.e. queuing onto the access road) Tim Horton's will be required to construct the 2nd drive-thru lane as soon as possible.
5. A service agreement with the adjoining lot owners on how to manage the necessary improvements, maintenance and repair of the access drive must be in place prior to final occupancy and a signed copy provided to the City.
6. Provide additional stone base around the north and northwest side of the building.
7. Provide additional cross access easement for the improvements to the access drive.
8. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.

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

ROLL CALL: Baskett, aye; Cavins, aye; Keeler, aye; Pickett, aye; Rogers, Aye; Rohr, aye. All Ayes. Motion to approve with conditions as written passed.

The project moves to Community Development on December 14, 2015, at 6 p.m. The public hearing was closed at 6:36 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that there are no petitions awaiting public hearing for the December 22nd meeting, so that meeting has been cancelled. There is a public hearing scheduled for January 12th.

Shekell announced City Council has approved proceeding with soliciting for Request for Proposals on the Old City Hall Building. Shekell concluded by briefing the Commission on current and proposed projects in the City and in the Metro East which will impact the community.

ADJOURNMENT:

Motion was made by Rohr and seconded by Rogers to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:44 p.m.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: December 14, 2015
SUBJECT: Bethel Farms, Phase I Final Plat (1st Reading)

Background

The applicant, Rich Gorazd, Inc, is proposing Bethel Farms Final Plat, Phase I, consisting of 44 single-family homes on 46.5 acres. This is phase I of a larger, 101.17 acre development located approximately 0.6-mile northwest of the Bethel Road and Lincoln Avenue intersection. The applicant is proposing to divide the land into 101 single-family lots. Lot sizes range from 15,712 square feet to 363,000 square feet (8.35-acres) in size. The preliminary plat has a total of 5.01 acres of open space, designated within four outlots, all consisting of detention areas.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb, except for the entrance which will be widened to support a median. Per the annexation agreement, the preliminary plat provides a stub street to the north, for a potential connection to the Witte Farms subdivision and a stub street to the southeast for a potential connection to undeveloped ground. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying onto the City of O'Fallon sanitary sewer and water system. However, the City and the developer are still working on the offsite utility improvements and trying to determine whether to size the improvements for the current development or for future growth in the area.

Budgetary Impact

There will be an annexation fee paid to the City of \$2,250 per lot and a fee of \$865 per lot will be paid to the City by the developer as a fee in lieu of park land. The annexation agreement indicates, "the City's reimbursement to the developer for the extension of water and sewer lines to the subdivision shall not exceed \$150,000." However, the additional costs would need to be determined if the City were to upsize the improvements to accommodate future growth.

Legal Impact

None

Recommendation

Community Development and Public Work staff recommend the Phase I Final Plat for approval, subject to final review of the improvements plans and offsite improvements.

Attachments

Aerial
Preliminary Plat
Phase 1 Final Plat

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. _____

**AN ORDINANCE APPROVAL THE FINAL
PLAT OF BETHEL FARMS – PHASE 1.**

WHEREAS, the City of O'Fallon Community Development and Public Work Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for Bethel Farms subdivision; and

WHEREAS, on December 14, 2015, the Community Development Committee of the City Council reviewed the final plat and recommended approval with a vote of X-ayes and X-nays; and

WHEREAS, the City Council has reviewed the Final Plat and finds it acceptable and to the public benefit.

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 the final plat of Bethel Farms, Phase 1 attached hereto as Exhibit A, be accepted and approved.

Section 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 Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

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 _____ 2016.

ATTEST:

(seal)

Approved by the Mayor this _____ day

of _____ 2016.

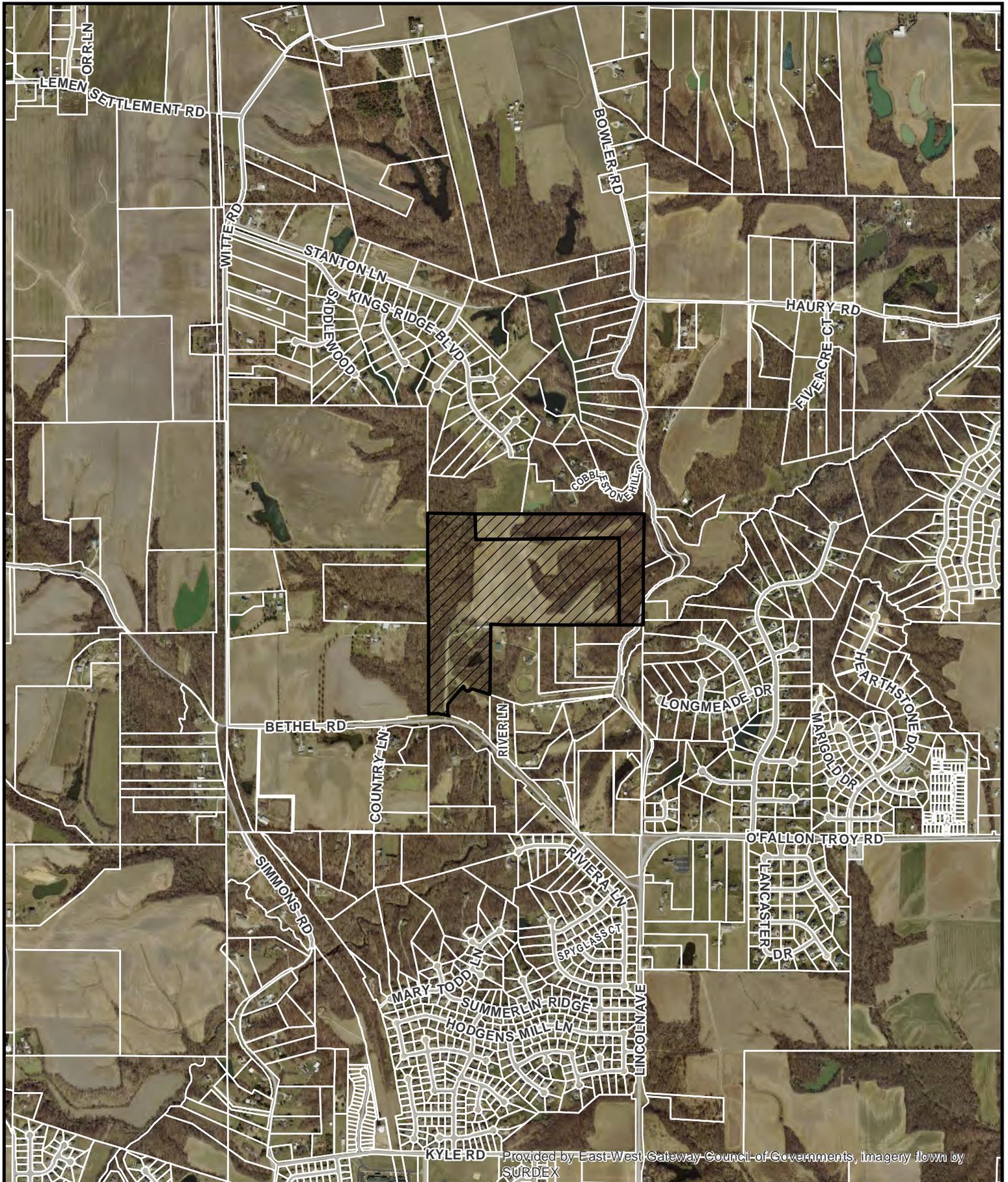
Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

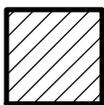
ROLL CALL:	McCoskey	Meile	Kueker	Albrecht	Mouser	Hagarty	Drolet	SUB TOTALS
Aye								
Nay								
Absent								

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

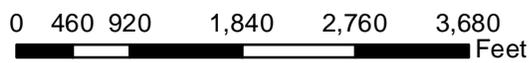
S15-11: Bethel Farms - Phase 1 - Final Plat



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

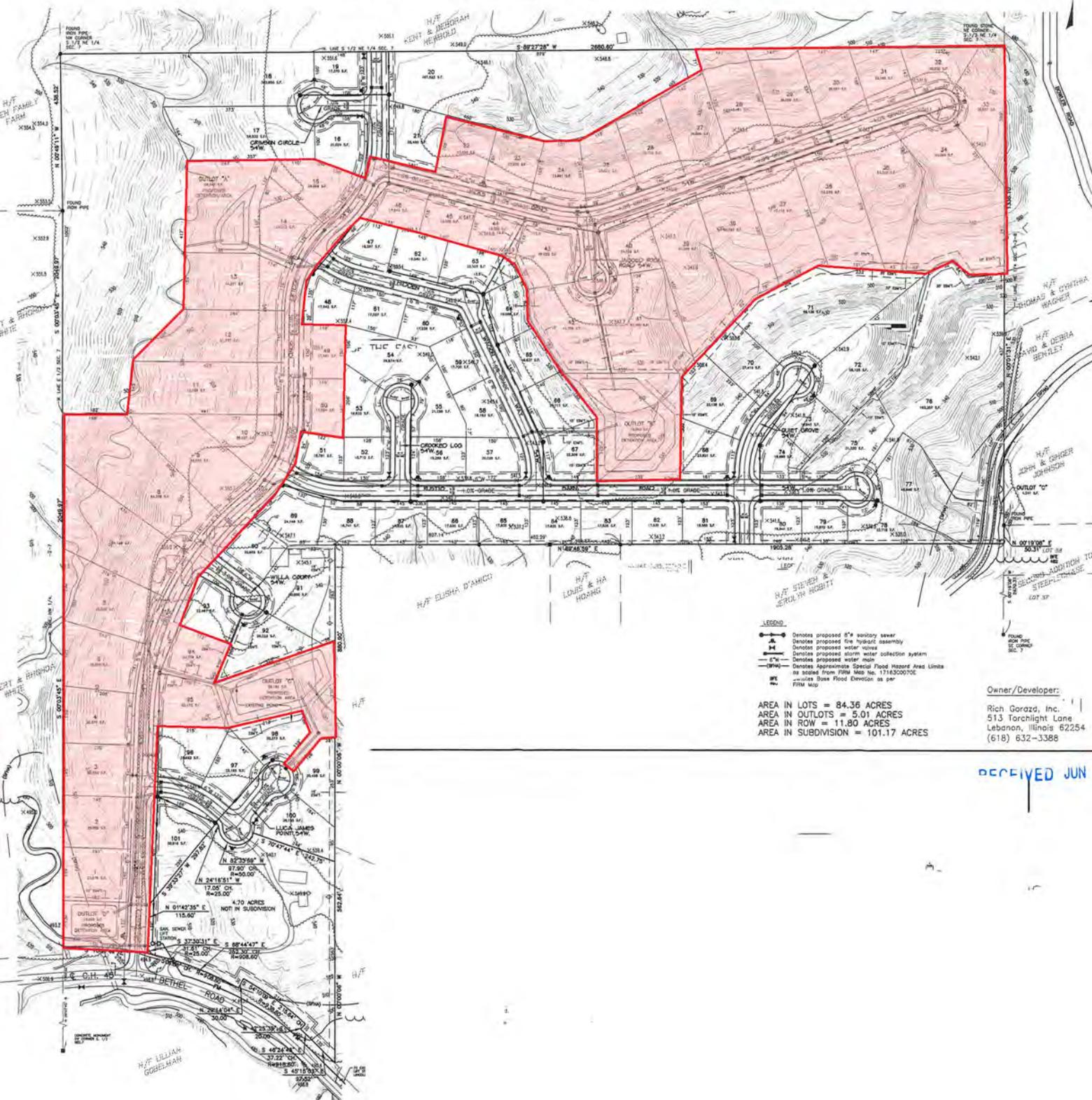


Subject Property



BETHEL FARMS

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.



- LEGEND**
- Denotes proposed 8" sanitary sewer
 - Denotes proposed fire hydraulic assembly
 - Denotes proposed water valves
 - Denotes proposed storm water collection system
 - Denotes proposed water main
 - Denotes Approximate Special Flood Hazard Area Limits as shown from FEMA Map No. 17163C0070C
 - Denotes Base Flood Elevation as per FEMA Map

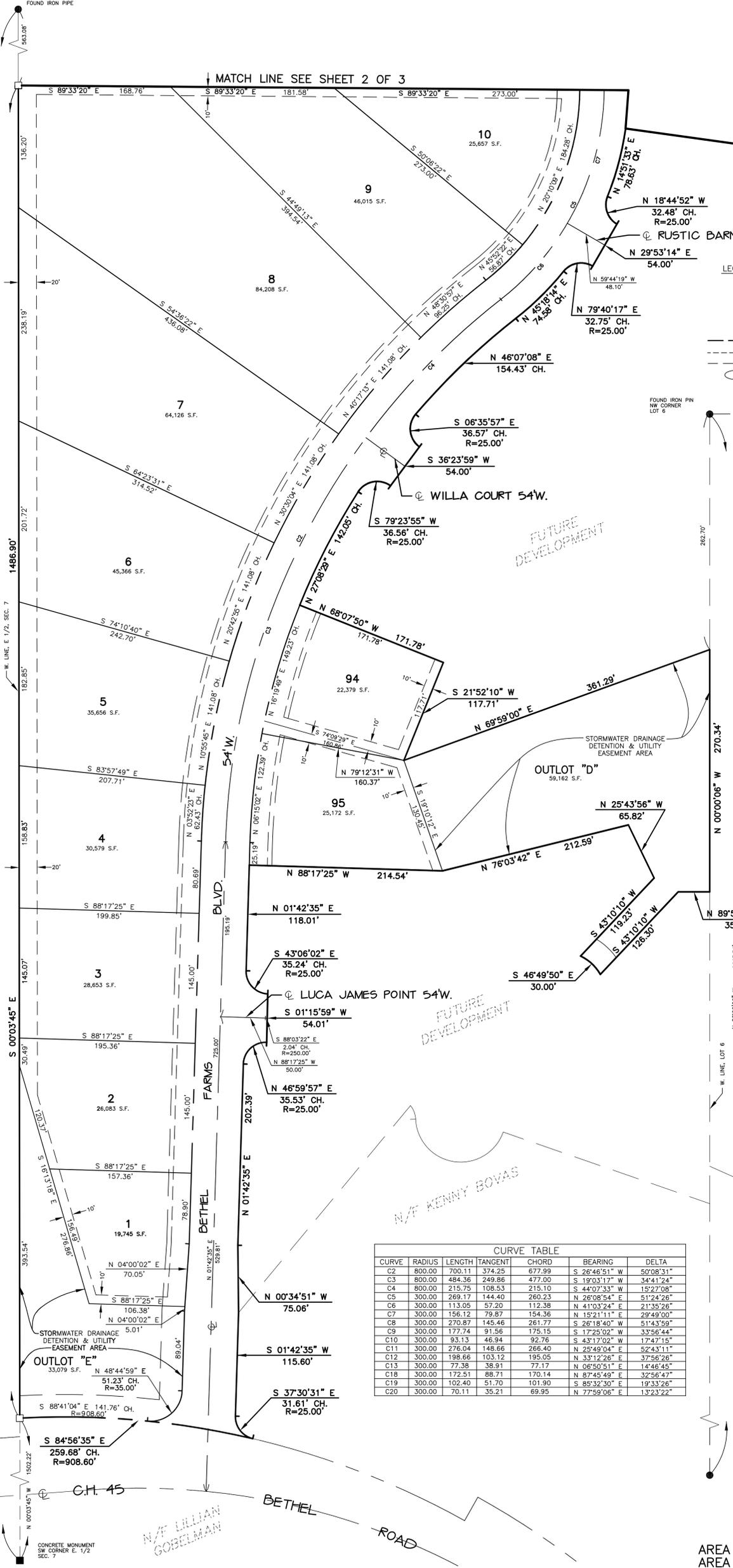
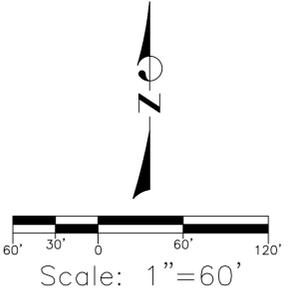
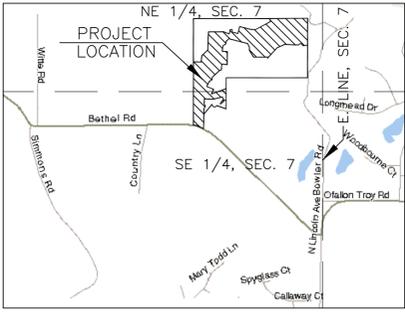
AREA IN LOTS = 84.36 ACRES
 AREA IN OUTLOTS = 5.01 ACRES
 AREA IN ROW = 11.80 ACRES
 AREA IN SUBDIVISION = 101.17 ACRES

Owner/Developer:
 Rich Gorazd, Inc.
 513 Torchlight Lane
 Lebanon, Illinois 62254
 (618) 632-3388

RECEIVED JUN 1

BETHEL FARMS

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.



- LEGEND**
- Denotes found old stone
 - Denotes found I.P.
 - Denotes set I.P.
 - Denotes set conc. monument
 - Denotes found conc. monument
 - Denotes R.O.W. line
 - - - Denotes easement line
 - - - Denotes building set-back line
 - Denotes street address

Note:
The proposed finished floor and lowest point of entry elevations shown hereon were determined from the proposed grading plan. Any variation thereof due to asbuilt conditions shall be reevaluated by a civil engineer to determine the appropriate elevations of the proposed building.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	800.00	700.11	374.25	677.99	S 28°46'51" W	50°08'31"
C3	800.00	484.36	249.86	477.00	S 19°03'17" W	34°41'24"
C4	800.00	215.75	108.53	215.10	S 44°07'33" W	15°27'08"
C5	300.00	269.17	144.40	260.23	N 26°08'54" E	51°24'26"
C6	300.00	113.05	57.20	112.38	N 41°03'24" E	21°35'26"
C7	300.00	156.12	79.87	154.36	N 15°21'11" E	29°49'00"
C8	300.00	270.87	145.46	261.77	S 28°18'40" W	51°43'59"
C9	300.00	177.74	91.56	175.15	S 17°25'02" W	33°56'44"
C10	300.00	93.13	46.94	92.76	S 43°17'02" W	17°47'15"
C11	300.00	276.04	148.66	266.40	N 25°49'04" E	52°43'11"
C12	300.00	198.66	103.12	195.05	N 33°12'26" E	37°56'26"
C13	300.00	77.38	38.91	77.17	N 06°50'51" E	14°46'45"
C18	300.00	172.51	88.71	170.14	N 87°45'49" E	32°56'47"
C19	300.00	102.40	51.70	101.90	S 85°32'30" E	18°33'26"
C20	300.00	70.11	35.21	69.95	N 77°59'06" E	13°23'22"

AREA IN LOTS=37.28 ACRES
AREA IN OUTLOTS=3.49 ACRES
AREA IN R.O.W.=5.74 ACRES
AREA IN SUBDIVISION=46.51 ACRES

SHEET 1 OF 3	PROJECT NO. 2249	DRAWING: SUBDIVISION PLAT	DATE NOV. 2015	REVISIONS	Sherbut-Carson & Associates, P.C. #4 Meadow Heights Professional Park Collinsville, Illinois 62234 Phone: 618-345-5454 Fax: 618-345-3017
		BETHEL FARMS	DRAWN K.M.C.	DATE REMARKS	
SHEET NUMBER :		CHECK			

BETHEL FARMS

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

The approval of this plat by the City of O'Fallon does not obligate the City to perform any maintenance of any drainage easement in this subdivision, nor the acceptance of any storm water drainage way, structure, or improvements other than surface drainage structures or improvements having prior approval of the City. It is the intent of the subdivider that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

Owner/Developer

State of Illinois)
County of St. Clair)

We, the undersigned being the owners in fee of the property embraced by this plat, hereby acknowledge this plat to be our free and voluntary act and deed and hereby dedicate to the public forever, for roadway purposes, the streets as shown hereon and hereby grant the easements shown hereon for the construction and maintenance of municipal and public utilities service and drainage, and the building lines shown hereon are the building lines to be referred to in all conveyances of lots in this subdivision, including the release of the right of homestead, under the Homestead Exemption Laws of the State of Illinois. This land lies totally within O'Fallon Community School District 90 and O'Fallon Twp. School High District 203.

In Witness Whereof, we have set our hands and seals this ____ day of _____, 20____.

Rich Gorazd, Inc.

Richard J. Gorazd

State of Illinois)
County of _____)

I, a Notary Public in and for the County aforesaid, do hereby certify that the above signed persons, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this ____ day of _____, 20____.

Notary Public

State of Illinois)
County of St. Clair)

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

In Witness Whereof, I have hereunto set my hand and the seal of my Office, this ____ day of _____, 20____.

County Clerk

9-1-1 EMERGENCY CERTIFICATION

This plat has been reviewed for 9-1-1 implementation.

9-1-1 Coordinator _____ Date _____

Approved by the City Council of the City of O'Fallon, Illinois, this ____ day of _____, 20____.

Mayor _____ City Clerk _____

We, Sherbut-Carson-Claxton, LLC, hereby certify that at the request of the owner, we have surveyed and subdivided the tract of land as shown hereon, and that this plat is a true and accurate representation of that survey and subdivision. We further certify that part of said land may be located within a special flood hazard area as identified by the Federal Emergency Management Agency on FIRM Community-Panel No. 17163C0070E as shown hereon.

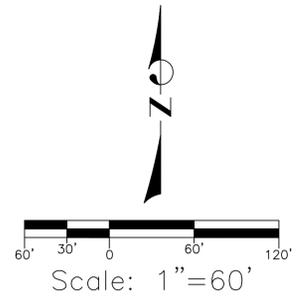
Sherbut-Carson-Claxton, LLC

Michael J. Graminski, I.P.L.S. 2901

Expires: 11/30/2016

We, Sherbut-Carson-Claxton, LLC, hereby certify that all required agencies were properly notified, and have approved of the project. The agencies notified, if applicable, include Illinois Historic Preservation Agency (IHPA); Illinois Department of Natural Resources (IDNR - endangered species); Illinois Department of Natural Resources (IDNR stream hydraulics); Natural Resource Conservation Service (NRCS); U.S. Army Corps of Engineers (USACE - Clean Water Act - stream hydraulics); Illinois Environmental Protection Agency (IEPA- storm water permit); St. Clair County Department of Roads and Bridges (entrance permit); Illinois Department of Transportation Division of Highways (IDOT - entrance permit); U.S. Department of Agriculture (USDA - prime farm land).

David B. Claxton, IL P.E. 062-049684



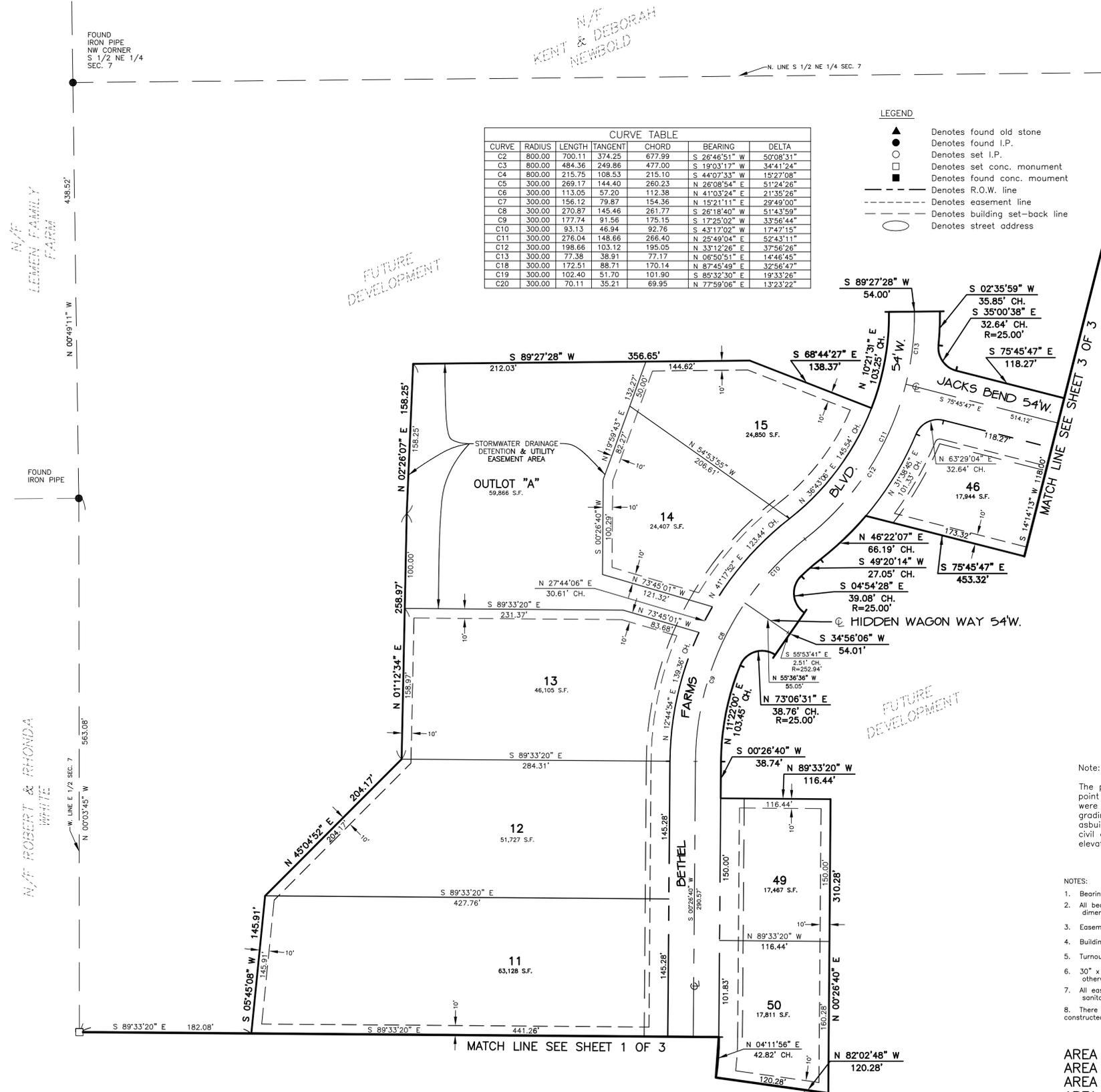
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S.M.R. LLC
513 Torchlight Lane
Lebanon, Illinois 62254
(618) 632-3388

LEGEND

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- Denotes found I.P.
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C20	300.00	70.11	35.21	69.95	N 77°59'06" E	13°23'22"



Note:
The proposed finished floor and lowest point of entry elevations shown hereon were determined from the proposed grading plan. Any variation thereof due to asbuilt conditions shall be reevaluated by a civil engineer to determine the appropriate elevations of the proposed building.

- NOTES:
- Bearings shown are assumed.
 - All bearings and distances along curves are chord dimensions.
 - Easements shown hereon are 20 feet wide unless noted.
 - Building set-backs are 25 feet unless noted.
 - Turnout radii are 25 feet unless noted.
 - 30" x 5/8" re-bar markers set at all lot corners, unless otherwise noted.
 - All easements shown hereon are for utilities, watermain, sanitary sewer, drainage and detention purposes.
 - There shall be no structures, fencing, utilities, etc. constructed or installed within storm water detention areas.

AREA IN LOTS=37.28 ACRES
AREA IN OUTLOTS=3.49 ACRES
AREA IN R.O.W.=5.74 ACRES
AREA IN SUBDIVISION=46.51 ACRES

Sherbut-Carson & Associates, P.C.
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234
Phone: 618-345-5454
Fax: 618-345-3017

DATE	REVISIONS	REMARKS
NOV. 2015 <td></td> <td></td>		

DRAWING: SUBDIVISION PLAT
PROJECT NO. 2249
SHEET NUMBER: 2 OF 3
BETHEL FARMS

BETHEL FARMS

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	800.00	700.11	374.25	677.99	S. 26°46'51" W	50°08'31"
C3	800.00	484.36	249.86	477.00	S. 19°03'17" W	34°41'24"
C4	800.00	215.75	108.53	215.10	S. 44°07'33" W	15°27'08"
C5	300.00	269.17	144.40	260.23	N. 26°08'54" E	51°24'26"
C6	300.00	113.05	57.20	112.38	N. 41°03'24" E	21°35'26"
C7	300.00	156.12	79.87	154.36	N. 15°21'11" E	29°49'00"
C8	300.00	270.87	149.46	261.77	S. 26°18'40" W	51°43'59"
C9	300.00	177.74	91.56	175.15	S. 17°25'02" W	33°56'44"
C10	300.00	93.13	46.94	92.76	S. 43°17'02" W	17°47'15"
C11	300.00	276.04	148.66	266.40	N. 25°49'04" E	52°43'11"
C12	300.00	198.66	103.12	195.05	N. 33°12'26" E	37°56'26"
C13	300.00	77.38	38.91	77.17	N. 06°50'51" E	14°46'45"
C18	300.00	172.51	88.71	170.14	N. 87°45'49" E	32°56'47"
C19	300.00	102.40	51.70	101.90	S. 85°32'30" E	19°33'26"
C20	300.00	70.11	35.21	69.95	N. 77°59'06" E	13°23'22"

NOTES:

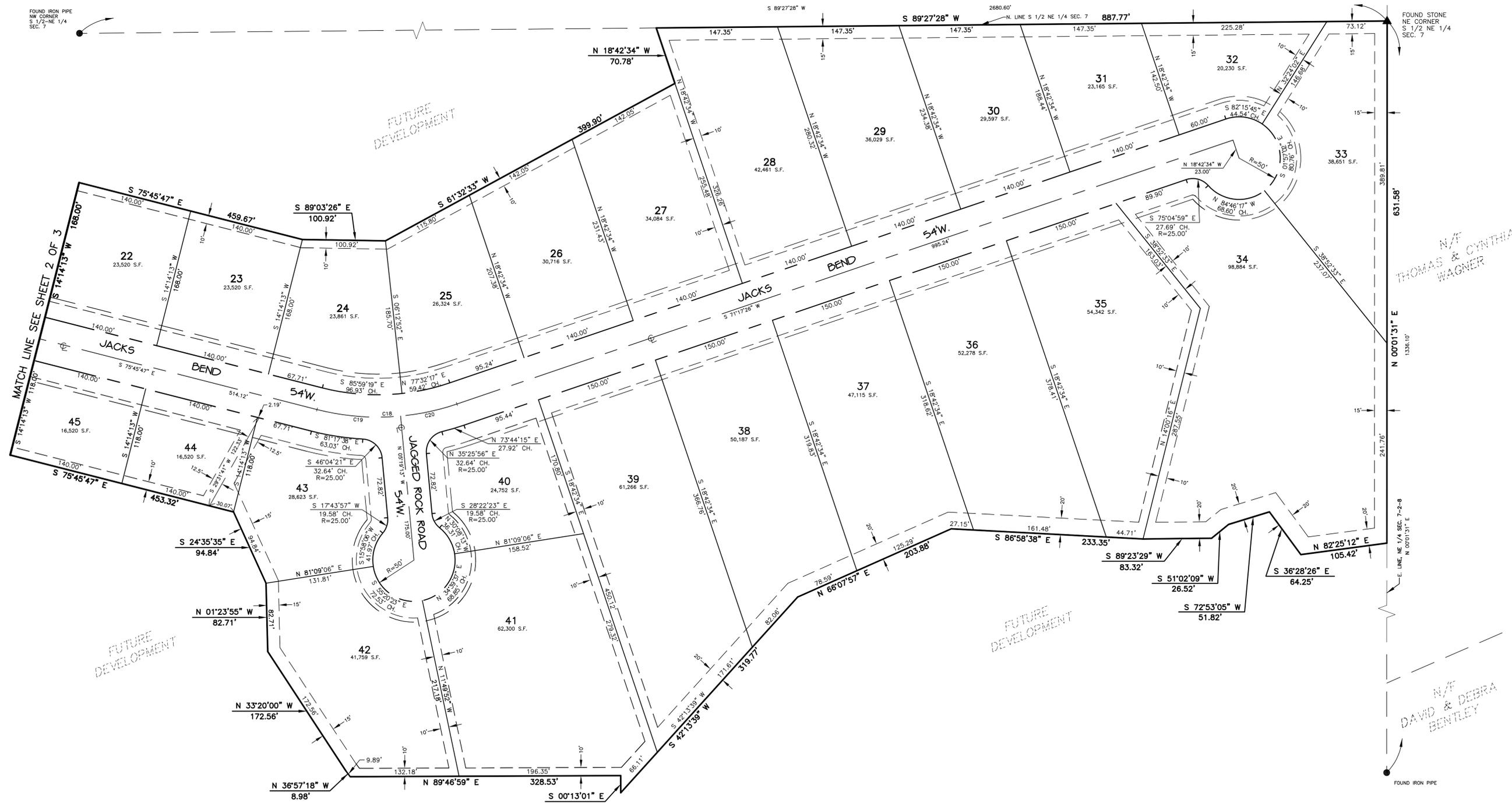
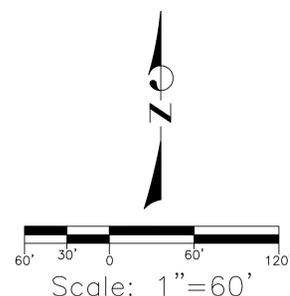
- Bearings shown are assumed.
- All bearings and distances along curves are chord dimensions.
- Easements shown hereon are 20 feet wide unless noted.
- Building set-backs are 25 feet unless noted.
- Turnout radii are 25 feet unless noted.
- 30" x 5/8" re-bar markers set at all lot corners, unless otherwise noted.
- All easements shown hereon are for utilities, watermain, sanitary sewer, drainage and detention purposes.
- There shall be no structures, fencing, utilities, etc. constructed or installed within storm water detention areas.

Note:

The proposed finished floor and lowest point of entry elevations shown hereon were determined from the proposed grading plan. Any variation thereof due to asbuilt conditions shall be reevaluated by a civil engineer to determine the appropriate elevations of the proposed building.

LEGEND

- ▲ Denotes found old stone
- Denotes found I.P.
- Denotes set I.P.
- Denotes set conc. monument
- Denotes found conc. monument
- Denotes R.O.W. line
- - - Denotes easement line
- · - · - Denotes building set-back line
- Denotes street address



AREA IN LOTS=37.28 ACRES
 AREA IN OUTLOTS=3.49 ACRES
 AREA IN R.O.W.=5.74 ACRES
 AREA IN SUBDIVISION=46.51 ACRES

Sherbut-Carson & Associates, P.C.
 #4 Meadow Heights Professional Park
 Collinsville, Illinois 62234
 Phone: 618-345-5454
 Fax: 618-345-3017

REVISIONS	REMARKS

DATE	NOV. 2015	DRAWN	K.M.C.	CHECK

DRAWING: **SUBDIVISION PLAT**
BETHEL FARMS

PROJECT NO. 2249

SHEET NUMBER: **3** OF **3**



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: December 14, 2015
SUBJECT: P2015-17: Tim Horton's & Reliance Bank, Planned Use (1st Reading)

Recommendation

The Planning Commission held a public hearing on the above referenced application at their December 8, 2015 meeting. The Commission voted 6-ayes and 0-nay to approve the requested Planned Use application for Tim Horton's & Reliance Bank, subject to the conditions recommended by staff.

Project Background and Summary

The applicant, Eric Sigurdson of Show Me Hospitality, LLC has filed an application requesting a planned use for a parcel of land at 450 Regency Park, zoned B-1(P), Planned Community Business District for the construction of a 3,370 square foot Tim Horton's Café and Bake Shop and Reliance Bank. The majority (2,403 square feet) of the building will be occupied by Tim Hortons and 967 square feet will be utilized by Reliance Bank. There will be a drive-thru for the Tim Hortons and an ATM drive-thru for Reliance Bank.

Since the Plan Commission meeting, a revised elevation has been submitted, achieving the recommended 360 degree architectural detail as recommend by the commercial design handbook and a landscaping plan meeting the standards of Section 158.444 was submitted as well.

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

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to allow 7 of the 30 parking spaces required for the site to be offsite on the Regency Conference Center, subject to the existing cross access and parking easement and Section 158.141.
2. A variance to allow the parking lot perimeter to be constructed per the site plan.
3. A variance to the sign code to allow two wall signs for Tim Horton's on the east elevation.
4. If at any such point in time where the City at its discretion, through an independent consultant, believes the drive-thru traffic is causing a problem to the general public (i.e. queuing onto the access road) Tim Horton's will be required to construct the 2nd drive-thru lane within an agreed upon timeline.
5. A service agreement with the adjoining lot owners on how to manage the necessary improvements, maintenance and repair of the access drive must be in place prior to final occupancy and a signed copy provided to the City.
6. Provide additional cross access easement for the improvements to the access drive.

Attachment:

Report to Plan Commission

Community Development Department

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

CITY OF O'FALLON
ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING DISTRICTS
OF THE CITY OF O'FALLON, ILLINOIS
(DEVELOPMENT KNOWN AS "TIM
HORTON'S & RELIANCE BANK")
LOCATED AT 450 REGENCY PARK ON
PARCEL 03-36.0-204-017**

WHEREAS, the applicant, Eric Sigurdson of Show Me Hospitality, LLC, has filed an application requesting approval of a planned use rezoning to authorize construction of a 3,370 square foot, café and bank at 450 Regency Park, Parcel 03-36.0-204-017 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 December 8, 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 6 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 December 14, 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, 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 7 of the 30 parking spaces required for the site to be offsite on the Regency Conference Center, subject to the existing cross access and parking easement and Section 158.141.
2. A variance to allow the parking lot perimeter to be constructed per the site plan.
3. A variance to the sign code to allow two wall signs for Tim Horton's on the east elevation.
4. If at any such point in time where the City at its discretion, through an independent consultant, believes the drive-thru traffic is causing a problem to the general public

(i.e. queuing onto the access road) Tim Horton's will be required to construct the 2nd drive-thru lane within an agreed upon timeline.

5. A service agreement with the adjoining lot owners on how to manage the necessary improvements, maintenance and repair of the access drive must be in place prior to final occupancy and a signed copy provided to the City.
6. Provide additional stone base around the north and northwest side of the building.
7. Provide additional cross access easement for the improvements to the access drive.
8. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.

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 _____ 2016.

ATTEST:

(seal)

Approved by the Mayor this _____ day
of _____ 2016.

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									



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
Ted Shekell, Community Development Director
DATE: December 8, 2015
PROJECT: P2015-17: Tim Hortons & Reliance Bank – Planned Use

Location: 450 Regency Park
Ward: 1
Applicant: Eric Sigurdson of Show Me Hospitality, LLC
Owner: Sunrise Counties, LLC
Submitted: November 2, 2015

Introduction

The applicant, Eric Sigurdson of Show Me Hospitality, LLC has filed an application requesting a planned use for a parcel of land at 450 Regency Park, zoned B-1(P), Planned Community Business District for the construction of a 3,370 square foot Tim Horton's Café and Bake Shop and Reliance Bank. The majority (2,403 square feet) of the building will be occupied by Tim Hortons and 967 square feet will be utilized by Reliance Bank. There will be a drive-thru for the Tim Hortons and an ATM drive-thru for Reliance Bank.

Existing Conditions

Subject Property

The subject property for the proposed Tim Horton's Café and Bake Shop and Reliance Bank is an approximate 0.80 acre (34,752 square foot) parcel. The property is located on the north side of Regency Park, in front of the Regency Conference Center.

The property is currently vacant and is generally flat. A private access road for a number of properties, including the Regency Conference Center and Green Mount Professional Building (under construction) will be located on the eastern property line and will serve as the access to the subject property. The site will utilize a 4.64 acre stormwater retention facility on the St. Elizabeth site, behind the Hilton Garden Inn and Regency Conference Center. The subject property is located outside of any floodplain.

Surrounding Properties

The property surrounding the proposed Tim Horton's Café and Bake Shop and Reliance Bank is a mixture of non-residential uses, including commercial, office, and restaurants. The following is detailed information on the surrounding zoning and land uses.

Community Development Department

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

Surrounding Zoning:
North: B-1(P) & O-1(P)

East: B-1(P)

South: B-1(P)

West: B-1(P)

Surrounding Land Use:
North: Vacant land adjoining the Regency Conference Center and St. Elizabeth's Hospital site

East: Green Mount Professional Building (under construction)

South: Bella Milano, Global Brew, Egg and I, PNC Bank and Green Mount Corporate Center

West: Hilton Garden Inn & Regency Conference Center

Applicable Ordinances, Documents and Reports

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

Code of Ordinances: The proposed Tim Horton's Café and Bake Shop and Reliance Bank 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 and the Commercial Design Handbook

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

Discussion Points/Issues

Land Use

Tim Horton's Café and Bake Shop and Reliance Bank is a combined 3,370 square foot, one-story building. The proposed building is a mixed use building with 2,403 square feet associated with Tim Horton's and 967 square feet utilized by Reliance Bank. A planned use rezoning is required because the project includes a drive-thru and because the property is already governed by an existing planned use rezoning.

Traffic Circulation/Parking

Existing Infrastructure: Regency Park will convey traffic to a private access drive which provides access to the site. Regency Park intersects Green Mount Road at a signalized intersection just south of the site. Regency Park then moves to the northwest to a signalized intersection with Highway 50, just east of Exit 14 off Interstate 64. Regency Park is a two-lane city street with a middle turn lane. The private access drive provides access to a number of parcels, including the subject property, the Green Mount Professional Building, a vacant parcel adjoining the Regency Conference Center and is the service entrance to the Regency Conference Center and Hilton Garden Inn. The private access drive is approximately 36 feet wide at Regency Park and tapers down to approximately 24 feet wide near the northern edge of the subject property.

Ingress and Egress: Access to the site will be by means of two points of access, both on the private access drive off Regency Park. The private access drive is located on an adjacent parcel, however is located within an access easement and is not a city street. The development plan proposes a right-in, right-out access approximately 55-60 feet north of Regency Park. The right-in, right-out access has a 2-foot concrete median in the private access drive to discourage left turns in and out of this particular access point. The second access point is a full access, approximately 160 feet north of Regency Park. The private access road begins to taper down at this point and is not

wide enough for a left turn lane into the Tim Horton's and Reliance Bank site. The development plan is proposing an access point to the Regency Conference Center parking lot, utilizing a blanket cross access easement for access and parking on a number of parcels adjoining the subject property.

City staff consulted Lee Cannon of CBB Traffic Engineers to analyze the proposed ingress and egress for the site and the lack of left turn into the site. Lee Cannon indicated "at this time, with the access drive only serving the Tim Horton's, back of house services of the conference center and hotel and the new office building, a left turn lane into the site is not necessary." However, Lee Cannon indicated that "if a second hotel were to be constructed or the access drive connects to the St. Elizabeth's hospital site the access drive would need to be widened to a three-lane road segment with a two-way-left-turn lane center lane."

The private land owners in the area are currently in discussions with each other about the reconstruction of the private access drive and the improvements necessary with the current developments and the potential of a second hotel adjoining the conference center and a connection to the St. Elizabeth's Hospital site. Additionally, all parties (including Tim Horton's and Reliance Bank) will be subject to a maintenance agreement for the repair, snow removal and other improvements to the private access drive.

Parking: The proposed building has two uses, a restaurant (Tim Horton's Café and Bake Shop) and a bank (Reliance Bank). Fast food restaurants have two parking ratios, and the code requires the ratio that requires the most parking spaces be applied. The first ratio is 9 parking spaces per 1,000 gross floor area (2,403 square feet = 22 spaces). The second ratio is based on number of seats and employees (38 seats + 10 employees = 26 spaces). Additionally, the code requires the bank component of the building to provide parking at a rate of 4 parking spaces per 1,000 gross floor area (967 square feet = 4 spaces). Overall, the site is required to provide 30 parking spaces. The site plan has provided 23 parking spaces on-site, with 7 spaces being utilized on the Regency Conference Center site, through the cross access easement for access and parking on a number of properties adjoining the subject property. Section 158.141 indicates that off-site parking is a required variance that must be approved by City Council, therefore, the applicant is requesting a variance.

Drive-Thru: Restaurants with drive-thru facilities require 8 stacking spaces for the drive-thru. The site plan has accommodation for the minimum of 8 stacking spaces for the drive-thru, with the ninth car beginning to stack past the curb of the drive-thru. During the review of the drive-thru for the site, Lee Cannon of CCB Traffic Engineers indicated the 95 percentile of the national average for stacking for a Tim Horton's site is 10 vehicles, which with the site plan as proposed will begin to spill into the entrance during peak times (however, not out onto the access drive). The applicant, Eric Sigurdson, has indicated that "the St. Louis market is experiencing less than 50% drive-thru traffic, compared to 60-70% in other markets." Eric Sigurdson indicated "they are now increasing the size of the building and eliminating a second drive-thru lane, but the site is planned in a manner to readily allow for a second drive-thru lane to be constructed if required to relieve any potential future stacking issues."

In addition to the drive-thru for Tim Horton's, Reliance Bank will have a drive-thru ATM. The ATM is located off the escape lane and has the ability to stack two cars without spilling into the escape lane. The City's regulations does not specify a stacking requirement for ATM, however previous approvals for ATMs in parking lots throughout the City have had stacking for three cars. In this particular instance, staff believes that two stacking spaces is adequate, with the potential to use the escape lane if a third car would queue to use the ATM.

On-site circulation: The site plan has an extra lane around the drive-thru that will act as the required escape lane around the drive-thru and provide access to an ATM for Reliance Bank. Overall once on-site, staff believes there is sufficient traffic circulation within the parking lot to maintain an efficient flow of traffic onto and throughout the site.

Parking space size: Code requires 10' x 19' parking spaces with 24' aisles (62' modules). The proposed development provides 10' x 19' parking spaces with 24' drive aisle, which complies with the regulations. The site also meets the requirements for accessible parking.

Parking lot lighting: The plan currently does not account for parking lot lighting, however the site will need to provide lighting that meets the lighting code requirements. The light poles are required to be located in landscape islands and the photometric plan will need to be submitted to indicate the site has adequate levels of lighting across the parking area. Additional details on the lighting standards will need to be provided to ensure lighting is directed toward the ground to reduce glare as required in Section 158.143.

Utilities and Drainage

Public Utilities

There are multiple water mains adjacent to the site including a 16" water main along the south side of Regency Park and an 8" water main on the east side of the private access drive. The proposed water service for the building will come off the 8" water line located along the west side of the access drive.

Sewer service will be provided by Caseyville Township Sewer District.

Drainage

Storm water will be accommodated by utilizing the existing retention (wet) basin at the southern end of the St. Elizabeth's site.

Building and Site Improvements

The proposed Tim Horton's Café and Bake Shop and Reliance Bank will have four-side visibility. The building elevations meet many of the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components, awnings and varying roof lines. The exterior building materials include a mix of brick, stone, EIFS and glass. The mechanical units are located behind a screen wall on the roof. The dumpster is located at the north end of the parking lot area within a split face concrete block enclosure, consistent with the building design. Since the building and site will have 360 degree visibility, staff believes additional façade improvements to the north and west elevations would improve the quality of the building. Staff recommends the stone base located on most of the elevations be extended around the north and northwest side of the building.

Sidewalk

The plan proposes to leave the existing sidewalk on Regency Park. Because the access drive on the east property line is private, a sidewalk is not required along the access drive.

Landscaping and Buffer Requirements

Parking Lot Landscaping

A landscaping plan has been submitted for the site. The landscape plan includes planting meeting the City's requirements for landscaping the parking lot, street landscaping. The site plan shows multiple areas in which the 7-foot buffer around the perimeter of the parking lot is not met; along the private access drive, the northern property line and the western property line. The applicant has requested the reduction of the 7-foot buffers as a part of the site plan approval. The site currently has the necessary street trees along Regency Park, however since the private access drive is not a City street, there is not a requirement for street trees along the access drive.

Buffers

The property is surrounded by B-1(P) zoning, therefore there are no requirements for a structural buffer.

Signage

The planned use submittal includes a comprehensive sign package for the Tim Horton's Café and Bake Shop and Reliance Bank.

Freestanding Signs

According to Chapter 158, "Sign Regulations" of the Code of Ordinances, the applicant is permitted to install one freestanding sign totaling 90.5 square feet on the property, since this is a multi-tenant building. The sign package shows one freestanding sign at the corner of Regency Park and the private access drive. The monument sign is setback approximately 12 feet from the property line. The freestanding sign is proposed at 8 feet tall and 6.25 feet wide totaling 39 square feet of signage, including the 1.3 foot high stone base. The freestanding sign as proposed meets all the sign code requirements for the development.

Wall Signs

The wall signage as proposed meets most of the city's sign code requirements. Based on the size of the building and the number of tenants the sign code allows up to 10% of the wall area square footage for signage per elevation, with signage located on a maximum of 3 elevations. Each tenant is permitted to have a sign on each of the three elevations.

The proposed sign package breaks down the wall signage based on elevations, providing the approximate sign dimensions:

- South Elevation – 1,194.14 square feet (119.4 square feet of signage allowed)
 - Tim Horton's Sign: 32.58 square feet
 - Reliance Bank Sign: 30.30 square feet
 - Total of 62.88 square feet of signage on the south elevation
- East Elevation – 1,225.28 square feet (122.5 square feet of signage allowed)
 - Tim Horton's Sign: 32.58 square feet
 - Reliance Bank Sign: 39.86 square feet
 - Tim Horton's Sign: 32.58 square feet
 - Total of 105.02 square feet of signage on the south elevation
- West Elevation – 1,145.90 square feet (114.5 square feet of signage allowed)
 - Tim Horton's Sign: 27.51 square feet

The only elevation not meeting the city's sign regulation is the East Elevation, which the applicant is requesting a second sign for Tim Horton's. The applicant has requested a variance to allow the second sign for Tim Horton's.

Variations

Parking Counts: The development provides 23 parking spaces on site and proposes to utilize 7 parking spaces on the Regency Conference site, through an existing cross access agreement for access and parking. Section 158.141 requires a variance by the City Council to have required parking offsite and has to meet the following conditions:

1. The parking must be provided on a property with the same zoning classification as the property that the spaces serve, or a less restrictive zoning classification.
 - a. The Regency Conference Center is zoned B-1 (P), same as the subject property.
2. No required parking spaces may be located across any state or U.S highway from the use they are intended to serve.
 - a. The Regency Conference Center parking area and the 7 proposed off-site spaces are located adjacent to the subject property.
3. Off-property variance may be granted up to 200 feet away in the B-1 District.
 - a. The Regency Conference Center parking area and the 7 proposed off-site spaces are located adjacent to the subject property, less than 200 feet away.

The proposed offsite parking meets all the conditions and staff feels there is sufficient evidence to indicate the offsite parking will not negatively affect the development or surrounding properties.

Parking Lot Design: The landscape plan will have to meet the City's requirements, with the exception of the applicant's request to reduce the required 7-foot wide planting strip around the parking lot on the north, east and west. The petitioner has requested a variance to reduce the planting strip to ensure the appropriate drive aisles width, escape lane and potential widening of the private access drive could be facilitated. Staff would recommend smaller buffer strips along the private access drive and the parking lots adjacent to the development to ensure safe ingress/egress and onsite circulation throughout the site.

Signage: The sign code allows one wall sign for each establishment at a maximum of 10% of the wall area. The east building elevation is proposing two signs for Tim Horton's and one sign for Reliance Bank, all three signs stay under the 10% allowed signage, however Tim Horton's would only be allowed one sign on the east elevation. Overall, staff has reviewed the 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 for the variances identified 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 development includes a number of visual enhancements done to reduce the visibility of mechanical units and landscaping will be provided to help in reducing the size of the building.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare.
6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The proposed building is similar to and will not detract from many of the structures surrounding the property.

9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to allow 7 of the 30 parking spaces required for the site to be offsite on the Regency Conference Center, subject to the existing cross access and parking easement and Section 158.141.
2. A variance to allow the parking lot perimeter to be constructed per the site plan.
3. A variance to the sign code to allow two wall signs for Tim Horton's on the east elevation.
4. If at any such point in time where the City at its discretion, through an independent consultant, believes the drive-thru traffic is causing a problem to the general public (i.e. queuing onto the access road) Tim Horton's will be required to construct the 2nd drive-thru lane within an agreed upon timeline.
5. A service agreement with the adjoining lot owners on how to manage the necessary improvements, maintenance and repair of the access drive must be in place prior to final occupancy and a signed copy provided to the City.
6. Provide additional stone base around the north and northwest side of the building.
7. Provide additional cross access easement for the improvements to the access drive.
8. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Site Plan
- Attachment 5 – Building Elevations
- Attachment 6 – Sign Package



Planned Use / Re-Zoning Application

NAME OF PROJECT: Tim Hortons Cafe & Bake Shop

ADDRESS/GENERAL LOCATION: 450 Regency Park O'Fallon, IL 62269

SUBDIVISION NAME & LOT NUMBER(S): Shoppes at Green Mount 03-36.0-204-017

PARCEL NUMBER(S): 03360204017

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) Community Business District PROPOSED NUMBER OF BUILDINGS: 1

PROPOSED ZONING: B-1(P) Community Business District PROPOSED GROSS FLOOR AREA: 3,370 GFA

PROPOSED # OF LOTS: 1 AREA IN ACRES: 0.80 Acre (34,752 SF)

PROPOSED # OF DWELLING UNITS: 1 PRESENT USE: Open Lot

APPLICANT INFORMATION:

NAME: Eric Sigurdson

COMPANY: Show Me Hospitality, LLC

ADDRESS: 1254 Hanley Industrial Court
St. Louis, MO 63144

PHONE: 314-989-1000

FAX: _____

EMAIL: esigurdson@timhortonsstl.com

Eric Sigurdson BD

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: Bob Dunn

COMPANY: Fox Architects

ADDRESS: 1 Memorial Drive, Suite 1800
St. Louis, MO 63102

PHONE: 314-621-4343 x115

FAX: 314-621-0261

EMAIL: bdunn@fox-arch.com

SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY

DATE RECEIVED: _____

APPLICATION RECEIVED BY: _____

APPLICATION FEE: _____

PROJECT ID #: _____

STAFF ASSIGNED: _____

PLAN REVIEW FEE DEPOSIT REC'D: _____

November 02, 2015

Mr. Justin L. Randall, AICP
Senior City Planner
Community Development Department
255 South Lincoln
O'Fallon, IL 62269
USA

Re: Tim Hortons P&Z Submittal on behalf of Show Me Hospitality, LLC (SMH)

Dear Justin,

Fox Architects (FOX) is pleased to submit the attached P&Z Submittal for the above referenced project.

The project is a mixed use for Tim Hortons Café and Bake Shop with Reliance Bank (Bakery and Bank). The Bakery is 2,403 GFA and the Bank is 967 GFA for a total of 3,370 GFA with a maximum building height of 19'-0" above grade. The building will be constructed for all A2 use Bakery and the construction type is all 5B unprotected. The Bank being a lesser B use does not figure into the allowable buildable area and egress calculations; A2 use as noted. But the parking calculations and occupancy calculations for plumbing fixture counts do take into account the lesser Bank requirements for B use.

The building is all designed to meet Tim Hortons (TH) branding and design intent for the Bakery and only the Bank signage is added to the building design itself. The TH standards are being changed from cementitious concrete siding to an EIFS to work with the surrounding O'Fallon design standards for the French Roast (dark brown) as noted in the attached submittal.

All P&Z requirements are planned to meet the City of O'Fallon (City) and state of Illinois building codes except for: set back to side street were we are matching existing curbs in place but plan to accommodate a future street widening with a parking layout. Building signage is larger than City ordinances per building elevation SF but needs to be as illustrated to meet TH standards and Bank in the same smaller building.

SNH does have a traffic study under way and plan to submit the finding this week. Our preliminary finding shows that the Bakery and Bank should not impact the Regency Conference Center but we illustrate a back-up plan at SMH expensive that will not impact the Conference Center traffic.

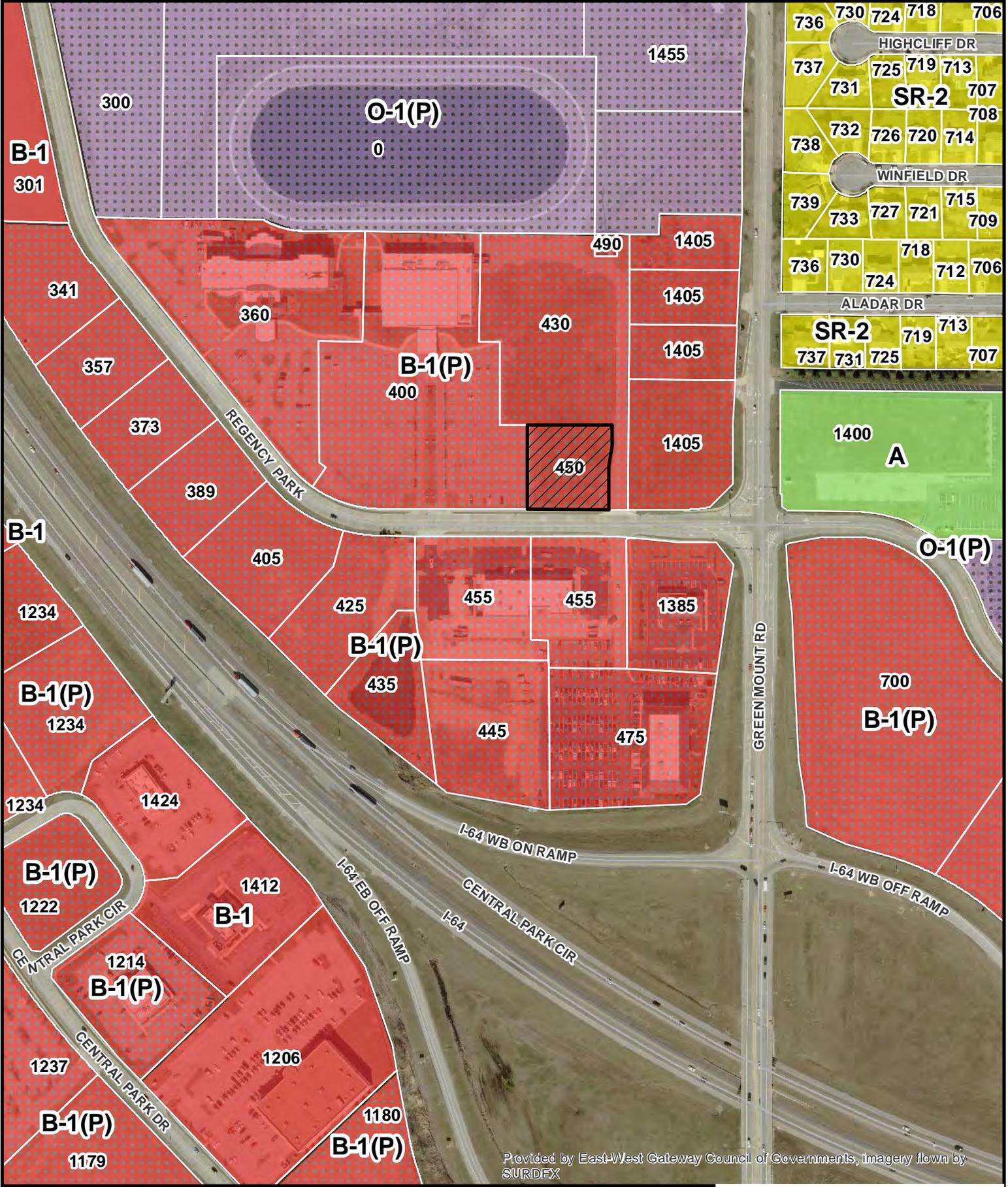
Sincerely,
Fox Architects



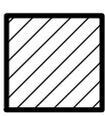
Bob Dunn
Principal

Enclosure

P2015-17: Tim Horton's & Reliance Bank - Zoning Map



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



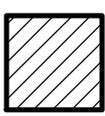
Subject Property



P2015-17: Tim Horton's & Reliance Bank - Land Use Map



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



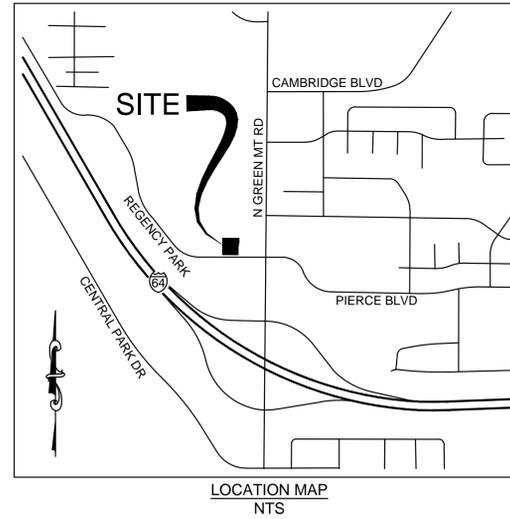
Subject Property



PRELIMINARY SITE PLAN FOR TIM HORTON'S CAFE & BAKE SHOP AND RELIANCE BANK

450 REGENCY PARK

A TRACT OF LAND BEING ALL OF LOT 12D OF THE SHOPPES AT GREEN MOUNT,
REFERENCED BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104
PAGE 61 IN THE ST. CLAIR COUNTY, ILLINOIS LAND RECORDS
BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH,
RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,
ST. CLAIR COUNTY, ILLINOIS



DISTURBED AREA = 0.84 ACRES

BENCHMARK:
U.S.G.S. DATUM, ST. CLAIR COUNTY HIGHWAY DEPARTMENT BRASS TABLET
PID - JB1367 ELEV.=549.28

SITE BENCHMARK:
"U" ON SOUTHERN EDGE OF EXISTING CONCRETE CURBED ISLAND LOCATED AT
NORTHWEST CORNER OF SITE. ELEV = 540.20'

ELECTRONIC DRAWING NOTE:

ELECTRONIC MEDIA OR DIGITAL DRAWINGS ARE INSTRUMENT OF PROFESSIONAL SERVICES. OWNERSHIP OF SUCH WILL BE RETAINED BY THE CIVIL ENGINEER AND MAY NOT BE RELEASED TO CONTRACTORS. CONTRACTORS ARE ADVISED TO CREATE BIDS BASED ON THE USE OF PAPER COPIES OF THE PLANS.

SHEET INDEX

Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	SITE PLAN
C-3	UTILITY AND GRADING PLAN
L-1	LANDSCAPE PLAN

SUMMARY TABLE:

- SITE AREA = 0.80 AC. (34,802 SF)
- MAXIMUM GROSS FLOOR AREA = 2:1 RATIO
- PROPOSED GROSS FLOOR AREA = 3,370 SF + 34,802 SF = 9.68%
- PERCENTAGE (%) OF BUILDING COVERAGE = 10%
- EXISTING ZONING - B-1 (P) COMMUNITY BUSINESS DISTRICT
- PROPOSED ZONING - B-1 (P) COMMUNITY BUSINESS DISTRICT
- REQUIRED BAKERY PARKING - (9 SPACES PER 1,000 SF) = 2,403 SF + 1,000 = 22 SPACES
REQUIRED BANK PARKING - (4 SPACES PER 1,000 SF) = 967 SF + 1,000 = 4 SPACES
TOTAL PARKING REQUIRED - 26 SPACES
- PROVIDED PARKING - 10'X19' 21 SPACES
ADA 2 SPACES
TOTAL 23 SPACES
- PROPOSED BUILDING HEIGHT - 19'-0"

SITE COVERAGE CALCULATIONS

Site Area = 0.80 Acres
Existing Impervious Area Parking Lot and Building
0.00 Acres of Pavement
0.00 Acres of Building
Existing Pervious Area
0.80 Acres

Existing percent of Impervious Area Coverage = 0%
Existing Pavement Areas = 0.00 Acres @ 3.54 = 0.00 cfs
Existing Grass Areas = 0.80 Acres @ 1.70 = 1.36 cfs
Total = 1.36 cfs

Proposed Impervious Area Parking Lot and Building
0.55 Acres of Pavement
0.08 Acres of Building
Proposed Green Space
0.17 Acres of Green Space

Proposed Percent of Impervious Area Coverage = 79%
Proposed Impervious Areas
Pavement Areas = 0.55 Acres @ 3.54 = 1.95 cfs
Buildings Areas = 0.08 Acres @ 3.54 = 0.28 cfs
Proposed Pervious Areas
Proposed Grass = 0.17 Acres @ 1.70 = 0.29 cfs
Total Run-off = 2.52 cfs

Differential Run-off: 2.52 cfs (Proposed) - 1.36 cfs (Existing) = 1.16 cfs

CITY COUNCIL APPROVAL:

The Preliminary Site Plan for the Tim Hortons/Regency Bank was approved by the City Council of the City of O'Fallon, Illinois on the ____ day of _____, 20__.

Mayor _____ Date _____

Attest:

City Clerk _____ Date _____

Project Directory

OWNER / DEVELOPER

Show Me Hospitality, LLC
1254 Hanley Industrial Court
St. Louis, MO 63144
314-989-1000
Contact: Eric Sigurson

ARCHITECT

Fox Architects
1 Memorial Drive, Suite 1800
St. Louis, MO 63102
314-621-4343 x-115
Contact: Bob Dunn

CIVIL ENGINEER

Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7453
Contact: Debbie Stosz

SURVEYOR

Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7456
Contact: David Maxwell

MUNICIPALITY

City of O'Fallon
255 South Lincoln
O'Fallon, IL 62269
618-624-4500
Contact: Justin Randall

UTILITY CONTACTS

City of O'Fallon Water
255 South Lincoln
O'Fallon, IL 62269
618-624-4500 x-3
Contact: T.B.D.

Electric

Ameren Illinois Electric
PO Box 88034
O'Fallon, IL 60680
1-888-659-4540
Contact: T.B.D.

Gas

Ameren Illinois Gas
PO Box 88034
O'Fallon, IL 60680
1-888-659-4540
Contact: T.B.D.

Telephone

AT&T Business Communication Services
1-800-660-3000
Contact: T.B.D.

Fire Department

O'Fallon Fire Department
1215 Taylor Road
O'Fallon, IL 62269
618-624-4515
Contact: Chief Brent Saunders

Sanitary Sewer

Caseyville Township
10001 Bunkum Road
Fairview Heights, IL 62208
618-398-6248
Contact: Jeff Bevirt

EXISTING LEGEND	
○	FOUND IRON PIPE
⊙	SET IRON PIPE (2012007849)
□	FOUND STONE MONUMENT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER VAULT
⊕	IRRIGATION CONTROL VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	LIGHT STANDARD
⊕	CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊕	STORM SEWER GRATE INLET
⊕	PIPE BOLLARD
⊕	SIGN
⊕	BUSH
⊕	TREE
⊕	TRAFFIC SIGNAL BOX
⊕	MONITORING WELL
⊕	TEST HOLE
⊕	TELEPHONE LINE MARKER
⊕	ELECTRIC METER
⊕	STORM CURB INLET
⊕	STORM DOUBLE CURB INLET
⊕	AIR CONDITIONER
⊕	DOWN SPOUT
B.O.C. BACK OF CURB	
—E _x —	EX. ELECTRIC (O/H/D)
—E _x —	EX. ELECTRIC (UGRD)
—G _x —	EX. GAS
—W _x —	EX. WATER
—C _x —	EX. COMMUNICATION

PROPOSED LEGEND	
⊕	UTILITY POLE
⊕	FIRE HYDRANT
⊕	VALVE
⊕	WATER METER VAULT
⊕	GAS METER
⊕	LIGHT STANDARD
⊕	CLEAN OUT
⊕	MONITORING WELL
⊕	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊕	GRATE INLET
⊕	DOUBLE CURB INLET
⊕	PIPE BOLLARD
⊕	SIGN
⊕	ELECTRIC METER
—U _g E—	UNDERGROUND ELECTRIC
—U _g T—	UNDERGROUND TELEPHONE
—1.5"W—	1.5" WATER MAIN
—6"W—	6" WATER MAIN
—8"W—	8" WATER MAIN
—G—	GAS LINE
—507—	CONTOUR LINE
D.S.	DOWN SPOUT
A.T.G.	ADJUST TO GRADE
TYP.	TYPICAL

I:\Vault\p\civil\CIVIL_3D_PROJECTS\2015\156801 - TIM HORTONS - O'Fallon, IL\COMMERCIAL\SITE PLAN\COVER SHEET.dwg



NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

FoxArchitects

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63102
St. Louis, Missouri
314.621.4343
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fox@fox-arch.com
www.fox-arch.com

OWNER

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1254 Hanley Industrial Court
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314.989.1000

MEP ENGINEERS (Design/Build)

SSC Engineering
18207 Edison Avenue
Chesterfield, MO 63005
636.530.7770

CIVIL ENGINEERS

Premier Civil Engineering
308 TCW Court
Lake Saint Louis, MO 63367
314.925.7444



Project
**Tim Hortons Cafe & Bake Shop
and Reliance Bank**
450 Regency Park
O'Fallon, IL 62269
Sheet No.
COVER SHEET

Revisions

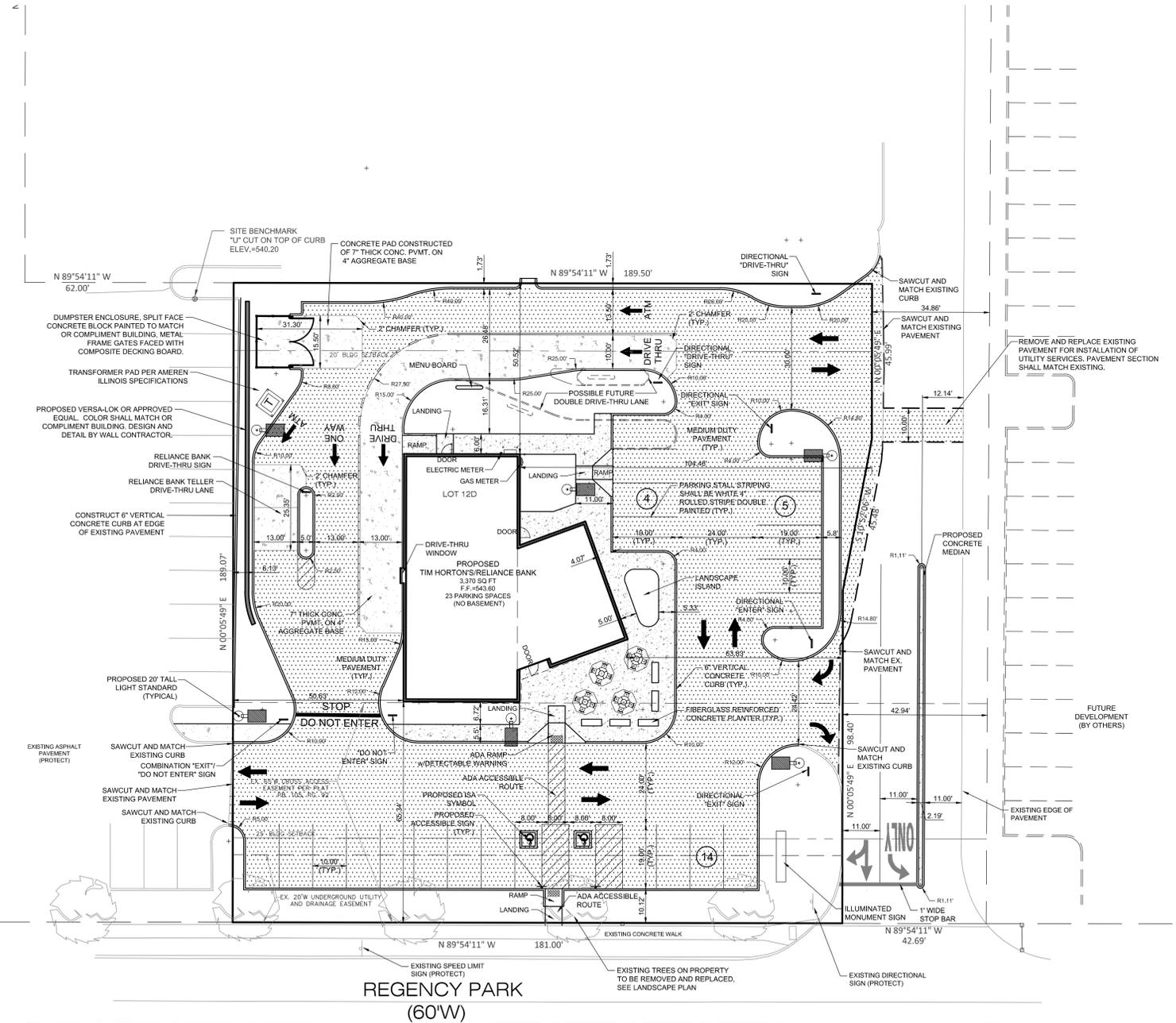
Date **12/04/15**
Sheet No.

C-1

Project No. **1439.02**
Drawn By **DLS**
Checked By **MTF**



NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



REGENCY PARK
(60'W)

SITE PLAN NOTES:

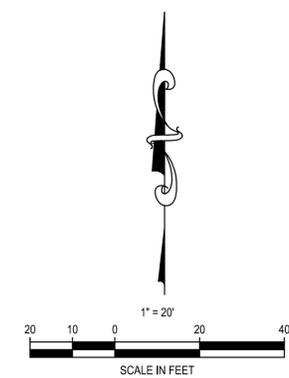
- PRESENT ZONING: B-1 (P) COMMUNITY BUSINESS DISTRICT
- SITE AREA = 0.80 ACRES
- PROPOSED USE - TIM HORTONS CAFE & BAKE SHOP AND RELIANCE BANK
- PROPOSED BUILDING HEIGHT - 19'-0"
- PROPOSED LIGHT POLE HEIGHT AT FINISHED GRADE - 20 FEET
- FRONT YARD - MINIMUM REQUIRED SETBACK, BUILDING: TWENTY-FIVE (25) FEET
- SIDE YARD - MINIMUM REQUIRED SETBACK, BUILDING: NONE (0) FEET
- REAR YARD - MINIMUM REQUIRED SETBACK, BUILDING: TWENTY (20) FEET
- PARKING - MINIMUM REQUIRED SETBACK: NONE
- REQUIRED BAKERY PARKING - (9 SPACES PER 1,000 SF) = 2,403 SF + 1,000 = 22 SPACES
REQUIRED BANK PARKING - (4 SPACES PER 1,000 SF) = 967 SF + 1,000 = 4 SPACES
TOTAL PARKING REQUIRED - 26 SPACES
- PROVIDED PARKING - 10'X19' 21 SPACES
ADA 2 SPACES
TOTAL 23 SPACES
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 17163C0210 D, PANEL 210 OF 555, ST. CLAIR COUNTY, ILLINOIS AND INCORPORATED AREAS DATED NOVEMBER 5, 2003 - THE PROPERTY IS IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF OFALLON REQUIREMENTS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF OFALLON SPECIFICATIONS.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE LIGHTING SECTION OF THE CITY OF OFALLON.
- SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC), ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE CITY OF OFALLON SPECIFICATIONS.
- SEEDING, SODDING, MULCHING, AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- ANY LAND DISTURBANCE ACTIVITY INVOLVING MORE THAN ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE AND THE APPROPRIATE PERMITS MUST BE OBTAINED FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE RIGHT-OF-WAY AND ADJACENT PARCELS.

PROPERTY DATA

OWNER	SHOW ME HOSPITALITY, LLC
ADDRESS	450 REGENCY PARK O'FALLON, IL 62269
PARCEL ID	0336204017
TOTAL AREA	0.80 ACRES
FIRE DISTRICT	O'FALLON FIRE DISTRICT
ELECTRIC COMPANY	AMEREN ILLINOIS ELECTRIC
GAS COMPANY	AMEREN ILLINOIS GAS
SEWER DISTRICT	CASEVILLE TOWNSHIP
WATER COMPANY	CITY OF OFALLON
TELEPHONE COMPANY	AT&T
CABLE TV COMPANY	CHARTER CABLE
FEMA MAP	17163C0210D - NOVEMBER 5, 2003

PAVEMENT NOTES

- ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
1.5" TYPE "C" SURFACE COURSE
3.5" TYPE "X" BINDER COURSE
6" BASE ROCK
OR ALTERNATE CONCRETE PAVEMENT
- CONCRETE PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
6" PORTLAND CEMENT CONCRETE
4" BASE ROCK
- CONCRETE DUMPSTER PAD AND LOADING AREA PAVEMENT THICKNESS SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)
7" PORTLAND CEMENT CONCRETE
4" COMPACTED GRANULAR BASE
- THE CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION
- THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT WHEN REPORT HAS BEEN COMPLETED BY GEOTECHNICAL ENGINEER.



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St. Louis, Missouri
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OWNER
Show Me Hospitality, LLC
1254 Hanley Industrial Court
St. Louis, MO 63114
314.989.1000
MEP ENGINEERS (Design/Build)
SSC Engineering
18207 Edison Avenue
Chesterfield, MO 63005
636.530.7770
CIVIL ENGINEERS
Premier Civil Engineering
308 Tow Court
Lake Saint Louis, MO 63367
314.925.7444



Project: **Tim Hortons Cafe & Bake Shop and Reliance Bank**
450 Regency Park
O'Fallon, IL 62269
Sheet No. **SITE PLAN**

Date: **12/04/15**
Sheet No.

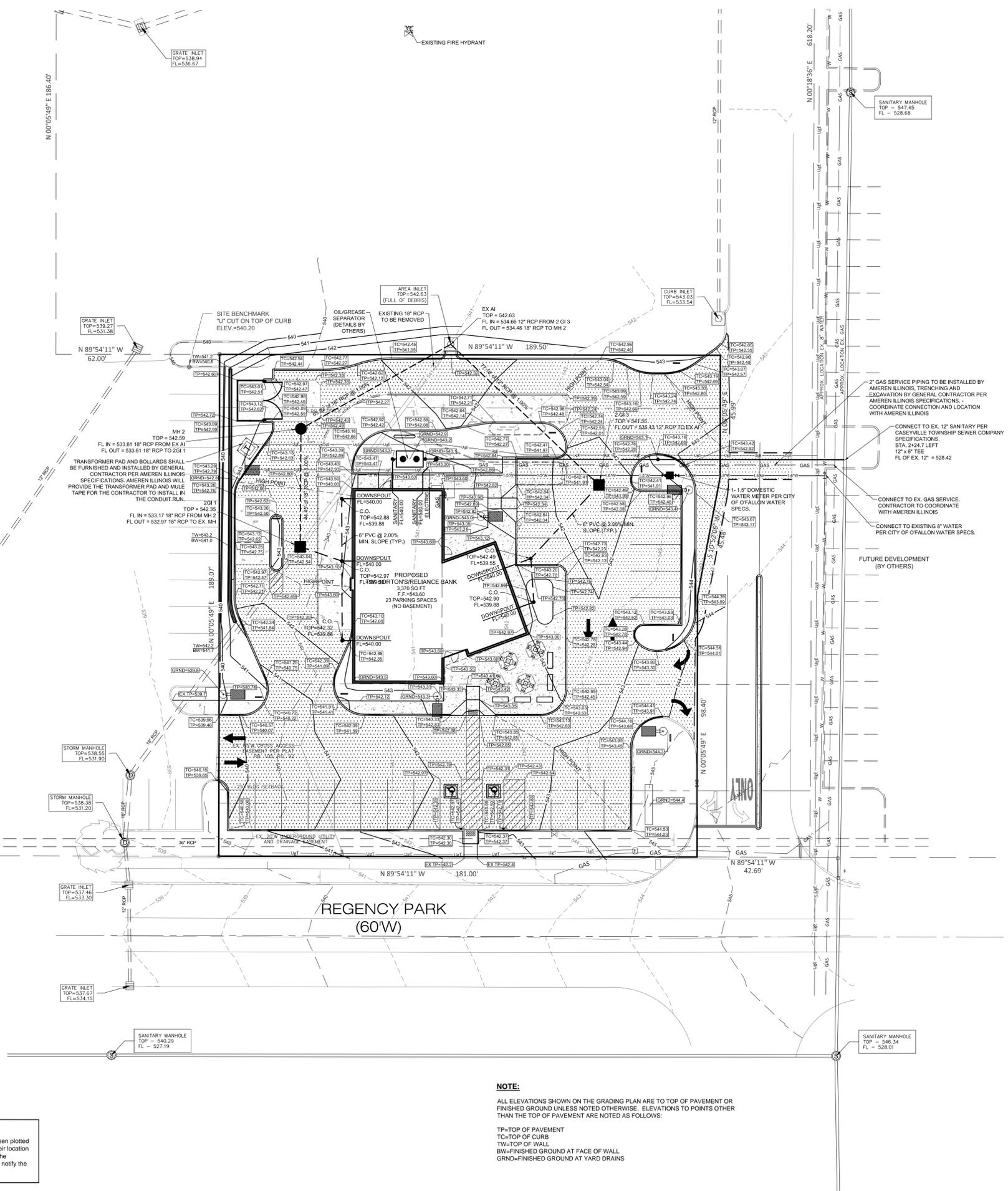
Project No. **1439.02**
Drawn By: **DLS**
Checked By: **MTF**

C-2

\\vault-pc\share\civil\3D PROJECTS\2015\156801 - OFallon, IL\COMMERCIAL\SITE PLAN\UTILITY AND GRADING PLAN.dwg



NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



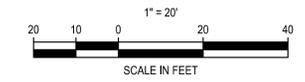
NOTE:
ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:
TP=TOP OF PAVEMENT
TC=TOP OF CURB
TW=TOP OF WALL
BW=FINISHED GROUND AT FACE OF WALL
GRND=FINISHED GROUND AT YARD DRAINS

GRADING NOTES:

1. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
3. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SOODED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAIL.
4. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
6. SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. SEE SILTATION CONTROL PLAN AND DETAILS.
7. ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.
8. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE EROSION AND SEDIMENT CONTROL PLAN AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF OFALLON. SHOULD EROSION CONTROL PLAN PROVE TO BE INSUFFICIENT.
9. CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS ABOVE THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND/OR THE PIPES AND STRUCTURES THEMSELVES. COMPACTION AND PLACING OF BACKFILL AND FILL MATERIALS SHALL BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
10. ALL CITY, COUNTY, AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
11. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
12. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF OFALLON AND IEPA STANDARDS.
13. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF OFALLON AND IEPA STANDARDS.
14. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
15. ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN (1) ONE ACRE IS AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMIT(S) MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
16. G.C. TO BE AWARE THAT A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/APPRAVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
17. ALL UTILITY SPOLS SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S BID. GENERAL CONTRACTOR SHALL COORDINATE WITH THE EXCAVATOR AND UTILITY INSTALLER.

UTILITY NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES AND 3'-6" ON ALL SANITARY SEWER LINES.
4. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, PULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE CO.
5. EXISTING UTILITIES SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION OF ANY NEW LINES.
6. REFER TO INTERIOR MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR TIE-IN LOCATIONS FOR UTILITIES.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
9. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND AMEREN ILLINOIS FOR EXACT LOCATION OF GAS ENTRY. G.C. TO INCLUDE IN BID FOR CONTRACTOR. ANY GAS PIPING, CONDUITS, TRENCHING, BACKFILLING, ETC. REQUIRED BY AMEREN ILLINOIS.
10. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND AMEREN ILLINOIS FOR EXACT LOCATION OF ELECTRIC ENTRY. G.C. SHALL INCLUDE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY AMEREN ILLINOIS IN HISHER BID.
11. SEE MEP PLANS FOR GAS SERVICE SIZING.
12. ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
14. THE EXISTING INLETS NOTED ARE TO BE INSPECTED BY THE CITY OF OFALLON AND A DETERMINATION MADE IF REPLACEMENT IS NEEDED. EXISTING TOP OF STRUCTURES AND ALL FLOWLINES OF STRUCTURES ARE TO BE REPLICATED PER PLANS IF REPLACEMENT IS REQUIRED. CONTRACTOR TO INCLUDE REMOVAL AND REPLACEMENT OF STRUCTURES IN BID.
15. ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
16. G.C. IS TO PROVIDE TRENCH, WIRE, AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES. BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION.
17. G.C. TO PROVIDE OPENING FOR ILLINOIS AMERICAN WATER COMPANY TO MAKE TAP. G.C. IS ALSO TO PROVIDE TRENCH, BACKFILL, AND GRADE SMOOTH FOR A COMPLETE WATER LINE INSTALLATION.
18. ALL LANDSCAPE ISLANDS AND GREEN SPACE INCLUDING THE RIGHT-OF-WAY, SHALL BE IRRIGATED. SEE LANDSCAPE PLAN FOR AREAS TO BE IRRIGATED.
19. THE CONTRACTOR SHALL INCLUDE FOR TELEPHONE INSTALLATION COSTS BY THE LOCAL PHONE COMPANY IN HISHER BID.
20. THE CONTRACTOR SHALL INCLUDE THE COST ESTIMATE PROVIDED BY AMEREN ILLINOIS IN HISHER BID FOR THE RELOCATION OF ANY OVERHEAD ELECTRIC OR GUY WIRES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE CITY OF OFALLON PUBLIC WORKS DEPARTMENT FOR THE PROPOSED STORM AND SANITARY INFRASTRUCTURE FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
22. ANY DISTURBED SIDEWALK SHALL BE FULL SLAB REPLACEMENT.
23. EXISTING SANITARY SERVICE SHALL NOT BE INTERRUPTED.
24. IRRIGATION PLAN WILL BE BY OTHERS. ALL REQUIRED CONDUIT UNDERNEATH THE PAVEMENT SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND INSTALLED PRIOR TO CURB AND PAVEMENT INSTALLATION.
25. ALL CONNECTIONS TO PUBLIC WATER SHALL BE AS REQUIRED BY THE CITY OF OFALLON WATER.
26. CONNECTION TO PUBLIC SEWER MAINS SHALL BE AS REQUIRED BY CASEVILLE TOWNSHIP SANITARY. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROVIDER PRIOR TO CONNECTION TO PUBLIC SEWERS.



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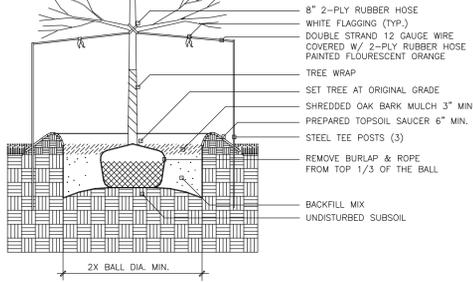
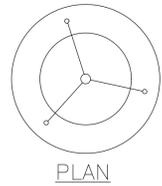
Project
**Tim Hortons Cafe & Bake Shop
and Reliance Bank**
450 Regency Park
OFallon, IL 62269
Sheet No.
UTILITY AND GRADING PLAN

Revisions

Date **12/04/15**
Sheet No.

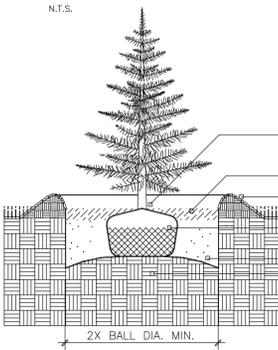
C-3

Project No. **1439.02**
Drawn By **DLS**
Checked By **MTF**



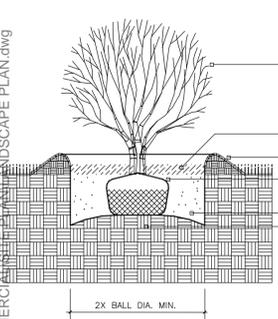
DECIDUOUS TREE PLANTING DETAIL

N.T.S.



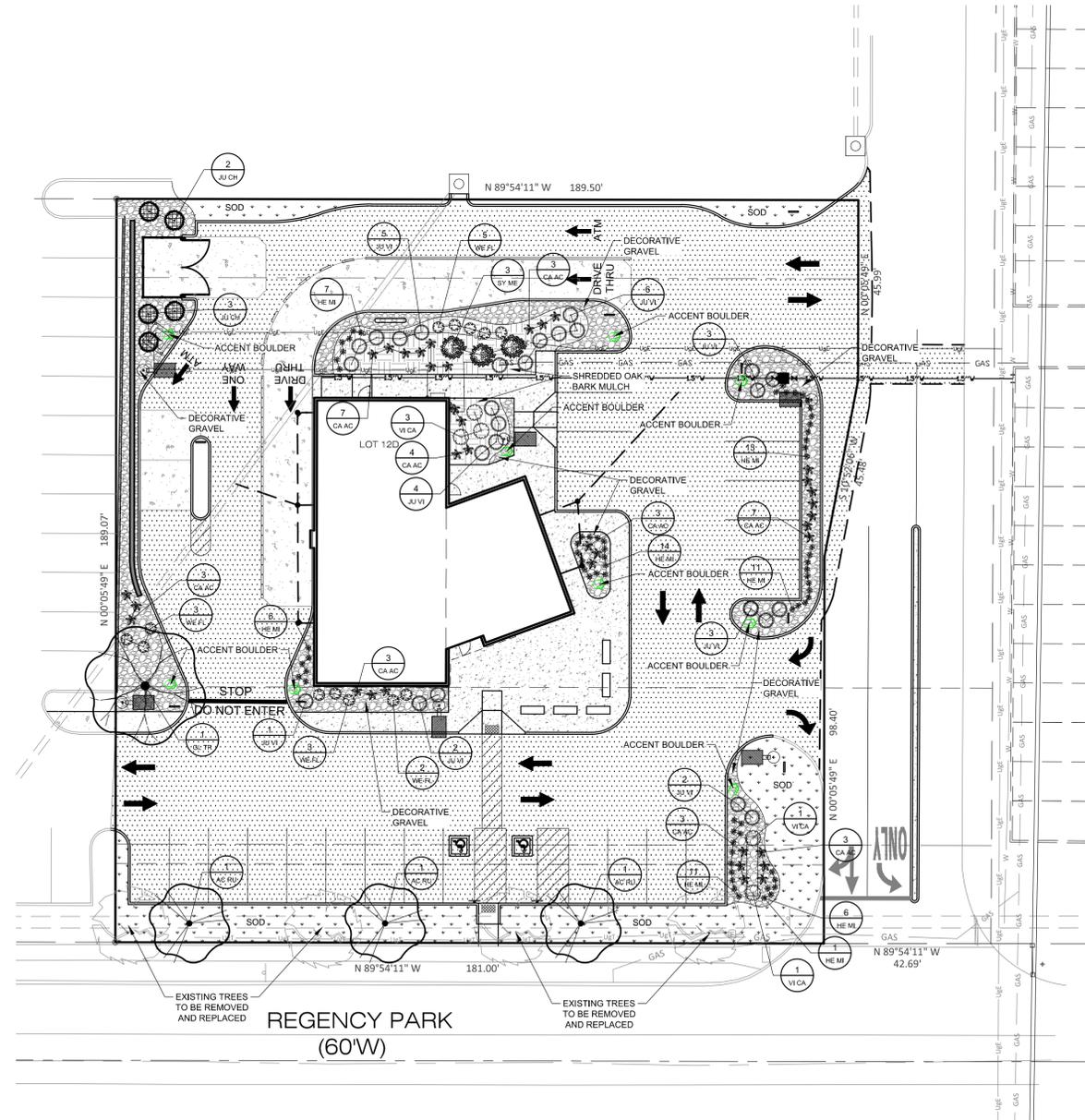
EVERGREEN TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



REGENCY PARK (60'W)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AC RU	3	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	B & B	1.5"-2.0"	8' H X 10' W
	GL TR	1	Gleditsia triacanthos 'Skyline'	SKYLINE HONEY LOCUST	B & B	1.5" CAL	6'-7'
	JU CH	5	Juniperus chinensis 'Keteleeri'	KETELEERI CHINESE JUNIPER	B & B		4-6'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		
	CA AC	36	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	5 GAL		
	HE MI	68	Hemerocallis middendorffii	DAYLILY	1 GAL		
	JU VI	27	Juniperus virginiana 'Grey Owl'	EASTERN REDCEDAR	5 GAL		
	SY ME	3	Syringa meyeri 'Palibin'	DWARF KOREAN LILAC	5 GAL		
	VI CA	5	Viburnum carlesii 'Compactum'	KOREAN SPICE VIBURNUM	5 GAL		
	WE FL	13	Weigela florida 'Dark Horse'	WEIGELA	5 GAL		

LANDSCAPE GUIDELINE SPECS.

GENERAL:

- All landscape material shall conform to the City of O'Fallon, IL standards.
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing vegetation or structures from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to the public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently shown or known. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of all utilities. (Call JULIE, 1-800-892-0123)
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to a depth of 6" minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the landscape architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- All plant material to be transplanted shall be in accordance to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth after compaction (unless otherwise noted). Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded oak bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
- Landscape beds that have decorative gravel and mulch within the same area, and landscape beds not bordered by concrete curbing or walks shall be edged with permatoc aluminum landscape edging, proline series, color black.

MAINTENANCE:

- Landscape contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the percentage (%) of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded oak bark mulch.

MISC. MATERIAL:

- Provide stakes and deadman of sound, new hardwood, free of knotholes and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- All disturbed lawn areas to be sodded with a turf-type fescue, cut at a uniform thickness of 3/8". No broken pieces, irregular pieces or torn pieces will be accepted. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance.
- Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by contractor's operations including equipment/material storage and movement of vehicles.
- Sod contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
- Off-site land disturbed shall be sodded.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- The triangle adjacent to street intersections shall be formed by measuring from the point of intersection of the front and side lot lines a distance of 20' minimum along said front and side lot lines and connecting the points so established to form the sight triangle area.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for the plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

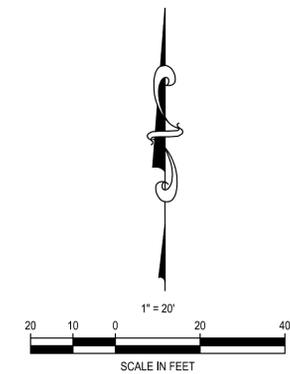
IRRIGATION:

- This site shall not have irrigation.



Note:

Shredded Oak Bark Mulch to be used for all planting beds and rings around trees (per detail) 3 inches thick after compaction.



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NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

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Project
**Tim Hortons Cafe & Bake Shop
and Reliance Bank**
450 Regency Park
O'Fallon, IL 62269

Revisions

Date **12/04/15**
Sheet No.

Project No. **1439.02**
Drawn By **DLS**
Checked By **MTF**

LANDSCAPE PLAN

L-1

City of O'Fallon P&Z

Floor Plan



Parking Calculations

Bakery	Bank
2,403 GFA	967 GFA
9/1000 Parking	4/1000 Parking
21.6 spaces	+ 3.9 spaces = 25.5 (26)

Occupancy Calculations (restrooms)

Bakery	Bank
1,091 GFA	902 GFA
Equipment	B-Business
200 sf/p = 5.46 p	100 sf/p = 9.02 p

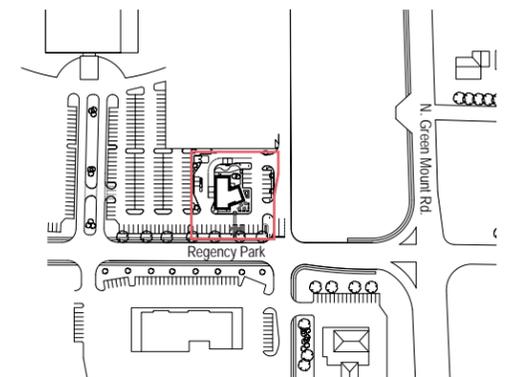
A2 Restaurant
 844 GFA
 15 sf/p = 65.27 p

None Occupied Spaces
 468 + 65 = 533 GFA
 0 sf/p = 0 p

Total People 70.75 p **(71)**

Building

3,370 GFA
 46 Seats Shown

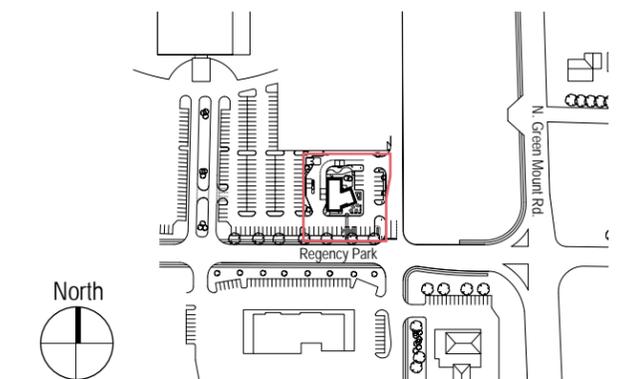


City of O'Fallon P&Z

Site Design

Keyed Notes:

1. Internally illuminated monument, see detail.
2. Internally illuminated buildings sign, TH logo.
3. Not shown this view.
4. Internally illuminated buildings sign, Bank logo and text.
5. TH internally illuminated menu boards.
6. Patio seating with TH logo umbrellas.
7. Standard TH buff color thin brick.
MFR: Endicott Thin Brick and Tile LLC
Product: Thin Brick
Color: Light Sandstone Velour
8. Standard TH stone veneer.
MFR: Versetta Stone
Product: Boral Stone
Color: Terra Rosa
9. EIFS final coat to match TH French Roast.
MFR: Sherwin Williams
Number: SW6069
Color: French Roast
10. Bank teller drive-thru.
11. RTU's are screen from primary street views by EIFS sign bands.
12. Trash enclosure; split face concrete block painted; to match TH French Roast with metal frame gates faced with composite decking board.
MFR: ArmorGuard 1x6
Product: Composite Decking Board
Color: Brazilian Walnut
13. New ADA Access Curb Cut.
14. Donut Delivery Parking.



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City of O'Fallon P&Z

Building Design

Building designed to Tim Hortons' design standards for the Cafe' and Bake Shop. The Bank is designed to coordinate with the Tim Hortons' design standards, identifying the Bank as a separate tenant. The different identifying features for the Bank is the Bank signage and EIFS color. The Bank EIFS color is lighter working better with the Bank's signage. Stone is maintained at the base of all EIFS areas throughout the building. The brick has been darkened slightly to an Orleans Sand to better contrast with the lighter Bank EIFS yet maintain a strong enough contrast to still work with the Dark Roast EIFS Tim Hortons' design standards.

As illustrated on other sheets the back of the building has been designed to match the front building design features for 360 degree architecture.



Top view is from southeast street corner at entry



View to right is from southwest site corner at Drive-Thru



City of O'Fallon P&Z

Building Design



Keyed Notes:

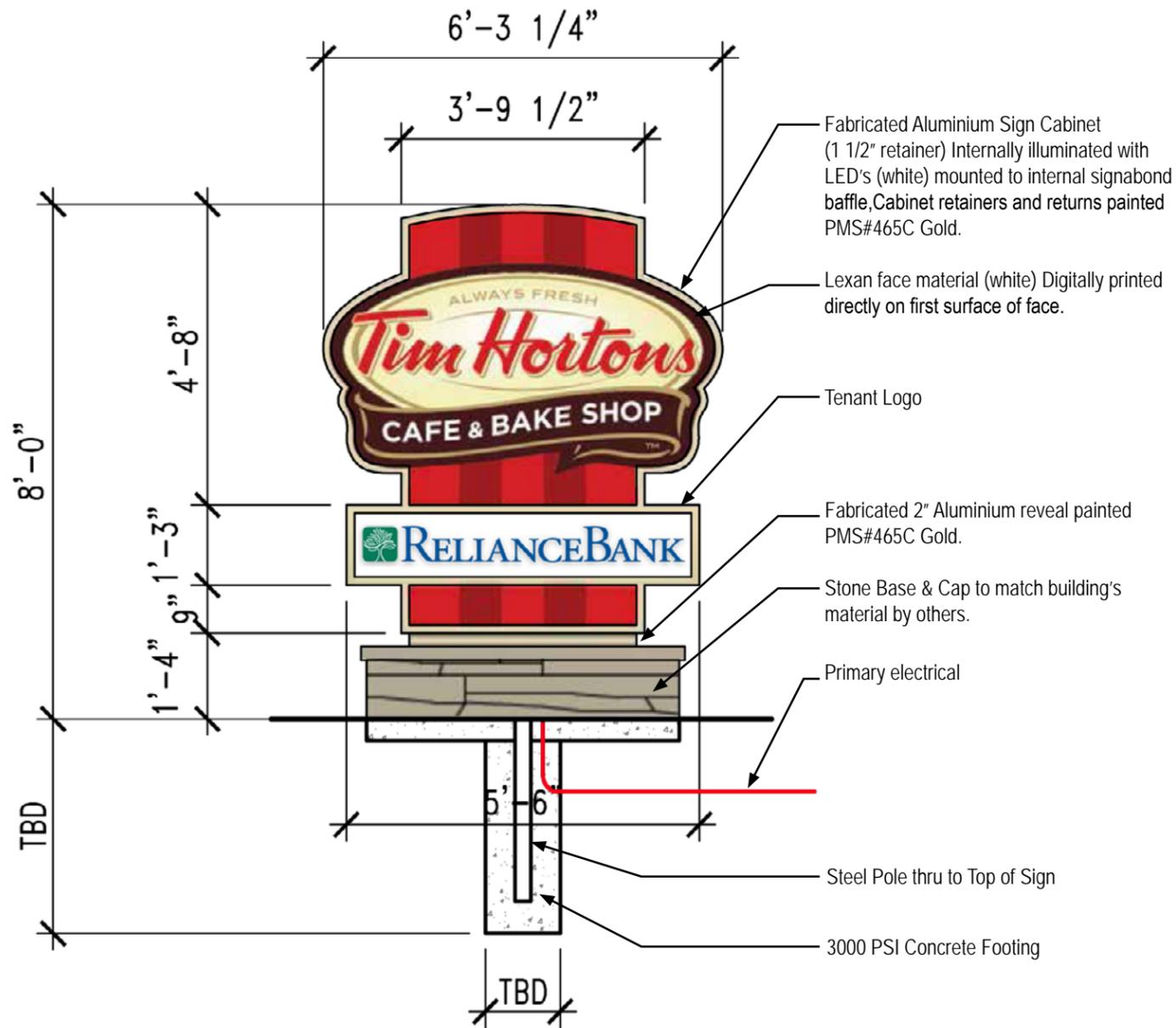
1. Internally illuminated monument sign, see detail.
2. Internally illuminated building sign, TH logo.
3. Internally illuminated building sign, TH text.
4. Internally illuminated building sign, Bank logo and text.
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6. Patio seating with TH logo umbrellas.
7. Standard TH buff color thin brick.
MFR: Endicott Thin Brick and Tile LLC
Product: Thin Brick
Color: Orleans Sands
8. Standard TH stone veneer.
MFR: Versetta Stone
Product: Boral Stone
Color: Terra Rosa
9. EIFS final coat to match TH French Roast.
MFR: Sherwin Williams
Number: SW6069
Color: Light Roast Noted as 9a
(Refer to previous sheets for keyed notes 10-14)

Top view is from northeast corner of site at Bank Drive-Thru



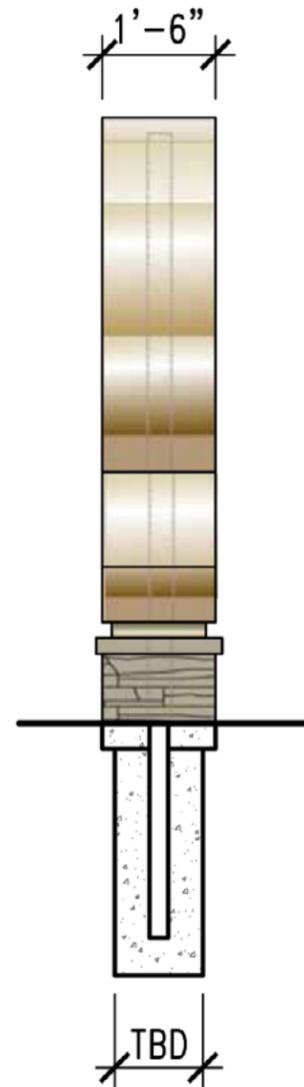
View to right is from northwest corner of site at Bakery Drive-Thru





Monument Sign Elevation

Scale: NTS



Side Elevation

Scale: NTS

Sign Area Calculation:

(Frontage 178') x 0.4= 71.2 SQ FT Sign
Proposed Sign = 39 SQ FT Sign (including base)

Electrical Detail: Logo Cabinet

- (6) White LED Light engines, Permlight Linearray 6500K
- (2) 150w Drivers GLED150-350LC @ 1.40 amps each
Total Amps: 2.80
- (1) 20 amp 120V Circuit Req.

General Electrical Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section
 - 5) Electrical feed to be supplied by general contractor

	Tim Horton's
Type:	Monument Sign
Illumination:	Internally Illuminated w/ LEDs
Square Footage:	39

Color Specifications:

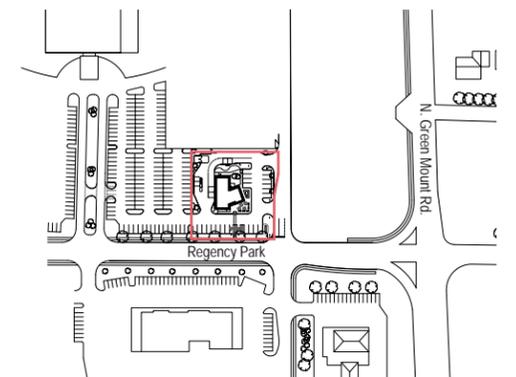
Pantone #465C Gold	Pantone #485C Red
Pantone #9120C Cream (Gradient)	Pantone #7622C Dark Red
Pantone #4975C Dark Brown	White

Specifications

See elevation detail

MODEL#

KEY-MON



A9

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City of O'Fallon P&Z

Tim Hortons Signage Standards

Gotham Book

ABCDEFGHIJKLMNO P Q
 abcdefghijklmnopqrstu v
 1234567890

Gotham Bold

ABCDEFGHIJKLMNO P Q
 abcdefghijklmnopqrstu
 1234567890



Logo Color Breakdown



1:2 Proportions 3 sq.ft.



Note: directional signage is not internally illuminated



Pantone® Matching System (PMS)

Pantone 485C Pantone 7622C Pantone 4975C Pantone 465C Pantone 9120C

CMYK Equivalents

00 Cyan	15 Cyan	36 Cyan	07 Cyan	06 Cyan
93 Magenta	95 Magenta	84 Magenta	27 Magenta	02 Magenta
95 Yellow	96 Yellow	59 Yellow	55 Yellow	28 Yellow
09 Black	39 Black	83 Black	22 Black	00 Black

RGB Equivalents

239 Red	141 Red	52 Red	190 Red	240 Red
56 Green	28 Green	00 Green	153 Green	237 Green
41 Blue	21 Blue	12 Blue	105 Blue	195 Blue

Vinyl- Awning Color

3M™ Tomato Red 180C-13, 7725-13 7125-13	3M™ Deep Red 180C-23, 7725-63 7125-23
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PMS Option

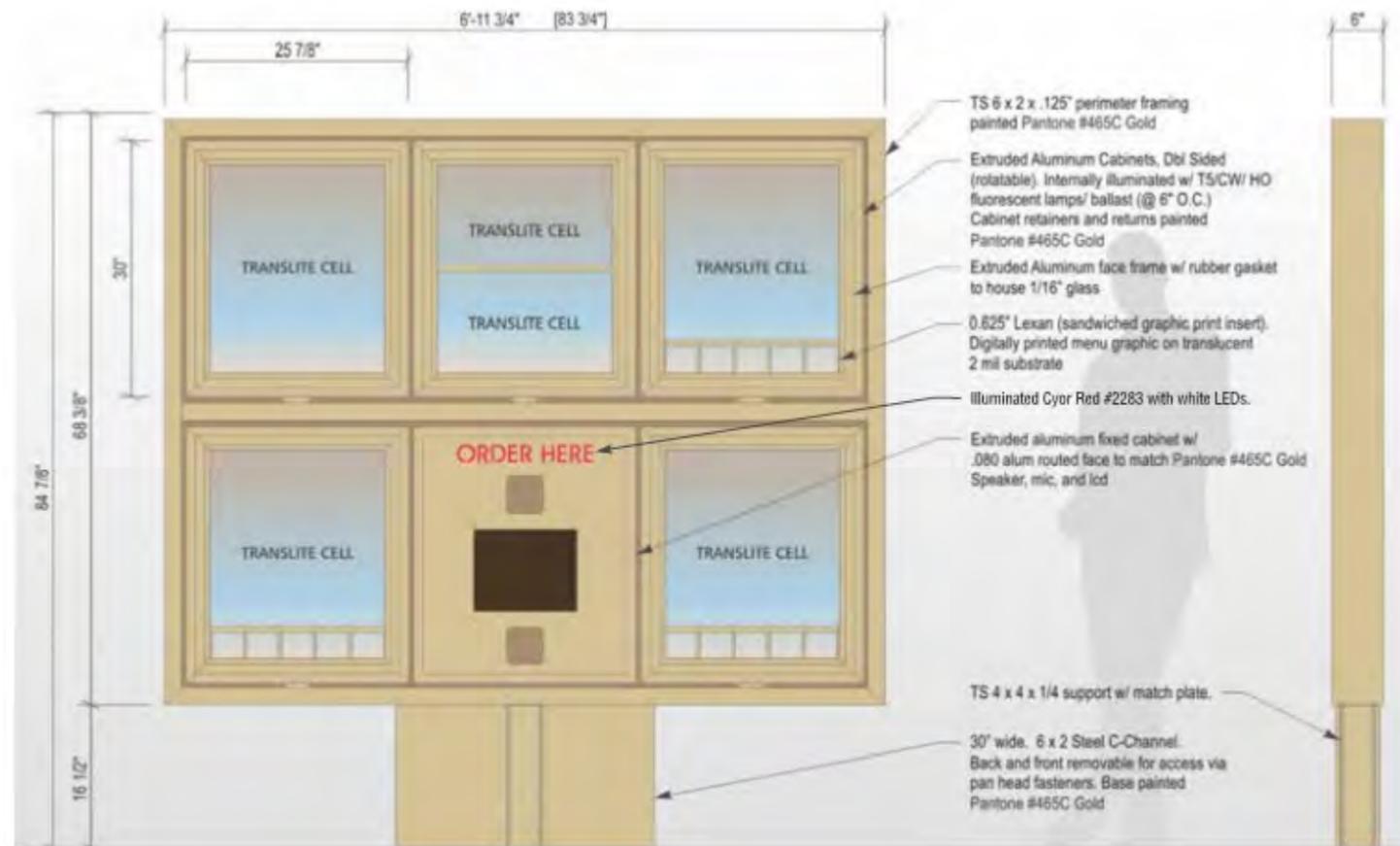


CMYK Overprint Option



Awning Vinyl



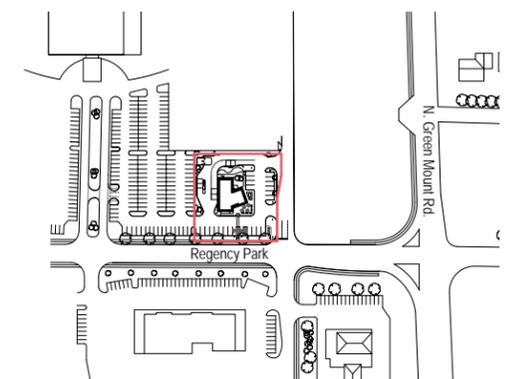


Menu Board Elevation
Scale: NTS

Side Elevation
Scale: NTS

	Drive-Thru Menu Board
Type:	(6) Panel Menu Board w/ Comm System. Extruded aluminum construction
Illumination:	Internal Fluorescent Lamp
Actual Size:	67 5/8" H x 83 3/4" W overall
Square Footage:	39.77

Color Specifications:	
 Pantone #465C Gold	 Cyro Red #2283



City of O'Fallon P&Z Signage Calculations



West Elevation at Drive-Thru

Total West Elevation at Drive-Thru is
1,145.90 sf
Tim Hortons Sign is 27.51 sf



South Elevation facing Regency Park

Total South Elevations facing Regency Park is
1,194.14 sf
Tim Hortons Sign is 32.58 sf
Reliance Bank Sign is 30.30 sf

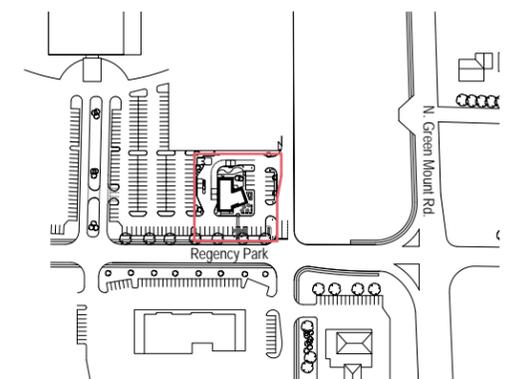


East Elevation facing Outer Road

Total East Elevation facing the Outer Road is
1,225.28 sf
Tim Hortons Sign is 32.58 sf
Reliance Bank Sign is 21.44 sf
Tim Hortons Sign is 32.58 sf

Building

3,370 GFA



A12

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