



AGENDA  
COMMUNITY DEVELOPMENT COMMITTEE  
Monday, January 25, 2016

**6:00 PM**

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

I) Roll Call

II) Approval of Minutes – December 14, 2015

III) Items Requiring Council Action – Monday, February 1, 2016

A. Skyline Community Church – Planned Use (1<sup>st</sup> Reading)

IV) Other Business:

A. Discussion – Special Event Permit Changes

**NEXT MEETING: February 8, 2016 – 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  
5:30 PM Monday, December 14, 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, Matt Smallher Kevin Hagarty and Ned Drolet. *Staff:* Walter Denton, Ted Shekell, Jim Cavins, Keith Townsend and Justin Randall. *Visitors:* Vern Malare, Charlie Pitts, Darwin Miles, Terry Johnson, Eric Sigurdson, and Bob Dunn.
- II) Approval of Minutes from Previous Meeting – All ayes. Motion carried.**
- III) Items Requiring Council Action**
- A. Bethel Farms – Phase 1 – Final Plat – Justin Randall provided an overview of the request to have the first phase of Bethel Farms final plat approved. Randall indicated that the final plat consisted of 44 single family lots on 46.5 acres. The proposed first phase is a part of a larger 101.17 acre development with a proposed 101 single-family lots. Shekell indicated the details of the final off-site improvement for sanitary sewer were still being discussed to determine whether the utilities should be upsized to accommodate future growth in the area. The committee discussed the final plat and recommended the final plat for approval with a vote of 6-ayes to 0-nays
  - B. Tim Horton's & Reliance Bank – Planned Use (1<sup>st</sup> Reading) – Justin Randall provided an overview of the request for a planned use for Tim Horton's and Reliance Bank at 450 Regency Park. Randall presented information on the access parking and drive-thru for the site. The committee discussed the potential need of the second drive-thru for the development and the parking off-site at the conference center. Eric Sigurdson of Show Me Hospitality informed the committee that the St. Louis market is seeing a more equal split of sit down and drive-thru, so they are initially going to invest in a large seating area. Mr. Sigurdson did indicate the second drive-thru would be wired and could be put in if necessary within 30-45 days. The committee discussed the planned use and recommended the planned use, subject to the conditions stated in the staff report for approval with a vote of 6-ayes to 0-nays
  - C. Kurtz Zoning Amendment & Minor Subdivision (2<sup>nd</sup> Reading) – Justin Randall indicated to the committee there was no change for second reading of the rezoning ordinance.
  - D. Stone Bridge Estates – Amended Planned Use (2<sup>nd</sup> Reading) – Justin Randall indicated to the committee there was no change for second reading of the amended planned use ordinance.
  - E. Academy Sports – Amended Planned Use (1<sup>st</sup> Reading) – Justin Randall indicated to the committee there was no change for second reading of the amended planned use ordinance.

**IV) Other Business - None**

MEETING ADJOURNED: 6:45 PM

NEXT MEETING: December 28, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

**DRAFT MINUTES**  
**O’FALLON PLANNING COMMISSION**  
**January 12, 2016**

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

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

**MINUTES:** Motion was made by Rohr and seconded by Pickett to approve the minutes of December 8, 2015. All Ayes. Motion carried.

Sewell 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. Sewell gave an overview of the process that would be followed for the evening.

**UNFINISHED BUSINESS:** None.

**PUBLIC HEARINGS:**

**(P2015-18) - Zoning Amendment Subject to the Planned Development Ordinance from “SR-1B” Single Family Residence Dwelling District to “SR-1B(P)” Planned Single Family Residence Dwelling District for construction of Skyline Community Church, located at 870 Milburn School Road. The applicant is Dennis Wagner, Skyline Community Church.**

Public hearing was opened at 6:03 p.m. Randall showed maps of the subject and surrounding properties, their zoning, and the Future Land Use Map. Randall presented an overview of the proposed development and detailed:

- Site plan
  - One ingress/egress onto Milburn School Rd proposed is sufficient; long-term potential access points on both east and west sides of property with future developments
  - Building occupancy load calculation of parking matches parking spaces proposed
  - Plan presented does not account for parking lot lighting. Will be required to meet lighting requirements if they are to conduct evening activities.
  - Two detention basins
- Building elevations
- Proposed development plan conforms to:
  - Comprehensive Plan
  - Zoning Code
  - Commercial Design Handbook

Randall and Shekell responded to Sewell's inquiry that parking is not based on attendance records but rather on full occupancy load of the building.

Arell-Martinez asked if a police officer is required at the end of church services to aid in vehicles exiting onto Milburn School. Randall said this is not a condition at this time and the entrance is approximately 1/10<sup>th</sup> of a mile from the Old Collinsville Road intersection. Shekell and Randall explained that a roundabout is proposed at Old Collinsville Road and Milburn School Rd (possibly in FY17/18) and there is presently a turn lane on Milburn School Rd. Traffic management will be up to the church as the City does not intend on providing police coordination. Other churches have successfully implemented onsite traffic management plans.

Cavins, Pickett, and Sewell asked about parking lot lighting and if "darkness" is determined seasonally or by specific hours as to when activities are occurring to determine when parking lot lighting is required. Shekell and Randall explained the City's requirement to have an average 1 ft candlelight security lighting if the lot is to be used by anyone when it is dark.

Public comments opened at 6:16 p.m.

Lance Johnson, Skyline Church, was sworn in. Johnson stated services are currently held at O'Fallon Township High School South Smiley Campus at 10:15 a.m. on Sundays. There may possibly be additional service times at the new location. They propose to have some evening activities and a plan for lighting in islands will be designed by an electrical engineer in compliance with the City Codes. Shekell explained that a photometric plan is required to be submitted with construction drawings which will determine placement and brightness of the lighting.

Arell-Martinez asked about a church member being present to assist with traffic. Johnson replied they already have parking lot greeters to help with their present 250 members. They usually experience higher attendance at Easter and there have been no issues at the current location. A right and left turn lane at the new site is proposed.

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

### **Staff Recommendation:**

Randall read over the Staff Recommendation as follows:

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

1. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.
2. There shall not be any additional direct Milburn School Road access points, without approval by the City Council.

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

**ROLL CALL:** Arell-Martinez, aye; Cavins, aye; Pickett, aye; Rogers, Aye; Rohr, aye; Sewell, aye. All Ayes. Motion to approve with conditions as written passed.

The project moves to Community Development on January 25, 2016, at 6 p.m. The public hearing was closed at 6:22 p.m.

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

**REPORTS AND COMMUNICATION:**

Randall announced there is a public hearing scheduled for February 9<sup>th</sup>.

**Election of Officers:**

Rohr nominated Baskett as Vice-Chairman. Arell-Martinez seconded. All Ayes. Motion to elect Baskett as Vice-Chairman passed.

Arell-Martinez nominated Rohr as Secretary. Pickett seconded. All Ayes. Motion to elect Rohr as Secretary passed.

**ADJOURNMENT:**

Motion was made by Baskett and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:26 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, Community Development Director  
**DATE:** January 25, 2016  
**SUBJECT:** P2015-18: Skyline Community Church, Planned Use (1<sup>st</sup> Reading)

---

### Plan Commission Recommendation

The Planning Commission held a public hearing on the above referenced application at their January 12, 2016 meeting. The Commission voted 6-ayes and 0-nays to approve the requested Planned Use application for Skyline Community Church, subject to the conditions recommended by staff.

### Project Background

The applicant, Dennis Wagner of Skyline Community Church has filed an application requesting a planned use for a parcel of land at 870 Milburn School Road, zoned SR-1B, Single Family Residential Dwelling District for the construction of a 17,386 square foot church.

The proposed church has a large auditorium with seating for approximately 400 people and 9 classrooms. A planned use rezoning is required for all public assembly, including, but not limited to, schools, auditoriums, and churches or other places of formal worship.

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 landscaping plan shall be submitted in accordance with the standards of Section 158.144.
2. There shall not be any additional direct Milburn School Road access points, without approval by the City Council.

### Attachment:

Draft Ordinance  
Report to Plan Commission

CITY OF O'FALLON  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING DISTRICTS  
OF THE CITY OF O'FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS "SKYLINE  
COMMUNITY CHURCH") LOCATED AT  
870 MILBURN SCHOOL ROAD, PARCEL  
NUMBER 03-14.0-300-006**

**WHEREAS**, the applicant, Dennis Wagner of Skyline Community Church, has filed an application requesting approval of a planned use rezoning to authorize the construction of a 17,386 square foot church at 870 Milburn School Road 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 January 12, 2016, in accordance with state statute, and recommended to approve the petitioner's request to obtain a SR-1B(P) Planned Single Family Residential Dwelling 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 January 25, 2016 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 "Skyline Community Church", be henceforth classified as zoning district SR-1B(P) Planned Single Family Residential Dwelling District with the following conditions:

1. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.
2. There shall not be any additional direct Milburn School Road access points, without approval by the City Council.

**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:

Approved by the Mayor this \_\_\_\_\_ day

(seal)

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: January 12, 2016  
PROJECT: P2015-18: Skyline Community Church – Planned Use

---

Location: 870 Milburn School Road  
Ward: 5  
Applicant: Dennis Wagner of Skyline Community Church  
Owner: Skyline Community Church  
Submitted: December 7, 2015

### Introduction

The applicant, Dennis Wagner of Skyline Community Church has filed an application requesting a planned use for a parcel of land at 870 Milburn School Road, zoned SR-1B, Single Family Residential Dwelling District for the construction of a 17,386 square foot church.

### Existing Conditions

#### Subject Property

The subject property for the proposed Skyline Church is an approximate 9.21 acre parcel. The property is located on the north side of Milburn School Road, one-tenth of a mile east of Old Collinsville Road.

The property is currently vacant and is slightly sloping from the rear of the property to the front. Milburn School Road will provide access to the church. In the future, a street along the western property line could be constructed to provide access to a residential subdivision to the north of the subject property. This access would provide a second point of access to the church site.

#### Surrounding Properties

The property surrounding the proposed Skyline Community Church is primarily residential in nature. The following is detailed information on the surrounding zoning and land uses.

#### Surrounding Zoning:

North: SR-1B  
East: A, St. Clair County  
South: SR-3  
West: B-1(P)

#### Surrounding Land Use:

North: Agricultural land  
East: Agricultural land  
South: Single family residential development of Savannah Hills  
West: Agricultural land

#### Community Development Department

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

## Applicable Ordinances, Documents and Reports

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

Code of Ordinances: The proposed Skyline Community Church 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 SR-1B, Single Family Residential Dwelling 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

Skyline Community Church is a 17,386 square foot, one-story building. The proposed church has a large auditorium with seating for approximately 400 people and 9 classrooms. A planned use rezoning is required for all public assembly, including, but not limited to, schools, auditoriums, and churches or other places of formal worship.

### Traffic Circulation/Parking

Existing Infrastructure: Milburn School Road will provide access to the site. Milburn School Road has recently been upgraded to a two-lane city street with a middle turn lane in this location.

Ingress and Egress: Access to the site will initially be constructed with one ingress and egress onto Milburn School Road. The site will have a three-lane access point, with an entrance, left turn lane and right turn lane with a 6-foot wide median. Long term there is a potential for additional access points to the church. The western edge of the site has an access easement which will provide access to a residential subdivision to the north of the site. The site has been designed in a way to tie into the street when the residential subdivision is constructed. Additionally, the long range transportation plan for the area has identified a north/south street on the eastern edge of the property, which could provide a third access point for the church. Overall, staff believes the current design with one access point to Milburn School Road is sufficient to ensure safe traffic flow on Milburn School Road.

On-site circulation: Overall, staff believes there is sufficient traffic circulation within the parking lot to maintain an efficient flow of traffic onto and throughout the site.

Parking: The Code of Ordinances requires auditoriums, churches, theaters, stadiums and other places of assembly to provide 1 parking space per 2.5 seats (a seat equals 30" of pew length) or 1 per 3-person capacity based on ICC occupant load, whatever combination is greatest. Skyline Community Church has an ICC occupant load calculated at 600 people, therefore the site must provide 200 parking spaces (600 persons / 3 people per parking space), which is provided on the site plan. The parking lot and the parking lot islands will be curbed.

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. If the church site provides lighting, the lighting will have to meet all lighting requirements. The light poles would be required to be located in landscape islands and a photometric plan would need to be submitted to indicate the site has adequate levels of lighting across the parking area and not spilling over onto adjoining properties. 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, if lighting is added to the site.

## Utilities and Drainage

### Public Utilities

There is a 12" water main along the south side of Milburn School Road. The proposed water service for the building will come off the existing water main.

Sewer service will be provided by Caseyville Township Sewer District.

### Drainage

Storm water will be accommodated by utilizing two proposed detention basins, one in the southwest corner and one in the southeast corner. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

## Building and Site Improvements

The proposed Skyline Community Church 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 CMU and glass. The mechanical units will need to be screened and the dumpster will need to be enclosed with material consistent with the building design.

### Sidewalk

The plan proposes to construct a 4' sidewalk along Milburn School Road. In the future there could be a public street along the west property line, it will be the responsibility of the future developer to construct the sidewalk along that street.

## Landscaping and Buffer Requirements

### Parking Lot Landscaping

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

### Buffers

The property is surrounded by AG (in St. Clair County) and SR-1B zoning, therefore there are no requirements for a structural buffer.

### Signage

The plan does provide a location for a monument sign within the 6-foot median at the entrance to Milburn School Road, but there has not been a design provided and the signage will have to meet the sign requirements of Article 8 of Chapter 158: Zoning of the Code of Ordinances. All freestanding and wall signage will need to be submitted and reviewed to ensure compliance with the City's requirements.

## Review and Approval Criteria

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

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

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.

*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 SR-1B Community Business District.*

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.
2. There shall not be any additional direct Milburn School Road access points, without approval by the City Council.

### **Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevations



## Planned Use / Re-Zoning Application

NAME OF PROJECT: Skyline Church  
ADDRESS/GENERAL LOCATION: 876 Milburn School Rd O'Fallon, IL (Caseyville,  
SUBDIVISION NAME & LOT NUMBER(S): Skyline Subdr. Lot 1 1L62232)  
PARCEL NUMBER(S): 03-14.0-300-006

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

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

CITY OF O'FALLON  
DEC - 7 2015  
DATE PAID

### SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: SR-1B PROPOSED NUMBER OF BUILDINGS: 1  
PROPOSED ZONING: SR-1B(P) PROPOSED GROSS FLOOR AREA: 17,386  
PROPOSED # OF LOTS: 1 AREA IN ACRES: 9.21  
PROPOSED # OF DWELLING UNITS: 1 PRESENT USE: Agricultural

### APPLICANT INFORMATION: + owner

NAME: Dennis Wagner  
COMPANY: Skyline Church, Church Elder  
ADDRESS: PO Box 766  
O'Fallon IL 62209  
PHONE: 618 420 8599 (Church #)  
FAX: \_\_\_\_\_  
EMAIL: dennis@skylinechurch.org

### DESIGN PROFESSIONAL INFORMATION:

NAME: Marc Burchett  
COMPANY: Dream Runners Ltd  
ADDRESS: 43 Canrose Green  
Maryville, IL 62062  
PHONE: 618-550-9417  
FAX: 618-288-3782  
EMAIL: marc190@att.com

Dennis Wagner  
SIGNATURE OF APPLICANT

Marc Burchett  
SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED DEC - 7 2015 STAFF USE ONLY

DATE RECEIVED: \_\_\_\_\_  
APPLICATION RECEIVED BY: A Randall Vicens  
APPLICATION FEE: \$1500.00

PROJECT ID #: P2015-18  
STAFF ASSIGNED: A Randall  
PLAN REVIEW FEE DEPOSIT REC'D: 900.00

**Skyline Church Narrative**

Skyline Community Church was launched in September of 2003. Since that time, we have met at the Smiley Campus of the O'Fallon Township High School. It has been an honor to partner with the school in supporting them financially as they have provided a space for our church to hold worship services.

Since our launch, Skyline has been active in our community. We have partnered with many public organizations to provide help and support to those in need around our community. We have also been intent about making a difference through various ministry initiatives birthed out of our church.

We want to make a difference in our community. We want to be a place where people can find hope and experience love. We want to be a place where people can be challenged to live a life full of compassion and character.

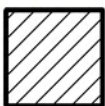
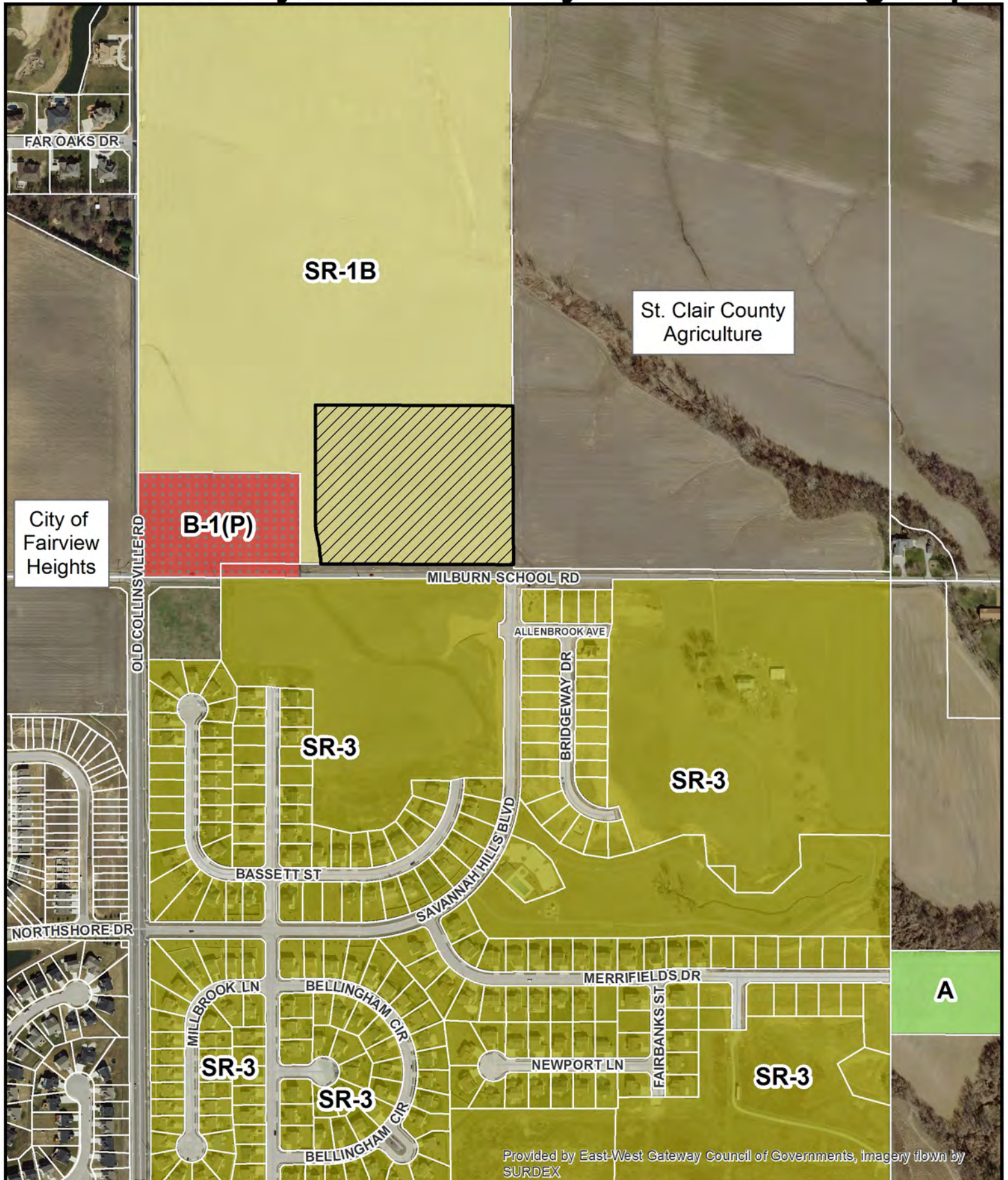
With that desire comes a challenge to continually expand our ministry scope. It is our desire to break ground on a new worship facility that we can call our own in order that we may expand our ability to serve our community. Not only will our new worship facility give us the chance to conduct weekend worship services, it will also give us a space in which we can continually expand and grow the level of excellence in our ministry.

Live Radically,

Lance Johnson  
Lead Pastor  
Skyline Church



# P2015-18: Skyline Community Church - Zoning Map



Subject  
Property

0 130 260 520 780 1,040 Feet



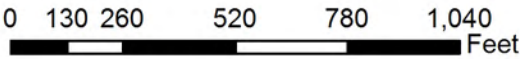
*O'Fallon*  
ILLINOIS



# P2015-18: Skyline Community Church - Land Use Map

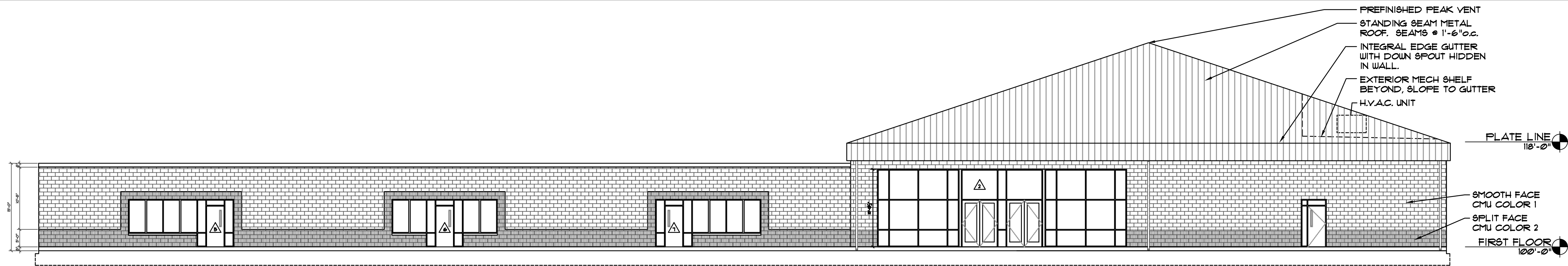


Subject  
Property

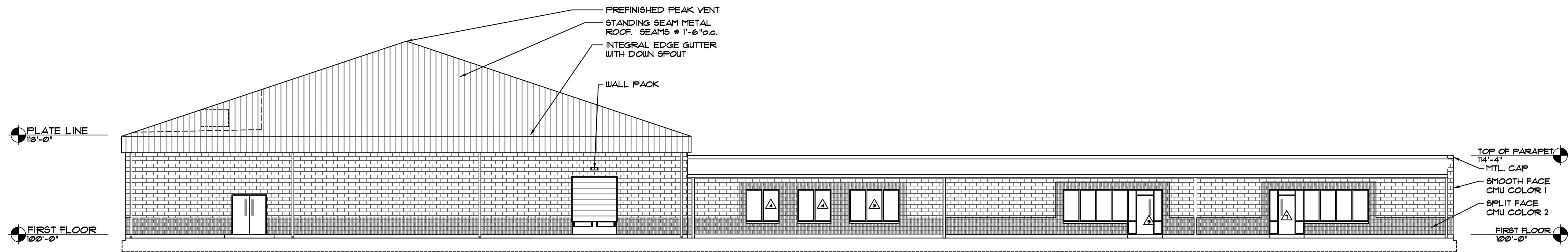




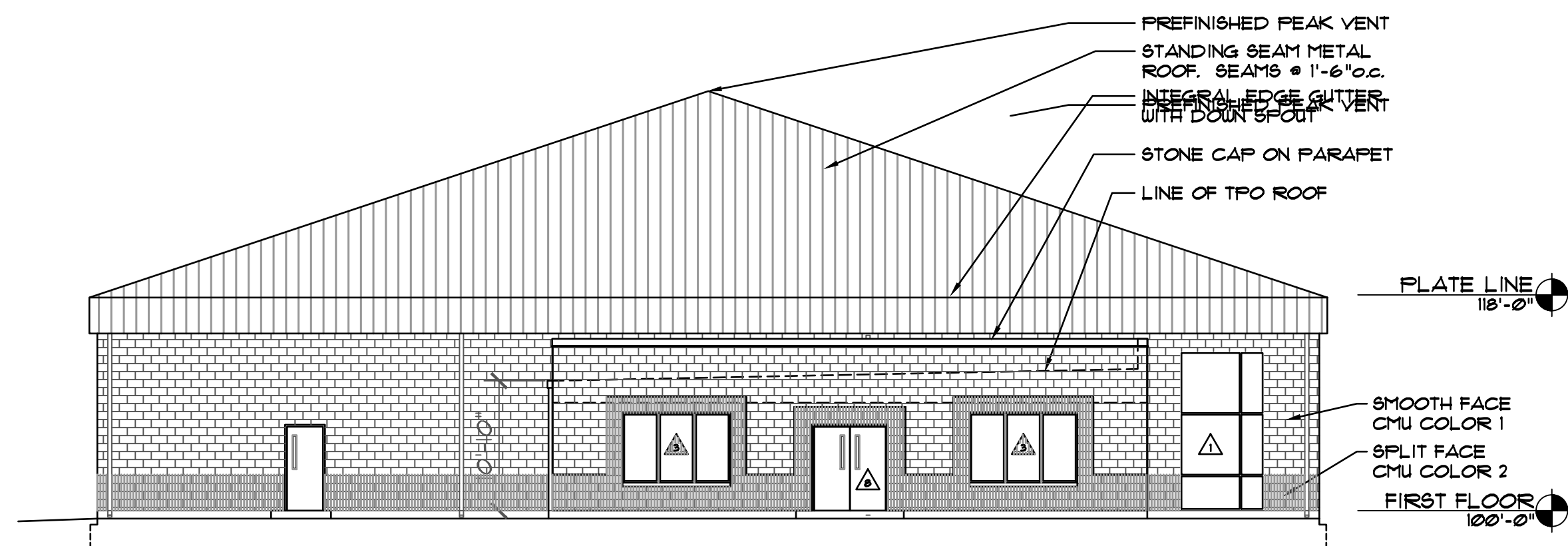




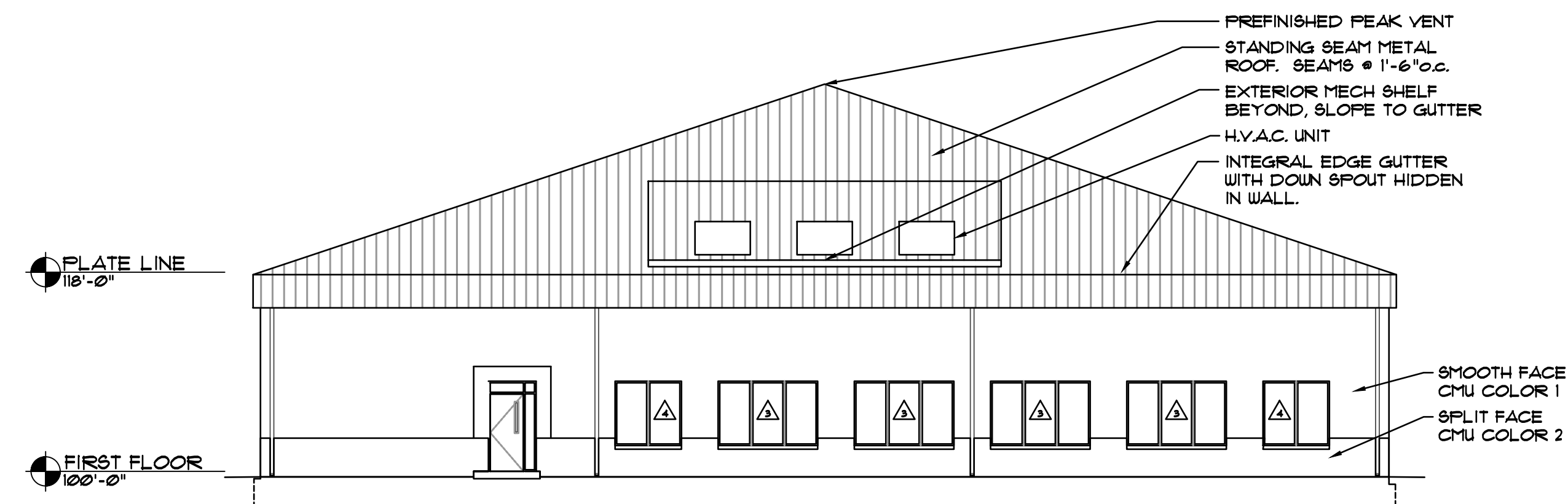
1 FRONT ELEVATION  
SCALE 3/32"=1'-0"



2 NORTH ELEVATION  
SCALE 3/32"=1'-0"



3 WEST ELEVATION  
SCALE 3/32"=1'-0"

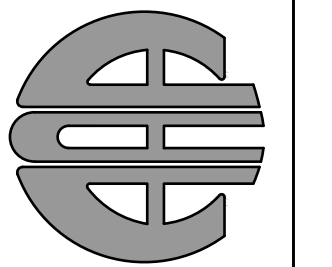


4 EAST ELEVATION  
SCALE 3/32"=1'-0"

NOT FOR  
CONSTRUCTION

MATT ADAMS, ARCHITECT  
COPYRIGHT © 2015  
OWNERSHIP AND USE OF DOCUMENTS  
THIS DRAWING, PLAN, DESIGN, SPECIFICATIONS, AND/OR ARRANGEMENTS INDICATED, REPRESENTED OR REFERRED TO BY THIS DRAWING ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ADAMS ARCH. ASSOC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE PROPER CONSENT FROM MATT ADAMS, ARCH.

ADAMS ARCHITECTURAL ASSOCIATES  
MATT C. ADAMS - ARCHITECT AIA / NCARB  
P.O. BOX 230  
CHESTERFIELD, MO 63306-0230  
(636) 527-1207 -FX  
ARCHITECTURAL SERVICES  
HOTELS  
COMMERCIAL  
RESIDENTIAL  
INTERIORS



NEW CHURCH BUILDING FOR  
SKYLINE  
COMMUNITY CHURCH  
870 MILBURN SCHOOL ROAD  
O'FALLON, ILLINOIS

JOB NO: 20151008

ISSUE DATES:

RESTRICTED USE	DATE:
ROUND 1	08-10-2015
ROUND 2	08-31-2015
ROUND 3	09-04-2015

REVISIONS:

NO.	DATE:
08-31-2015	
09-04-2015	
09-21-2015	
10-05-2015	
10-12-2015	
10-29-2015	

PAGE TITLE

ELEVATIONS

SHEET

A3.1