



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, March 28, 2016

6:00 PM

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

I) Roll Call

II) Approval of Minutes – February 22, 2016

III) Items Requiring Council Action – Monday, March 7, 2016

- A. Reserves of Timber Ridge Phase 2A – Final Plat (1st Reading)
- B. Illini Trails 3rd Addition – Plat 1 – Final Plat (1st Reading)
- C. Lake at St. Ellen's Plaza – Final Plat (1st Reading)
- D. SEPA – Keller Farms (Motion)

IV) Other Business - None

NEXT MEETING: April 11, 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
6:00 PM Monday, February 22, 2016

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, Jerry Mouser and David Cozad. *Other Elected Officials Present:* Herb Roach, Robert Kueker, Mike Bennett, Richie Meile, and Matt Smallhear. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Jim Cavins, Grant Litteken, Sandy Evans, Jeff Taylor, Dan Gentry, Jeff Stehman and Justin Randall. *Visitors:* Vern Malare, Charlie Pitts, Ron Zelms, and Herb Brabenec.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. SEPA – IALOH Annual Convention (Motion) – Justin Randall brief explanation on special event for the International Association Legion of Honor – Shriners Annual Conference and indicated they were requesting a tent at the east end of the Hilton Garden Inn. A question was raised whether this would cause an issue with the recent approval for a temporary bank office in the adjoining parking lot. Ted Shekell indicated the conference center and the hotel are managed by the same company, so they have granted both events. The committee discussed the special event permit and recommended approval of the special event with a vote of 6-0, with the recommended staff conditions.
 - B. SEPA – St. Nicholas Church – NickFest (Motion) – Justin Randall provided a brief overview of the special event permit for the second annual NickFest to be held at St. Nicholas Church on May 20th and 21st. The committee discussed the special event permit and last year's event. The committee recommended approval of the special event with a vote of 6-0, with the recommended staff conditions.
 - C. SEPA – Walmart Garden Center (Motion) – Justin Randall provided a brief overview of the special event permit for the Walmart Garden Center. Randall indicated the areas were the same as the last year's event. The committee discussed the special event permit and recommended approval of the special event with a vote of 6-0, with the recommended staff conditions.
 - D. CR Holland – Planned Use (1st Reading) – Justin Randall provided an overview of the request for a planned use for CR Holland at 718 West Highway 50. Randall presented information on the access, parking and utilities for the site. The committee discussed the potential issue if the rest of the Highway 50 corridor redevelopment and there are not sidewalks required with this planned use. Shekell indicated a condition could be draft to require a letter of credit to ensure if the other properties redevelop, the site would have money to construct the sidewalk. The committee discussed the planned use and recommended the planned use, subject to the conditions stated in the staff report and added Condition #6 pertaining to sidewalk along Highway 50 for approval with a vote of 6-ayes to 0-nays
- IV) **Other Business**
 - A. FY2017 Community Development Budget Proposal – Ted Shekell gave a brief overview of the Community Development Department budget. Shekell highlight a the increased part-time employee line item and discussed additional budget request for the demolishing of a house the city is working on acquiring.

MEETING ADJOURNED: 6:35 PM

NEXT MEETING: March 14, 2016 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: March 28, 2016
SUBJECT: Reserves at Timber Ridge, Phase 2A Final Plat (1st Reading)

Background

The applicant, Reserves of Timber Ridge, LLC, is proposing Final Plat, Phase 2A, consisting of 26 single-family homes on 18.19 acres. This is Phase 2A of a larger, 102.65 acre development located approximately 0.4-mile north of the Simmons Road and Kyle Road intersection. The applicant is proposing to ultimately develop 157 single-family lots with lots ranging from 11,250 square feet to 334,000 square feet (7.66 acres) in size. A total of 6.56 acres of open space, designated within four outlots, consisting of area near the entrance and detention and riparian areas, will be provided at build-out.

The subdivision will contain a collector street which will ultimately connect Simmons Road to the east and Pausch Road to the west. The collector street which is the access to Simmons has 60-foot right-of-way with 37 feet of pavement back of curb to back of curb. All other streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

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.

Legal Impact

None

Recommendation

Community Development and Public Work staff recommend the Phase 2A Final Plat for approval, subject to final review of the improvements plans.

Attachments

Aerial
Preliminary Plat
Phase 2A Final Plat

Community Development Department
255 South Lincoln Avenue O'Fallon, IL 62269

P: 618.624.4500 x 4

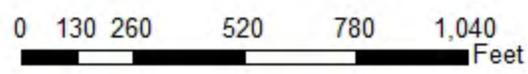
S16-01: Reserves of Timber Ridge - Phase 2A Final Plat

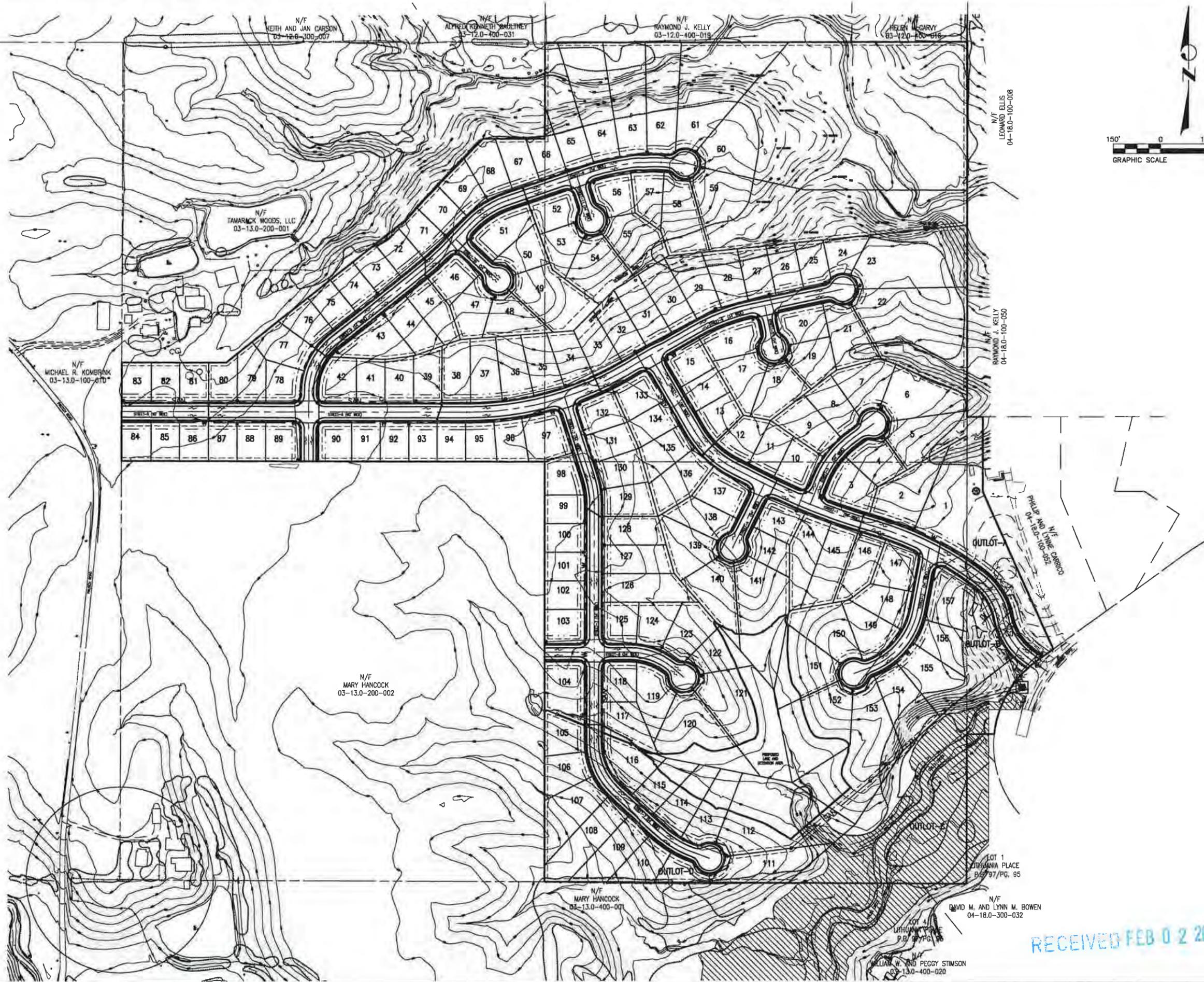


Provided by East West Gateway Council of Governments, Imagery from Google Earth



Subject Property





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



- CORPORATE OFFICE**
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688
- WATERLOO OFFICE**
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3938
- EDWARDSVILLE OFFICE**
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (618) 656-4040
FAX (618) 656-4343
- ST. LOUIS OFFICE**
720 OLIVE ST., SUITE 200A
ST. LOUIS, MISSOURI 63101
TEL (314) 241-6300
FAX (314) 241-2391
- ST. CHARLES OFFICE**
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000028
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Signature: _____
 Expiration Date: _____

STATEMENT OF RESPONSIBILITY
 I hereby confirm that the document herein to be authorized by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

PRELIMINARY PLAT OVERALL LAYOUT

PROJECT:
THE RESERVES OF TIMBER RIDGE
CITY OF OF FALLON
ST. CLAIR COUNTY
ILLINOIS

REV	DATE	DESCRIPTION

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	2
CHECKED BY: MJM	OF 10 SHEETS
APPROVED BY: MJM	PRELIMINARY PLAT
PROJECT NUMBER: D01140588	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING

RECEIVED FEB 02 2015

P:\140588\4. CAD - DWG\4.5. Sub\140588-BASE-PREL.dwg

FINAL PLAT

THE RESERVES OF TIMBER RIDGE - PHASE 2A

BEING PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 8 WEST
AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST
OF THE THIRD PRINCIPAL MERIDIAN,
COUNTY OF ST. CLAIR, STATE OF ILLINOIS

I, EDGAR M. BARNAL, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY. ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED. ALL DIMENSIONS AND OTHER ESSENTIAL INFORMATION REQUIRED BY THE RESOLUTION REGULATING THE PLATTING OF LAND INTO SUBDIVISIONS ADOPTED BY THE CITY OF O'FALLON, HAVE BEEN COMPLIED WITH, I ALSO HEREBY CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN "ZONE X, A, & AE" AS DELINEATED BY THE OFFICIAL FLOOD PLAIN MAPS 17163C0206D AND 17163C0206D EFFECTIVE DATE NOVEMBER 5, 2003. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING.

EDGAR M. BARNAL, I.P.L.S. #2750

I, DENNY BLUMBERG, MEMBER, RESERVES OF TIMBER RIDGE, LLC DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE AND VOLUNTARY ACT, I DEDICATE THE EASEMENTS AND ROADWAYS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF STREETS, PRIVATE AND PUBLIC UTILITY SERVICES, DRAINAGE AND SIDEWALKS. I ALSO DEDICATE WITH THIS PLAT ALL OF THE LAKE AND DAM MAINTENANCE AND ACCESS AND DRAINAGE EASEMENT INSIDE PHASE 1 AND INSIDE THE AREA SHOWN AS FUTURE DEVELOPMENT. THE BUILDING LINES SHOWN THEREON ARE THE BUILDING LINES TO BE REFERENCED TO ON ALL FUTURE CONVEYANCES IN THIS SUBDIVISION. THE OUTLOTS AND THE MONUMENT SIGN & SIGN EASEMENT SHOWN HEREIN ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE RESERVES OF TIMBER RIDGE. THE LAKE AND DAM AND ITS MAINTENANCE AND ACCESS EASEMENT SHALL BE PLACED UNDER THE OWNERSHIP OF THOSE HOMEOWNERS WHOSE LOTS DIRECTLY ADJOIN THE LAKE AND DAM.

DATED THIS _____ DAY OF _____, 2016

MEMBER, RESERVES OF TIMBER RIDGE, LLC

STATE OF ILLINOIS)
) SS
ST. CLAIR COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DENNY BLUMBERG, MEMBER, RESERVES OF TIMBER RIDGE, LLC PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

I, GARY GRAHAM, MAYOR OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF THE SAME HELD ON THIS _____ DAY OF _____, 2016.

CITY CLERK _____ CITY MAYOR _____

I, THE UNDERSIGNED, 911 COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

911 COORDINATOR
ST. CLAIR COUNTY, ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS _____ DAY OF _____, 2016.

SIGNATURE _____

STATE OF ILLINOIS)
) SS
ST. CLAIR COUNTY)

I, THE UNDERSIGNED, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO CERTIFY THAT I HAVE EXAMINED THE PLAT AND I HAVE SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY LAW UPON ALL OF THE PROPERTY EMBRACED WITHIN SAID PLAT, AND I DO HEREBY CERTIFY THAT I FIND NO REDEEMABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT AND I DO HEREBY APPROVE THIS PLAT FOR ASSESSMENT PURPOSES.

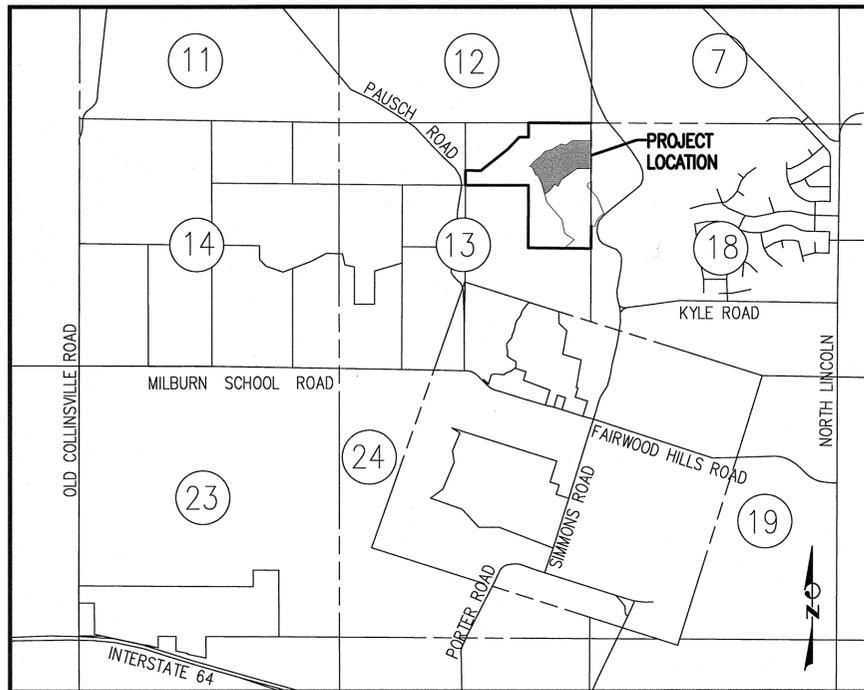
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF _____, 2016.

DEPUTY _____ CLERK OF ST. CLAIR COUNTY _____

THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED IN AN INDENTURE OF TRUST AND RESTRICTIONS FILED IN BOOK _____, PAGES _____, AS DOCUMENT NO. _____, IN THE RECORDER'S OFFICE, ST. CLAIR COUNTY, ILLINOIS.

OWNER/DEVELOPER
RESERVES OF TIMBER RIDGE, LLC.
1306 ARBOR GREEN TRAIL
O'FALLON, ILLINOIS 62269
(618) 624-3250

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



LOCATION MAP
NOT TO SCALE

LOT NUMBER	LOWEST FOUNDATION	OPENING
12	535.00	DAYLIGHT
13	538.00	DAYLIGHT
14	541.00	INGRADE
15	546.00	INGRADE
16	544.00	INGRADE
17	538.00	DAYLIGHT
18	532.00	WALKOUT
19	530.00	WALKOUT
20	535.00	WALKOUT
21	530.00	WALKOUT
22	530.00	WALKOUT
23	537.00	INGRADE
24	530.00	INGRADE
25	530.00	DAYLIGHT
26	535.00	DAYLIGHT
27	530.00	WALKOUT
28	530.00	WALKOUT
29	535.00	WALKOUT
30	535.00	WALKOUT
31	535.00	WALKOUT
32	535.00	WALKOUT
33	535.00	WALKOUT
133	538.00	WALKOUT
134	537.00	WALKOUT
135	536.00	WALKOUT
136	533.00	WALKOUT

LEGEND

- 54' ROW LINE, (UNLESS OTHERWISE NOTED)
- - - - 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE AND ADJACENT TO STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- LAKE AND DAM MAINTENANCE, ACCESS, AND DRAINAGE EASEMENT
- XXXX STREET ADDRESS
- △ FOUND STONE
- SET IRON PIN
- SET CONCRETE MONUMENT

SCHOOL DISTRICT: O'FALLON DISTRICT 90
O'FALLON DISTRICT 203

ZONING DISTRICT CLASSIFICATION: CITY OF O'FALLON SR-1B

GROSS AREA OF SUBDIVISION: 18.19 ACRES
AREA IN OUTLOTS: 1.69 ACRES
AREA IN STREET: 1.97 ACRES
NET AREA OF SUBDIVISION: 14.53 ACRES

NOTES:

ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE.

IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s.

MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE-AND-A-HALF (1.5) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.

ALL BUILDINGS SHALL BE REQUIRED TO BE SUPPORTED BY UNDISTURBED SOIL MEETING COMPACTION REQUIREMENTS AS SET FORTH IN THE CITY OF O'FALLON'S BUILDING CODE. SHOULD THIS REQUIREMENT BE DIFFICULT TO MEET, THE BUILDING OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE SUITABILITY OF THE SOIL FOR BUILDING PURPOSES.

ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS LOCATED OUTSIDE OF R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE LOT OWNER.

NO UTILITY BOXES SHALL BE INSTALLED IN OVERLAND FLOW PATHS.

I DO HEREBY CERTIFY THAT THE FOLLOWING AGENCIES WERE PROPERLY NOTIFIED AND APPROVED THIS PROJECT.
IHPA-ARCHAEOLOGICAL
IDNR-DWR-STREAM HYDRAULICS
SCS-LAND USE
USACE-CLEAN WATER ACT STREAM HYDRAULICS
IEPA-STORM WATER PERMIT
USDA-PRIME FARM LAND

MARSHA J. MALLER
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS NO. 51334

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A STONE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST QUARTER, 370.91 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST QUARTER, 588.34 FEET TO THE NORTHEAST CORNER OF LOT 6 OF THE RESERVES OF TIMBER RIDGE PHASE 1, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02478298; THENCE ON THE NORTHERLY, NORTHEASTERLY AND NORTHWESTERLY LINES OF SAID THE RESERVES OF TIMBER RIDGE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; 1.) NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST, 292.26 FEET; 2.) SOUTH 54 DEGREES 34 MINUTES 28 SECONDS WEST, 403.02 FEET; 3.) SOUTH 26 DEGREES 45 MINUTES 31 SECONDS WEST, 155.36 FEET; 4.) NORTH 63 DEGREES 14 MINUTES 29 SECONDS WEST, 34.35 FEET; 5.) NORTHWESTERLY 49.38 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 58 DEGREES 00 MINUTES 09 SECONDS WEST, 49.31 FEET; 6.) SOUTH 37 DEGREES 14 MINUTES 11 SECONDS WEST, 175.39 FEET; 7.) SOUTH 57 DEGREES 43 MINUTES 20 SECONDS WEST, 121.84 FEET; THENCE NORTH 15 DEGREES 44 MINUTES 35 SECONDS WEST, 222.46 FEET; THENCE NORTH 23 DEGREES 57 MINUTES 54 SECONDS WEST, 208.81 FEET; THENCE SOUTHWESTERLY 37.49 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,030 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 64 DEGREES 47 MINUTES 33 SECONDS WEST, 37.49 FEET; THENCE NORTH 24 DEGREES 09 MINUTES 53 SECONDS WEST, 190.00 FEET; THENCE NORTH 70 DEGREES 54 MINUTES 34 SECONDS WEST, 58.96 FEET; THENCE NORTH 44 DEGREES 33 MINUTES 31 SECONDS EAST, 218.76 FEET; THENCE NORTH 58 DEGREES 12 MINUTES 15 SECONDS EAST, 68.57 FEET; THENCE NORTH 41 DEGREES 47 MINUTES 42 SECONDS EAST, 166.87 FEET; THENCE NORTH 76 DEGREES 17 MINUTES 37 SECONDS EAST, 125.88 FEET; THENCE NORTH 60 DEGREES 53 MINUTES 00 SECONDS EAST, 249.23 FEET; THENCE SOUTH 76 DEGREES 55 MINUTES 39 SECONDS EAST, 94.89 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 18 SECONDS EAST, 175.91 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, 381.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 18.19 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

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



- CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
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113 SOUTH MAIN STREET
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ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Signature: _____
Expiration Date: _____

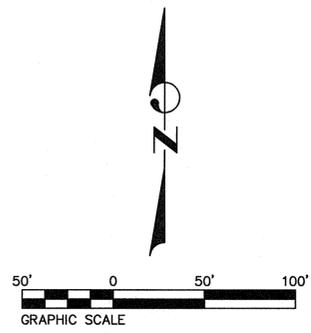
STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

FINAL PLAT
PROJECT: THE RESERVES AT TIMBER RIDGE PHASE 2A
CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
△		
△		
△		

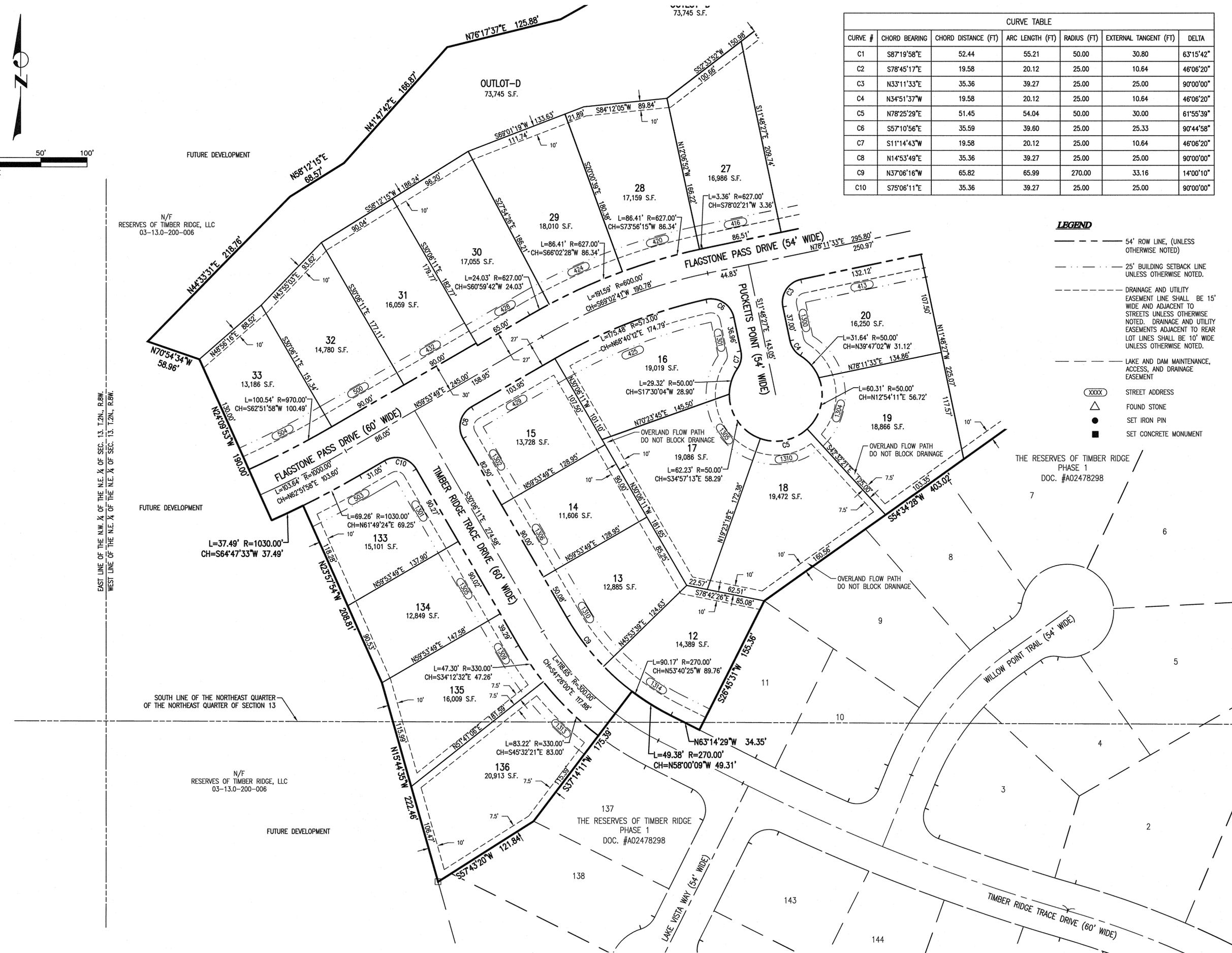
DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	1
CHECKED BY: MJM	OF 3 SHEETS
APPROVED BY: MJM	FINAL PLAT COVER SHEET
PROJECT NUMBER: D01140588	

- ISSUED FOR REVIEW
- ISSUED FOR BIDDING
- ISSUED FOR CONSTR.
- RECORD DRAWING



CURVE TABLE					
CURVE #	CHORD BEARING	CHORD DISTANCE (FT)	ARC LENGTH (FT)	RADIUS (FT)	DELTA
C1	S87°19'58"E	52.44	55.21	50.00	63°15'42"
C2	S78°45'17"E	19.58	20.12	25.00	46°06'20"
C3	N33°11'33"E	35.36	39.27	25.00	90°00'00"
C4	N34°51'37"W	19.58	20.12	25.00	46°06'20"
C5	N78°25'29"E	51.45	54.04	50.00	61°55'39"
C6	S57°10'56"E	35.59	39.60	25.00	90°44'58"
C7	S11°14'43"W	19.58	20.12	25.00	46°06'20"
C8	N14°53'49"E	35.36	39.27	25.00	90°00'00"
C9	N37°06'16"W	65.82	65.99	270.00	14°00'10"
C10	S75°06'11"E	35.36	39.27	25.00	90°00'00"

- LEGEND**
- 54' ROW LINE, (UNLESS OTHERWISE NOTED)
 - 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
 - DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE AND ADJACENT TO STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
 - LAKE AND DAM MAINTENANCE, ACCESS, AND DRAINAGE EASEMENT
 - XXXX STREET ADDRESS
 - △ FOUND STONE
 - SET IRON PIN
 - SET CONCRETE MONUMENT



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



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PROFESSIONAL ENGINEERING CORP.	62-03570
PROFESSIONAL STRUCTURAL ENGR. CORP.	61-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-00029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
Signature: _____
Expiration Date: _____

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

FINAL PLAT

PROJECT:
THE RESERVES AT TIMBER RIDGE
PHASE 2A
CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

REV	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	2
CHECKED BY: MJM	OF 3 SHEETS
APPROVED BY: MJM	FINAL PLAT
PROJECT NUMBER: D01140588	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING

P:\140588\1_CADD - DWG\4.5_Subd\Phase 2\140588-PHASE 2A-FINAL.PLAT.dwg



- CORPORATE OFFICE**
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688
- WATERLOO OFFICE**
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3938
- EDWARDSVILLE OFFICE**
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (618) 656-4040
FAX (618) 656-4343
- ST. LOUIS OFFICE**
720 OLIVE ST., SUITE 200A
ST. LOUIS, MISSOURI 63101
TEL (314) 241-6300
FAX (314) 241-2391
- ST. CHARLES OFFICE**
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Signature: _____
Date: _____
Expiration Date: _____

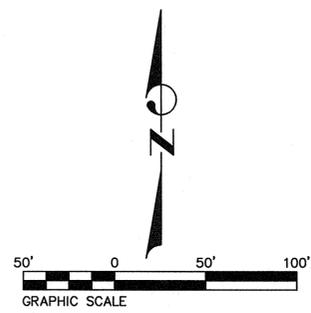
STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

TITLE: **FINAL PLAT**

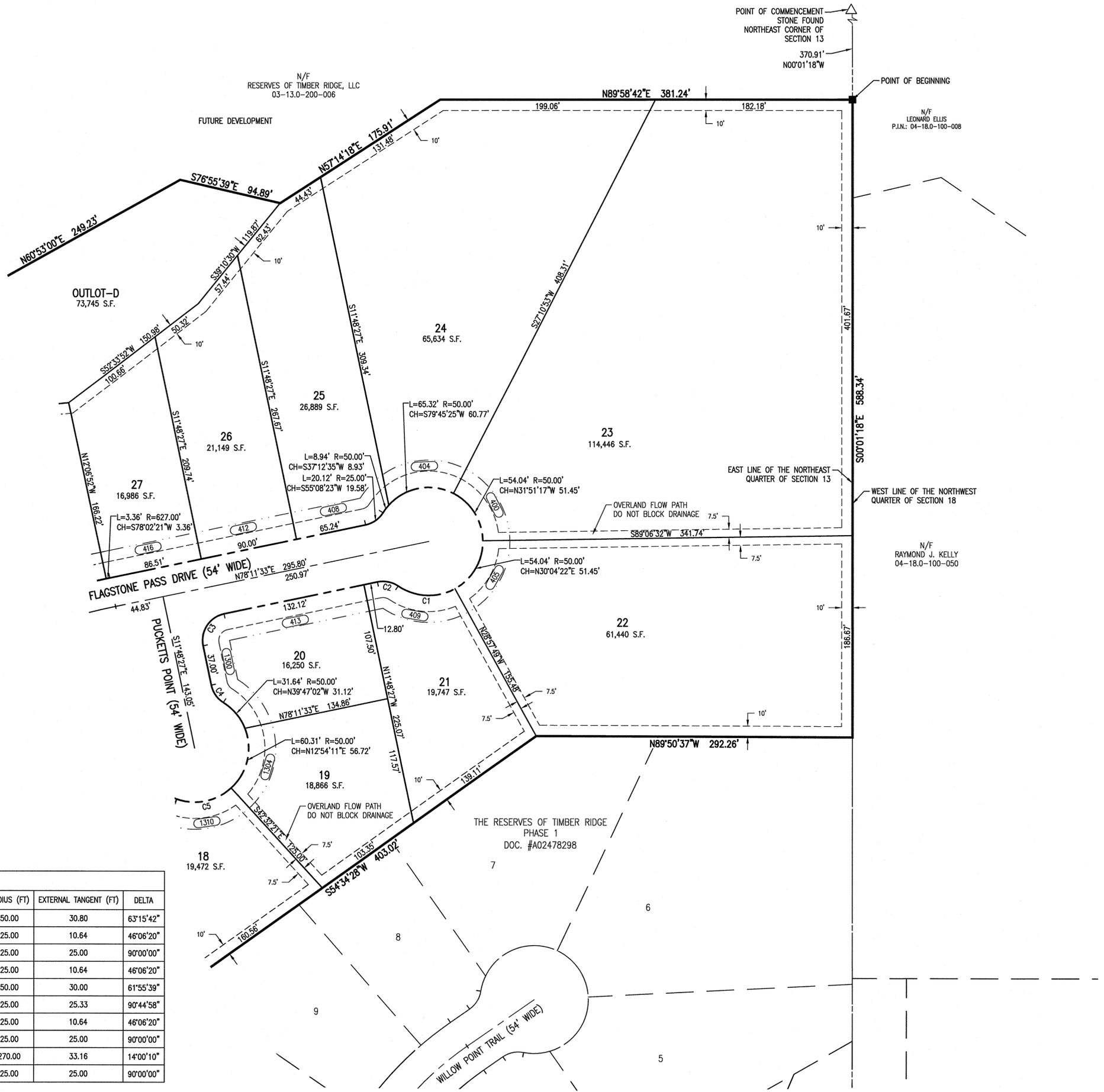
PROJECT: **THE RESERVES AT TIMBER RIDGE PHASE 2A CITY OF OF FALLON ST. CLAIR COUNTY, ILLINOIS**

REV.	DATE	DESCRIPTION

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	3
CHECKED BY: MJM	OF 3 SHEETS
APPROVED BY: MJM	FINAL PLAT
PROJECT NUMBER: D01140588	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING



- LEGEND**
- 54' ROW LINE, (UNLESS OTHERWISE NOTED)
 - - - 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
 - - - DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE AND ADJACENT TO STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
 - - - LAKE AND DAM MAINTENANCE, ACCESS, AND DRAINAGE EASEMENT
 - XXXX STREET ADDRESS
 - △ FOUND STONE
 - SET IRON PIN
 - SET CONCRETE MONUMENT



CURVE TABLE						
CURVE #	CHORD BEARING	CHORD DISTANCE (FT)	ARC LENGTH (FT)	RADIUS (FT)	EXTERNAL TANGENT (FT)	DELTA
C1	S87°19'58"E	52.44	55.21	50.00	30.80	63°15'42"
C2	S78°45'17"E	19.58	20.12	25.00	10.64	46°06'20"
C3	N33°11'33"E	35.36	39.27	25.00	25.00	90°00'00"
C4	N34°51'37"W	19.58	20.12	25.00	10.64	46°06'20"
C5	N78°25'29"E	51.45	54.04	50.00	30.00	61°55'39"
C6	S57°10'56"E	35.59	39.60	25.00	25.33	90°44'58"
C7	S11°14'43"W	19.58	20.12	25.00	10.64	46°06'20"
C8	N14°53'49"E	35.36	39.27	25.00	25.00	90°00'00"
C9	N37°06'16"W	65.82	65.99	270.00	33.16	14°00'10"
C10	S75°06'11"E	35.36	39.27	25.00	25.00	90°00'00"



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: March 28, 2016
SUBJECT: Illini Trails, 3rd Addition, Plat 1 Final Plat (1st Reading)

Background

The applicant, Fulford Homes, is proposing Final Plat – Plat 1 of the 3rd Addition of Illini Trails, consisting of 18 single-family homes on 9.13 acres. This is Plat 1 of a larger, 24.88 acre development located at the southwest corner of the intersection of Lincoln Avenue and Kyle Road. The applicant is proposing to ultimately develop 57 single-family lots with lots ranging from 10,003 square feet to 20,865 square feet in size. A total of 4.00 acres of open space designated within four outlots, consisting of area on the perimeter of the development and detention areas within the development.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Kyle Road, but not Lincoln Avenue to reduce curb cuts on a major north / south street. Lincoln Avenue is classified as a minor arterial street and entrances and exits should be limited according to the Comprehensive Plan. The proposed subdivision provides a connection to the existing Illini Trails subdivision. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

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.

Legal Impact

None

Recommendation

Community Development and Public Work staff recommend the Plat 1 Final Plat for approval, subject to final review of the improvements plans.

Attachments

Aerial
Preliminary Plat
Phat 1 Final Plat

Community Development Department
255 South Lincoln Avenue O'Fallon, IL 62269

P: 618.624.4500 x 4

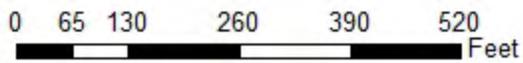
S16-02: Illini Trails 3rd Addition - Plat 1



Provided by East West Gateway Council of Governments, Imagery from by SURDEX



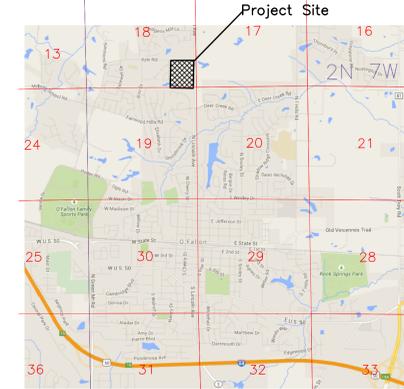
Subject Property



PRELIMINARY PLAT

ILLINI TRAILS 3RD ADDITION

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL DEVELOPMENT

HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 12,290 SF (0.28 AC)
MIN LOT SIZE	= 10,003 SF (0.23 AC)
MAX LOT SIZE	= 18,997 SF (0.44 AC)
GROSS AREA	= 1,093,685 SF (24.88 AC)
PUBLIC ROW AREA	= 209,109 SF (4.8 AC)
NET AREA	= 700,551 SF (16.08 AC)
NUMBER OF LOTS	= 57
DENSITY	= 2.29 LOTS/ACRE
COMMON GROUND AREA	= 4.0 ACRES

NOTES:
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.

ALL UTILITIES SHALL BE UNDERGROUND

EASEMENTS NOT SHOWN FOR CLARITY. EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.

OWNER: PRESBYTERY OF GIDDINGS-LOVEJOY
2236 TOWER GROVE AVENUE
ST. LOUIS, MO 63110
PHONE: 314.772.2395

DEVELOPER: CHRIS MATTEO
FULFORD HOMES
1116 HARTMAN LANE
SHILOH, IL 62221
PHONE: 618.632.5779

ENGINEER: DAVID DILLOW, PE 062-047964
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

LAND SURVEYOR: KELLY HARRIS, PLS 3749
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

EXISTING ZONING: UNINCORPORATED ST. CLAIR COUNTY

PROPOSED ZONING: CITY OF O'FALLON SR-1B
PROPOSED ZONING REQ: 10,000 SF MIN LOT
75' MINIMUM LOT WIDTH
100' MEAN LOT DEPTH

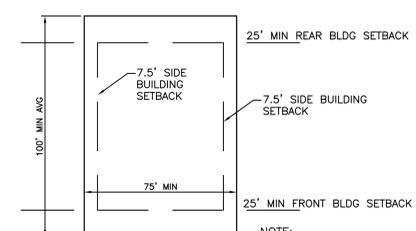
FLOODPLAIN: FIRM MAP NUMBER 17163C0206D, EFFECTIVE DATE NOV 5, 2003. ZONE 'X' (NO SHADING)

SEWAGE DISPOSAL: CITY OF O'FALLON

WATER SUPPLY: CITY OF O'FALLON

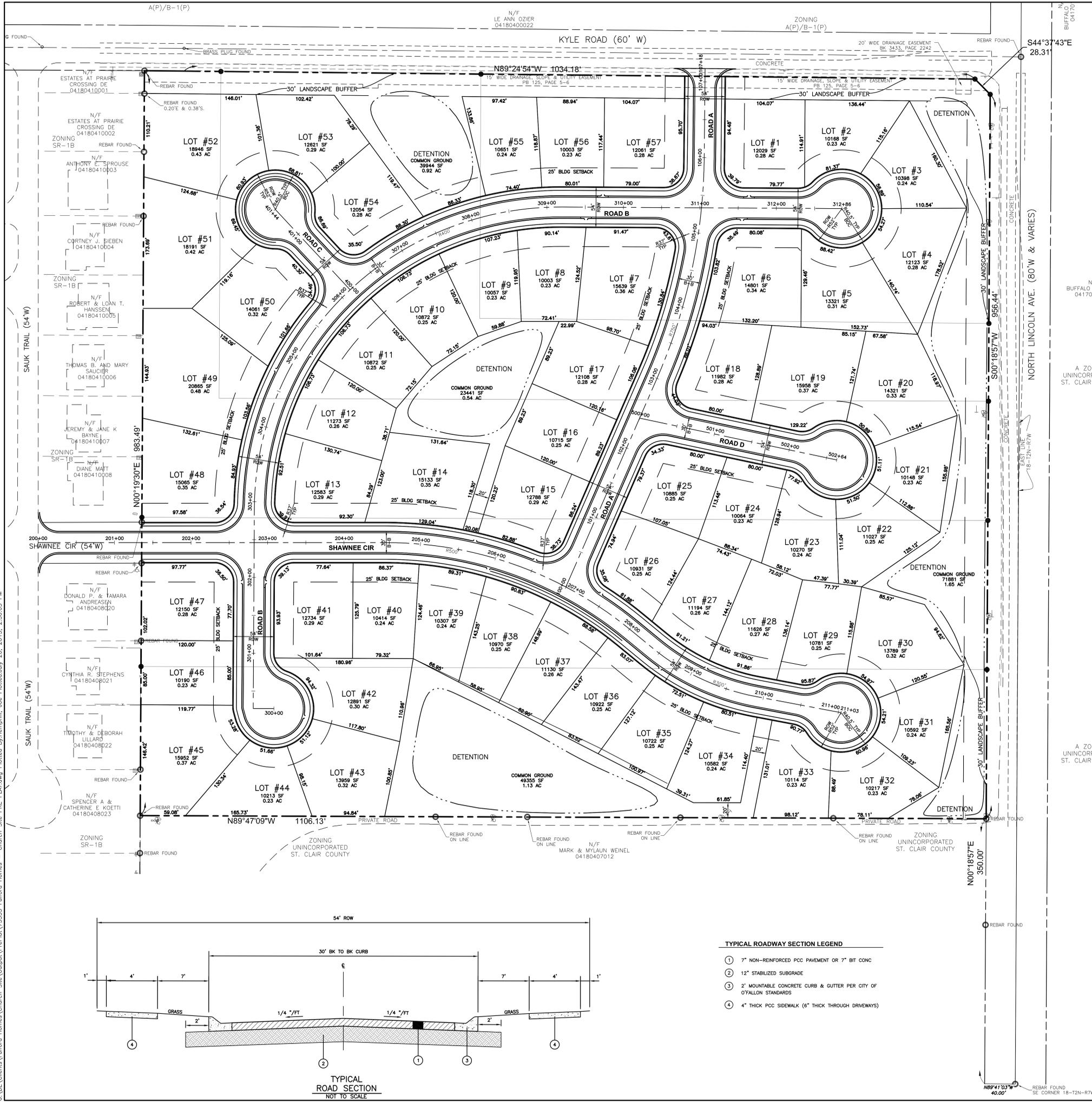
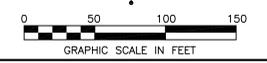
ELECTRIC SERVICE: AMEREN IP
PROPOSED UNDERGROUND SERVICE

GAS SERVICE: AMEREN IP



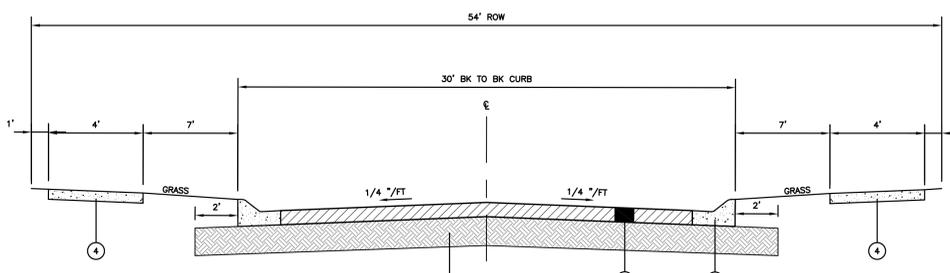
NOTE:
EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

PROPOSED TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL ROADWAY SECTION LEGEND

- 7" NON-REINFORCED PCC PAVEMENT OR 7" BIT CONC
- 12" STABILIZED SUBGRADE
- 2" MOUNTABLE CONCRETE CURB & GUTTER PER CITY OF O'FALLON STANDARDS
- 4" THICK PCC SIDEWALK (6" THICK THROUGH DRIVEWAYS)



TYPICAL ROAD SECTION
NOT TO SCALE

REVISION	No.	DATE
PROJECT NO:	75555	DATE
DES.		7/20/15
DR.		
CKD.		
1116 Hartman Lane Shiloh, Illinois 62221 618.632.5779		
ENGINEER: DAVID M. DILLOW, PE ENGINEER/SURVEYOR		
ILLINI TRAILS 3RD ADDITION FULFORD HOMES NORTH LINCOLN AVE & KYLE ROAD O'FALLON, ST. CLAIR COUNTY, ILLINOIS		
PRELIMINARY PLAT		
SHEET NO.		
1 of 3		

G:\DE\Clients\Fulford Homes\Church Site Output\PrePlat\75555 Fulford Homes - Church Site PRE PLAT.dwg Plotted By:Hemphill, Joe Plotted:July 20, 2015, 2:50:05 PM

FINAL PLAT OF ILLINI TRAILS 3RD ADDITION PHASE 1

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,
ST. CLAIR COUNTY, ILLINOIS.

EXISTING PARCEL INDEX NUMBER:
04-18.0-400-032
04-18.0-407-002
04-18.0-407-006
04-18.0-407-007
04-18.0-407-008

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: _____
ADDRESS: _____

OWNERS AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICTED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ELEMENTARY SCHOOL DISTRICT O'FALLON DISTRICT #90 AND HIGH SCHOOL DISTRICT O'FALLON HS #203.

DATED THIS _____ DAY OF _____, A.D., 20____

FULFORD HOMES LLC

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS.

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN

THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THEIR(HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MORTGAGEE CONSENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS.

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ A.D., 20____ AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D., 20____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE ANNEXED PLAT DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D. 20____

MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS.

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN

THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THEIR(HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } SS.

I, THE UNDERSIGNED COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

COUNTY CLERK DATE

911 COORDINATOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } SS.

THIS PLAT HAS BEEN REVIEWED FOR "911" IMPLEMENTATION

THIS _____ DAY OF _____, 2016.

911 COORDINATOR
ST. CLAIR COUNTY, ILLINOIS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } SS.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF O'FALLON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON THE _____ DAY OF _____, 2016.

CITY CLERK MAYOR

MAPPING & PLATTING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) SS.

APPROVED BY MAPPING AND PLATTING ON THIS _____ DAY OF _____, 2016.

SIGNATURE

OWNER/ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) SS.

WE, THE UNDERSIGNED, OWNER AND ENGINEER, HEREBY WITNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. ALL REQUIRED AND APPLICABLE AGENCIES WERE PROPERLY NOTIFIED AND APPROVED OF THE PROJECT.

OWNER ENGINEER

ST. CLAIR COUNTY RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } SS.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE OFFICE OF ST. CLAIR COUNTY RECORDER OF DEEDS ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ____ M.,

AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____ AS DOCUMENT NO. _____

RECORDER OF DEEDS

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL REQUIRED AND APPLICABLE AGENCIES WERE PROPERLY NOTIFIED AND APPROVED OF THE PROJECT, AND THESE AGENCY NOTIFICATIONS SHALL 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).

WOOLPERT, INC.

DAVID M. DILLOW
PROFESSIONAL ENGINEER 062-047964
STATE OF ILLINOIS
LICENSE EXPIRES NOVEMBER 30, 2017

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393

NOTES:

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE; FIPS ZONE 1202; (NAD 83).
- THIS PROPOSED SUBDIVISION WAS PREVIOUSLY ANNEXED TO THE CITY OF O'FALLON.
- ALL EASEMENTS SHOWN HEREON ARE GRANTED FOR PUBLIC AND PRIVATE UTILITIES.
- SUBDIVISION SHALL BE MONUMENTED PER STATE STATUTES WITH 5/8"x24" IRON RODS.
- THE MINIMUM FIRST FLOOR OF EACH BUILDING OR STRUCTURE LOCATED ADJACENT TO OR IN THE VICINITY OF A STORM SEWER PIPE OR APPURTENANT STRUCTURE SHALL BE ESTABLISHED TO ACCOMMODATE THE HEADWATER THAT MAY BE DEVELOPED DURING THE ONE-HUNDRED (100) YEAR STORM EVENT.
- ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR FULFORD HOMES HOMEOWNERS' ASSOCIATION.
- NO FENCES, SHEDS, WOOD PILES, ETC. TO BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
- THE STREET RIGHTS-OF-WAY SHOWN WITHIN THIS PLAT ARE HEREBY GRANTED TO THE CITY OF O'FALLON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WOOLPERT, INC. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF THE TITLE TO THE SUBJECT TRACT IS BASED UPON BENCHMARK TITLE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 153384847 WITH AN EFFECTIVE DATE OF MARCH 9, 2015.
- THE ERROR OF CLOSURE OF THIS PLAT IN NOT MORE THAN ONE (1) FOOT IN FIVE THOUSAND (5,000) FEET.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, STEPHEN R. KREGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #35-002985, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN BOOK OF PLATS "A" , PAGE 262, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING NORTH 89°41'03" WEST, A DISTANCE OF 40.00 FEET FROM THE PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 43, KNOWN AS THE O'FALLON TROY ROAD OR NORTH LINCOLN AVENUE; THENCE NORTH 00°18'57" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 89°47'09" WEST, A DISTANCE OF 383.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
FROM SAID POINT OF BEGINNING; THENCE NORTH 89°47'09" WEST, A DISTANCE OF 723.13 FEET TO THE EAST LINE OF ILLINI TRAILS, REFERENCE BEING HAD TO THE PLAT RECORDED IN THE RECORDERS OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AS DOCUMENT A02071941;
THENCE NORTH 00°19'30" EAST, A DISTANCE OF 983.49 FEET ALONG THE EAST LINE OF SAID ILLINI TRAILS TO THE SOUTHERLY RIGHT OF WAY LINE OF KYLE ROAD, FORMERLY KNOWN AS BECHTEL ROAD AND SMILEY ROAD, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE AFORESAID RECORDERS OFFICE IN BOOK OF PLATS "45" ON PAGE 65; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY; SAID RIGHT OF WAY BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 24,582.11 FEET, A LENGTH OF 51.80 FEET, AND A CHORD BEARING SOUTH 89°28'32" EAST TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 89°24'54" EAST, A DISTANCE OF 408.27 FEET; THENCE SOUTH 13°14'47" EAST, A DISTANCE OF 218.54 FEET;
THENCE WESTERLY, 77.53 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 373.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 70°48'38" WEST AND A LENGTH OF 77.39 FEET;
THENCE SOUTH 25°08'38" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 56°39'32" WEST, A DISTANCE OF 72.15 FEET;
THENCE SOUTH 40°15'51" WEST, A DISTANCE OF 72.15 FEET;
THENCE SOUTH 15°18'41" WEST, A DISTANCE OF 155.98 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 54.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 15.31 FEET;
THENCE SOUTH 00°18'37" WEST, A DISTANCE OF 125.79 FEET;
THENCE SOUTH 89°43'33" EAST, A DISTANCE OF 79.29 FEET;
THENCE SOUTH 62°33'46" EAST, A DISTANCE OF 412.61 FEET;
THENCE SOUTH 00°12'51" WEST, A DISTANCE OF 19.84 FEET TO SAID POINT OF BEGINNING, CONTAINING 9.13 ACRES +/-.

I FURTHER HEREBY CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF O'FALLON, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, IN ACCORDANCE WITH S.B. 908-P.A. 85- 267, I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FIRM MAP, COMMUNITY PANEL NO. 17163C02060, DATED NOVEMBER 5, 2003.

I FURTHER HEREBY CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/), THE EXTERIOR MONUMENTS HAVE BEEN SET AND THE INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT AS PROVIDED BY STATE STATUTE.

THIS SURVEY MEETS THE CURRENT "ILLINOIS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____, A.D.

WOOLPERT, INC.

STEPHEN R. KREGER
PROFESSIONAL LAND SURVEYOR #35-002985
STATE OF ILLINOIS
LICENSE EXPIRES NOVEMBER 30, 2016

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393



REVISION

DATE

No.

PROJECT No. 75555
DATE 02/04/16
SCALE AS SHOWN
DES. SRK
DR. PTK
CKD. SRK

WOOLPERT, INC.
1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
DR. PTK
FAX: 630.495.3731



ILLINI TRAILS 3RD ADDITION PHASE 1
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,
ST. CLAIR COUNTY, ILLINOIS.
SUBDIVISION PLAT

SHEET NO.



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: March 28, 2016
SUBJECT: S16-03: Resubdivision of Lake at St. Ellen's Plaza Final Plat

Project Background

The applicant, Lake St. Ellen, LLC, is proposing a Final Plat to resubdivide 5.18 acres of a previously approved and constructed 6-lot business park known as Lake at St. Ellen's Plaza. The applicant is seeking approval of a final plat to resubdivide the 6 commercial lots into 10 lots for duplexes/villas (20 total dwelling units). The lot sizes range from 19,000 square feet to 31,500 square feet with an average lot size of 22,420 square feet.

The property is located on the west side of Old Collinsville Road, south of Highway 50. The property was rezoned in 2000 to B-1(P) as a part of a larger mixed use development, including the 6-lot business park and 67 duplex/villa lots (134 dwelling units). The majority of the infrastructure and utilities associated with the subdivision has been constructed. The street is constructed in 50-foot right-of-way with 30 feet of pavement back of curb to back of curb. The development is serviced by an existing 8-inch water line (City of O'Fallon) and an 8-inch sanitary sewer line (Caseyville Township).

Budgetary Impact

None

Legal Impact

None

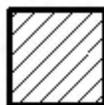
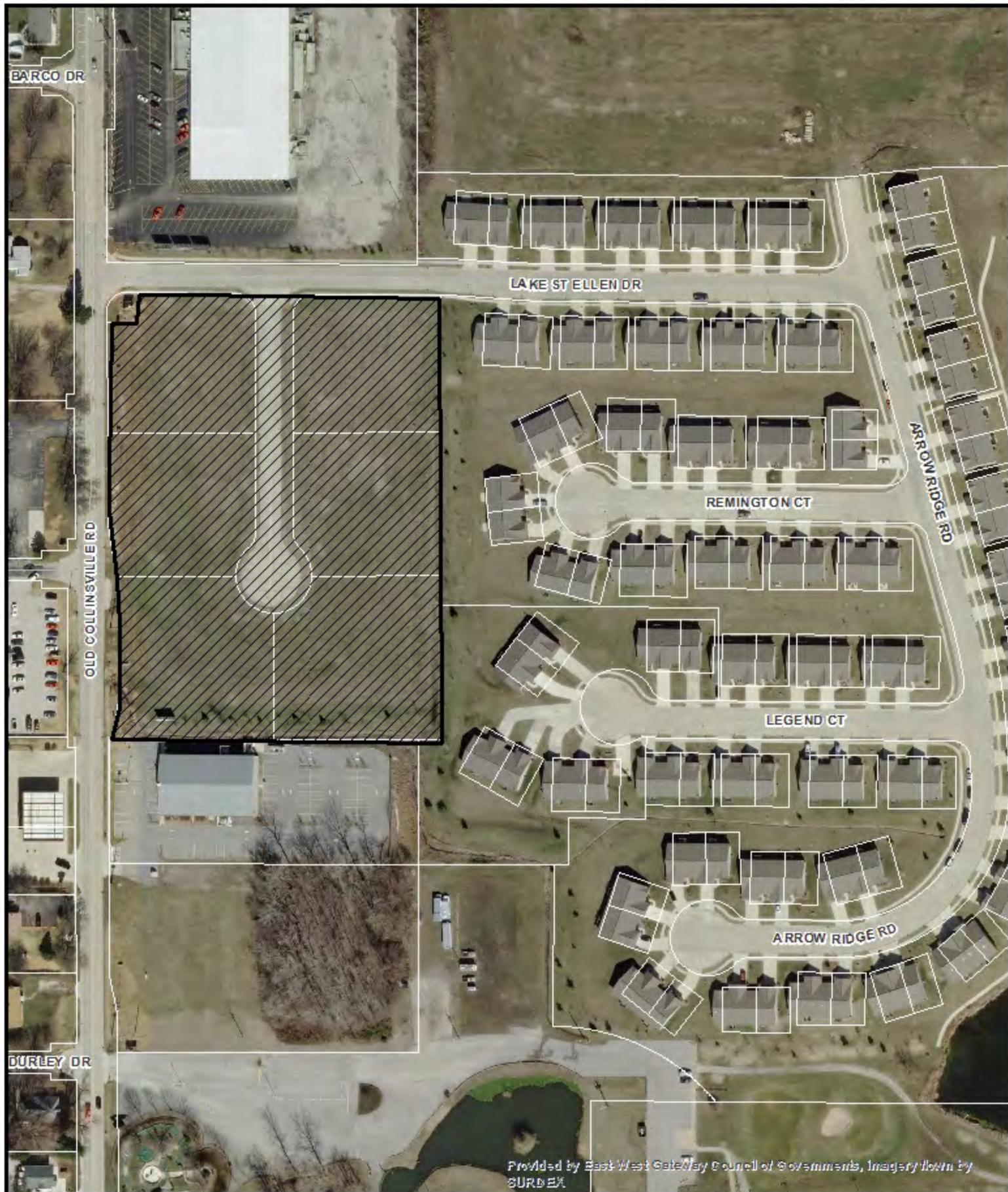
Recommendation

Community Development and Public Work staff recommend the Lake at St. Ellen's Plaza Final Plat for approval, subject to final review of the improvements plans.

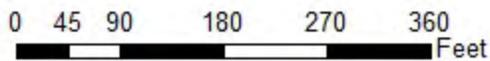
Attachments

Aerial
Preliminary Plat
Final Plat

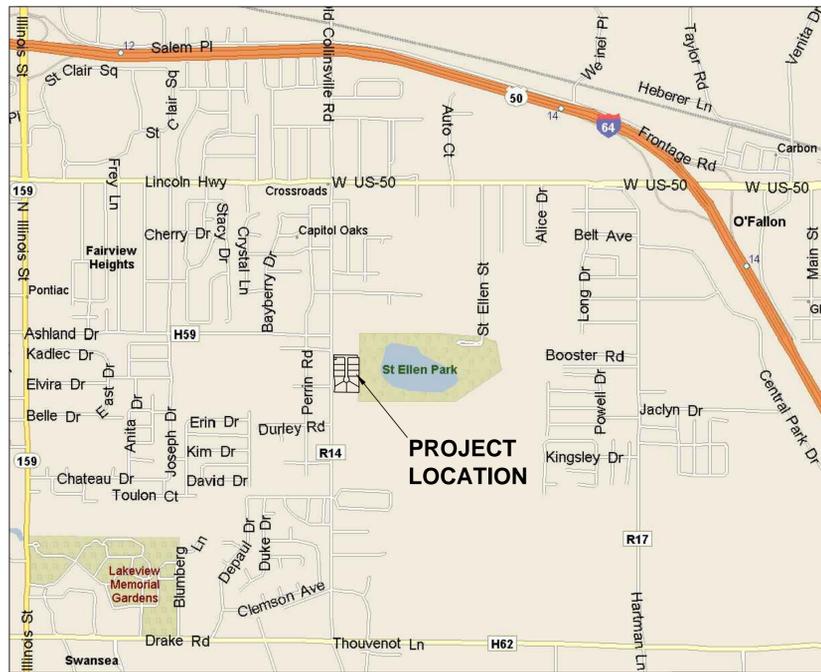
S16-03: Lake at St. Ellen's Plaza - Resubdivision



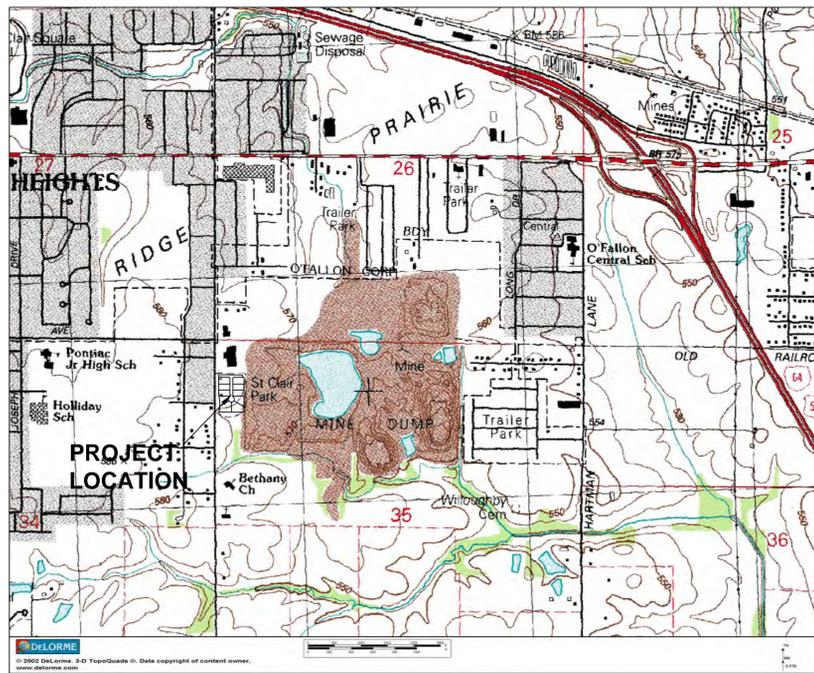
Subject Property



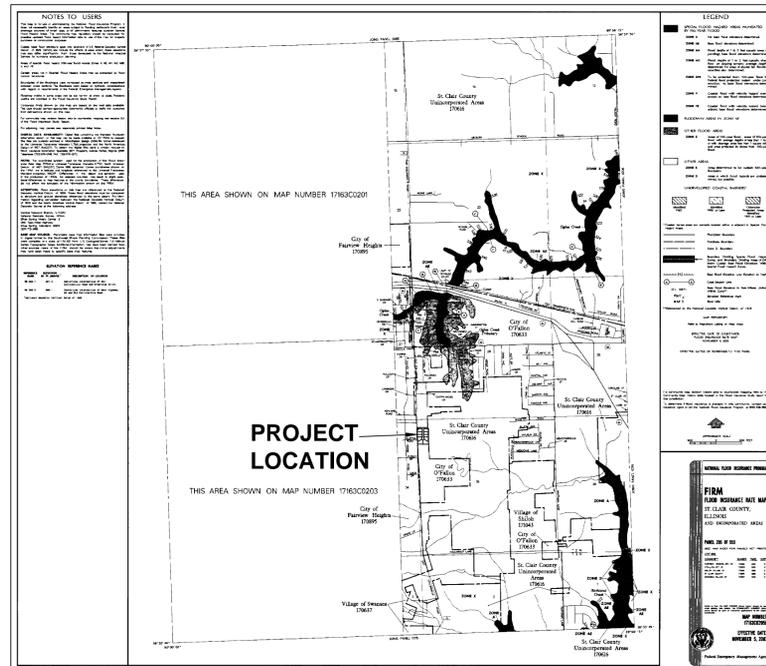
O'Fallon
ILLINOIS



VICINITY MAP
N.T.S.



USGS MAP
N.T.S.



FEMA FIRM
N.T.S.

PRELIMINARY PLANS FOR RESUBDIVISION OF LAKE ST. ELLEN PLAZA

PART OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 103, PG. 57

PROPOSED ZONING - MR-1

JUNE 5, 2015

INDEX OF SHEETS

SHEET 1 - COVER SHEET
SHEET 2 - PRELIMINARY PLAT

SITE ADDRESS:

O'FALLON, IL 62269

EXISTING ZONING: B-1(P)

PROPOSED ZONING: MR-1(P)

BUILDING INFO:

10 RESIDENTIAL LOTS:

TOTAL GROSS AREA:	5.18 ac.
PROPOSED R.O.W.	0.93 ac.
RESIDENTIAL LOT	4.22 ac.
COMMON AREA	0.03 ac.

APPLICANT & CONTRACT OWNER:

LAKE ST. ELLEN, LLC
100 REGENCY CENTRE
COLLINSVILLE, ILLINOIS 62234
PH: (618) 346-7878 FAX: 618-346-7877

ENGINEER / SURVEYOR:

NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 HIGHLINE ROAD
AVISTON, ILLINOIS 62216-1018
PH: 618-228-7816 FAX: 618-228-7900

NETEMEYER ENGINEERING
ASSOCIATES, INC.

3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900

RESUBDIVISION OF LAKE ST. ELLEN PLAZA
PART OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 103, PG. 57

OSBORN DEVELOPMENT
100 Regency Centre, Collinsville, Illinois 62234
PH: (618) 346-7878

OWNER/DEVELOPER:

REVISIONS

NO.	DATE



PATRICK R. NETEMEYER
JOB NO: 2008-225
DWG.: OSBORN-LAKE-ST-ELLEN-PLAZA-1
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 6-5-15

COVER SHEET

SHEET NO:

1

LIST OF UTILITIES

- | | | |
|--|---|--|
| TELEPHONE - AT&T
203 GOETHE STREET
COLLINSVILLE, ILLINOIS 62234
PHONE: 618-346-6490 | GAS - ILLINOIS POWER COMPANY
P.O. BOX 428
BELLEVILLE, ILLINOIS 62222
PHONE: 618-236-6248 | SEWER - CASEYVILLE TOWNSHIP SEWER
SYSTEM
1 ECOLOGY DRIVE
OFALLON, ILLINOIS 62269
PHONE: 618-632-2414 |
| ELECTRIC - ILLINOIS POWER COMPANY
P.O. BOX 428
BELLEVILLE, ILLINOIS 62222
PHONE: 618-236-6248 | WATER - CITY OF O'FALLON
255 SOUTH LINCOLN AVE.
O'FALLON, ILLINOIS 62269
PHONE: 618-624-4500 | CABLE T.V. - CHARTER COMMUNICATIONS
317 WEST MAIN STREET
BELLEVILLE, ILLINOIS 62220
PHONE: 618-222-3116 |

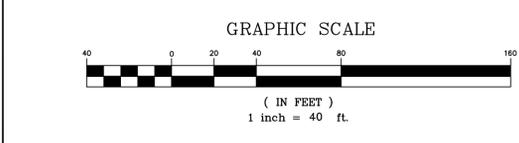
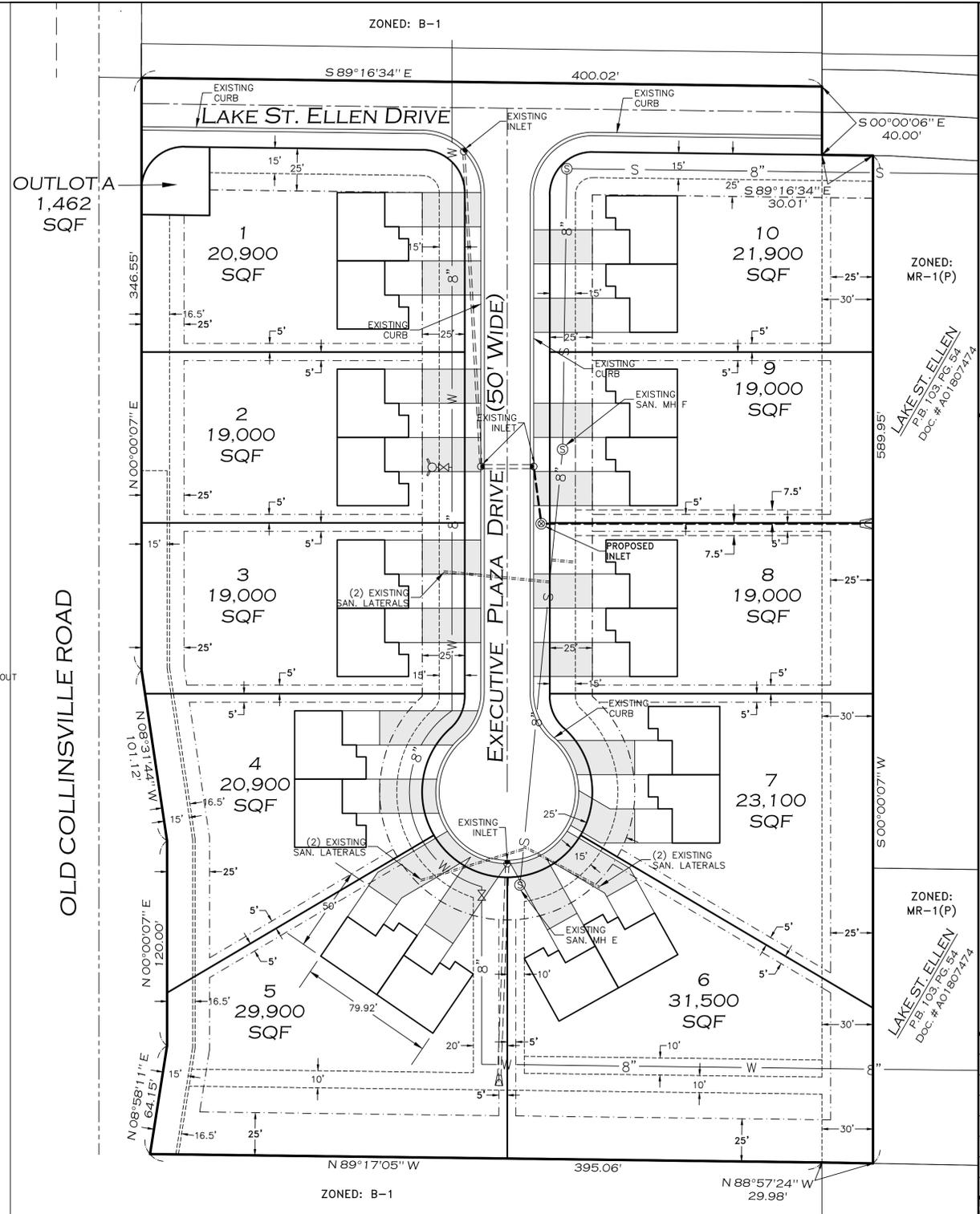
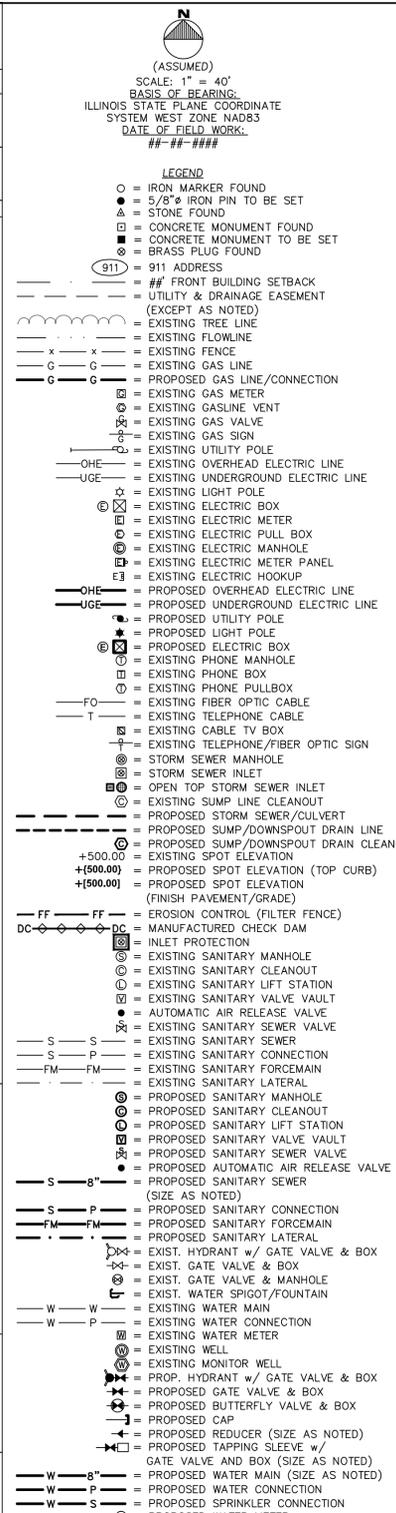
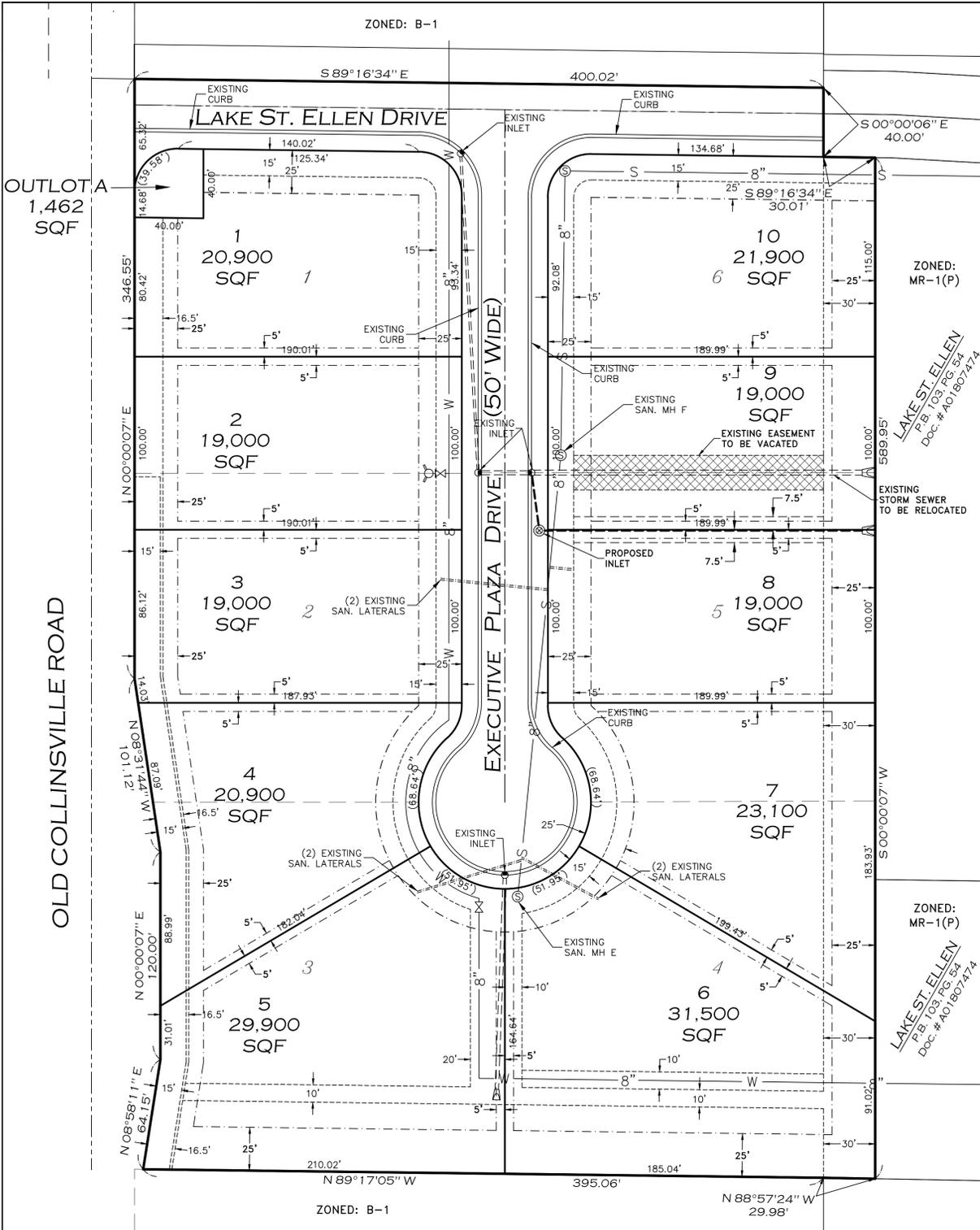
CITY COUNCIL APPROVAL

The Preliminary Site Plan for RESUBDIVISION OF LAKE ST. ELLEN PLAZA was approved by the City Council of the City of O'Fallon, Illinois on the _____ day of _____, 20____.

Mayor _____ Date _____

Attest:

City Clerk _____ Date _____



CITY COUNCIL APPROVAL

The Preliminary Site Plan for RESUBDIVISION OF LAKE ST. ELLEN PLAZA was approved by the City Council of the City of O'Fallon, Illinois on the _____ day of _____, 20____.

Mayor _____ Date _____

Attest: _____ Date _____

City Clerk _____ Date _____

SUBDIVISION INFORMATION:

EXISTING ZONING: B-1(P)

PROPOSED ZONING: MR-1(P)

BUILDING INFO:

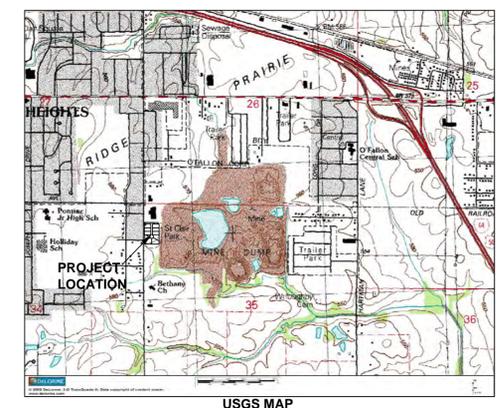
10 RESIDENTIAL LOTS:

TOTAL GROSS AREA: 5.18 ac.

PROPOSED R.O.W. 0.93 ac.

RESIDENTIAL LOT 4.22 ac.

COMMON AREA 0.03 ac.



NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 Highline Road, Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900

RESUBDIVISION OF LAKE ST. ELLEN PLAZA
PART OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 103, PG. 57
OSBORN DEVELOPMENT
100 Regency Centre, Collinsville, Illinois 62234
PH: (618) 346-7878

OWNER/DEVELOPER:

REVISONS

NO.	DATE

IRPE 062-037441
EXP. DATE: _____

PATRICK R. NETEMEYER
37441 REGISTERED PROFESSIONAL ENGINEER ILLINOIS

JOB NO: 2008-225
DWG.: OSBORN-LAKE-ST-ELLEN-PLAZA-1
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 6-5-15

PRELIMINARY PLAT

SHEET NO: **2**

OF 2



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: March 28, 2016
SUBJECT: Special Event Permit – Keller Farms, Inc. “Sweet Corn Stand” at 1790 W. Highway 50

Project Summary

- Applicant: Lindsey Keller for Keller Farms, Inc.
- Special Event Permit for a sweet corn stand from approximately June 15th to August 15th, 2016.
- Stand will be located at 1790 W. Highway 50 in front of the Metro-East Christian Fellowship Church as in previous years.
- Event will occur from 9:00 am to 6:00 pm daily.
- Customers will park on the designated parking area as shown on the attached site plan. No driveways will be blocked.
- Two “v-shaped” banners mounted on stakes will be placed near the front of the property as shown on the attached site plan. Dimensions are 3 ft x 8 ft. No flags or other signage is being requested or approved.
- The applicant has not requested any special consideration from the City for this event.

Staff Recommendation: This request is consistent with previous year approvals by the Council for Keller Farms Sweet Corn Stand. Fire and Police Departments approved the request. Therefore, staff recommends approval of the Special Event Permit as proposed.

FD _____
PD _____



cc

Attach proof of not-for-profit status with application

OR

Provide \$50.00 application fee with application

CITY OF O'FALLON

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

MAR 14 2016

DATE PAID

APPLICATION FOR A SPECIAL EVENT PERMIT



RECEIVED MAR 14 2016

Event Name: Keller Farms, Inc.

Location of Event: 1790 Wesy Highway 50

Name of Event Organization: Keller Farms Sweet Corn Stand

Name of person in charge of event (applicant) and mailing address: Lindsey Keller-Janssen
435 South Bluff Road, Collinsville, IL 62234

Phone: 618-344-8623 E-Mail: Lindsey@kellerfarmsinc.com

Secondary Contact Person: Craig Keller

Phone: 618-344-8623 E-Mail: Craig@kellerfarmsinc.com

Beginning Date / Times: Approx. June 15th Ending Date / Times: Approx. Aug 15th
9:00 a.m. *6:00 p.m.*

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

- NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).
- ATTACHED
- Sketch plan of site.
 - ATTACHED
- Permission letter from property owner, if applicant is not the property owner.
 - ATTACHED
 - NOT APPLICABLE
- Proof of not-for-profit status (so that application fee can be waived.)
 - ATTACHED
 - NOT APPLICABLE
- Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).
 - ATTACHED
 - NOT APPLICABLE
- Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000.
 - PAID
 - NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): Not Applicable
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____
1656-7196

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

- NONE REQUESTED
- Street Department, IDOT (for street closings, signalization, and detour routes)
- Parks Department Police Department Fire and EMS Department

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

- PERMIT REQUIRED (please attach copy)
- NOT APPLICABLE

11. American Disability Compliance

- ATTACHED
- NOT APPLICABLE

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

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

Dunasee Hansen
Signature of Applicant/ person in charge of event

03/04/2016
Date of Submission

FOR OFFICE USE ONLY

=====

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES (X) NO _____

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)

Narrative, including hours of operation.

Keller Farms sweet corn stand, at this location, is open 7 days a week from 9:00 a.m. to 6 p.m. The estimated time period would be mid to late June thru mid August. These dates are variable as always, as weather determines when the crops will be ready to harvest. The stand will sell locally grown sweet corn, tomatoes, green beans, cantaloupe, zucchini, and cucumbers.

The stand will be secured with ground anchors to prevent any fly away damage from heavy winds/storms.

Parking

The parking spot for the location is written in red on the sketch of plan site, this is a designated rocked area, and no streets will be blocked.

1790 West Hwy 50, O'Fallon, IL

Metro East
Christian Fellowship
Church

Church Parking

Portable
Restroom



Keller Farms Sweet
Corn Stand

Banner Signs

Highway 50

Rothman Furniture

Parking

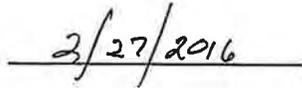
3' x 8'
EACH

2016 Lease Agreement

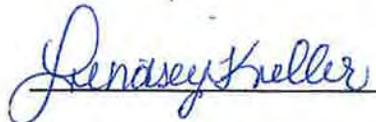
Metro East Christian Fellowship, of O'Fallon, IL gives permission to Keller Farms, Inc. of Collinsville, IL to use the property as they have in the past at 1790 West Highway 50 for the 2016 sweet corn season.



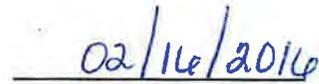
Metro East Christian Fellowship



Date



Keller Farms, Inc.



Date