



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, July 25, 2016

6:00 PM

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

I) Roll Call

II) Approval of Minutes – July 11, 2016

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

- A. SEPA - Global Brew – Harry Potter Trivia (Motion)
- B. Gasser Rezoning (1st Reading)
- C. Marriott TownePlace Suites – Planned Use (1st Reading)
- D. Comprehensive Plan and Future Land Use Map Amendment – Old City Hall (1st Reading)
- E. Old City Hall – Planned Use (1st Reading)
- F. Betty Lane Warehouses – Planned Use (1st Reading)
- G. 8676 East Highway 50 Boat, RV and Vehicle Storage – Planned Use (1st Reading)

IV) Other Business – None

NEXT MEETING: August 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, July 11, 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: 5:40 PM

- I) **Roll Call** – *Committee members:* Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Herb Roach, Robert Kueker Matt Gilreath, and Ned Drolet. *Staff:* Pam Funk, James Cavins, Grant Litteken, Ted Shekell, and Sandy Evans. *Visitors:* Ron Zelms, Rick Reckamp, Tom Mitchell, Charlie Pitts and Vern Malare.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. SEPA – BaconFest (Motion) – Justin Randall provided an overview of the VFW's requested Special Event Permit for Bacon Fest. The committee discussed the special event and recommended the permit for approval. The motion passed with a vote of 4-0.
 - B. SEPA – Downtown Farmer's Market (Motion) – Justin Randall provided an overview of the Downtown O'Fallon requested Special Event Permit for a farmer's market on Saturday mornings. The committee discussed the special event and recommended the permit for approval. The motion passed with a vote of 4-0.
 - C. 8676 East Highway 50 Boat, RV and Vehicle Storage – Planned Use (1st Reading) – ON HOLD – Justin Randall indicated staff had not been contacted by the applicant of the petition. Ted Shekell indicated it was still on hold until the applicant made a request for the item to be brought back before the City Council.
 - D. First United Methodist Parking Lot – Planned Use (2nd Reading) – Justin Randall indicated there were no changes from 1st Reading.
- IV) **Other Business - None**

MEETING ADJOURNED: 6:00 PM

NEXT MEETING: July 25, 2016 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

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

Acting Chairman Ray Rohr called the meeting to order at 6:00 pm in the City Council Chambers and led the Pledge of Allegiance.

Rohr welcomed everyone and explained the role of the Planning Commission.

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

MINUTES: Motion was made by Rogers and seconded by Pickett to approve the minutes of June 14, 2016, meeting. All Ayes. Motion carried.

Also present were Community Development Director Ted Shekell, Senior City Planner Justin Randall, and Assistant City Planner Anne Stevenson.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2016-07) – Zoning Amendment from “SR-1” Single-Family Residence Dwelling District to “RR” Rural Residential District. The parcel is located at 702 North Seven Hills Road. The applicants are Steven R & Susan L. Gasser.

Public hearing was opened at 6:02 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff’s Project Report, among them:

- Applicants own adjacent property which is in the County
- Proposed to build larger structure on adjacent lot but was denied by County
- Came to City for proposed building on the lot in the City and reduced the size to the maximum size allowed under RR

Randall summarized the Review & Approval Criteria stating it will be consistent with the proposed zoning as well as the Comprehensive Plan.

Public comments were opened at 6:06 pm.

Petitioner Susan Gasser was sworn in and concurred with Randall’s testimony. Gasser stated they own a vehicles and other large items and need a location to store them.

Public comments were closed at 6:08 pm.

Staff Recommendation:

Staff recommends approval of the requested rezoning to the RR, Rural Residential District.

Motion was made by Rogers and seconded by Cavins to approve the Staff Recommendation.

ROLL CALL: Arell-Martinez, Aye; Cavins, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve passed.

The project moves to Community Development Committee on July 25, 2016, at 6 pm. Shekell mentioned that the time of the Community Development Committee does occasionally change and recommended the petitioners and those interested in attending to check with the Community Development Department staff or the City's website ahead of time to confirm the meeting start time. The public hearing was closed at 6:09 pm.

(P2016-08) – Zoning Amendment Subject to the Planned Development Ordinance from “B-1(P)” Planned Community Business District to “B-1(P)” Planned Community Business District for Marriott TownePlace Suites. The parcel is located at 445 Regency Park Drive. The applicant is Brad McMillin, Brad McMillin Realty, Inc.

Public hearing was opened at 6:09 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff's Project Report, among them:

- Property was originally planned for a 2-story office building
- Proposed hotel would be 5-stories and include 84 rooms
- Highly visible elevation meets Commercial Design Handbook standards with 4-sided architecture
- Providing more parking than required which may help parking to the east
- Private roadways and cross-access easements are in place to access property
- Utilities are on site
- Drainage – existing regional detention pond to the west
- Conforms with City Ordinances

Public comments were opened at 6:15 pm.

Brad McMillin was sworn in and stated that most of their guests come in after 6:00 and the office building will be closed then, leaving overflow parking available for the guests.

Shekell asked if the regional detention pond was owned by the association and if there was an intent to have it maintained with possibly an aerator as it starting to gather growth and pond scum.

Terry Johnson was sworn in and testified the control of the association is in the hands of Darryl Shelton and Wayne Schmidt. Johnson said he has supported the concept of the aerator and will participate in a prorated share of the cost; however, Shelton and Schmidt have not been willing to spend the money on it. Johnson stated he is the owner of the

building that houses the Egg & I and Global Brew and sold this property to McMillin. He is in full support of the project and there are maintenance agreements to provide for maintenance of the easements.

McMillin stated this is a concern and doesn't know the cost of some sort of circulation, but he believes it needs to be addressed. Shekell encouraged McMillin to initiate communication with the association as it would be a perfect amenity to the hotel.

Rohr asked if mine remediation was an issue. McMillin discussed this with his architect and they are going with thick slab on grade of heavy concrete – no pilings.

Public comments were closed at 6:18 pm.

Staff Recommendation:

Staff recommends approval of the project, with the following revised conditions (conditions addressed since preparation of the Staff Report):

- Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
 - Final grading plans;
 - Utility plans;
 - Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
- Parking:
 - The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
- Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
 - Planting requirements;
- Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances

Motion was made by Arell-Martinez and seconded by Pickett to approve the Staff Recommendation as written and amended

ROLL CALL: Arell-Martinez, Aye; Cavins, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve, with amended conditions, passed.

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:20pm.

(P2016-10) - Comprehensive Plan and Future Land Use Map Amendments to select properties in the downtown area. These amendments are to correct inconsistencies between the current land uses and the land use designation of the Future Land Use Map. Property discussed: 200 North Lincoln Avenue

Public hearing was opened at 6:20 pm. Stevenson stated the 200 North Lincoln Avenue property is known as the Old City Hall, and is being sold by the City. The public hearing

following this one (P2016-09) is to rezone the property for commercial use by the new owner, Brad McMillin. Stevenson presented the Future Land Use Map and pointed out the inconsistency with rezoning the property and showed the surrounding properties and their uses. “General Commercial” Land Use designation will open the door for the rezoning petition. Stevenson highlighted various points from Staff’s Project Report, among them:

Proposed Amendment

- Building will be used similarly to the way it was in the past
- Fits in well with mixed-use downtown area
- Commercial future land uses to the south and west
- Institutional uses to the east (Fire Station & Dist. 90)
- Planned use rezoning process (P2016-09) will more specifically define allowable uses to ensure that they are compatible with the area

Public comments were opened at 6:22 pm.

Public comments were closed at 6:23 pm.

Staff Recommendation:

Staff recommends amending the 2006 O’Fallon Comprehensive Plan Future Land Use Map to show ~0.23 acres at 200 North Lincoln Avenue as “General Commercial”

Motion was made by Rogers and seconded by Pickett to approve the Staff Recommendation as written.

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

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:24pm.

(P2016-09) - Zoning Amendment Subject to the Planned Development Ordinance from “SR-3” Single-Family Residence Dwelling District to “B-1(P)” Planned Community Business District for Old City Hall. The parcel is located at 200 North Lincoln Avenue. The applicant is Bradley D. McMillin

Public hearing was opened at 6:24 pm. Stevenson presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Stevenson highlighted various points and issues from Staff’s Project Report, among them:

- Consistent with Comprehensive Plan if the change proposed in P2016-10 is approved
- Two-phase rehab of property
 - Phase 1 to include gutting and “white boxing” the interior, renovating the outside (significant changes to exterior required to be reviewed by the Historic Preservation Commission), addition asphalt parking to the north

- Phase 2 – tenant finish
- Minor Subdivision Plat to separate Old City Hall from Fire Station

Shekell also added that downtown on-site parking is not required as the property is within 500 ft of public parking. However, the applicant states more parking will make the property more viable to potential tenants.

Shekell stated, that while not discussed with the petitioner previously, the City would like signage to have some architectural consistency with the historical character of the building.

Public comments were opened at 6:30 pm.

Barbara Bright, 105 East Adams, was sworn in and asked how this project will affect the houses on the north side of the alley such as lighting or proposal to purchase the homes. Shekell testified there will be no change with how it has been for the last several decades and the use will likely be an 8-5 business(es). Stevenson stated there are code requirements for lighting that will be enforced and Shekell said they will have to have what is called “full cut-off shields” on the lights in the parking area to protect the neighbors from being impacted by the lighting.

Pickett asked if there would be more than one tenant. McMillin stated there could be two, but would prefer just one tenant. McMillin indicated he is seeking an office type tenant (CPA, lawyer, etc...), with no high-profile retailing, a 9-5-type operation and they will be attentive to the lighting impact.

Ron Bright, 105 East Adams, was sworn in and commented that School District 90 parks in all places and would like assurance of a parking lot. Shekell affirmed there would be a parking lot.

Bob Schmidt, was sworn in and asked what would happen to Fire Station 1 and if there was a plan to take over the whole block for retail / office use. Shekell stated the Fire Chief's desire to indefinitely keep the building as a firehouse and doesn't see that changing in the foreseeable future.

Public comments were closed at 6:35 pm.

Staff Recommendation:

Staff recommends approval will the following conditions:

1. The property has been approved for office and retail uses. Any change of use that allows for assembly (such as a restaurant or theater) will need to return for an amendment to this planned use approval.
2. A landscaping plan will need to be submitted per City Code.
3. A minor subdivision with cross access easement and joint maintenance will need to be provided.
4. Any significant changes to the exterior of the building will need to be reviewed by the Historic Preservation Commission

Motion was made by Arell-Martinez and seconded by Rogers to approve the Staff Recommendation as written.

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

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:36pm.

(P2016-11) - Zoning Amendment Subject to the Planned Development Ordinance from “B-2(P)” Planned General Business District to “B-2(P)” Planned General Business District for Betty Lane Warehouses. The parcel is located at 96 Betty Lane. The applicant is Troy Shearer

Public hearing was opened at 6:36 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff’s Project Report, among them:

- Previous planned use expired
- While not consistent with Comprehensive Land Use Map designation of Neighborhood Residential, this may have been a mis-designation when the property was annexed in 2001; proposed use is consistent with other land uses in the general vicinity
- Proposed use of property to be office/warehouse
- Drainage
- Sidewalk variance requested as there are no sidewalks in the area presently
- Parking – proposed and future potential
- Utilities are on site
- Building elevation consistent with Commercial Design Handbook
- No negative impact on traffic or to adjacent properties

Shekell stated it has been a 15 year process for the City to clean up the zoning and land use for this.

Public comments were opened at 6:44 pm.

Troy Shearer, petitioner, was sworn in and stated he plans on building in phases starting with one or two units, the detention pond, and all the grading for the entire site, then he will build as needed. He clarified that Metro buses do not come down as far as his property is located, they turn on Weber Road.

Shekell asked if Shearer saw any challenges with integrating each new modular with the footings, roof systems, and walls. Shearer stated there would be no problems as there will be a frost wall all the way around, the trusses will be a load-bearing truss and he will have metal lining inside so the metal can stay. The office will be climate controlled with possibly a wall-unit.

Public comments were closed at 6:46 pm.

Staff Recommendation:

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

- 1) A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
- 2) Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
 - a) Location map;
 - b) Final grading plans;
 - c) Utility plans;
 - d) Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
- 3) Parking:
 - a) The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
 - b) Parking spaces shall be a minimum of 10 feet x 19 feet;
 - c) Drive aisles shall be a minimum of 24 feet;
 - d) The site will need to provide the appropriate accessible parking spaces with aisles.
- 4) Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
 - a) Landscape island sizes and locations;
 - b) Planting requirements;
 - c) Any outdoor storage on-site must be screen with a sight-proof fence (not chain link).
- 5) The building facades may not exceed 50% metal siding.
- 6) Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances

Motion was made by Cavins and seconded by Arell-Martinez to approve the Staff Recommendation as written.

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

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:48 pm.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that there is no meeting scheduled for August 9, 2016

Shekell updated the Commission on the changes to the Methodist Church proposal from the June 14th meeting (Church eliminated the entrance onto Southview Drive). Shekell

recognized and appreciated the difficult decision the Commissioners had to make at the public hearing and stated the neighbors are in support of the project with the change.

Shekell briefed the Commission on some encouraging growth and potential developments around the hospital and North Green Mount Road. Stevenson added there is interest in the Downtown area.

ADJOURNMENT:

Motion was made by Pickett and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:57pm.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by ???/16 Planning Commission



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: July 25, 2016
SUBJECT: Special Event Permit – Global Brew – Harry Potter Trivia Night (MOTION)

Background:

- Applicant: Global Brew
- Special Event Permit request:
 - Harry Potter Trivia
 - Sunday, July 31st from 11:00 am to 11:59 pm
 - Location: 455 B Regency Park
 - Event will utilize 5 parking spots in the rear of the building for extra seating and a beer trailer
 - Fire lane access will be maintained (as shown on the attached site plan)
 - Expected attendance of approximately 250 throughout the day
 - A Special Event Liquor License must be approved
 - This is a new event that was not originally planned to be located outside of the building, however they have received a large response for the event and need additional space to accommodate the number of teams. The event will be the Sunday before the City Council approval.

Staff Recommendation: The Fire, Police and Parks and Recreation Departments have reviewed the Special Event Permit requests for the events with no issues. Staff recommends approval of all events, with the following conditions:

1. Special Event Liquor License must be approved.
2. Minimum of 16 feet must be maintained for the fire lane.

CC

PD _____
FD _____
City Clerk _____



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

<input type="radio"/>	Attach proof of not-for-profit status with application
OR	
<input checked="" type="radio"/>	Provide \$50.00 application fee with application

RECEIVED JUL 19 2016

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Harry Potter Trivia

Location of Event: 455B Regency Park, O'Fallon, IL 62269

Name of Event Organization: Global Brew, Inc.

Name of person in charge of event (applicant) and mailing address: Ryan F. High
455B Regency Park, O'Fallon, IL 62269

Phone: 618-889-1777 E-Mail: ryanh@globalbrew.com

Secondary Contact Person: Allyson Quigley

Phone: 815-370-2597 E-Mail: allysonq@globalbrew.com

Beginning Date / Times: 07/31/2016 11:00am Ending Date / Times: 07/31/2016 11:59pm

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. *to be provided 7/20/16*
 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). *to Maryanne 7-19-16*
 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): Attached to Maryanne 7-20-16
(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: _____

Global Brew Tap House 4005-6023

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

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

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

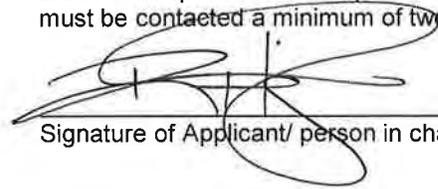
- PERMIT REQUIRED (please attach copy)
- NOT APPLICABLE

11. American Disability Compliance

- ATTACHED
- NOT APPLICABLE

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

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


Signature of Applicant/ person in charge of event

07/19/16
Date of Submission

FOR OFFICE USE ONLY

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

AR 7/20/16

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

Please include:

- hours of operation
- activities provided
- signage
 - dimensions,
 - quantity,
 - location, etc...
- traffic/parking plan
- contingency plans for rain
- plans for toilet facilities
- security plan
- expected attendance
- Any additional helpful information

Narrative:

Hours of Operation: 11:00am through 11:59pm

Activities Provided: beer sales, trivia

Signage: none

Traffic/Parking Plan: our existing parking lot

Contingency Plans for Rain: move customers inside Global Brew

Plans for Toilet Facilities: the existing facilities inside Global Brew

Security Plan: additional staff members on site

Expected Attendance: 250, not all at once

Additional information: none

Bella Milano

Global Brew

Egg & I

GB Patio

GB Planter

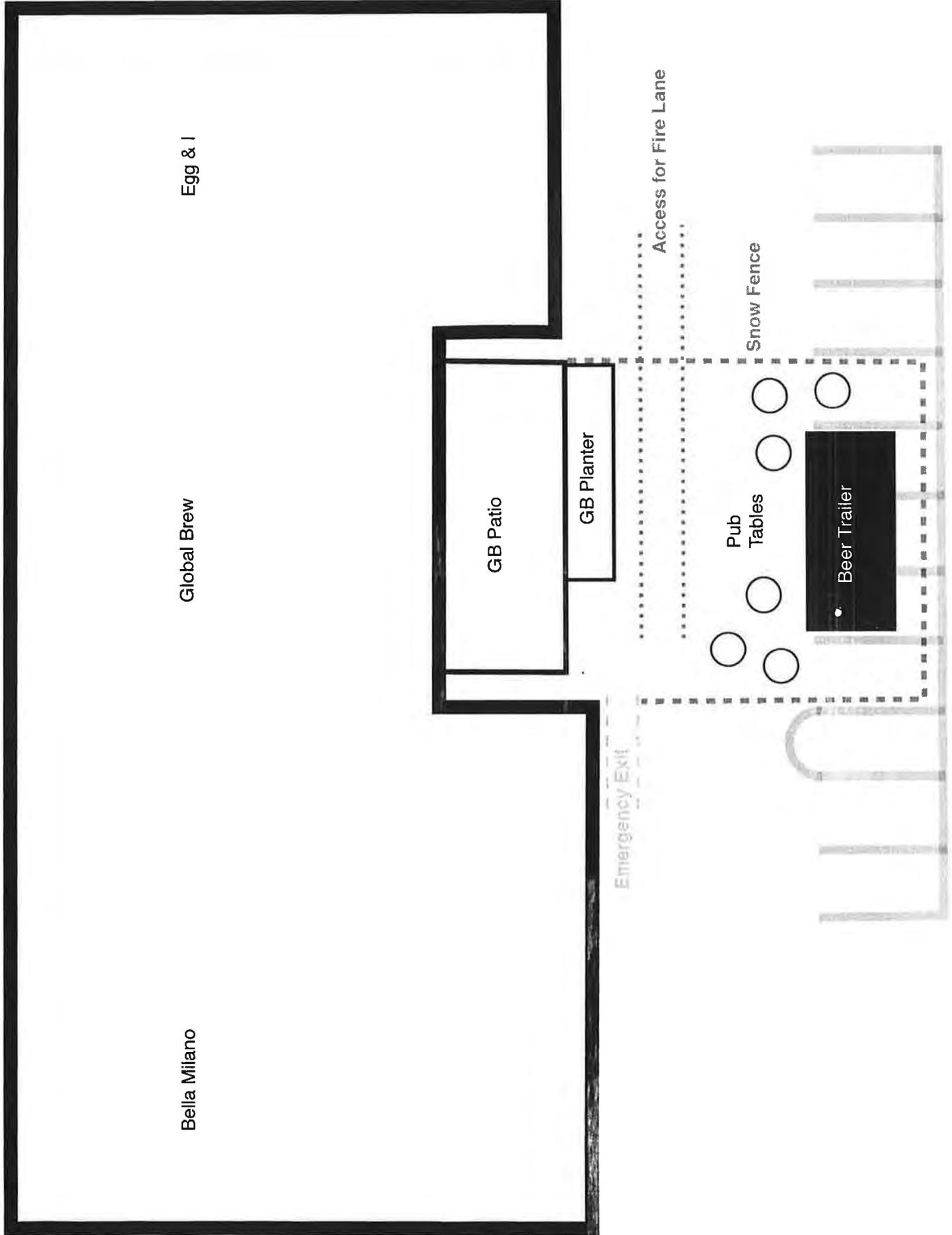
Emergency Exit

Access for Fire Lane

Pub
Tables

Snow Fence

Beer Trailer



CITY OF O'FALLON
JUL 19 2016
DATE PAID



Date submitted: 07/19/2016

SPECIAL EVENT PERMIT APPLICATION
(LICENSE HOLDER)

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

- Name of applicant RYAN F. HIGH & ALLYSON M. QUIGLEY
- Name of establishment: GLOBAL BREW, INC.
- Mailing address 455B REGENCY PARK
Telephone 618-632-1818
- Liquor License classification: RETAILER COMBINED
- Will this event be held on City property/City street? Yes No
- Location of event 455B REGENCY PARK (GLOBAL BREW)
- Date(s) of event SUNDAY, JULY 31, 2016
- Description of activity planned: BEER SALES, TRIVIA

Attach Certificate of Dram shop Liquor Liability Insurance covering the sale of liquor outside of permanent structure of the licensed premises.

Restrictions:

- Sales must be made on the license premises as defined in the original license application.
- No sales will be permitted or consumption allowed on any public property.
- The area used for the special event must be enclosed or designated in some manner to mark boundaries for the event.
- No alcohol may be removed from the enclosed or designated boundary of the event.

Acknowledgement: By signing this application you agree to uphold the outlined restrictions. The penalty for breaking such may result in the revocation of your liquor license.

Applicant signature

Subscribed and sworn to before me this
19th day of July 2016

Notary Public





M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: July, 25, 2016
SUBJECT: P2016-07: Gasser

Recommendation

The Planning Commission held a public hearing on the above referenced application at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the requested rezoning application for Steven and Susan Gasser.

Project Background and Summary

The applicants, Steven and Susan Gasser have filed an application requesting approval of a rezoning for 702 North Seven Hills Road, currently zoned SR-1, Single-Family Residential Dwelling District to be rezoned to RR, Rural Residential District.

The site has had fill placed on the property in recent weeks, which was done without a grading permit. The property and the company who placed the fill is in the process of obtaining the necessary permit from the City.

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

Staff Recommendation

Staff recommends approval of the requested rezoning to the RR, Rural Residential District.

Attachments:

1. Report to Plan Commission



MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: July 12, 2016
SUBJECT: P2016-07: Gasser

Location: 702 North Seven Hills Road, O'Fallon, IL
Applicant: Steven and Susan Gasser
Owner: Steven and Susan Gasser
Submitted: June 2, 2016

Background & Executive Summary

The subject property is approximately 10.52 acres in size and is zoned SR-1 Single-Family Residence Dwelling District. The petitioner also owns the 7.40-acre parcel adjoining the subject property to the east, which has not been annexed into the City of O'Fallon. Other adjacent parcels have not been annexed into the city and are zoned SR-3 - Single Family Residence in St. Clair County. Additionally, north of this property is a property recently rezoned to RR - Rural Residential and further to the northeast and are parcels in the Thornbury Hill subdivision and Manors at Thornbury Hill.

The petitioners recently purchased the property and sought to construct a large accessory structure in the rear portion of the property. The property is zoned SR-1, which limits the size of accessory structures to 1,000 square feet. The petitioners were informed a rezoning to the RR - Rural Residential district would allow the construction of a 2,500 square foot accessory structure. The petitioners plan on constructing a 2,500 square foot building if the rezoning to RR - Rural Residential is approved.

The City of O'Fallon Comprehensive Plan Future Land Use Map designates the subject property as "Rural Residential", with a recommendation for creating a new zoning category to preserve "rural character" and "large lot development." The Rural Residential District was approved by the City Council in January 2014. The petitioner is now seeking to have the property rezoned to the Rural Residential District to construct a larger accessory structure.

Existing Conditions

Surrounding Zoning: Surrounding Land Use:
North: St. Clair Co. SR-3 & O'Fallon SR-1 & RR North: Single-family residences on large tracts of land.
East: O'Fallon SR-1 & St. Clair Co. A East: Single-family residences on large tracts of Land and agricultural land.
South: St. Clair Co. SR-3 South: Single-family residences on large tracts of land.
West: SR-1 West: Single-family residences in the Deer Creek Subdivision across Seven Hills Road.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Rural Residential. The proposed rezoning to RR, Rural Residential District is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the RR, Rural Residential District requirements.

Public Notice:

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

Rezoning Discussion Points

General Discussion:

The property consists of 10.52 acres on the east side of Seven Hills Road, north of the Deer Creek subdivision and south of the Thornbury Hill subdivision. The property is one of seven large lots with access off of Seven Hills Road. The Comprehensive Plan for the Seven Hills Road Sub-Area and Corridor Plans identified appropriate land uses in the area from Troy-O'Fallon Road south near Old Vincennes Trail would primarily be low density single-family uses, institutional uses agricultural land with limited livestock and open space uses.

Additionally, the Future Land Use map designates the subject property as Rural Residential. Rural Residential Land Use Category designated land should incorporate existing environmental conditions to preserve rural character and large lot developments. The subject property is a prime example for the Rural Residential Land Use Category and the rezoning to the Rural Residential District is the appropriate zoning district to achieve the goals and objectives of the Comprehensive Plan.

Rural Residential District:

The Rural Residential District (RR) was created as recommended in the Comprehensive Plan to preserve the rural character of portions of the City. The land uses categories are a melding of land uses in the Agricultural District and the single-family residential district. The intent was to reduce some of the more intense agricultural uses allowed in the Agricultural District, while allowing some additional uses not allowed in the single-family residential dwelling districts. Some of those rural uses include the ability to have some limited livestock and larger accessory structures on a property zoned Rural Residential.

The Rural Residential District allows some agricultural uses with limitations:

Agricultural uses, but not including stockyards, commercial livestock or poultry feeding nor agricultural processing plants. All outdoor areas used for animals shall be fenced, shall not be within 10 feet of the side or rear property lines, and shall not be within 25 feet of any public right of way. Animal types and counts shall be regulated as follows:

- a. Horses, donkeys, emus, ostriches, llamas, alpacas - two animals per acre, max three animals; and
- b. Sheep or goats - two animals per acre, max six animals; and
- c. Chickens - six hens per acre, max 12 hens, no roosters allowed.

Community Development Department

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

Additionally, the following additional regulations apply only to accessory buildings (garages, shed, etc.) only in the RR Rural Residential zoning district. These regulations do not apply to pools, decks or covered patios.

- a. The ground floor area of each accessory building shall not exceed 2,500 sq. ft. (total floor area not to exceed 5,000 sq. ft.).
 - b. The setback requirement between accessory buildings on the same lot shall be a minimum of ten linear feet.
 - c. Any accessory structure used for animals must be a minimum of 25 feet from any side or rear property line.
-

Criteria for considering General Rezoning applications:

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

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

Conclusion and Recommendation

Staff recommends approval of the requested rezoning to the RR, Rural Residential District.

Attachments

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Comprehensive Plan Map

PETITION FOR ZONING AMENDMENT

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

Amendment Request No. P2016-07
Date: June 2, 2016

(Do not write in this space -- For office use only)

Date set for hearing: July 12, 2016

Perm. Parcel No. 04 - 16.0 - 300 - 005

Date hearing held: _____

Fee paid: \$ 250.⁰⁰ Date: 6.2.2016

Newspaper: _____

Building Permit App. No. _____
Action by City Council: **CITY OF O'FALLON**

Recommendation of Planning Commission:

- Denied
- Approved
- Approved with modification

- Denied
- Approved
- Approved with modification

JUN - 2 2016
DATE PAID

Date: _____

Date: _____

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

1. Name of property owner(s): Gasser Properties, LLC Phone: 618.604.2765
Mailing address: 10702 Cantry Club Rd. Sparta 62286 E-Mail: SGasser64@MSN.COM
2. Applicant's name: Steven R. & Susan L. Gasser Phone: 618.604.2765
Mailing address: 702 N. Seven Hills Rd. E-Mail: Same
3. Property interest of applicant (Owner, Contractor, etc.): Owner
4. Address of property: 702 N. Seven Hills Rd Parcel (Tax) ID #: 04-16.0-300-005
5. Present use of property: Single Family Present Zone District: SR-1
Proposed use of property: Rural Residential Proposed Zone District: RR
6. Zone District Classifications of adjacent properties: _____
7. Area of land rezoning requested for: 10.52 acres/square feet.
8. This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
9. An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

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

Date: 6/1/16

Signature of Applicant: Susan L. Gasser

Date: 6/1/16

Signature of Owner: Susan L. Gasser

Justin Randall

From: SUSAN GASSER <sgasser64@msn.com>
Sent: Thursday, June 2, 2016 9:04 PM
To: Justin Randall
Subject: Rezoning Request

Hi Justin.

It was a pleasure meeting you today. Thank you for all your help.

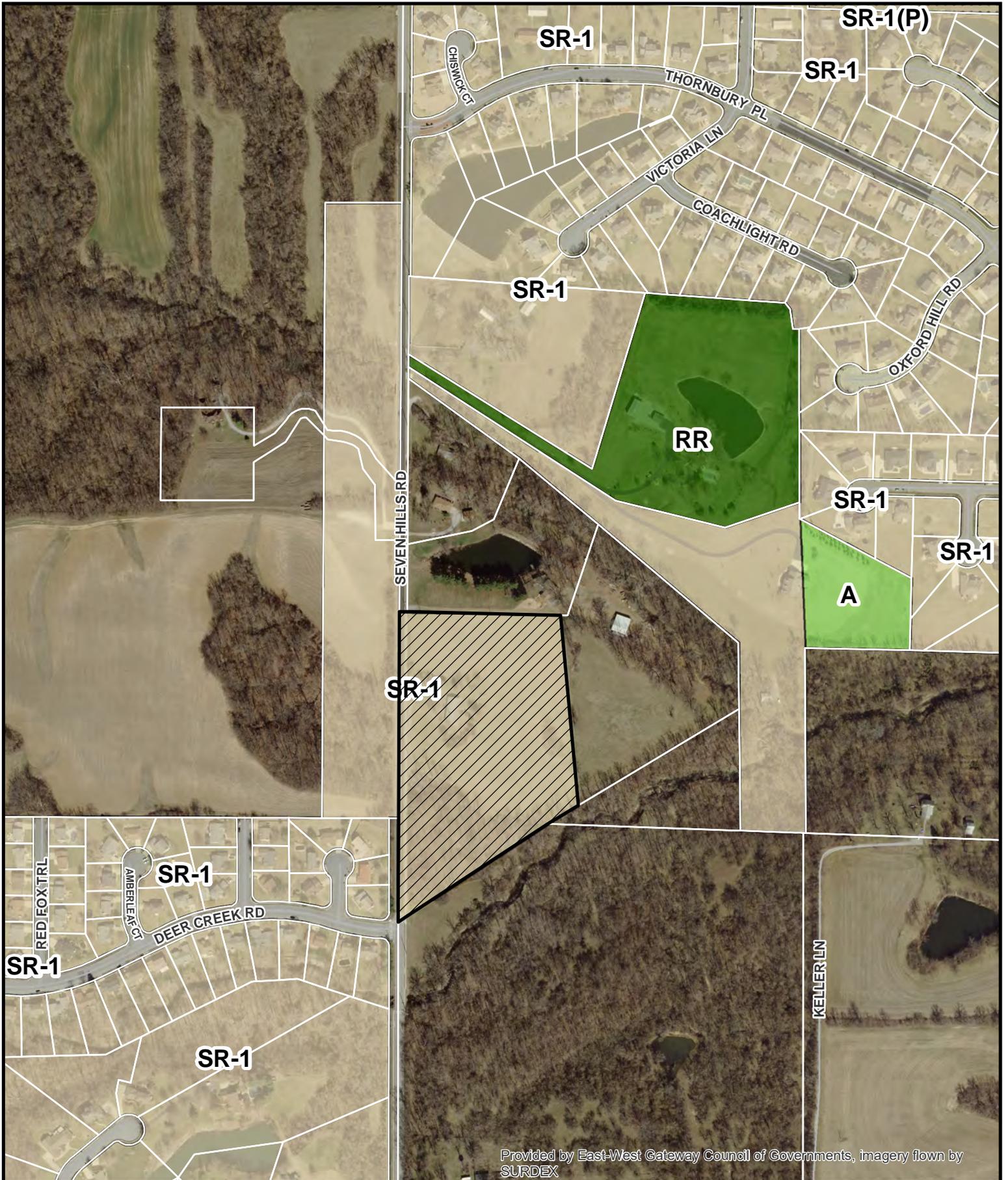
The purpose of the zone amendment request is due to the current size restrictions on an accessory building/garage. Therefore, we pray the city will honor the request for rezoning to rural residential to accommodate a larger structure that meets the City of O'Fallon Code of Ordinances.

Thank You,

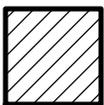
Susan L. Gasser
Gasser Properties, LLC

(702 N. Seven Hills)

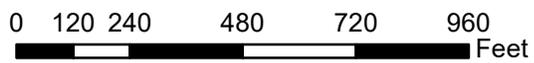
P2016-07: Gasser - Zoning Map



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



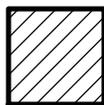
Subject Property



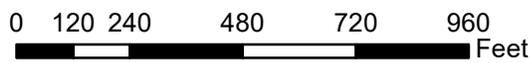
P2016-07: Gasser - Land Use Map



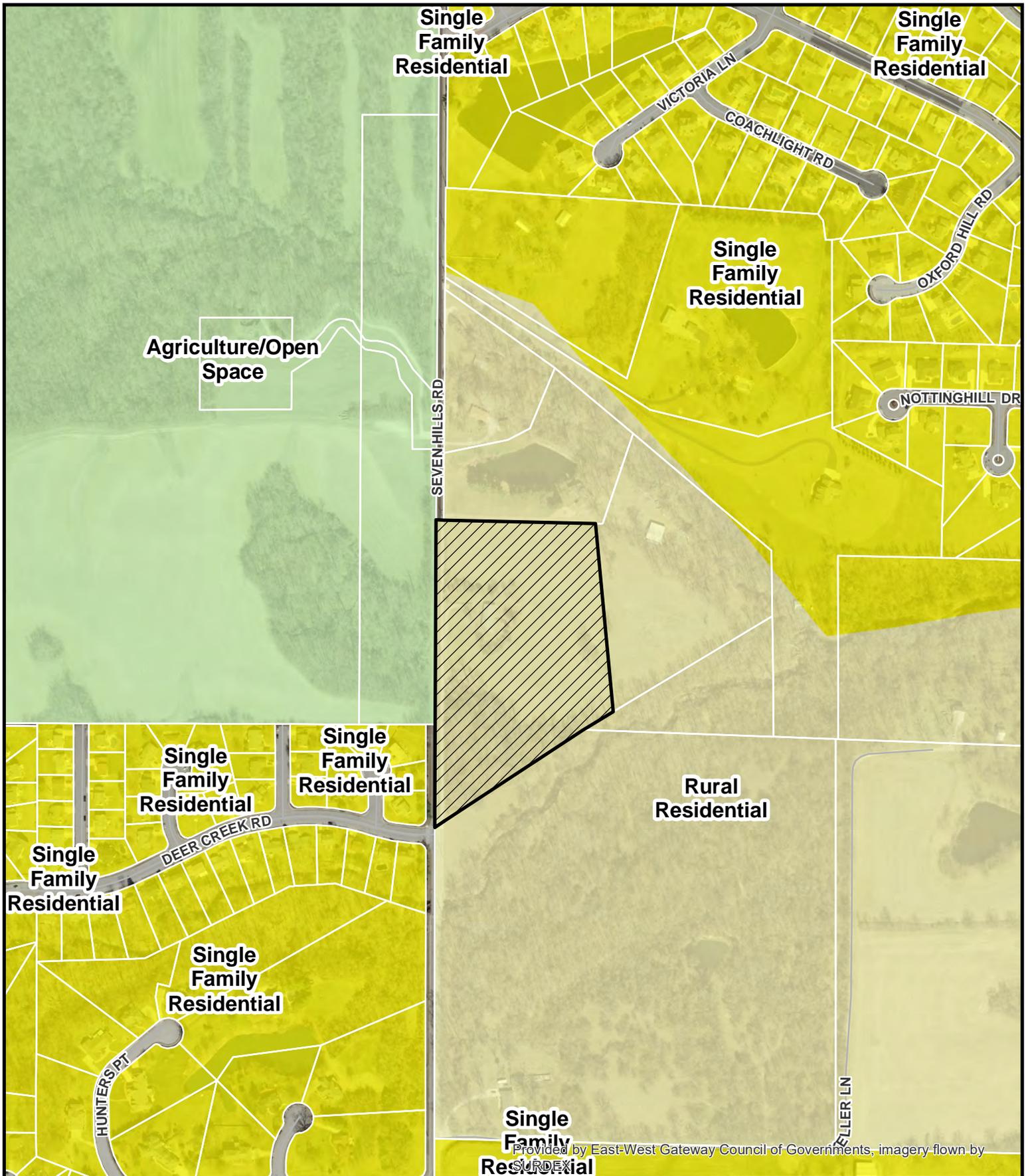
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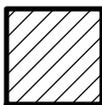
Subject Property



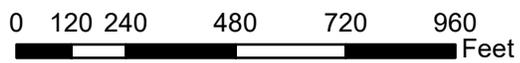
P2016-07: Gasser - Comprehensive Plan Map



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



Subject Property





M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: July 25, 2016
SUBJECT: P2016-08: Marriott TownePlace Suites - Planned Use

Recommendation

The Planning Commission held a public hearing on the above referenced application at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the requested Planned Use for Marriott TownePlace Suites, subject to the conditions recommended by staff.

Project Background and Summary

The applicant, Brad McMillin of Brad McMillin Realty, Inc. has filed an application requesting approval of a new planned use for a parcel of land located at 445 Regency Park, currently zoned B-1(P), Planned Community Business District, for the construction of a new 84 room, 5-story TownePlace Suites by Marriott International. The site will be developed with the new hotel building, parking lot, and landscaping. The building will be constructed south of an existing building which consists of Bella Milano, Global Brew and The Egg & I. The property is currently vacant and was previously approved for a 24,000 square foot 2-story office building.

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. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
 - a. Final grading plans;
 - b. Utility plans;
 - c. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
 - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
3. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
 - a. Planting requirements;
4. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

Attachments:

1. Report to Plan Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
Ted Shekell, Planning Director
DATE: July 12, 2016
PROJECT: P2016-08: Marriott TownePlace Suites - Planned Use

Location: 445 Regency Park
Ward: 1
Applicant/Owner: Brad McMillin of Brad McMillin Realty, Inc.
Submitted: June 7, 2016

Introduction

The applicant, Brad McMillin of Brad McMillin Realty, Inc. has filed an application requesting approval of a new planned use for a parcel of land located at 445 Regency Park, currently zoned B-1(P), Planned Community Business District, for the construction of a new 84 room, 5-story TownePlace Suites by Marriott International. The site will be developed with the new hotel building, parking lot, and landscaping. The building will be constructed south of an existing building which consists of Bella Milano, Global Brew and The Egg & I. The property is currently vacant and was previously approved for a 24,000 square foot 2-story office building.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: B-1(P)	North: Bella Milano, Global Brew and The Egg & I
East: B-1 (P)	East: Green Mount Corporate Center – Office Building
South: B-1 & B-1(P)	South: Commercial developments on Central Park Drive
West: B-1 (P)	West: Vacant commercial ground along Regency Park

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 hotel is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published

Community Development Department

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

notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Land Use

The petitioner has proposed an 84-room, 5-story hotel building and has received franchise approval from Marriott International for a Marriott TownePlace Suites. The hotel is anticipated to have a mix of room styles from studio rooms, one-bedroom and two-bedroom suites, fully equipped for the extended-stay market segment. The suites will feature full-sized kitchens, in-room workstations and closets. The hotel will have a swimming pool and fitness center. A planned use rezoning is required because the project includes new construction of a hotel and is over 20,000 square feet in size.

Traffic Circulation/Parking

Ingress and Egress: Access to the site will be by means of two existing access points (private drives with ingress/egress easements) from Regency Park. The western entrance is located directly across from the access point to the Regency Conference Center and eastern entrance is located directly across from Tim Horton's / Reliance Bank and the new 5-story Green Mount Office Building.

Parking: Non-convention hotels without a restaurant are required to provide 1 parking space per room, plus 2 for every 3 employees. The site plan provides for 102 parking spaces, which would provide enough parking for the rooms plus up to 27 employees at any one time. The site plan provides for 4 accessible spaces, however the Illinois Accessibility Code will require 5 accessible spaces and meet the dimensions required for parking space and accessible striped area. All standard parking spaces will be required to be 10 feet in width and 19 feet long to meet the City's dimensional requirements. Additionally, the plans do not account for parking lot lighting, which will have to meet the standards of Section 158.143.

On-site circulation: On-site circulation has been reviewed by staff and found the drive aisles to be constructed with 24-foot drive aisles. The site has cross-access easements in place to ensure access to the parking lot. The site appears to have acceptable on-site circulation.

Utilities and Drainage

The City of O'Fallon will provide public water to the site. Currently, 12" and 8" water line loop around the site. Caseyville Township will be providing sewer and is currently on site. Storm water will flow to storm sewer inlets on site and tie into the existing regional detention pond just to the west of the subject property. Actual detention pond sizing, grading, pipe sizes, and inlets will be engineered for the final construction plan. All drainage plans must be reviewed and approved by the Public Works Department.

Building and Site Improvements

The proposed 5-story building, which has four-side visibility, meets the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components including 360-degree architecture, awnings and varying roof lines, and visually breaking up the façade of the walls with changes in building height and depth. The dumpster is enclosed near the northeast corner of the building.

Sidewalk

The site is not required to provide any sidewalks out to Regency Park per City regulations, since the access drives are private. Additionally, the eastern entrance does have sidewalks from Regency Park to the Green Mount Corporate Center. The site does provide for sidewalks from the parking lot to the building.

Landscaping and Buffer Requirements

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 Central Park Drive, provide a 7-foot buffer around the perimeter of parking lot and landscaping in the parking lot islands.

Signage

The site plan does not provide for a directional sign on Regency Park, nor a location for a monument sign on site. The sign code would allow for a directional sign on Regency Park and a monument sign on-site, if the applicant would choose to construct either type of sign. The sign code also allows for a building of this size to provide wall signage not to exceed 300 square feet of signage on no more than three of the building elevations. The building elevation provided shows only one sign on the façade, but does not provide the dimensions of the signage. 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 review 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,
Staff is unable to determine at this time if the project meets all applicable zoning standards. However, staff believes with the conditions recommended in the staff report, the plan will comply with 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 will not have a significant impact on traffic.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The new hotel will not negatively affect adjacent properties. The Regency Park corridor is a commercial corridor with a variety of hotel, office, service and restaurant businesses.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan 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. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
 - a. Location map;
 - b. Final grading plans;
 - c. Utility plans;
 - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
 - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
 - b. Parking spaces shall be a minimum of 10 feet x 19 feet;
 - c. Drive aisles shall be a minimum of 24 feet;
 - d. The site will need to provide 5 accessible parking spaces with aisles.
3. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
 - a. Landscape island sizes and locations;
 - b. Planting requirements;
 - c. Perimeter buffer.
4. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Comprehensive Plan Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevation



Planned Use / Re-Zoning Application

NAME OF PROJECT: Taune Place Suites Hotel
ADDRESS/GENERAL LOCATION: 445 Regency Park Drive
SUBDIVISION NAME & LOT NUMBER(S): Lot 6C of the "Shoppes at Green Mount"

PARCEL NUMBER(S): 03-36.0-203-01A

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1(P) PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED ZONING: B-1(P) PROPOSED GROSS FLOOR AREA: TBD
PROPOSED # OF LOTS: 1 AREA IN ACRES: 1.94
PROPOSED # OF DWELLING UNITS: 84 rooms PRESENT USE: Vacant Land

APPLICANT INFORMATION:

NAME: Brad McMillin
COMPANY: Brad McMillin Realty, Inc.
ADDRESS: 1415 W Highway 50
OFallon, IL 62269
PHONE: 618-624-4471
FAX: 618-624-4496
EMAIL: bmcmillin@midwestbelltone.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Mike Sapp
COMPANY: Environis
ADDRESS: 6201 W. Main St
Mayville, IL 62002
PHONE: 618-344-8699
FAX: 618-344-8150
EMAIL: _____

Brad McMillin
SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>6/7/16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID#: <u>P2016-08</u>
APPLICATION FEE: <u>\$ 500.00</u>	STAFF ASSIGNED: _____
	PLAN REVIEW FEE DEPOSIT REC'D: <u>#1050</u>

Brad McMillin Realty, Inc.

1415 W Highway 50
O'Fallon, Illinois 62269

Narrative

for

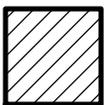
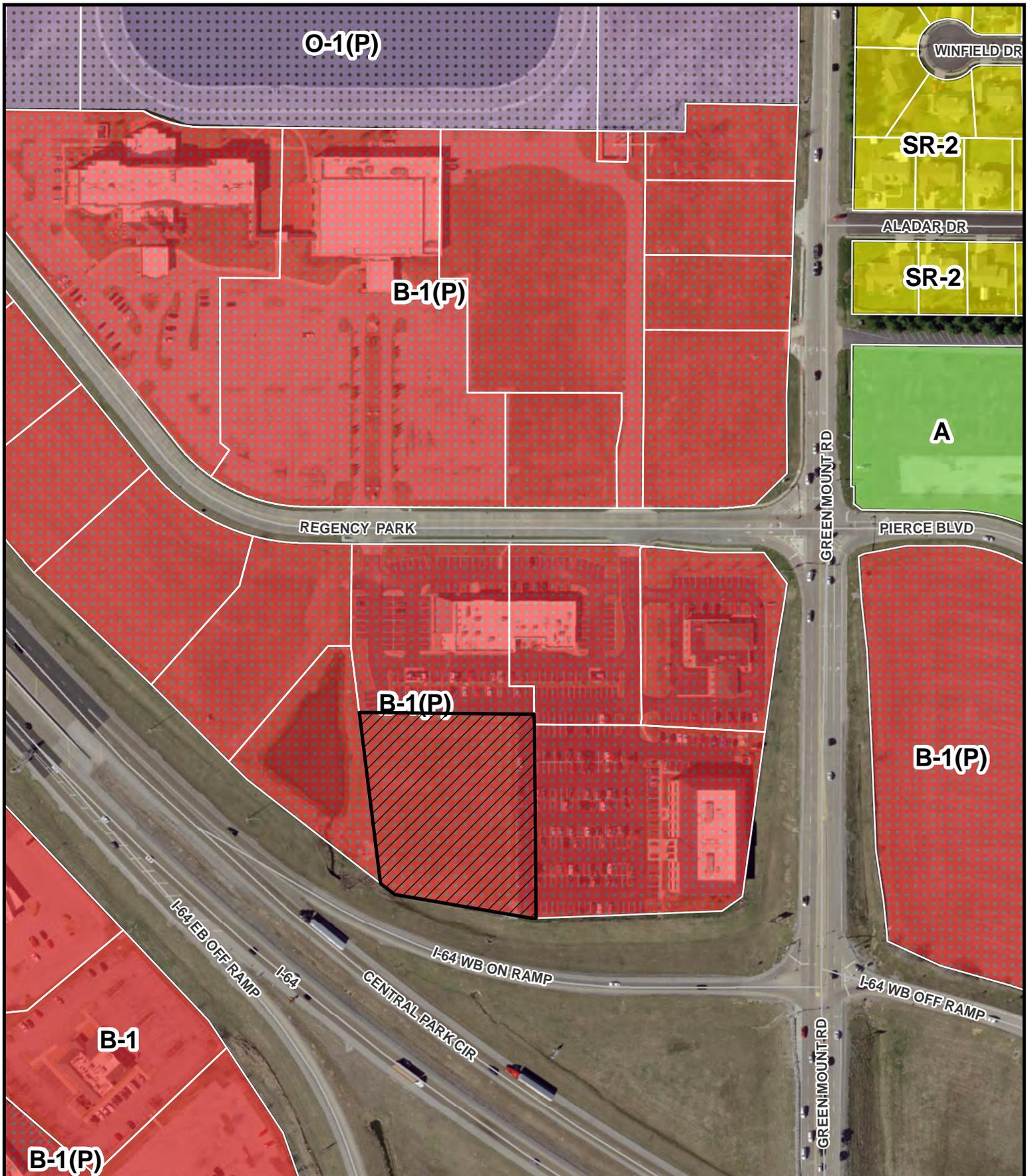
Proposed TownePlace Suites Hotel

It is our intent to build a new hotel at 445 Regency Park Drive in O'Fallon, Illinois. The proposed hotel is an 84 room, 5-story TownePlace Suites by Marriott International. We anticipate a mix of room styles from studio rooms to one-bedroom and two-bedroom fully equipped suites for the extended-stay market segment and priced moderately. The suites will feature full-size kitchens, in-room workstations, and closets designed by the Container Store. The hotel will also have a swimming pool, fitness center and will be pet-friendly.

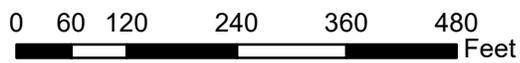
The lot has been secured and is located directly south of Bella Milano. We also have in place a shared easement with that property owner that allows access to the hotel property. We have received franchise approval from Marriott International and will be submitting drawings to them in the near term.

We anticipate breaking ground in late summer, 2016 with a twelve to eighteen month build time.

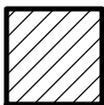
P2016-08: Marriott TownePlace Suites - Zoning Map



Subject Property



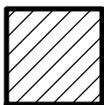
P2016-08: Marriott TownePlace Suites - Land Use Map



Subject Property

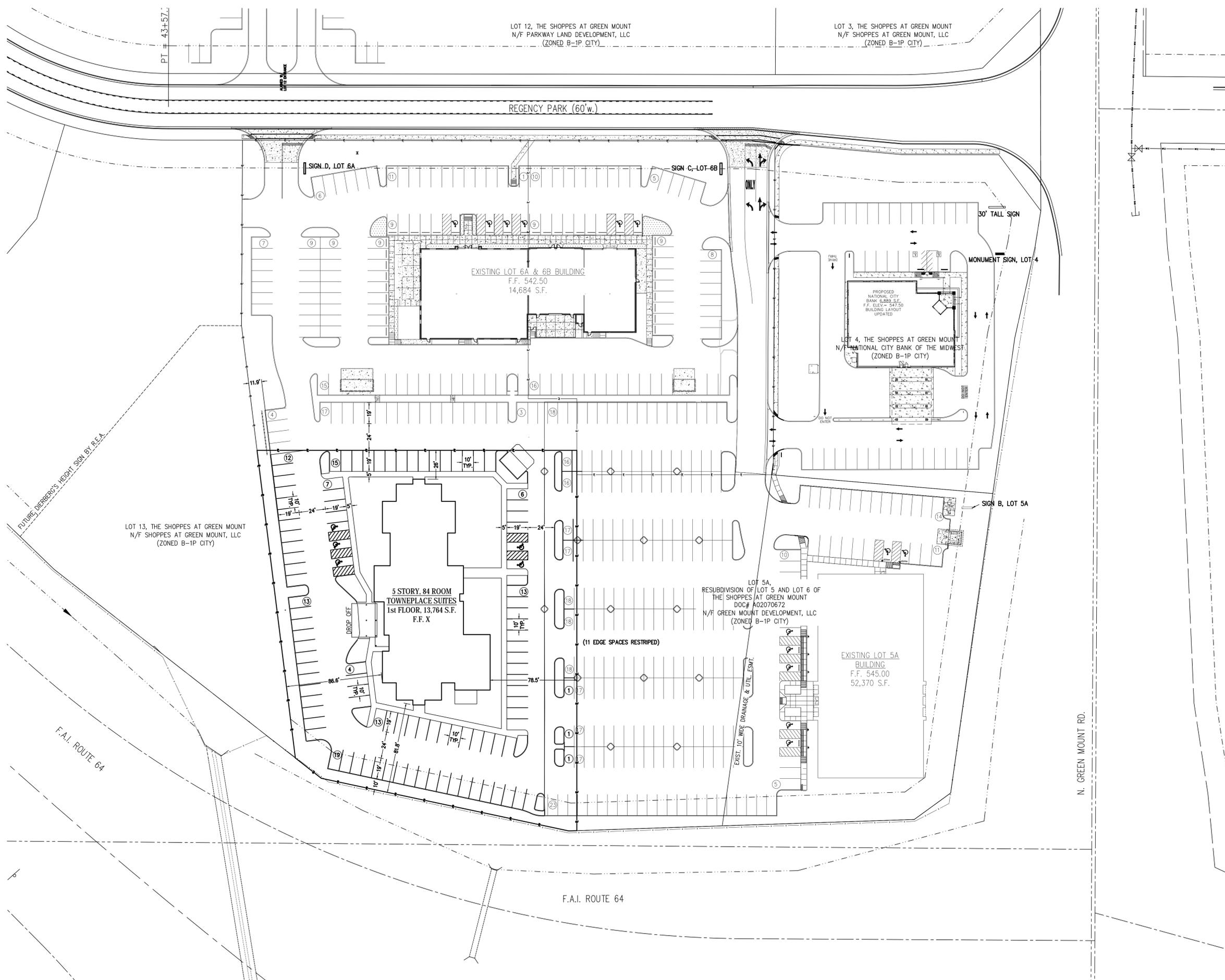


P2016-08: Marriott TownePlace Suites - Comprehensive Plan Map



Subject
Property





- LEGEND**
- SITE BOUNDARY
 - - - 25' FRONT BUILDING SETBACK
 - - - UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
 - - - EXISTING UTILITY & DRAINAGE EASEMENT
 - UTILITY POLE W/ GUY WIRE
 - OVERHEAD ELECTRIC LINE
 - ELECTRIC BOX
 - EXISTING TELEPHONE RISER
 - EXISTING FIBER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING FENCE
 - EXISTING SANITARY MANHOLE
 - EXISTING 8" SANITARY SEWER
 - EXISTING SANITARY FORCEMAIN
 - PROP. SANITARY MANHOLE
 - PROP. SANITARY CLEANOUT
 - PROP. SANITARY SEWER
 - PROP. SANITARY FORCEMAIN
 - EXISTING HYDRANT w/ GATE VALVE & BOX
 - EXISTING WATER MAIN
 - EXISTING WATER METER
 - PROPOSED WATER METER PIT & TAP
 - PROP. HYDRANT w/ GATE VALVE & BOX
 - PROP. WATER LINE
 - PROP. GATE VALVE & BOX
 - EXISTING STORM SEWER INLET
 - EXISTING STORM SEWER
 - PROP. STORM SEWER CURB INLET
 - PROP. STORM SEWER MANHOLE
 - PROP. STORM SEWER INLET
 - PROP. STORM SEWER
 - PROP. FLARED END SECTION
 - PROP. LIGHT POLE
 - PROP. EROSION CONTROL - FILTER FENCE
 - PROP. SELECT GRANULAR TRENCH BACKFILL (2' BEYOND PAVEMENT)

OFF-STREET PARKING PROVIDED

LOT 6A	100 SPACES
LOT 6B	57 SPACES
LOT 6C	106 SPACES (3 RESTRIPTED)
LOT 5A PAVED AREA	252 SPACES (11 RESTRIPTED)
TOTAL	515 SPACES TOTAL

ACCESS EASEMENTS
 CROSS ACCESS EASEMENTS (SEE FINAL PLAT):
 LOT 6A, 6B, & 6C TO PROVIDE A BLANKET CROSS ACCESS
 EASEMENT FOR SHARED PARKING AND ACCESS TO
 REGENCY PARK

LIGHTING
 LIGHTING SHALL BE "COLONIAL UPGRADED LIGHTING"
 SIMILAR TO CAMBRIDGE HOUSE OR O'FALLON
 PROFESSIONAL PARK. FINAL DESIGN & SPECIFICATION TO
 BE PROVIDED WITH FINAL PLAN. T

SIGNAGE
 APPROXIMATE SIGN LOCATION & DESIGN SHOWN.
 FINAL LOCATIONS TO BE VERIFIED W/ LANDSCAPE PLAN.

LANDSCAPING

SETBACKS
 THE BUILDING SETBACK ON REGENCY, GREEN MOUNT
 AND I-64 IS 25'. THE BUILDING SETBACK ON THE WEST
 AND EAST LINES IS 5'.

ENGINEER / SURVEYOR:
**NETEMEYER ENGINEERING
 ASSOCIATES, INC.**
 3300 Highline Road
 Aviston, IL 62216-1018
 ph: 618-228-7816
 fax: 618-228-7900

**TOWNEPLACE SUITES | MARRIOTT
 445 REGENCY PARK, O'FALLON, IL**

DEVELOPER:

REVISIONS	
NO.	DATE

INTENDED USE
PRELIMINARY, FOR REVIEW

IRPE 062-037441
 EXP. DATE: 11/30/2017

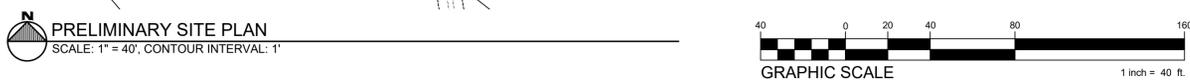
37
 REGISTERED
 ENGINEER
 OF
 ILLINOIS

PATRICK R. NETEMEYER

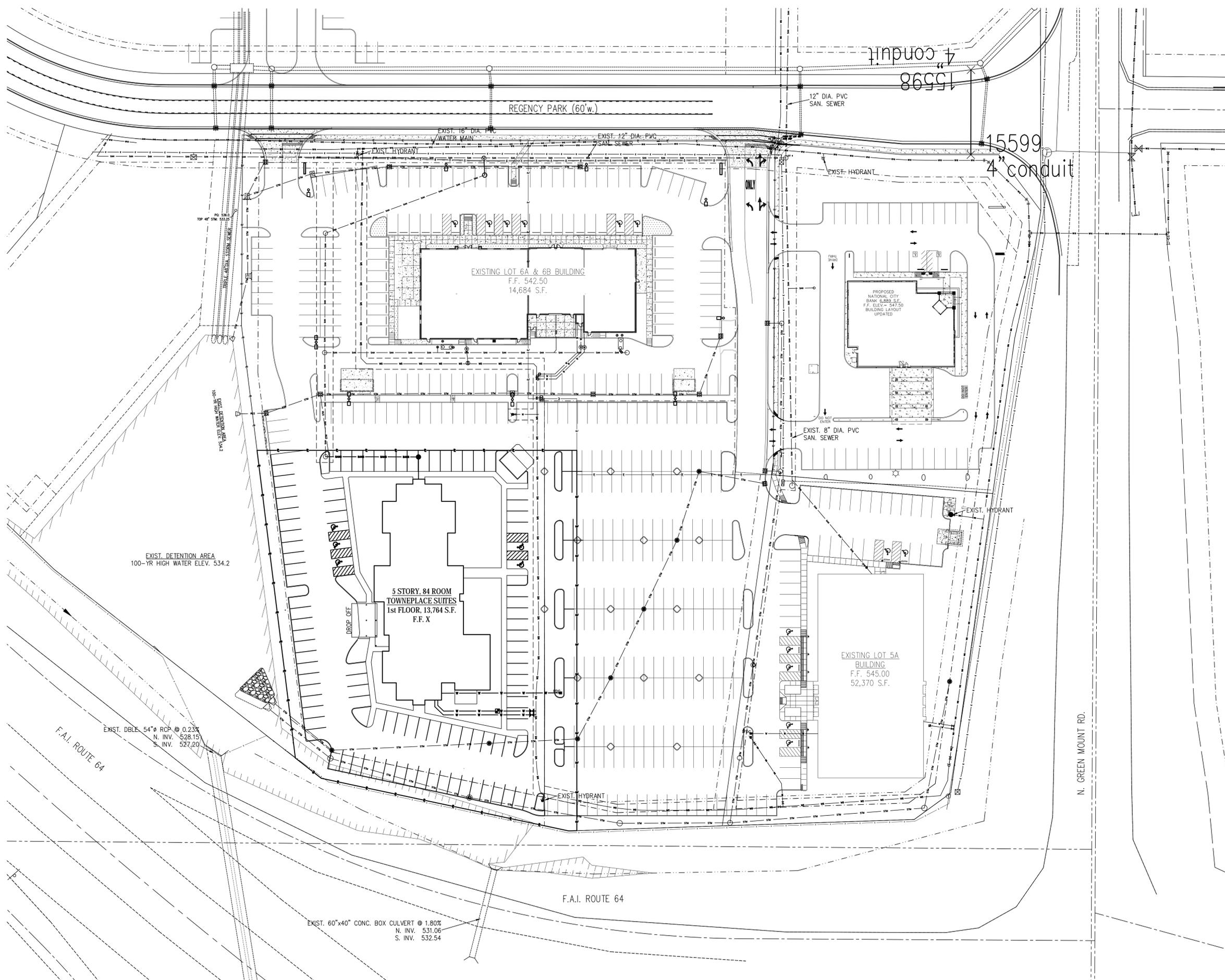
JOB NO: 20180266
 DWG. FILE:
 DRAWN BY:
 CHECKED BY: PRN
 ISSUE DATE: 05/22/2011

**PRELIMINARY
 SITE PLAN**

SHEET NO:
C1.1



This drawing, and the verbal or written contract it was prepared under, is subject to the Standard Contract Provisions and General Construction Requirements recorded in Clinton County, Illinois Recorder of Deeds Office under Document No. 2017000035, as first filed herein.



- LEGEND**
- SITE BOUNDARY
 - - - 25' FRONT BUILDING SETBACK
 - - - UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
 - - - EXISTING UTILITY & DRAINAGE EASEMENT
 - UTILITY POLE W/ GUY WIRE
 - OVERHEAD ELECTRIC LINE
 - ELECTRIC BOX
 - EXISTING TELEPHONE RISER
 - EXISTING FIBER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING FENCE
 - EXISTING SANITARY MANHOLE
 - EXISTING 8" SANITARY SEWER
 - EXISTING SANITARY FORCEMAIN
 - PROP. SANITARY MANHOLE
 - PROP. SANITARY CLEANOUT
 - PROP. SANITARY SEWER
 - PROP. SANITARY FORCEMAIN
 - EXISTING HYDRANT w/ GATE VALVE & BOX
 - EXISTING WATER MAIN
 - EXISTING WATER METER
 - PROPOSED WATER METER PIT & TAP
 - PROP. HYDRANT w/ GATE VALVE & BOX
 - PROP. WATER LINE
 - PROP. GATE VALVE & BOX
 - EXISTING STORM SEWER INLET
 - EXISTING STORM SEWER
 - PROP. STORM SEWER CURB INLET
 - PROP. STORM SEWER MANHOLE
 - PROP. STORM SEWER INLET
 - PROP. STORM SEWER
 - PROP. FLARED END SECTION
 - PROP. LIGHT POLE
 - PROP. EROSION CONTROL - FILTER FENCE

PHASE 1 DRAINAGE REPORT

GREEN MOUNT CORPORATE CENTER
 Lots 5A & 6A of "A" Resubdivision of Lot 5 and Lot 6 of The Shoppes at Green Mount" lying in part of Section 36, Township 2 North, Range 8 West, City of O'Fallon, St. Clair County, Illinois

This proposed B-1 zoned commercial development is to be constructed for retail, restaurant and office space and to have 466 parking spaces resulting in approximately 90% total ground coverage. The existing site's vegetative ground cover was stripped last fall in preparation for this construction. Some weeds have grown over the last summer which temporarily protects the site from excessive erosion.

In its present graded condition, this site slopes at approximately 1% to the Southwest and plans are to regrade the site to attain approximately a 2% average slope. After the proposed construction is complete, Lots 5A and 6A as totally built out will drain to the existing detention pond that lies along the west side of Lot 6A. This detention pond was sized in anticipation of development of the surrounding lots for commercial purposes; therefore, no new detention facilities are planned for this proposed construction.

Drainage calculations including flood hazard delineation, drainage way reports, major basin drainage characteristics, historic subbasin drainage patterns, offsite drainage flow patterns of tributary areas along with their impact on this development and SCS soils classifications were submitted prior to development of the Shoppes at Green Mount subdivision and will not be changed by the development of Lots 5A and 6A included with this submittal.

The preliminary site plan for development of Lots 5A and 6A includes information on the concept and anticipated typical drainage patterns and influences of off-site runoff toward this development. No specific drainage problems were encountered during this preliminary design. A general location map is shown on the preliminary site plan and the USGS quadrangle information was submitted with the original drainage calculations for the overall development of Shoppes at Green Mount. This site is not within any FEMA identified flood hazard area. There are no flooding areas within the boundaries of Lots 5A and 6A and the developers are not requesting any variances relating to drainage facilities.

ENGINEER / SURVIVOR:
NETEMEYER ENGINEERING ASSOCIATES, INC.
 3300 Highline Road
 Aviston, IL 62216-1018
 ph: 618-228-7816
 fax: 618-228-7900

TOWNPLACE SUITES | MARRIOTT
445 REGENCY PARK, O'FALLON, IL

DEVELOPER:

REVISIONS	
NO.	DATE

INTENDED USE
PRELIMINARY, FOR REVIEW

IRPE 062-037441
 EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER
 JOB NO: 20180266
 DWG. FILE:
 DRAWN BY:
 CHECKED BY: PRN
 ISSUE DATE: 05-22-11

UTILITY & GRADING PLAN & PHASE 1 DRAINAGE

SHEET NO:
C1.2

UTILITY & GRADING PLAN
 SCALE: 1" = 40', CONTOUR INTERVAL: 1'





RECEIVED JUN 27 2011



MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Asst. City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: July 25, 2016
SUBJECT: Comprehensive Plan Amendment (P2016-10)

Recommendation

The Planning Commission held a public hearing on the Comprehensive Plan Amendment referenced above at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the request.

Summary

This case involves the evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan for the property at 200 N. Lincoln Avenue commonly known as Old City Hall. Due to City ownership, the property is currently shown as "Institutional" on the Future Land Use Map. However, through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property. To do so, Mr. McMillin will need to rezone the property from SR-3 to B-1(P). Since the future land use map does not currently align with his request, we first need to review and amend the map accordingly to allow this project to commence.

This map update will not have a negative impact on the surrounding properties since the building will be used similarly to the way it was in the past, just without city ownership. The proposed use of this building as office/commercial fits in well with the mixed use environment typical of a downtown area. The neighborhood will benefit from significant enhancements to the exterior of the building and improvements to the parking area directly to the north. The planned use process (P2016-09) will more specifically define allowable uses to further ensure that they are compatible with the area.

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

Staff Recommendation

Staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map to show 200 N. Lincoln Avenue as "General Commercial."

Attachments:

1. 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



PROJECT REPORT

TO: Planning Commission
FROM: Anne Stevenson, Asst. City Planner
THROUGH: Ted Shekell, Planning Director
DATE: July 12, 2016
PROJECT: P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan

Summary

This case involves the evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan for the property at 200 N. Lincoln Avenue commonly known as Old City Hall. Due to city ownership, the property is currently shown as "Institutional" on the Future Land Use Map. However, through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property. To do so, Mr. McMillin will need to rezone the property from SR-3 to B-1(P) (P2016-09). Since the future land use map does not currently align with his request, we first need to review and amend the map accordingly to allow this project to commence.

Public Notice

Public Notice of this Comprehensive Plan Amendment and the rezoning of the property located at 200 North Lincoln has been fulfilled in accordance with §§158.255-158.257 of the City of O'Fallon Code of Ordinances. 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

The property in question is approximately 0.23 acres located at 200 N. Lincoln Avenue, commonly known as Old City Hall. Amending the Comprehensive Plan Future Land Use Map to show the property as "General Commercial" instead of "Institutional" makes it possible for Brad McMillin, the future owner of the building, to rezone the property from SR-3 to B-1(P). This map update will not have a negative impact on the surrounding properties since the building will be used similarly to the way it was in the past, just without city ownership. The proposed use of this building as office/commercial fits in well with the mixed use environment typical of a downtown area, and as shown on the attached map. The property already has commercial future land uses to the south and west along with institutional uses (fire station & District 90 administrative building) directly to the east. The neighborhood will benefit from significant enhancements to the exterior of the building and improvements to the parking area directly to the north. The planned use process (P2016-09) will more specifically define allowable uses to further ensure that they are compatible with the area.

Staff Recommendation

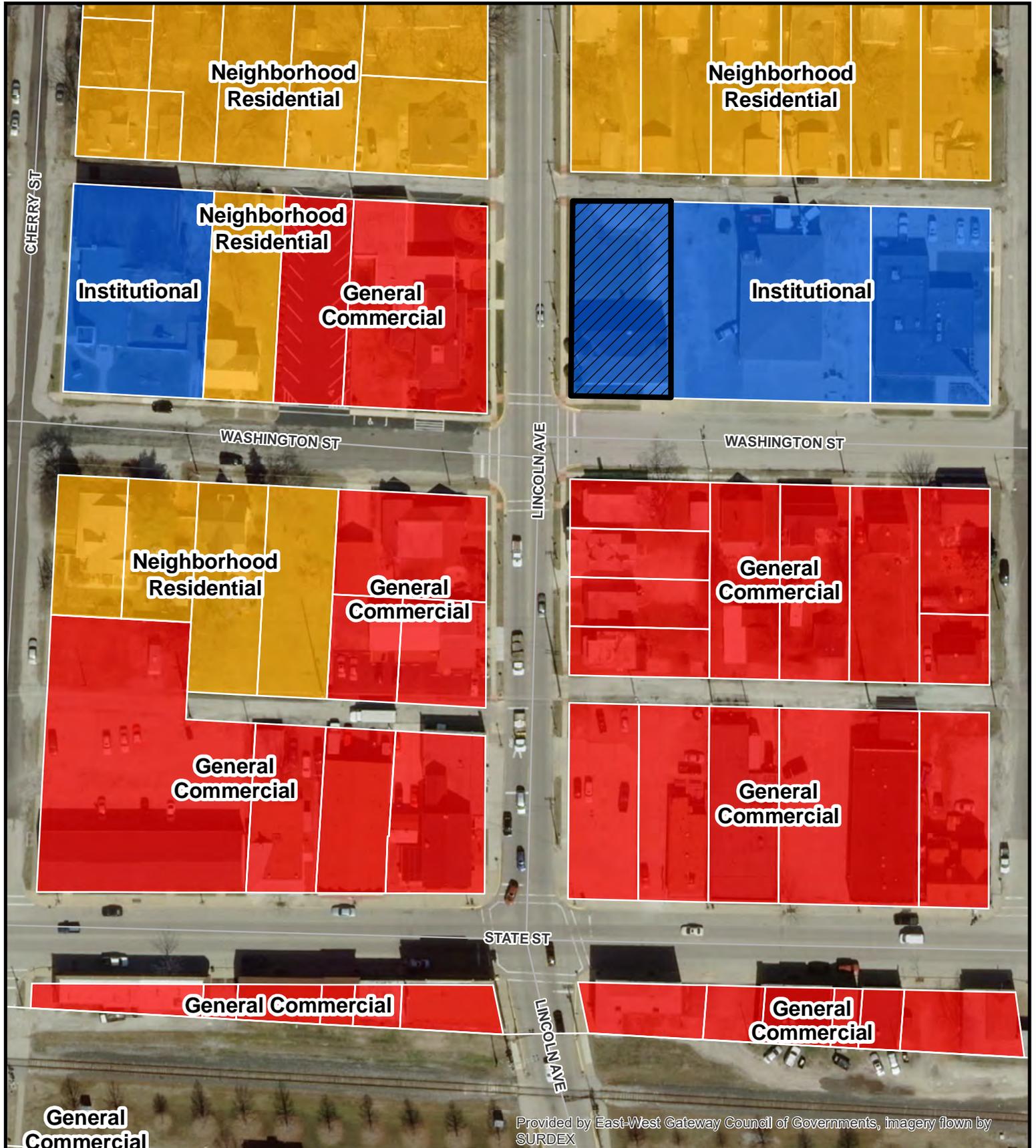
Staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map to show 200 N. Lincoln Avenue as "General Commercial."

Attachment

Community Development Department

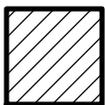
255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan - Current Designation



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

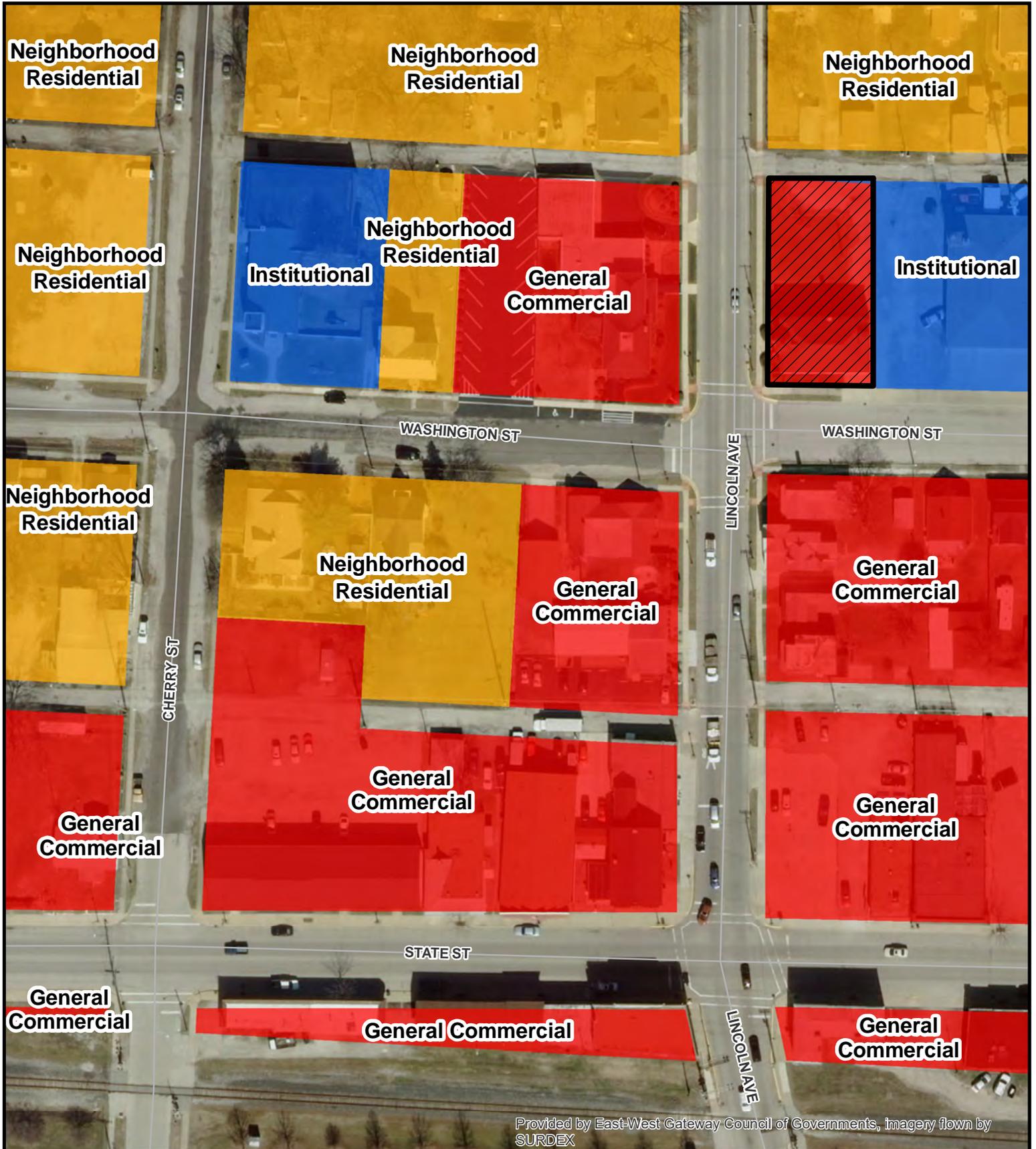
General Commercial



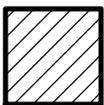
Subject Property



P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan - Proposed Designation



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



Subject Property





MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Asst. City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: July 25, 2016
SUBJECT: Old City Hall Planned Use (P2016-09), Minor Subdivision & TIF Redevelopment Agreement

Recommendation

The Planning Commission held a public hearing on the Planned Use Rezoning Amendment referenced above at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the case, subject to the conditions recommended by staff.

Planned Use Rezoning

Through an RFP (request for proposal) process, the City recently selected a proposal from Brad McMillin to purchase and rehab the property at 200 N. Lincoln Avenue commonly known as Old City Hall. Renovation of Old City Hall will be completed in two phases. The first phase will consist mainly of "white-boxing" the building and getting it ready for tenant improvements. During this time, the applicant will remove non-structural interior walls and drop ceilings and replace wiring, plumbing, and other obsolete systems. The applicant will also renovate the exterior of the building to remove paint, tuck-point, and enhance historical features of the building. Mr. McMillin is also planning to build a 17-space parking lot immediately north of the building. Once a suitable tenant has been identified, the applicant will remodel the interior space to suit their needs and meet building codes. Mr. McMillin hopes to have an office tenant occupy the building.

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

Minor Subdivision

Currently, Old City Hall shares a lot with the fire station; a minor subdivision is required to create a separate lot for the building. The property will be split at the edge of the applicant's new parking lot and an access/utility easement will be created over the shared driveway. The Old City Hall lot will be approximately 0.26 acres, with the fire house occupying the remaining 0.44 acres.

TIF Redevelopment Agreement

The TIF Redevelopment Agreement allows for 75% of incremented generated by the property to be returned to the property owner. The project is estimated to have maximum total eligible costs of \$760,900, however, the total amount of these costs to be recovered by Mr. McMillin is ultimately dependent upon what the taxable value of the building is when the renovations are complete.

Staff Recommendation

Staff recommends approval of the Minor Subdivision & TIF Redevelopment Agreement as shown. Staff recommends approval of the rezoning of 200 N. Lincoln to B-1(P) with the following conditions:

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

1. The property has been approved for office and retail uses. Any change of use that allows for assembly (such as a restaurant or theater) will need to return for an amendment to this planned use approval.
2. A landscaping plan will need to be submitted per city code.
3. A minor subdivision with cross access easement and joint maintenance will need to be provided
4. Any significant changes to the exterior of the building will need to be reviewed by the Historic Preservation Commission.

Attachments:

1. Report to Plan Commission
2. Minor Subdivision Plat
3. Draft TIF Redevelopment Agreement



PROJECT REPORT

TO: Planning Commission
FROM: Anne Stevenson, Asst. City Planner
THROUGH: Ted Shekell, Community Development Director
DATE: July 12, 2016
SUBJECT: P2016-09: Old City Hall B-1(P) Zoning Amendment & Planned Use

Applicant: Brad McMillin
1415 W Highway 50
O'Fallon, IL 62269

Owner: City of O'Fallon
O'Fallon IL 62269

Submitted: June 7, 2016

Project Summary

- Through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property at 200 N. Lincoln Avenue commonly known as Old City Hall
- Major renovations will be made to the inside and outside the building as part of a two phased project
- The future tenant has not been identified yet, but they believe a law firm or engineering firm would be ideal
- Property is currently zoned SR-3, even though it has been has always been used as an office
- Applicant requests that the property be rezoned to B-1(P)
- Minor subdivision is required to create a 0.23 acre parcel

Existing Conditions

Surrounding Zoning:

North: SR-3 & MR-1
East: SR-3
South: SR-3 & O-1
West: B-1 & MR-1

Surrounding Land Use:

North: Single family homes
East: Fire station & District 90 admin building
South: Single family homes
West: Funeral home, single family homes

Old City Hall most recently housed the O'Fallon Fire Department administrative offices, but has only been used for storage since 2009. The property is in need of extensive repairs and remediation. It is also a locally designated landmark which requires review of changes to the exterior of the building, but does not affect remodeling of the interior of the structure.

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:

Pending approval of case P2016-05, the O'Fallon Comprehensive Plan Future Land Use Map will depict the subject property as General Commercial. B-1 zoning is associated with this land use and allows for a variety of office, retail, and general commercial uses.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinances, including the B-1 Community Business District requirements.

Public Notice:

Public Notice of this project has been fulfilled in accordance with §§158.255-158.257 of the City of O'Fallon Code of Ordinances. 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

General Discussion:

Renovation of Old City Hall will be completed in two phases. The first phase will consist mainly of "white-boxing" the building and getting it ready for tenant improvements. During this time, the applicant will remove non-structural interior walls and drop ceilings and replace wiring, plumbing, and other obsolete systems. The applicant will also renovate the exterior of the building to remove paint, tuck-point, and enhance historical features of the building. Once a suitable tenant has been identified, the applicant will remodel the interior space to suit their needs and meet building codes. Mr. McMillin hopes to find a law or engineering firm to occupy the building. Currently, Old City Hall shares a lot with the fire station; a minor subdivision will be required to create a separate lot for the building.

Access, Circulation and Parking:

Per §158.139(C)(1)(a) of the City of O'Fallon Code of Ordinances, the property is not required to provide any additional parking for the existing building:

In the Downtown District, the vehicle parking space number requirements of this subchapter for non-residential uses shall apply only to the net increase in floor area or use intensity created by new construction or building expansion. For any increase in parking required through new construction or expansion of existing non-residential buildings, the applicant must submit a parking study per this code to determine the number of parking spaces to be required on-site.

Even so, the applicant is showing a parking lot with 18 spaces. A north/south access drive will be shared with the fire station and allow good circulation around the parking lot. Several parking spaces will back out directly into the alley, but this arrangement is also present at the nearby District 90 administrative building and is common at other downtown properties as well. The applicant has shown the required landscaped areas that will need to be planted with trees and shrubbery per city code.

Drainage and Detention:

The proposed parking lot will drain towards the center of the lot where an inlet will be installed. This inlet will connect to the existing stormwater system. All final drainage plans must be reviewed and approved by the Public Works Department.

Utilities:

Utilities are existing on site. No significant changes to public infrastructure are expected.

Street Trees, Landscape Berms, and Buffers:

At this time, a landscape plan has not been submitted, but the required landscaped areas are shown on the attached parking lot layout. The developer will be required to install street trees in the lawn between the curb and sidewalk every 50 feet. He will also be required to install two trees and one shrubs in the double landscaped island and one tree and one shrub in the single island.

Lighting

If the building will be used in the evening, lighting will need to be provided in the parking lot per city code.

Building Elevation

An elevation has been supplied which shows the cosmetic improvements that will be made to the building. Any major changes to the exterior will need to be reviewed by the Historic Preservation Commission.

Signage:

The developer has indicated the location of a potential freestanding sign. However, no other details have been provided at this point. Any signs installed in the future will have to meet city code.

Criteria for considering General Rezoning applications:

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

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

Conclusion and Recommendation

Staff recommends approval of the rezoning of 200 N. Lincoln to B-1(P) with the following condition:

1. The property has been approved for office and retail uses. Any change of use that allows for assembly (such as a restaurant or theater) will need to return for an amendment to this planned use approval.
2. A landscaping plan will need to be submitted per city code.
3. A minor subdivision with cross access easement and joint maintenance will need to be provided
4. Any significant changes to the exterior of the building will need to be reviewed by the Historic Preservation Commission.

Attachments

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Comprehensive Plan Map
5. Site Plans
6. Building Elevations



Planned Use / Re-Zoning Application

NAME OF PROJECT: OLD CITY HALL
ADDRESS/GENERAL LOCATION: 200 N Lincoln, O'Fallon, Illinois
SUBDIVISION NAME & LOT NUMBER(S): _____

PARCEL NUMBER(S): 04-29.0-120-008

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: <u>SR-3</u>	PROPOSED NUMBER OF BUILDINGS: <u>1</u>
PROPOSED ZONING: <u>B-1 (P)</u>	PROPOSED GROSS FLOOR AREA: _____
PROPOSED # OF LOTS: <u>1</u>	AREA IN ACRES: <u>± .27</u>
PROPOSED # OF DWELLING UNITS: <u>-</u>	PRESENT USE: <u>Vacant</u>

APPLICANT INFORMATION:

NAME: Bradley D. McMillin
 COMPANY: _____
 ADDRESS: 1415 W. Highway 50
 PHONE: 618-624-4471
 FAX: 618-624-4496
 EMAIL: bmcmillin@midwestbelltone.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Gary Hoelscher Michael Rosborg
 COMPANY: Millenia Professional Services
 ADDRESS: 11 Executive Drive
Fairview Heights IL
 PHONE: 618-624-8110
 FAX: 618-624-8611
 EMAIL: ghoelscher@mgs-il.com
mrosborg@mgs-il.com

Bradley D. McMillin
SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>6/7/16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID#: <u>P2016-09</u>
APPLICATION FEE: <u>waived</u>	STAFF ASSIGNED: <u>A. Stevenson</u>
	PLAN REVIEW FEE DEPOSIT REC'D: <u>none</u>

Project Narrative

It is our intent to redevelop O'Fallon's Old City Hall into office space ideally suitable for a tenant such as a law firm or engineering firm.

The project will be completed in two phases. The first phase will consist mainly of "white-boxing" the building, and getting the building ready for tenant improvements (TI's). We will remove non-structural interior walls, old electrical wiring, plumbing, drop ceilings, etc. We will also begin renovating the exterior of the building (weather permitting), which will include sandblasting/removing the paint from the exterior brick, tuck-pointing and other exterior renovations that will enhance the historical features of the building.

Once we have entered into a lease agreement with a tenant, we will then proceed with Phase II in a build-out that not only retains the historic and unique exterior elements of the building, but we will reconfigure the internal building to meet current code and tenant requirements. It is our hope that we will be able to expose and utilize some of the historical aspects of the interior as well during the Phase II construction.

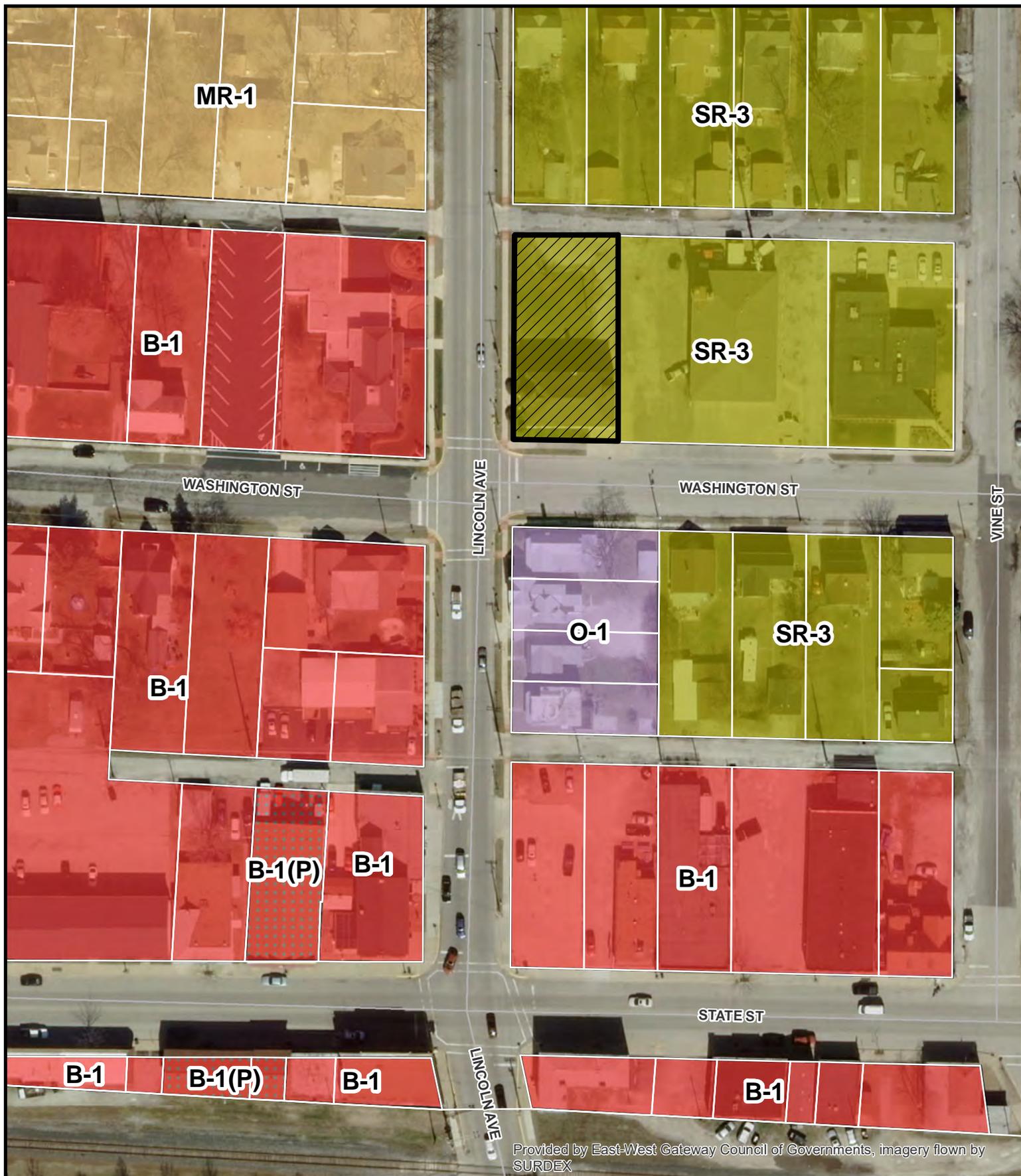
Our project team will consist of the following:

1. Architect/Engineer – Mike Sapp (Environs Architectural)
2. Legal – Robert Wells
3. Builder/Contractor – Century Builders (100% owned by Brad McMillin)

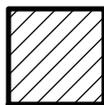
We anticipate utilizing both floors of the building for tenant (s) lease with one or possible two tenants. Each floor will be individually conditioned for heat and cooling to provide for tenant controlled comfort. Each floor will include an ADA accessible restroom. The interior walls will be stud wall construction. Interior finishes will all be commercially appropriate with respect to flooring, wall coverings, ceiling finishes, washrooms, doors, door hardware and miscellaneous items. The building will have a sprinkler system.

We will retain most of the historic elements of the building through this renovation. In addition, exterior lighting and plantings will be done in such a manner as to be reflective and complementary to the buildings historic character and design as well as non-invasive to the nearby residential neighborhood.

P2016-09: Old City Hall - Zoning Map



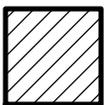
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



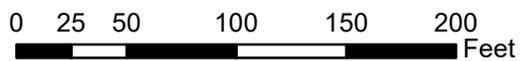
Subject Property



P2016-09: Old City Hall - Land Use Map



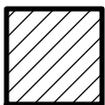
Subject Property



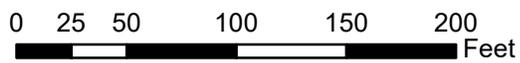
P2016-09: Old City Hall - Comprehensive Plan Map



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



Subject Property



OLD CITY HALL REDEVELOPMENT

BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



Seal:
Michael J. Rosborg
DATE: 6/24/16
MICHAEL J. ROSBORG, P.E.
EXPIRES 11/30/17

OFF-STREET PARKING CALCULATIONS

PARKING RATIO (OFFICE) = 4 SPACES / 1000 GFA (GROSS FLOOR AREA)

BUILDING	GFA SQ. FT.	REQUIRED SPACES	PROVIDED SPACES
OFFICE SPACE	4,388	18	18
TOTAL SPACES REQUIRED		18	
TOTAL SPACES PROVIDED			18

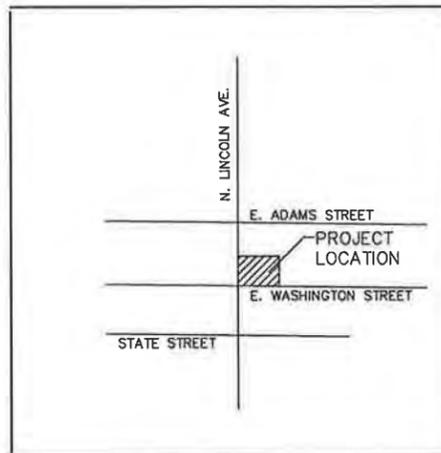
INDEX OF SHEETS

- 1 COVER SHEET
- 2 PLANNED USE SITE PLAN
- 3 PLANNED USE GRADING PLAN

LIST OF UTILITIES

SEWER CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 618-624-4500	WATER CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 618-624-4500	GAS AMEREN 1050 WEST BLVD. BELLEVILLE, IL 62221 1-800-755-5000
ELECTRIC AMEREN 1050 WEST BLVD. BELLEVILLE, IL 62221 1-800-755-5000	TELEPHONE AT&T 203 GOETHE ST. COLLINSVILLE, IL 62234 618-346-6490	CABLE TV CHARTER COMMUNICATIONS 7645 MAGNA DRIVE BELLEVILLE, IL 62221 618-277-0760

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



LOCATION MAP
NOT TO SCALE

NOTES

- ALL PROPOSED PLANS / UTILITIES ARE PRELIMINARY. FINAL SIZES SHALL BE SHOWN ON THE IMPROVEMENT PLANS TO BE SUBMITTED TO THE CITY OF O'FALLON.
- ALL EASEMENTS ARE FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED.
- ANTICIPATED UTILITY SIZES:
SANITARY SEWER: 8" PVC SERVICES
STORM SEWER: 12" - 36" HDPE & RCP
WATER MAIN: 8" DUCTILE IRON WATER MAIN
1" TYPE K COPPER SERVICES
- THE INFORMATION AND DATA SHOWN OR INDICATED ON THESE IMPROVEMENT PLANS WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AND UTILITIES AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES OR BY OTHERS. NO GUARANTEE IS IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR (i) REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, (ii) LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES SHOWN OR INDICATED ON THE IMPROVEMENT PLANS; (iii) COORDINATING THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES DURING CONSTRUCTION, AND (iv) PROVIDING SAFETY AND PROTECTION TO ALL SUCH UNDERGROUND FACILITIES AND UTILITIES AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK AT HIS EXPENSE.
- THE ADDRESS OF THIS PROPERTY: 200 NORTH LINCOLN AVENUE
O'FALLON, IL 62269

NAMES & ADDRESSES

PROPERTY OWNER CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 (618) 624-4500	DEVELOPER BRAD McMILLIN REALTY, INC 1415 WEST HIGHWAY 50 O'FALLON, IL 62269 (618) 624-4471
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ARCHITECT TO BE DETERMINED	ENGINEER/SURVEYOR MILLENNIA PROFESSIONAL SERVICES 11 EXECUTIVE DRIVE, SUITE 12 FAIRVIEW HEIGHTS, IL 62208 (618) 624-8610
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LEGEND

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ▲ STONE FOUND
- ⊗ EXISTING TREE
- ⌋ EXISTING TREE LINE
- ⊕ EXISTING LIGHT POLE
- ⊖ EXISTING POWER POLE
- ⊗ EXISTING GUY WIRE
- ⊕ EXISTING FIRE HYDRANT
- ⊖ EXISTING WATER VALVE
- ⊗ EXISTING WATER METER
- ⊕ EXISTING MANHOLE
- ⊖ EXISTING SINGLE POLE SIGN
- ⊗ EXISTING TELEPHONE JUNCTION BOX
- G— EXISTING GAS LINE
- T— EXISTING TELEPHONE LINE
- W— EXISTING WATER LINE
- OE— EXISTING OVERHEAD ELECTRIC LINE
- SS— EXISTING SANITARY SEWER
- FM— EXISTING SANITARY SEWER FORCE MAIN
- <<— EXISTING STORM SEWER
- 520— PROPOSED CONTOUR
- x 521 PROPOSED SPOT ELEVATION
- · · — PROPOSED SWALE
- >>— PROPOSED STORM SEWER
- PROPOSED STORM INLET

DEVELOPMENT SUMMARY TABLE

AREA OF LOT - EXISTING	0.70 ACRES
AREA OF LOT - PROPOSED	0.33 ACRES
MAX. GROSS FLOOR AREA	10,000 S.F.
EXISTING BUILDING FOOTPRINT SIZE	OFFICE SPACE - 2194 S.F.
PERCENTAGE OF BUILDING COVERAGE	(15.3% of 0.33 ACRES)
EXISTING ZONING	SR-3
PROPOSED ZONING	B-1(P)
OFFSTREET PARKING	(SEE SEPARATE CALCULATION)
ALLOW. MAX. HEIGHT OF BUILDING	35 FEET
PROPOSED HEIGHT OF BUILDING	NO CHANGE
SITE PERCENTAGES	BUILDING - 15%
	PARKING / DRIVEWAY - 66%
	GREENSPACE - 19%
TIME SCHEDULE FOR COMPLETION	6 MONTHS FROM APPROVAL

CITY COUNCIL APPROVAL:

THE PRELIMINARY SITE PLAN FOR THE OLD CITY HALL REDEVELOPMENT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE ____ DAY OF _____, 20__.

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

DATE _____

DATE _____

RECEIVED JUN 24 2016

Drawing Issue	PLANNED USE SUBMITTAL
	06/24/16

P.M.	M.J.R.
L.T.	S.U.
QA/QC:	E.R.O.
Job Number:	ME16065.00

Millennia Professional Services
11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
618.624.8610
FAX: 618.624.8611



Old City Hall Redevelopment O'Fallon, Illinois
Brad McMillin Realty, Inc.
1415 West Highway 50
O'Fallon, Illinois 62269

Sheet Title:
COVER SHEET

Sheet
1 of 3



Seal: *Michael J. Rosborg*
DATE: 6/24/16
MICHAEL J. ROSBORG, P.E.
EXPIRES 11/30/17

Drawing Issue	PLANNED USE SUBMITTAL
	06/24/16

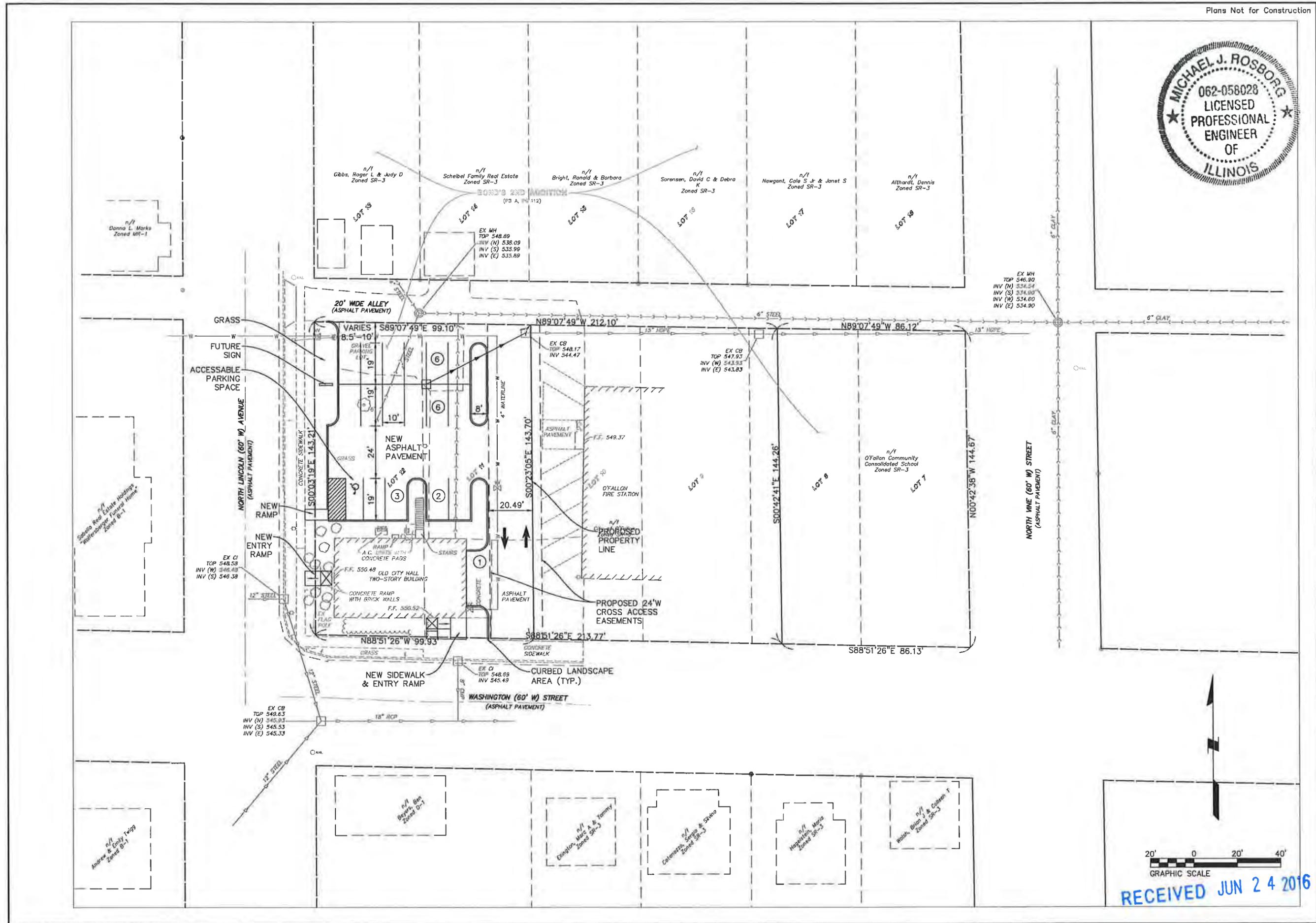
P.M. M.J.R.
L.T. S.J.
O.A./O.C. E.R.O.
Job Number: ME16065-00

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11 Executive Drive, Suite 12
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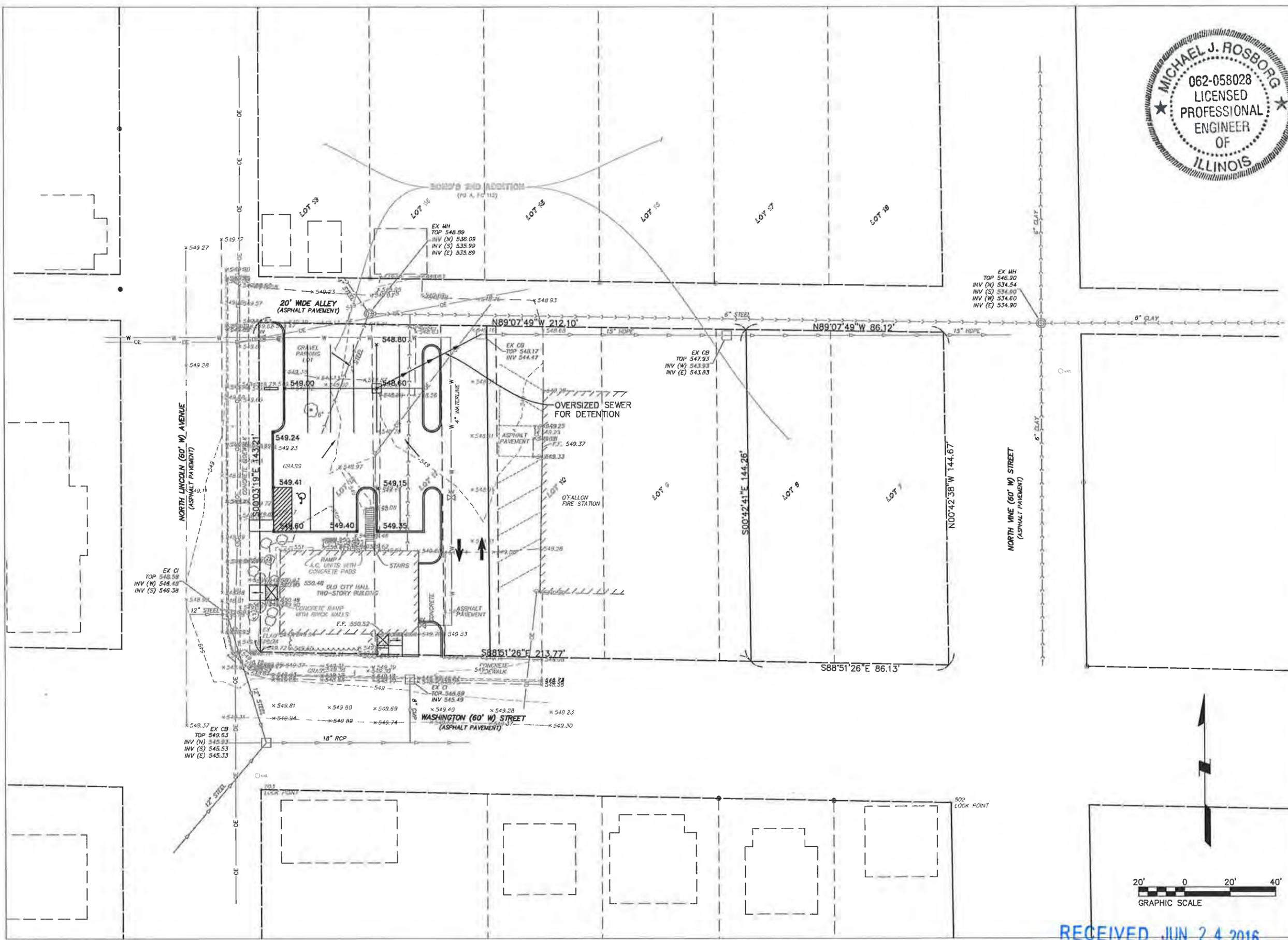
Sheet Title:
PLANNED USE SITE PLAN
Sheet
2 of 3



6/23/2016 11:30am (M) 16065-00 Millen Realty, Inc. 062-058028 Michael Rosborg



Seal:
Michael J. Rosborg
DATE: 6/24/16
MICHAEL J. ROSBORG, P.E.
EXPIRES 11/30/17



Drawing Issue	
06/24/16	PLANNED USE SUBMITTAL

P.M.
M.J.R.
L.T.
S.J.
QA/QC:
E.R.O.
Job Number:
ME16065-00

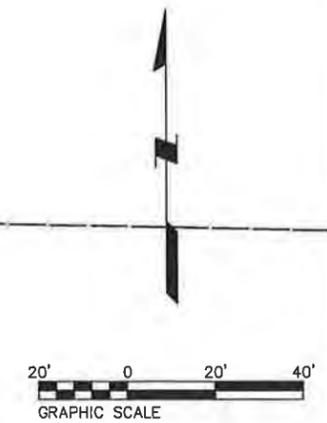
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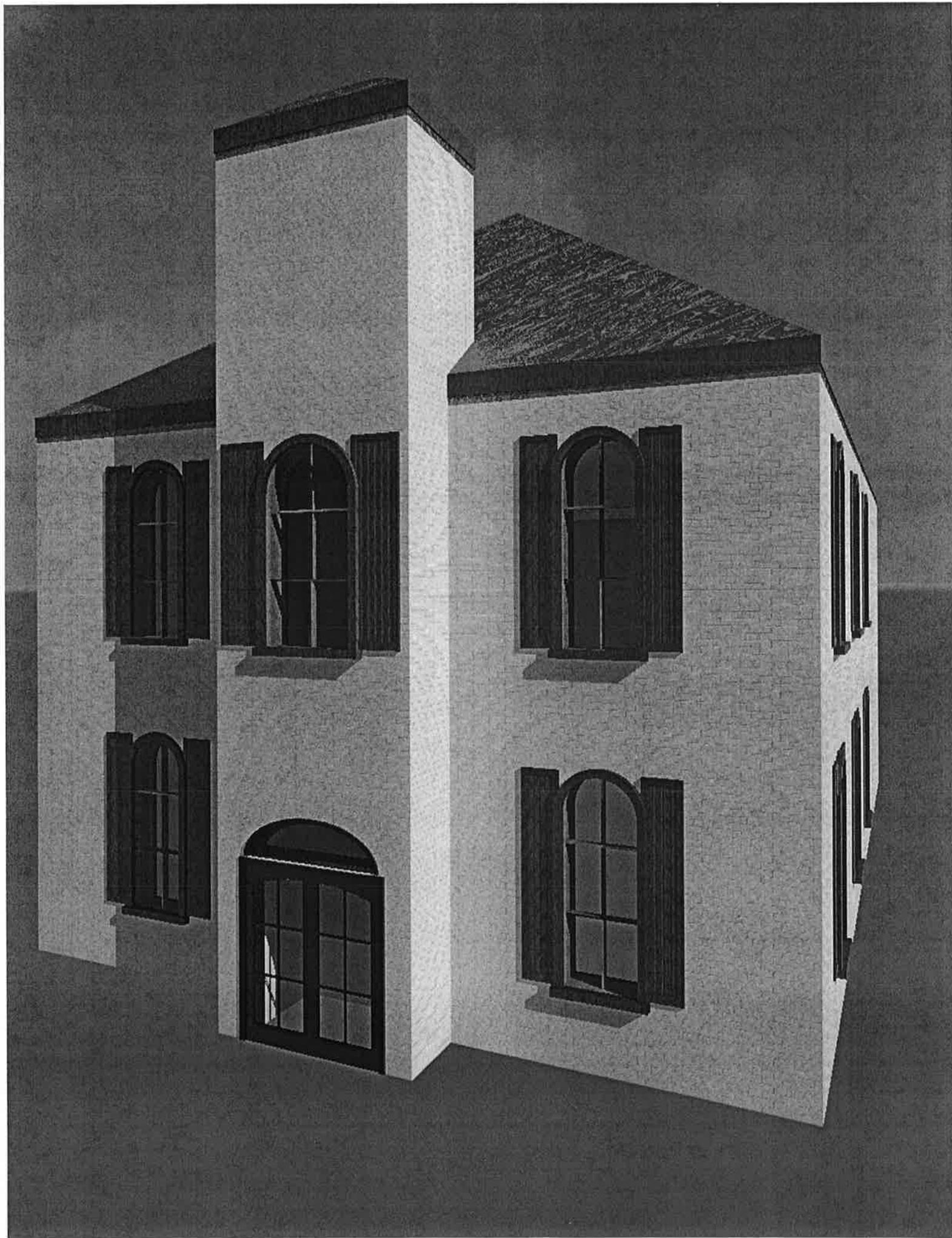
Old City Hall Redevelopment O'Fallon, Illinois
Brad McMillin Realty, Inc.
1415 West Highway 50
O'Fallon, Illinois 62269

Sheet Title:
PLANNED USE GRADING PLAN

Sheet
3 of 3



RECEIVED JUN 24 2016



ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK _____ ON PAGE _____ AS DOCUMENT NO. _____

OWNER/SUBDIVIDER

BRAD MCMILLIN REALTY, INC.
1415 WEST HIGHWAY 50
O'FALLON, ILLINOIS 62269
618-624-4471

SCHOOL DISTRICTS

K - 12: O'FALLON TOWNSHIP HIGH SCHOOL DISTRICT #203
SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

ENGINEER/SURVEYOR

MILLENNIA PROFESSIONAL SERVICES
11 EXECUTIVE DRIVE, SUITE 12
FAIRVIEW HEIGHTS, ILLINOIS 62208
618-624-8610

AREA CALCULATIONS

AREA IN LOTS 0.70 ACRES
SUBDIVISION TOTAL 0.70 ACRES

ZONING

SR-3

LEGEND

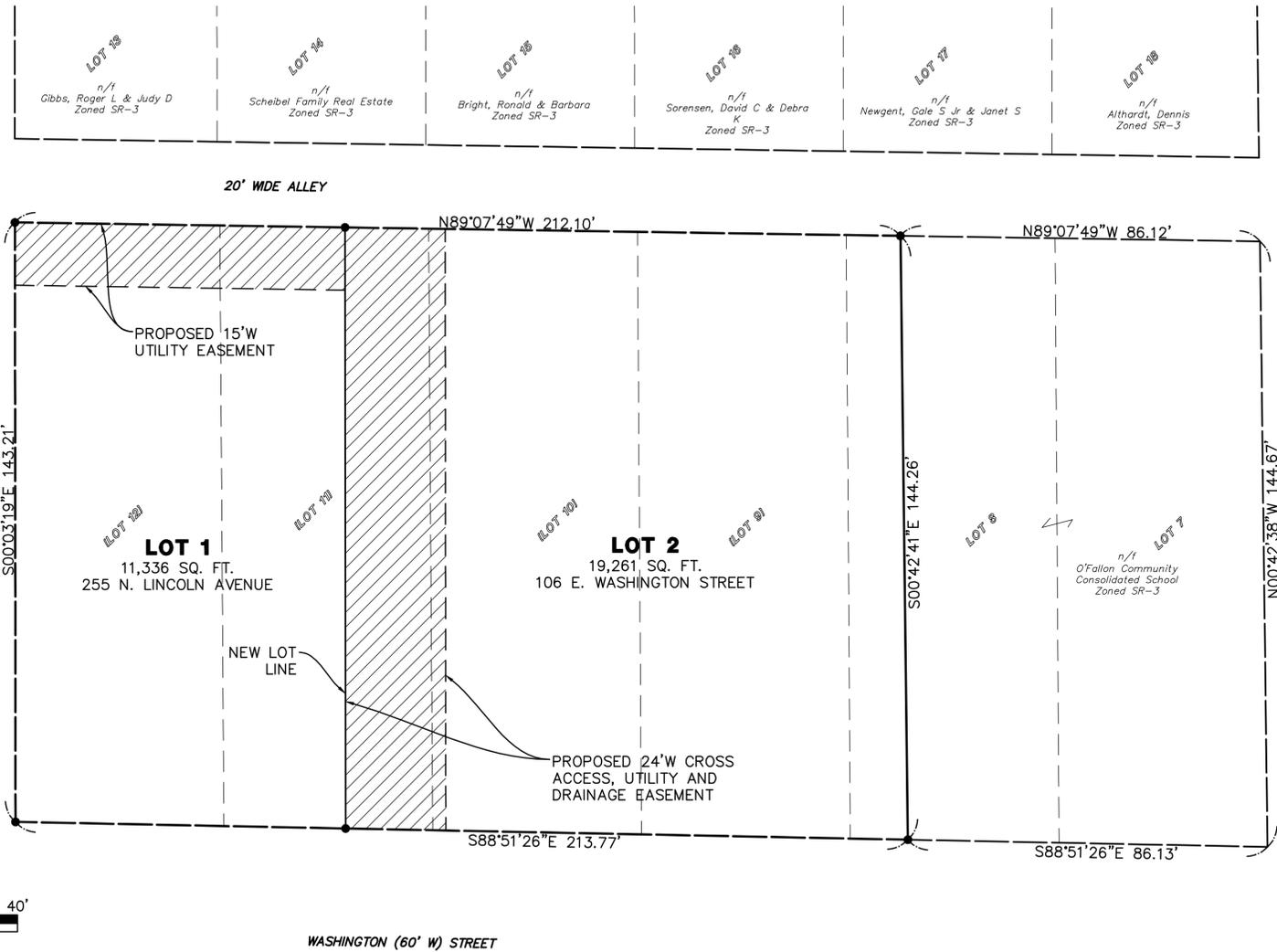
-  PROPOSED EASEMENT
-  IRON PIN SET
-  OLD LOT NUMBERS

FINAL PLAT NOTES

- THE ACCEPTANCE OF THIS PLAT BY THE CITY OF O'FALLON, ILLINOIS 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 IMPROVEMENT OTHER THAN SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.
- ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.
- THE OWNER OF LOT 2 GRANTS UNTO THE OWNER OF LOT 1 A NONEXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE SIDEWALKS AND DRIVEWAYS AS THEY ARE LOCATED FROM TIME TO TIME ON LOT 2 FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AND DELIVERY TO THE OWNER OF LOT 1, AND THE OWNER OF LOT 1 GRANTS UNTO THE OWNER OF LOT 2 A NONEXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE SIDEWALKS AND DRIVEWAYS AS THEY ARE LOCATED FROM TIME TO TIME ON LOT 1 FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AND DELIVERY TO THE OWNER OF LOT 2. THE OWNER OF LOT 2 AND THE OWNER OF LOT 1 AGREE THAT THE SIDEWALKS AND DRIVEWAYS SUBJECT TO THE AFORESAID EASEMENTS MAY BE RELOCATED FROM TIME TO TIME, AT THE SOLE COST AND EXPENSE OF THE OWNER ON WHICH SUCH SIDEWALKS AND DRIVEWAYS ARE LOCATED, PROVIDED THAT UNINTERRUPTED ACCESS IS ALWAYS PROVIDED OVER LOT 2 AND LOT 1 FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS, AND DELIVERY.

OLD CITY HALL REDEVELOPMENT

A RESUBDIVISION PLAT OF PART OF LOT 8 AND LOTS 9, 10, 11 & 12 OF BOND'S 2ND ADDITION TO THE TOWN OF NORTH O'FALLON AS RECORDED IN PLAT BOOK A, PAGE 112 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE BEING A PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



WE, THE UNDERSIGNED, OWNERS 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.

BRAD MCMILLIN REALTY, INC.

BRAD MCMILLIN

ENGINEER

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

911 COORDINATOR

I, THE UNDERSIGNED MAYOR OF THE CITY OF O'FALLON, ILLINOIS, DO HEREBY APPROVE THE PLAT SHOWN HEREIN.

_____, 2016

MAYOR

CITY CLERK

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

SIGNATURE

COUNTY CLERK

WE, MILLENNIA PROFESSIONAL SERVICES, HEREBY DECLARE THAT AT THE REQUEST OF THE OWNER, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL REQUIRED MONUMENTATION HAVE BEEN INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070

DALE L. WOOLARD _____ DATE _____
I.P.L.S. #35-3321
EXPIRATION / RENEWAL DATE:
NOV. 30, 2016

WE, THE UNDERSIGNED, BEING THE OWNER IN FEE OF THE PROPERTY EMBRACED BY THIS RESUBDIVISION PLAT, DO HEREBY ACKNOWLEDGE THIS RESUBDIVISION PLAT TO BE MY FREE AND VOLUNTARY ACT AND DEED. I HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROADWAY PURPOSES, THE STREET RIGHT OF WAY AS SHOWN HEREON, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES SHOWN HEREON ARE THE BUILDING LINES TO BE REFERRED TO IN ALL THE CONVEYANCES OF LOTS WITHIN THIS SUBDIVISION, INCLUDING THE RELEASE AND WAIVER OF THE RIGHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

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

OLD CITY HALL REDEVELOPMENT
BRAD MCMILLIN REALTY, INC.

BRAD MCMILLIN

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

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME BRAD MCMILLIN, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF BRAD MCMILLIN REALTY, INC., ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND SAID AUTHORIZED AGENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY THE STATUTES UPON ALL OF THE PROPERTY WITHIN THIS PLAT, AND I HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS SUBDIVISION AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSE.

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

Seal:

DATE: ____/____/____
DALE L. WOOLARD, P.L.S.
EXPIRES 11/30/16

Drawing Issue
07/20/16
PLAT SUBMITTAL

P.M. _____
D.L.W. _____
L.T. _____
S.J. _____
QA/QC: _____
M.J.R. _____
Job Number: ME16065.00

Millennia Professional Services
11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
618.624.8610
FAX: 618.624.8611



Old City Hall Redevelopment O'Fallon, Illinois

Brad McMillin Realty, Inc.
1415 West Highway 50
O'Fallon, Illinois 62269

Sheet Title:
SUBDIVISION PLAT

Sheet
1 of 1

REDEVELOPMENT AGREEMENT

This Agreement is entered into on the date and by execution shown hereafter, by and between the **City of O’Fallon**, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as “City”) and **Brad D. McMillin** (hereinafter referred to as “the Developer”).

PREAMBLE

WHEREAS, the Developer is to acquire, from the City, the real estate (“Property”) located at 200 North Lincoln, O’Fallon, IL, which consists of the former O’Fallon City Hall and the vacant land adjoining the building to the north, the total dimensions of which are approximately 82 feet by 140 feet (the legal description of which is to be devised at a later date per survey); and

WHEREAS, situated on the property is a building which is the former City Hall of the City of O’Fallon and which is a locally designated historical landmark; and

WHEREAS, the City, in order to preserve the City’s historical landmark and encourage the developer to renovate the City Hall building in such a way so as to preserve the building and at the same time renovate the building for office or retail space (which renovation is hereinafter referred to as the “Project”); and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “TIF Act”), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4(c)), the City has made public disclosure of all bids and proposals made in response to the City’s request; and

WHEREAS, it is the desire of the City and the Developer that the City assist in the improvements for the Project under the City’s grant of authority pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-11, as amended); and

WHEREAS, the Developer has informed the City, and the City hereby specifically finds, that without the financial support that may be provided pursuant to the “TIF Act” to reimburse some of the Project costs, the Project is not financially feasible and the Project will not move forward; and

WHEREAS, financing the construction of the renovated building for office or retail uses is consistent with the objectives of the City’s Comprehensive Plan; and

WHEREAS, the Developer has presented a redevelopment project (“Project”) to the City, to be undertaken by the Developer and the City, in accordance with the terms and conditions of this Agreement; and

WHEREAS, as a part of the Project, the Developer proposes to renovate the former City Hall located on the Property and has demonstrated to the City’s satisfaction that the Developer has the experience and capacity to renovate the building; and

WHEREAS, this Agreement has been submitted to the Corporate Authorities of the City for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the City according to the terms hereof, and any and all actions of the Corporate Authorities of the City precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

NOW, THEREFORE, in consideration of the premises and agreements set forth below, the parties, for and in consideration of the representations relative to the proposed improvements of said Property owned by the Developer, hereby agree as follows:

Section 1. Incorporation of Recitals. The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

Section 2. Authorization.

(a) Pursuant to the TIF Act, a plan for redevelopment known as the “City of O’Fallon, Illinois Tax Increment Financing Redevelopment Plan – Central City Redevelopment Area” (the “**Redevelopment Plan**”) for an area designated therein (the “**Redevelopment Project Area**”), consisting of approximately 85 acres, as legally described in the Redevelopment Plan has been prepared and reviewed by the City.

(b) In accordance with the TIF Act, the City (i) convened a Joint Review Board which performed all actions required under the TIF Act, and (ii) held and conducted a public hearing with respect to the Redevelopment Plan and the Redevelopment Project at a meeting of the City Council (the “**Corporate Authorities**”) held on May 4, 2015, notice of such hearing having been given in accordance with the TIF Act.

(c) The Corporate Authorities, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances: (1) Ordinance No. 3885, approving the Redevelopment Plan, (2) Ordinance No. 3886, designating the Redevelopment Project Area, and (3) Ordinance No. 3887, adopting tax increment financing for the Redevelopment Project Area and establishing a special tax allocation fund therefor (the “**Special Tax Allocation Fund**”).

Section 3. Developer’s Performance of Work.

(a) **Developer’s Improvements.** Developer shall advance funds for and commence and complete each of its obligations (or cause the completion of its obligations by entering into agreements with a third party) under this Agreement with respect to the acquisition, of the Property and renovation of the building situated thereon, the renovation of which shall be in two phases.

(b) **Project.** The Project shall be developed in two Phases. Phase I shall consist of the restoration and renovation of the exterior and white-boxing of the interior of the former City Hall. Phase II shall consist of a tenant finish of the interior when a tenant has been identified.

(c) **Construction Schedule.** Phase I of the Project shall be substantially complete within 6 months from the date of execution of this Development Agreement. Phase II of the Project shall be completed in a time span as determined by the Developer. Completion of Phase I and Phase II is premised on Developer receiving timely approval by the City Council of all planning approvals

required to accommodate that building renovation and the timely review and issuance by the City of all governmental approvals within its control.

(d) **Extension of Time.** Notwithstanding any provision of this Agreement to the contrary, the Developer may, upon reasonable cause shown, request the Mayor or his designee to extend or waive times for performance. The Mayor or his designee may, but is not required to, consent to such extensions or waivers for a period not exceeding six (6) months without further action by the Corporate Authorities. In the event that the Mayor or his designee extends or waives time for Developer's performance under Section 3(c) of this Agreement, the City's time for performance under Section 3(c) shall be extended to conform to Developer's extended time for performance.

(e) **Certificate of Substantial Completion.** To establish the completion date for each Phase of the Project, Developer shall furnish to the City a Certificate of Substantial Completion upon completion of the each Phase of the Project.

The City shall, within thirty (30) days following delivery of the Certificate of Substantial Completion with respect to the particular Phase of the Project, carry out such inspections as it deems necessary to verify to its reasonable satisfaction the accuracy of the certifications contained in the Certificate of Substantial Completion. The certificates shall be deemed verified and the Certificate of Substantial Completion shall be deemed accepted by the City unless, prior to the end of such thirty (30)-day period after delivery to the City of the Certificate of Substantial Completion, the City furnishes the Developer with specific written objections to the status of performance based on failure of the construction to be in accordance with Governmental Approvals issued by the City, describing such objections and the measures required to correct such objections in reasonable detail. Developer shall use reasonable efforts to cure such objections. The City shall have no basis to object to the Certificate of Substantial Completion with respect to any aspect of the construction that was previously inspected and approved.

(f) **Prevailing Wage.** The Developer shall at all times undertake the Project, including any related activities in connection therewith, in conformance with this Agreement, all applicable federal and state laws, rules and regulations and all City Codes. To the extent that the construction of the Project under this Agreement is a "public work" within the meaning of the Prevailing Wage Act of the State of Illinois (820 ILCS 130/0.01 et seq., the "PW Act"), the Developer shall assume the risk of compliance with the PW Act. The PW Act requires contractors and subcontractors performing work on behalf of Developer on the public works portion of the Developer's Project to pay laborers, workers and mechanics no less than the current "prevailing rate of wages" (hourly cash wages plus fringe benefits) in the county where the work is performed. The Illinois Department of Labor ("IDOL") publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. IDOL revises the prevailing wage rates and any contractor/subcontractor on the Project has an obligation to check the IDOL's website for revisions to the prevailing wage rates. The Developer shall require all contractors and subcontractors performing such work on the Developer's Project to comply with all requirements of the PW Act, including, but not limited to, all wage requirements and all notice, record keeping and monthly filing duties. Any agreement of the Developer related to the Developer's Project with any contractor or subcontractor shall, to the extent applicable, contain provisions substantially similar to those required of the Developer under this Agreement.

Section 4. Reimbursement of Development Costs. In consideration of the Developer's undertaking of the Project, including the incurring of reimbursable redevelopment project costs

under the Project, the City hereby pledges and agrees to apply the Incremental Property Taxes generated from the Project and deposited into the Special Tax Allocation Fund in accordance with this Agreement to pay reimbursable project costs incurred by the Developer, subject to the following:

(a) The City will reimburse 75% of the incremental EAV generated by the development of this Property until the expiration of this TIF District on June 1, 2038 or until the maximum funding amount is reached, whichever comes first. The developer must supply proof of tax payments, showing the EAV each year.

(b) Eligible Costs City will consider

Land Acquisition, Renovation of Existing Building, Site Improvements, Legal, Architectural & Engineering Fees

Total Estimated Eligible Costs \$760,900.00 (see **Exhibit "A"** attached hereto and made part hereof.

(c) The Developer shall submit to the City's Director of Finance a written statement setting forth the amount of costs incurred by the Developer for completion of the Project. Each request shall be accompanied by such bills, invoices, lien waivers or other evidence as the City may reasonably require for documenting the Developer's costs incurred for the Project. These requests shall be submitted after January 1st of each year until the total eligible costs tallies to at least \$760,900.00. The Developer may continue to provide requests until all Project costs have been incurred and the Project is completed.

(d) Reimbursement of approved Project costs shall be made annually within sixty days upon receipt from the County of the property tax proceeds for the applicable tax year. Approved Project costs shall only be reimbursed to the extent that tax increment is generated by the Property and if there are monies available for such purpose. To the extent money is not available to reimburse the Developer for approved Project costs, such costs shall be reimbursed in subsequent years.

(e) Prior to making an annual payment to the Developer for reimbursement of approved redevelopment project costs, the Developer shall provide evidence that the real property tax bill for the Property for the applicable tax year has been paid in full.

(f) The City's Finance Department shall maintain an account of all payments to the Developer under this Agreement and may set up sub-accounts to track the tax increment, and payments made to the Developer for this Property.

(g) THE CITY'S OBLIGATIONS TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES GENERATED BY THE PROJECT ON THE PROPERTY AND DEPOSITED IN THE CITY'S FUNDS FROM TIME TO TIME AND SHALL NOT BE A GENERAL OBLIGATION OF THE CITY OR SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

(h) The City's obligations to reimburse the Developer for eligible TIF Project Costs associated with Phase I, pursuant to Section 3 of this agreement, shall terminate upon the occurrence of the following:

1. Developer's voluntary or involuntary bankruptcy;

(i) The City's obligations to reimburse the Developer for eligible TIF Project Costs associated with Phase II, pursuant to Section 3 of this agreement, shall terminate upon the occurrence of any of the following:

1. Entering into a contract with a tenant that has not been approved by the City.
2. Developer's voluntary or involuntary bankruptcy;

Section 5. Indemnification. Developer hereby releases and shall indemnify and hold harmless the City and its governing body members, officers, agents, and employees and the City Attorney for any and all claims, suits, damages, expenses or liabilities arising out of (1) the operation of all or any part of the Property, or the condition of the Property, including, without limitation, any environmental cost or liability, (2) inspections, acquisitions, preparations, construction, leasing, operations, and other activities of Developer or its agents in connection with or relating to the Project, and (3) any loss or damage to the Property or any injury to or death of any person occurring at or about or resulting from any defect in the performance of the work by Developer or any contractor, sub-contractor, agent or employee of the Developer, except for matters arising out of the negligence or malfeasance, misfeasance or nonfeasance of the City or any official, agent, employee, consultant, contractor or representative of the City.

In no way limiting the foregoing, the Developer shall also indemnify and hold harmless the City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including reasonable attorney's fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

Section 6. Assignment. Until completion of the Project, the rights, duties and obligations of the Developer under this Agreement may not be assigned in whole or in part without the prior written approval of the City, which shall be given upon a reasonable demonstration by the Developer and the determination by the City of the proposed assignee's experience and financial capability to undertake and complete the Project.

Notwithstanding any provision herein to the contrary, the City hereby approves, and no prior consent shall be required in connection with, (a) the right of the Developer to encumber or collaterally assign its interest in the Property or any portion thereof to secure loans, advances or extensions of credit to finance or from time to time refinance all or any part of the Developer's project costs, or the right of the holder of any such encumbrance or transferee of any such collateral assignment (or trustee or agent on its behalf) to transfer such interest by foreclosure or transfer in lieu of foreclosure under such encumbrance or collateral assignment; and (b) the right of the Developer to assign the Developer's rights, duties and obligations under this Agreement to an entity in which Bradley D. McMillin and maintains a majority interest.

Section 7. Default and Remedies.

(a) Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either party or any successor or assign, the defaulting or breaching party (or successor or assign) shall, upon written notice from the other

party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching party. If either party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing party shall reimburse the prevailing party its costs and reasonable attorneys' fees on account of such proceeding.

(b) In addition to the terms of the previous paragraph, the City also has the right to re-purchase the Property from the Developer for the purchase price of Ten Thousand Dollars (\$10,000.00) if the Developer fails to remedy or cure any default per the terms of this Agreement, or if the Property falls into disrepair as defined by the City Code.

Section 8. Termination. In the event that the Developer does not commence construction of Phase I of the Project within two (2) months of the execution of this Agreement, the City may terminate this Agreement. If the City terminates this Agreement in accordance with this paragraph, Developer shall not be entitled to any financial assistance from the City.

In the event that Phase I of the Project is not substantially completed within six (6) months after the date of execution of this Agreement, unless the time is otherwise extended according to Section 3(d), the City may terminate this Agreement. If the City terminates this Agreement in accordance with this paragraph, Developer shall not be entitled to any further financial assistance from the City then that paid to date. In addition, if the Developer fails to complete Phase I of the Project within the aforementioned time lines, the Developer shall reimburse the City for any monies it received pursuant to this Agreement.

Section 9. Notices. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Brad D. McMillin
PERSONAL/CONFIDENTIAL
1415 West Highway 50
O'Fallon, IL 62269

To the City:

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

Section 10. Insurance.

(a) **City Improvements.** Prior to the commencement of construction of City improvements, if any, the City shall obtain or shall ensure that any such contractor obtains workers' compensation, comprehensive public liability and builder's risk insurance coverage in amounts customary in the industry for similar type projects. The City shall deliver to Developer evidence of such insurance prior to commencement of such construction. The City shall ensure that the insurance so required is maintained by any such contractor for the duration of the construction of any City improvements. In the event of any casualty affecting the City improvements the City agrees to cause any insurance proceeds to be used, to the extent necessary, to rebuild or restore the damaged improvements.

(b) **Buildings and Other Improvements.** Prior to the commencement of the rehabilitation of the buildings situated on the Property, Developer shall obtain or shall ensure that any contractor participating in the Project shall obtain workers' compensation, comprehensive public liability and builder's risk insurance coverage in amounts customary in the industry for similar type projects.

Section 11. Conflict of Interest. No member of the Corporate Authorities, the Joint Review Board, or any branch of the City's government who has any power of review or approval of any of Developer's undertakings, or of the City's contracting for goods or services for the Property, shall participate in any decisions relating thereto which affect that member's personal interests or the interests of any corporation or partnership in which that member is directly or indirectly interested. As provided in the TIF Act, any person having such interest shall immediately, upon knowledge of such possible conflict, disclose, in writing, to the City Council the nature of such interest and seek a determination by the City Council with respect to such interest and, in the meantime, shall not participate in any actions or discussions relating to the activities herein proscribed.

Section 12. Force Majeure. The time the Developer is to perform any act under this Agreement shall be extended by a period of time equal to the number of days during which performance of such act is delayed by strikes, lockouts, acts of God, failure or inability to secure materials or labor in a timely fashion or any other cause beyond the reasonable control of the Developer.

Section 13. Agreement Binding on Successors. This Agreement shall be binding on the Developer's permitted successors and assigns.

Section 14. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same instrument.



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: July 25, 2016
SUBJECT: P2016-11: Betty Lane Warehouses - Planned Use

Recommendation

The Planning Commission held a public hearing on the above referenced application at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the requested Planned Use for the Betty Lane Warehouses, subject to the conditions recommended by staff.

Project Background and Summary

The applicant, Troy Shearer has filed an application requesting approval of a new planned use for a parcel of land located at 96 Betty Lane, currently zoned B-2(P), Planned General Business District, for the construction of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom.

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 is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
 - a. Location map;
 - b. Final grading plans;
 - c. Utility plans;
 - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
3. Parking:
 - a. Parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee.
 - b. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
 - c. Parking spaces shall be a minimum of 10 feet x 19 feet;
 - d. Drive aisles shall be a minimum of 24 feet;
 - e. The site will need to provide the appropriate accessible parking spaces with aisles.

Community Development Department

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

4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
 - a. Landscape island sizes and locations;
 - b. Planting requirements;
 - c. Any outdoor storage on-site must be screen with a sight-proof fence.
5. The building facades may not exceed 50% metal siding.
6. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

Attachments:

1. Report to Plan Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
Ted Shekell, Planning Director
DATE: July 12, 2016
PROJECT: P2016-11: Betty Lane Warehouses - Planned Use

Location: 96 Betty Lane
Ward: 4
Applicant/Owner: Troy Shearer
Submitted: June 14, 2016

Introduction

The applicant, Troy Shearer has filed an application requesting approval of a new planned use for a parcel of land located at 96 Betty Lane, currently zoned B-2(P), Planned General Business District, for the construction of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom.

History of Site

The site was a part of a larger annexation into the City of O'Fallon in December of 2001. At the time of the annexation, St. Clair County's zoning classification for the area was SR-3, so according when the annexation was processed the property was zoned SR-3 in the City of O'Fallon. The site rezoned to B-2(P) in 2002 when a 73-unit self-storage/warehouse facility was approved by the City Council.

Existing Conditions

Surrounding Zoning:

North: A
East: SR-3
South: B-2(P) & I
West: I

Surrounding Land Use:

North: O'Fallon Township Building across the railroad tracks
East: Single family home on Willard Drive
South: DeMond Signs and Discount Storage
West: Discount Storage and the railroad track

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Neighborhood Residential*. While the proposed project and the Neighborhood Residential are not consistent, the site is not conducive for residential development. The site adjoins the railroad tracks; the site has an odd shape making it less desirable for residential lots; the surrounding land uses are heavy commercial land uses in the sign company

Community Development Department

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

and storage units. Therefore, development for this site for warehouse/office units appears to be consistent with the site constraints and other land uses in the general vicinity.

Code of Ordinances: The proposed hotel 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-2, Community Business District requirements.

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

Discussion Points/Issues

Land Use

The applicant has proposed a development of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom. The applicant would also like to offer outdoor storage for potential tenants, which would be screened with a sight-proof fence.

Traffic Circulation/Parking

Ingress and Egress: Access to the site will be by means of three access points. Two of the access points will be from Betty Lane and the third off Willard Drive. The access points will be 30 feet in width to assist with the potential of larger vehicles or vehicles with small trailers.

Parking: Section 158.136 lists specific parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee. The site plan provides for 16 parking spaces, which would provide enough parking for 6 units to have one employee plus up to 4,000 square feet of the 12,600 square foot proposed building. The site will have to meet the requirements of the Illinois Accessibility Code. All standard parking spaces will be required to be 10 feet in width and 19 feet long to meet the City's dimensional requirements.

On-site circulation: Due to the shape of the lot on-site circulation is limited to ensuring vehicles can get to the warehouse unit and the parking areas. Based on the site plan, it appears the site has acceptable on-site circulation.

Utilities and Drainage

The City of O'Fallon will provide public water to the site. Currently, 6" water line runs along the north side of Betty Lane. The City of O'Fallon will also provide sanitary sewer service to the site, which has been extended to the site. Storm water will flow into a proposed detention basin at the east end of the property. Actual detention pond sizing, grading, pipe sizes, and inlets will be engineered for the final construction plan. All drainage plans must be reviewed and approved by the Public Works Department.

Building and Site Improvements

The proposed buildings would have a masonry base with metal or EIFS siding. The warehouse buildings will need to have EIFS on the sides of the buildings visible from the roadway. The rear elevation is proposed to be metal. The City does not permit metal sided buildings, although metal may be used as an ancillary material, being less than 50% of the façade. Each standard door will have an awning. Constructing the building with a masonry base conforms with the

recommendations of the Commercial Design Handbook. The proposed building facades will enhance the building quality of the surrounding commercial/industrial uses.

Sidewalk

The City's Code of Ordinances requires concrete sidewalks within the street right-of-way and adjacent to the property line for all new development. Given the location of the property, staff supports the developer's request for a variance to waive the requirement to construct sidewalks along the proposed development's property lines.

Outdoor Storage

The petitioner makes note of the potential of outdoor storage and materials for potential tenants. This is permitted by code, but outdoor storage needs to be enclosed by a sight-proof fence

Landscaping and Buffer Requirements

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 Betty Lane. Due to the location of the site there will not be any required landscape buffers.

Signage

At this time, the applicant has not submitted any information about adding any signage and will be bound to the requirements of the current codes when and if permits are submitted.

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, with the exception of sidewalk construction.
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 will not have a significant impact on traffic and makes the adequate provisions for public services.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The site was previously approved for mini-storage so a conversion to a warehouse/office complex should not negatively affect adjacent properties. The comprehensive plan has indicated this as an area for business and industry.
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)
Although the proposal is not consistent with the Comprehensive Plan the proposed development is consistent with the surrounding land uses. The proposed elevations meet 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 meets the area-bulk requirements set forth in the B-2 General Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
 - a. Location map;
 - b. Final grading plans;
 - c. Utility plans;
 - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
3. Parking:
 - a. Parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee.
 - b. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
 - c. Parking spaces shall be a minimum of 10 feet x 19 feet;
 - d. Drive aisles shall be a minimum of 24 feet;
 - e. The site will need to provide the appropriate accessible parking spaces with aisles.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
 - a. Landscape island sizes and locations;
 - b. Planting requirements;
 - c. Any outdoor storage on-site must be screen with a sight-proof fence.
5. The building facades may not exceed 50% metal siding.
6. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Comprehensive Plan Map
- Attachment 4 – Site Plan
- Attachment 5 – Building Elevation

JUN 14 2016



Planned Use / Re-Zoning Application **DATE PAD**

NAME OF PROJECT: BETTY LANE WAREHOUSES
 ADDRESS/GENERAL LOCATION: 96 BETTY LANE
 SUBDIVISION NAME & LOT NUMBER(S): LOT NO. 8 OF WILLARD TRACTS ASSESSMENT PLAN
PART OF LOT 17
 PARCEL NUMBER(S): 04-29.0-408-001

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-2P PROPOSED NUMBER OF BUILDINGS: MULTIPLE
 PROPOSED ZONING: SAME PROPOSED GROSS FLOOR AREA: 2400 - 32,887 SF
 PROPOSED # OF LOTS: 1 AREA IN ACRES: 1.51
 PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: VACANT FIELD

APPLICANT INFORMATION:

NAME: TROY SHEARER
 COMPANY: _____
 ADDRESS: 207 WILLARD DRIVE
 PHONE: (618) 406-3393
 FAX: _____
 EMAIL: SHEARER-TROY@YAHOO.COM

DESIGN PROFESSIONAL INFORMATION:

NAME: PAULA HART
 COMPANY: VON ARX/HART
 ADDRESS: _____
 PHONE: (314) 803-0528
 FAX: _____
 EMAIL: _____

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>6-14-16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID #: <u>P2016-11</u>
APPLICATION FEE: <u>\$500.00</u>	STAFF ASSIGNED: _____
	PLAN REVIEW FEE DEPOSIT REC'D: <u>\$1050</u>
	<u>yes 6-14-16</u>

RECEIVED JUN 14 2016

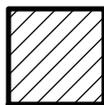
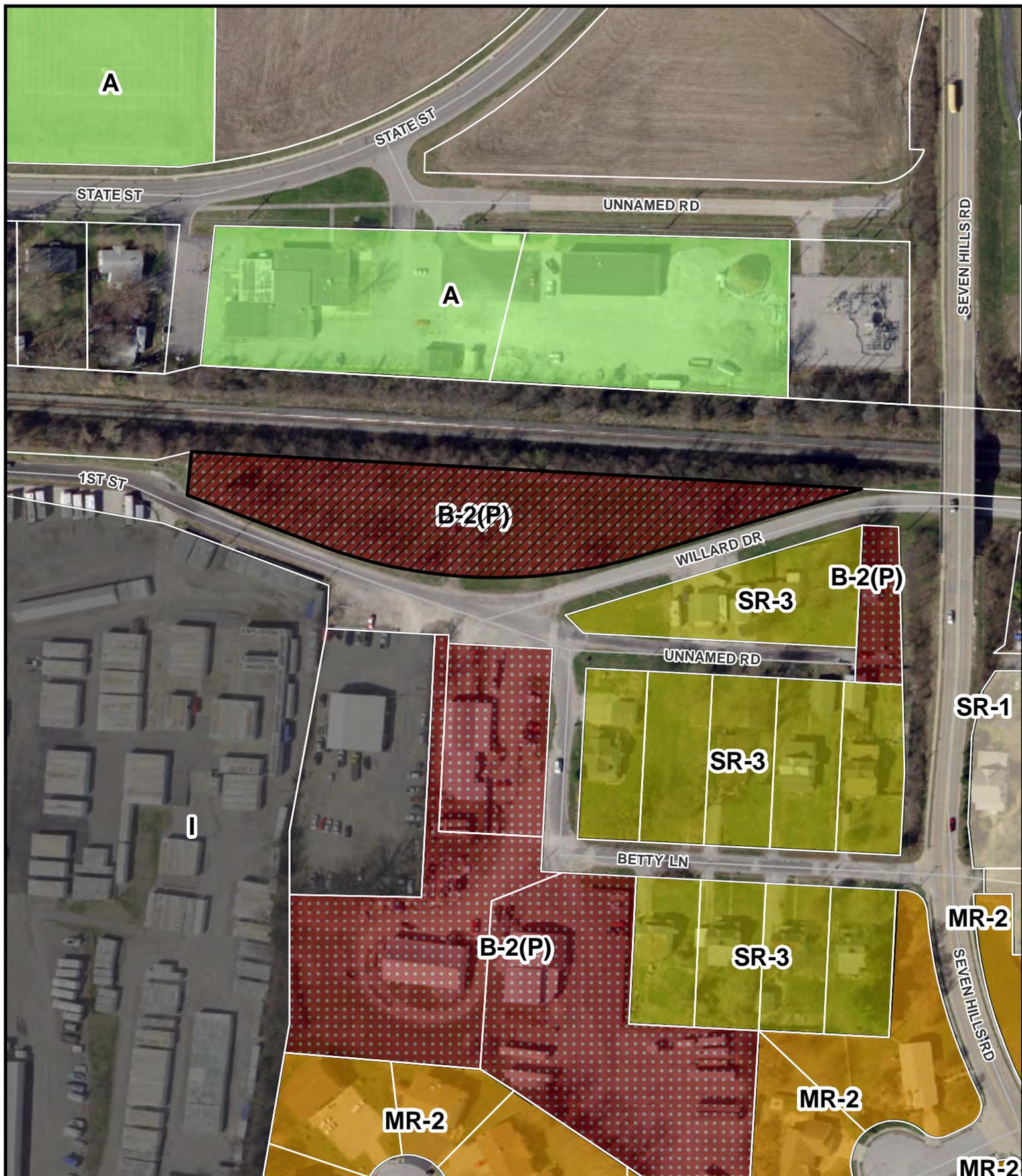
**BETTY LANE WAREHOUSES
PROJECT NARRATIVE**

The applicant, Troy Shearer, proposes the construction of multiple office/warehouse units to be known as Betty Lane Warehouses on Parcel Number 04-29-0-408-001. The property address is 96 Betty Lane. This property is 1.51 Acres and is currently zoned B-2(P). In 2002 the City of O'Fallon approved a 73 unit self storage/warehouse facility to be constructed on this site but the previous owners sold the lot prior to any construction.

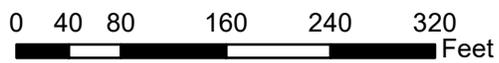
Current project to consist of three paved entrances off of Betty Lane, multiple office/warehouse units (not to exceed 32, 887 SF), detention pond and site utilities. These units along with additional parking, will be constructed in phases to meet necessary demand. These units will be used in a manner considerate of adjoining commercial properties and surrounding land uses as allowed by "B-2" General Business District, Permitted Principal Uses.

The majority of the existing trees along the North side of the property will remain. Landscaping trees will be planted every 60' along a landscaped strip along Betty Lane. As permitted by code, outdoor storage will be fenced along the property lines adjoining residential land uses. Underground gas service, electric, sanitary sewer, cable tv and water utilities are currently available on this site.

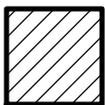
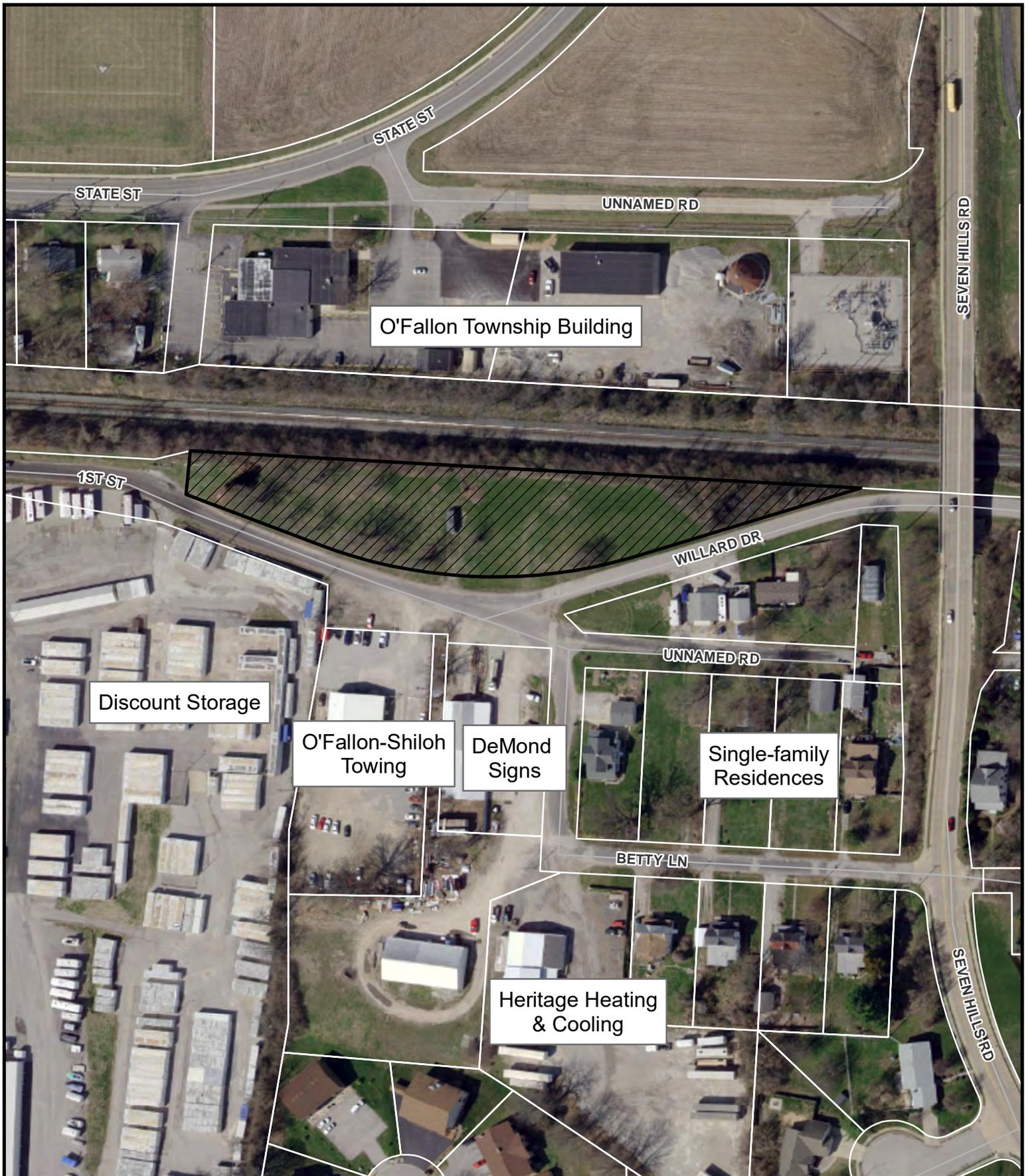
P2016-11: Betty Lane Warehouses - Zoning Map



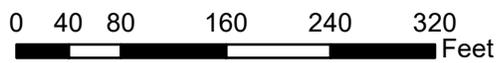
Subject Property



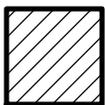
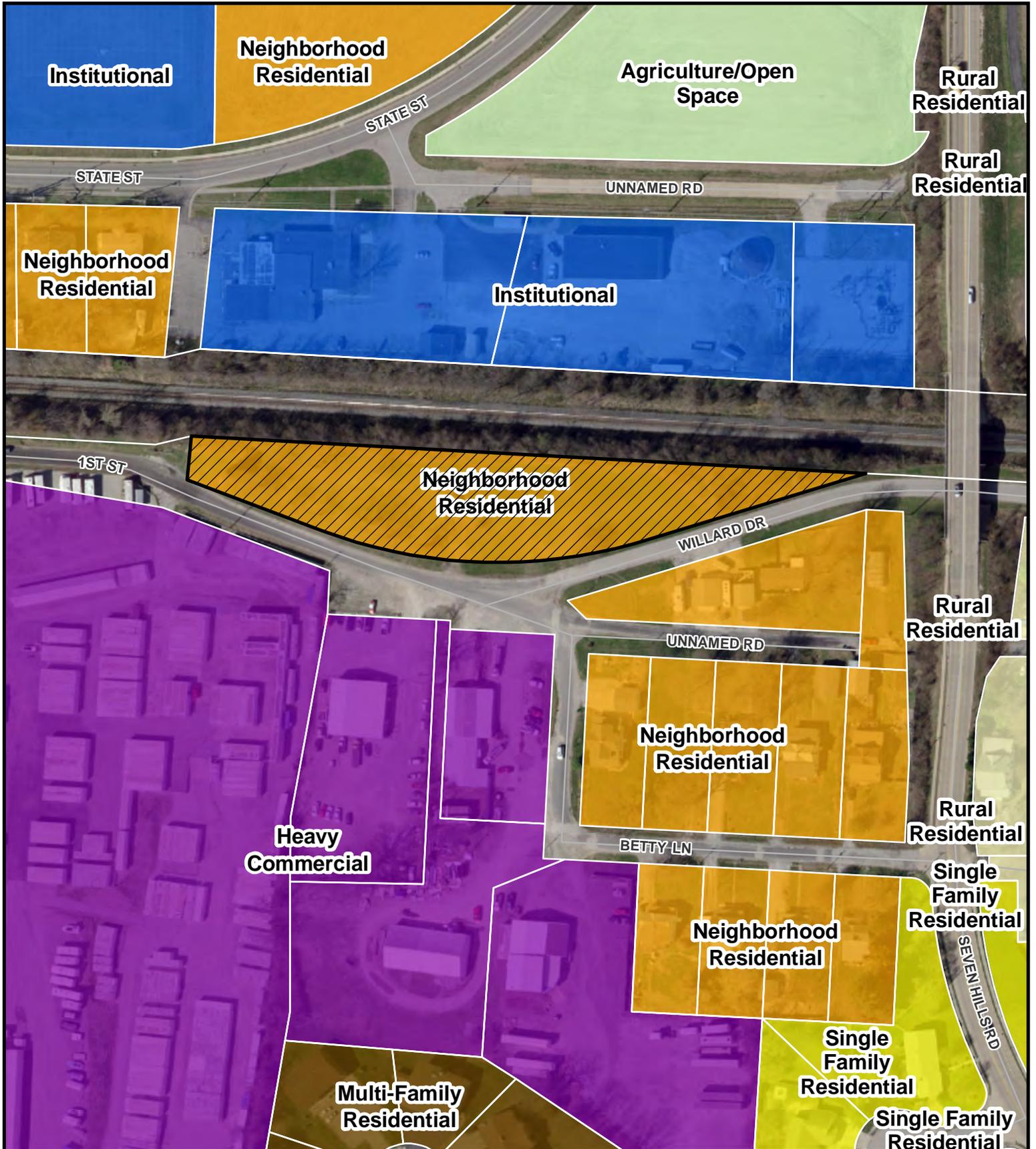
P2016-11: Betty Lane Warehouses - Land Use Map



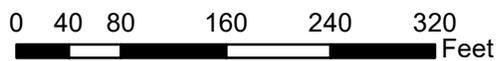
Subject Property



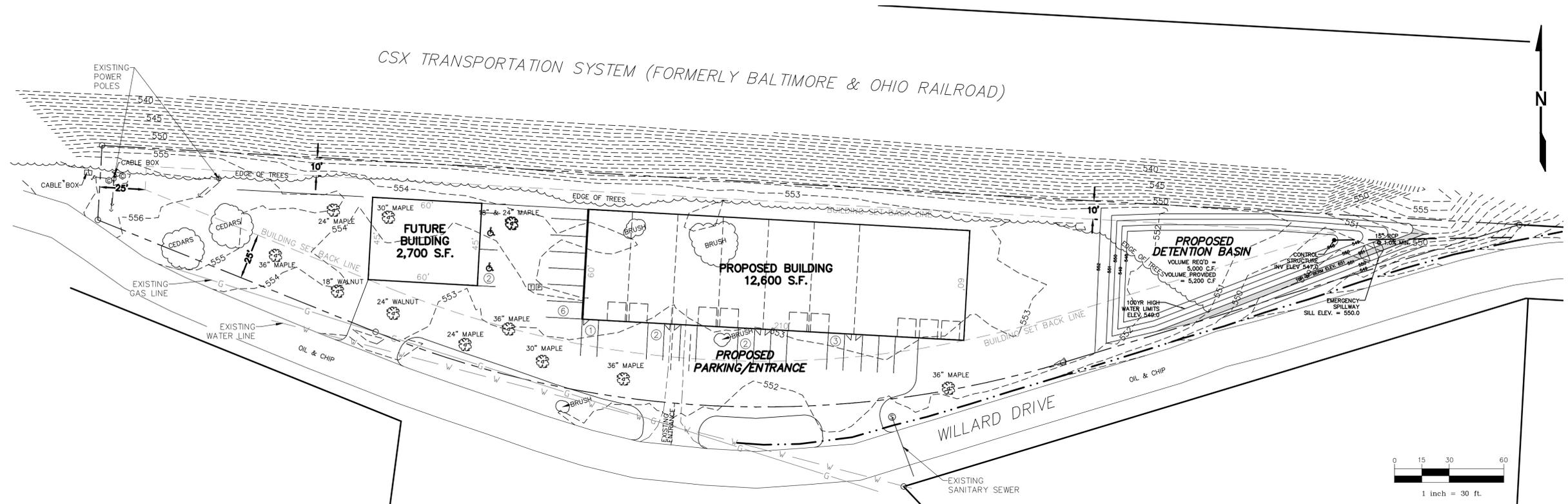
P2016-11: Betty Lane Warehouses - Comprehensive Plan Map



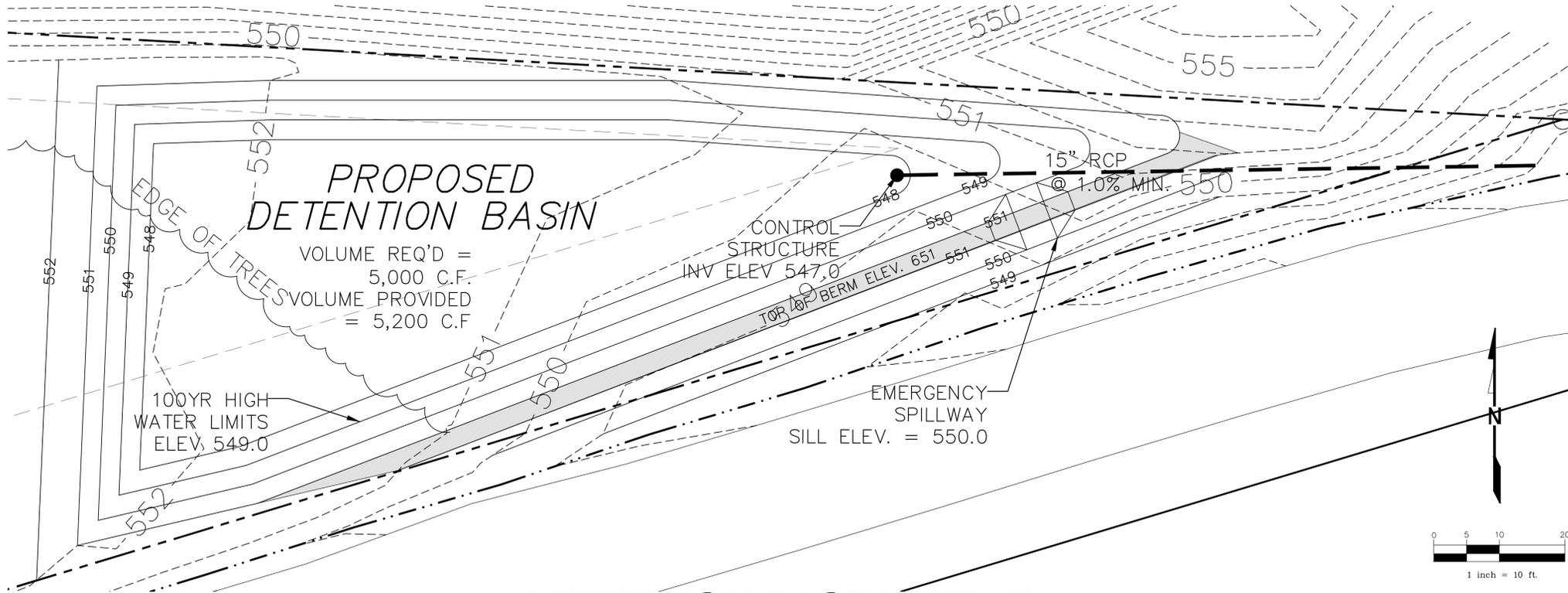
Subject Property



BETTY LANE SITE PLAN



SITE PLAN



DETENTION BASIN DETAIL

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

NOTES:

- PARKING REQUIREMENTS
 - (1) ONE PARKING SPACE ALLOWED IN EACH UNIT
 - 8 UNITS WITH 200 S.F. OFFICE IN EACH UNIT = 8 SPACES
 - 12,600 S.F. + 2,700 S.F. = 15,300 S.F. / 1,000 S.F. WAREHOUSE = 16 SPACES
 - TOTAL REQUIRED SPACES = 24 SPACES
- (1) ONE SEWER TAP
- (1) ONE WATER TAP

MICHAEL CLAY VANCE JR.
PROFESSIONAL ENGINEER
PE-062-057254

THE WORK PREPARED BY OR UNDER THE SUPERVISION OF THE ENGINEER IS LIMITED TO THE SPECIFIC PROJECT AND DATE SHOWN. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN, DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY HIMSELF OR HIS FIRM. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS, NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY OTHER PARTY. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN, DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY HIMSELF OR HIS FIRM. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS, NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY OTHER PARTY.

Prepared for:
Troy Shearer
P: 618.406.3393

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800
F: 314.427.1801



VANCE ENGINEERING, INC.
AUTHORITY NO. 2003022194

BETTY LANE
SITE PLAN

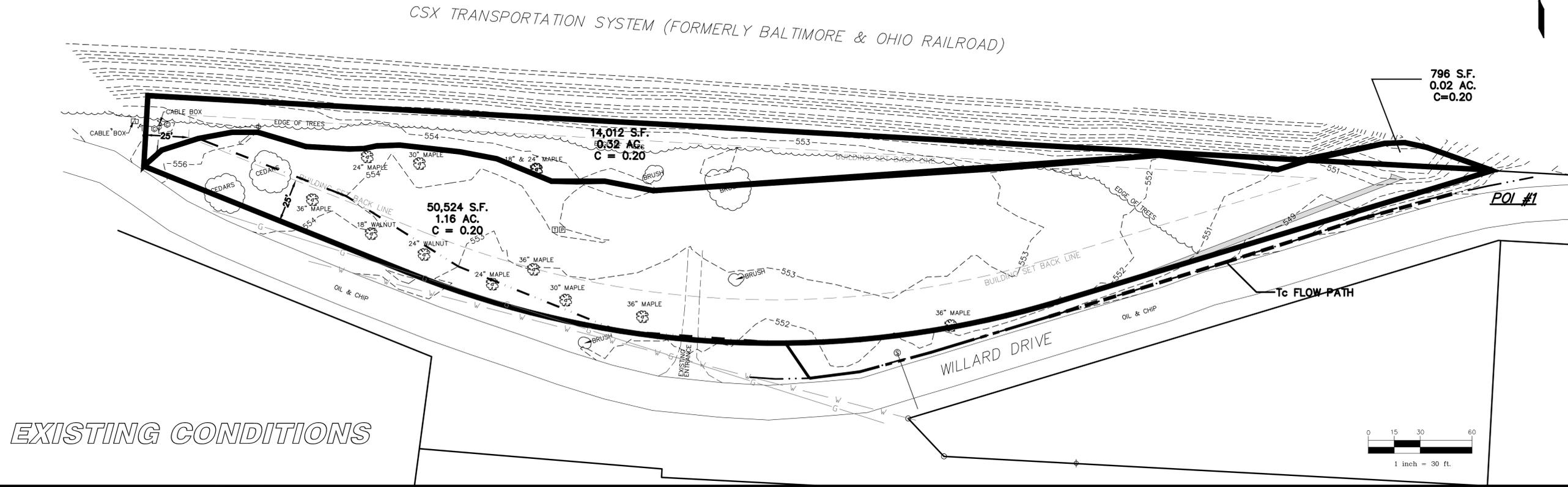
REVISED

JOB NO.

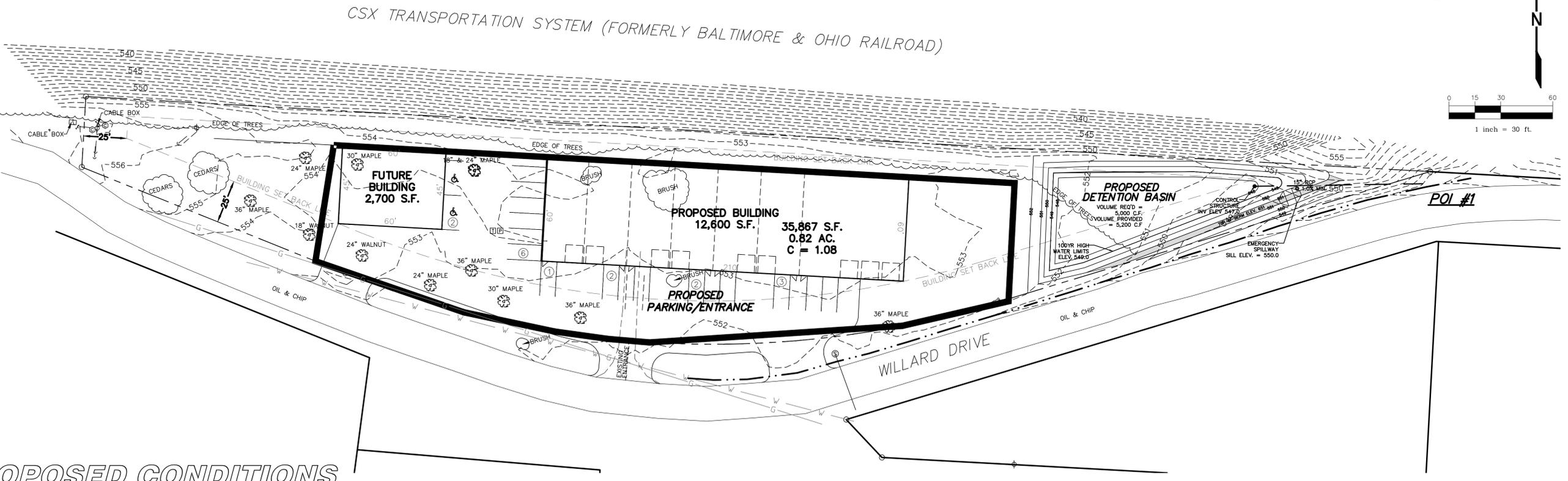
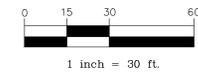
DATE: 6/14/16

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COPYRIGHT 2011

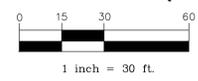




EXISTING CONDITIONS



PROPOSED CONDITIONS



MICHAEL CLAY VANCE JR.
PROFESSIONAL ENGINEER
PE-062-057254

THE WORK PREPARED BY OR UNDER THE SUPERVISION OF THE ENGINEER IS LIMITED TO THE SPECIFIC PROJECT AND DATE SHOWN HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT, DRAINAGE, PAVING, SEWERS AND OTHER WORK. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND TO THE EXTENT OF THE CONTRACT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION, INCLUDING RETAINING WALLS, FOUNDATIONS, UTILITY DISTRIBUTION, AND SCHEDULING, ANY AND ALL OTHER PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. SIGNATURE AND DATE OF THE ENGINEER.

Prepared for:
Troy Shearer
P: 618-406-3393

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314-427-1800
F: 314-427-1801



VANCE ENGINEERING, INC.
AUTHORITY NO. 2003022194

BETTY LANE
DRAINAGE AREA PLAN

REVISED

JOB NO.

DATE: 06/14/16

2/2
COPYRIGHT 2011



EAST SIDE
METAL SIDING
AND MASONRY

FUTURE DOOR

GRASS

CONCRETE DRIVE

CONCRETE SIDEWALK

MASONRY FRONT
AND EQUAL RETURN
(EAST SIDE)

6" GUTTERS/D/S
TO BE HARD
PIPED TO POND

GRASS

RECEIVED JUN 14 2016



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: July 25, 2016
SUBJECT: P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Planned Use

Project Update

At the City Council meeting on July 5, 2016 the petitioners requested the requirements to fence the storage area with a vinyl fence be removed as a condition of approval for the project. The City Council voted to place the annexation and zoning items for consideration on hold and review them at the Community Development Committee meeting on July 25, 2016.

The applicant has submitted a letter on July 20, 2016 requesting the vinyl fence requirement of the Planned Use and Annexation be waived from the requirements of the Boat, RV and Vehicle Storage Center. The applicant notes other properties with outdoor storage in the area have chainlink fencing and has noted obscured views of property cause by the privacy fence prevents reporting of crimes and suspicious activities.

If annexed the property would be zoned B-2 (P), which in all B-2 zone districts outdoor storage must be concealed by a privacy fence. The surrounding properties in the area are primarily zoned Industrial, which allows for chainlink fence. Thus, the applicant is seeking a variance for the development to be allowed to use chainlink fencing instead of vinyl fencing.

It should also be noted that the applicants, according to St. Clair County officials, are under pending code enforcement proceedings from St. Clair County for opening this business without proper zoning approvals. Apparently those proceedings are being held in abeyance until their process with the City concludes.

Recommendation

The Planning Commission held a public hearing on the above referenced application at their June 14, 2016 meeting. At the Public Hearing, a concern over whether the storage lot should have to install a dust-free surface or an asphalted surface. The Commission discussed the storage use and a motion was made and seconded to approve the storage lot, subject to staff recommended conditions and amended Condition #7 to restrict the use of the storage lot to boats, RVs and personal vehicles. The motion to approve the planned use for 8676 East Highway 50 passed with a vote of 6-ayes and 0-nay.

Annexation

In addition to the requested Planned Use for Boat, RV and Vehicle Storage on the property, the petitioners, Thomas Williams and James Ford, have filed an application requesting annexation into the City of O'Fallon. The property is currently adjacent to the City of O'Fallon municipal limits. As a part of the annexation into the City the petitioners have agreed to a number of the conditions of the planned use as outlined below.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. The metal sided building is permitted to remain as constructed.
3. A wood or vinyl fence along the side property lines, extending the length of the storage area;
4. The entrance must be asphalted.
5. The storage area and drives must be constructed of a dust-free material.
6. A 20-foot utility easement shall be granted to the City along the northern property line.
7. In addition to the improvements required the items stored on-site are restricted to boats, RVs and personal vehicles. The items must be stored in an orderly manner and all items must be must be operational and licensed.
8. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

O'Fallon Boat & RV Storage
8676 US Hwy 50
Lebanon IL 62254
Ofallonboatandrstorage@yahoo.com
6182079977 Jim Ford
6186167542 Thomas Williams

Date: 7/20/2016

Community Development Committee

Thomas Williams & Jim Ford, owners of the O'Fallon Boat & RV Storage, are requesting a variance to the annexation request for the 8676 US Hwy 50, Lebanon IL 62254 property for the purpose of not installing a privacy fence. This would obscure vision of passing by citizens, customers & police. The property is located next to several other commercial sites and has a trucking lot across the street with the same type of chain link fence and gravel lot. As well as a camper sales company that also stores customers RV's and trailers with no privacy fence whatsoever on a mixture of asphalt, roto-mill and gravel surface. The City of O'Fallon also has a building in the same area with a new chain link fence with barbed wire around it.

I, Thomas Williams, have been in law enforcement for sixteen years and know from my professional knowledge and experience that obscured views of property with vehicles and buildings on it by a privacy fence, prevents reporting of crimes and suspicious activity. It also prevents police from seeing into the property when driving by. We currently have very good lighting on the storage lot area and to this date not had any theft, vandalism or break-ins reported.

I fear that installing a privacy fence will invite the criminal element to vandalize the campers by stripping the valuable aluminum, stealing tires or other valuable parts off them out of sight of the cars driving by. In 2015 per IDOT web page, 13,100 cars per day drove passed this property. This means there's an average of 13,100 vehicles with at least one person inside that has eyes on the property and can call in suspicious activity. (<http://www.gettingaroundillinois.com/gai.htm?mt=aadt#>) With the installation of a privacy fence, that's 13,100 less people viewing the property during their daily commute.

Installing the privacy fence could also provide a safety concern for customers coming on property to pick up their property, as it could allow for people to hide with out being seen by them before entering the gate.

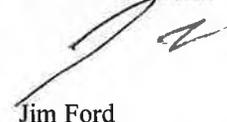
Outside of the safety concerns for customers property or general well being, there is a monetary cost to the business for said improvements that could create a hardship for a business that is not currently showing a profit. It is unknown at this time if O'Fallon Boat & RV storage will be able to continue operating after the cost of the \$11,500 vinyl privacy fence, \$4,000 paved entrance and the \$10,800 improved surface is added into the monthly expenses of operations. When we first spoke to City Hall during the beginning of this process we were told we could do a little bit every year and not everything all at once. Towards the end of the process several things had changed on what we were required to do and how long we had to do it.

If granted a variance on the chain link fence that is currently installed, I would also like clarification on length of time to complete other improvements set by the annexation agreement.

Respectfully,



Thomas Williams



Jim Ford



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: June 14, 2016
PROJECT: P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage, Planned Use

Location: 8676 East Highway 50
Owner/Applicant: Thomas Williams and James Ford
Submitted: May 18, 2016

Introduction

The applicants and owners, Thomas Williams and James Ford, have filed an application requesting approximately 0.74-acre of land located at 8676 East Highway 50, currently zoned in St. Clair County as A, Agricultural Industry District, be annexed and zoned to B-2(P), Planned General Business District, for a proposed boat, RV and vehicle storage center. The property has a 2,500 square foot building, which in the future may be used for indoor storage, but will be required to meet existing city occupancy, building and fire codes prior to being used for storage. The property was formerly used as a tow lot. The property is currently being used for a boat, RV and vehicle storage center, but was denied the proper zoning approvals from St. Clair County. The applicant is requesting to annex to the city and keep the boat, RV and vehicle storage center open.

The applicant is proposing to construct a wood or vinyl fence along the side property lines, extending the length of the storage area, as well as along the front to the entrance gate, which will remain chainlink. Additional improvements proposed for the site include an asphalted entrance and an approximately 22,000 square foot asphalt storage area to be constructed with a dust-free material.

Existing Conditions

Surrounding Zoning:

North: I
East: B-2(P)
South: Unincorporated
West: Unincorporated, I

Surrounding Land Use:

North: Industrial uses across Highway 50.
East: Commercial storage building
South: Agricultural
West: Agricultural / Weil- Lombardo Trailer Sales

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 *Business/Industrial Park*, which is consistent with the proposed project.

Zoning Ordinance and Planned Use Ordinance: The proposed development is subject to Article 6 Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the B-2, General Commercial District requirements. The project, as proposed, meets all of the B-2 District requirements; lot and yard dimensions, lot coverage and height requirements.

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

Discussion Points/Issues

Land Use: The applicant is seeking approval to operate a boat, RV and vehicle storage center. The center will not have an on-site office and the renters will receive a code to access the storage center at any time. The subject property was previously used for a tow lot in St. Clair County and is zoned A, Agricultural Industry District. The applicant transitioned the land use from the tow lot to the storage center and received violation notices from St. Clair County. The applicant applied for and was denied the necessary approvals from St. Clair County to operate a boat, RV and vehicle storage center. The applicant then discussed with City staff annexing the property into the City of O'Fallon. Staff discussed the use of the property as a boat, RV and vehicle storage lot and deemed it similar, if not less intense than a tow lot. The existing surrounding land uses are predominantly industrial and agricultural in nature, thus the existing land uses should not be impacted by the proposed boat, RV and vehicle storage center.

Traffic Circulation/Parking

Ingress and Egress: Access to the property will remain where existing off of East Highway 50. However, the applicant has agreed to improve the entrance from the existing gravel entrance to an asphalted entrance. Since the entrance accesses Highway 50, the applicant will need to receive the necessary permits for improvement of the entrance from IDOT. Additionally, the entrance is over 75 feet from Highway 50 to the gated entrance to the storage lot thereby allowing ample room for a vehicle towing a boat or camper to pull off the highway while accessing the storage center.

Parking: The site will provide for 12 rental spaces along the eastern property line and there will be 15 rental spaces along the western property line. The site currently has a gravel parking area, which will be required to be improved to a dust-free material (i.e., millings or oil and chip). There will not be any on-site transactions, thus there is no need for dedicated parking spaces for customers. It should be noted that since the site is existing and in a non-conforming state, the proposed development brings the site into much greater compliance with City codes. If the site was a "greenfield" being newly developed, or if the existing site was to be completed scraped, graded, and redeveloped, it would be expected to fully comply with City codes regarding asphaltting all proposed parking, driving, and storage areas. However, since the site is existing, non-conforming, and not being fully redeveloped, staff believes that the major improvements the applicant is making will bring the site into greater compliance with City codes.

Lighting: The applicant is not proposing any additional lighting for the site. There is an existing dusk to dawn light on the east side of the parking lot that provides some lighting of the storage area.

Sidewalk: The City's Code of Ordinances requires concrete sidewalks within the street right-of-way and adjacent to the property line for all new development. Given the location of the property, staff supports the developer's request for a variance to waive the requirement to construct sidewalks along the proposed development's property lines.

Utilities and Drainage: Currently the property does not have City water, however a 6" water line at the northwest corner of the property. Additionally, subject property is not connected to the municipal sanitary sewer, however there may be a potential to extend municipal sewer service and a 20' utility easement along the front of the property would be beneficial. Since the proposed development will not have any on-site office there will not be a need to provide sewer or private on-site sewage disposal system, at this time. Should the building become used for storage or office, there may be additional utility requirements necessary to meet all applicable building/City codes.

Building: There is an existing metal building that is located in the southeast corner of the property and is proposed to remain as constructed.

Landscaping and Buffer Requirements: The applicant is proposing to construct a wood or vinyl fence along the side property lines, extending the length of the storage area, as well as along the front to the entrance gate, which will remain chainlink. Due to the subject property's location and the existing surrounding agricultural and industrial uses, the proposed landscaping and buffer requirements (fence treatment) is designed to present a finished and decorative appearance on all sides, while limiting the views into the storage center.

Signage: The applicant has not proposed any signage at this point. However, they have discussed placing a sign on the fence once construction is complete. All signage will have to meet the City's signage regulations. No sign variances are requested.

Hours of Operation: The applicant has stated that the storage lot will be accessible to renters 24-hours a day 7-days a week.

Review and Approval Criteria: Section 158.119 of Article 6 - Planned Uses lists several criteria for evaluating planned uses. As presently designed:

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, with the exception of sidewalk construction.
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 will not have a significant impact on traffic and makes the adequate provisions for public services.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The conversion from a tow lot to a boat, RV and vehicle storage lot should not negatively affect adjacent properties. The comprehensive plan has indicated this as an area for business and industry.
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 Commercial Design Handbook is not applicable in this case.
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 existing building is similar to and will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development meets the area-bulk requirements set forth in the B-2 General Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. The metal sided building is permitted to remain as constructed.
3. A wood or vinyl fence along the side property lines, extending the length of the storage area;
4. The entrance must be asphalted.
5. The storage area and drives must be constructed of a dust-free material.
6. A 20-foot utility easement shall be granted to the City along the northern property line.
7. In addition to the improvements required the items stored on-site must be stored in an orderly manner and all items must be operational and licensed. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Land Use Map
- Attachment 4 – Site Plan



Planned Use / Re-Zoning Application

NAME OF PROJECT: O'Fallon Boat & RV STORAGE
ADDRESS/GENERAL LOCATION: 8676 EAST HIGHWAY 50
SUBDIVISION NAME & LOT NUMBER(S): _____

PARCEL NUMBER(S): 04-27.0-401-012

CITY OF O'FALLON
MAY 18 2018
DATE PAID

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

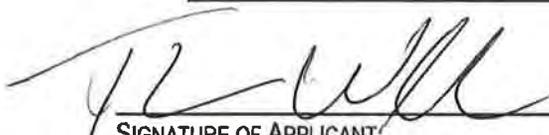
PRESENT ZONING: A - ST. CLAIR COUNTY PROPOSED NUMBER OF BUILDINGS: 1 - EXISTING
PROPOSED ZONING: B-2 (P) PROPOSED GROSS FLOOR AREA: _____
PROPOSED # OF LOTS: 1 AREA IN ACRES: 0.77
PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: _____

APPLICANT INFORMATION:

NAME: TOM WILLIAMS
COMPANY: _____
ADDRESS: 117 BROOKSIDE
O'FALLON, IL 62269
PHONE: 618.616.7542
FAX: _____
EMAIL: _____

DESIGN PROFESSIONAL INFORMATION:

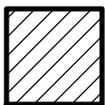
NAME: _____
COMPANY: _____
ADDRESS: _____
PHONE: _____
FAX: _____
EMAIL: _____


SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY
DATE RECEIVED: 5.16.2016 PROJECT ID #: P2016-06
APPLICATION RECEIVED BY: Randall STAFF ASSIGNED: Randall
APPLICATION FEE: \$ 250.00 PLAN REVIEW FEE DEPOSIT REC'D: N/A

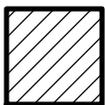
P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Zoning Map



Subject Property



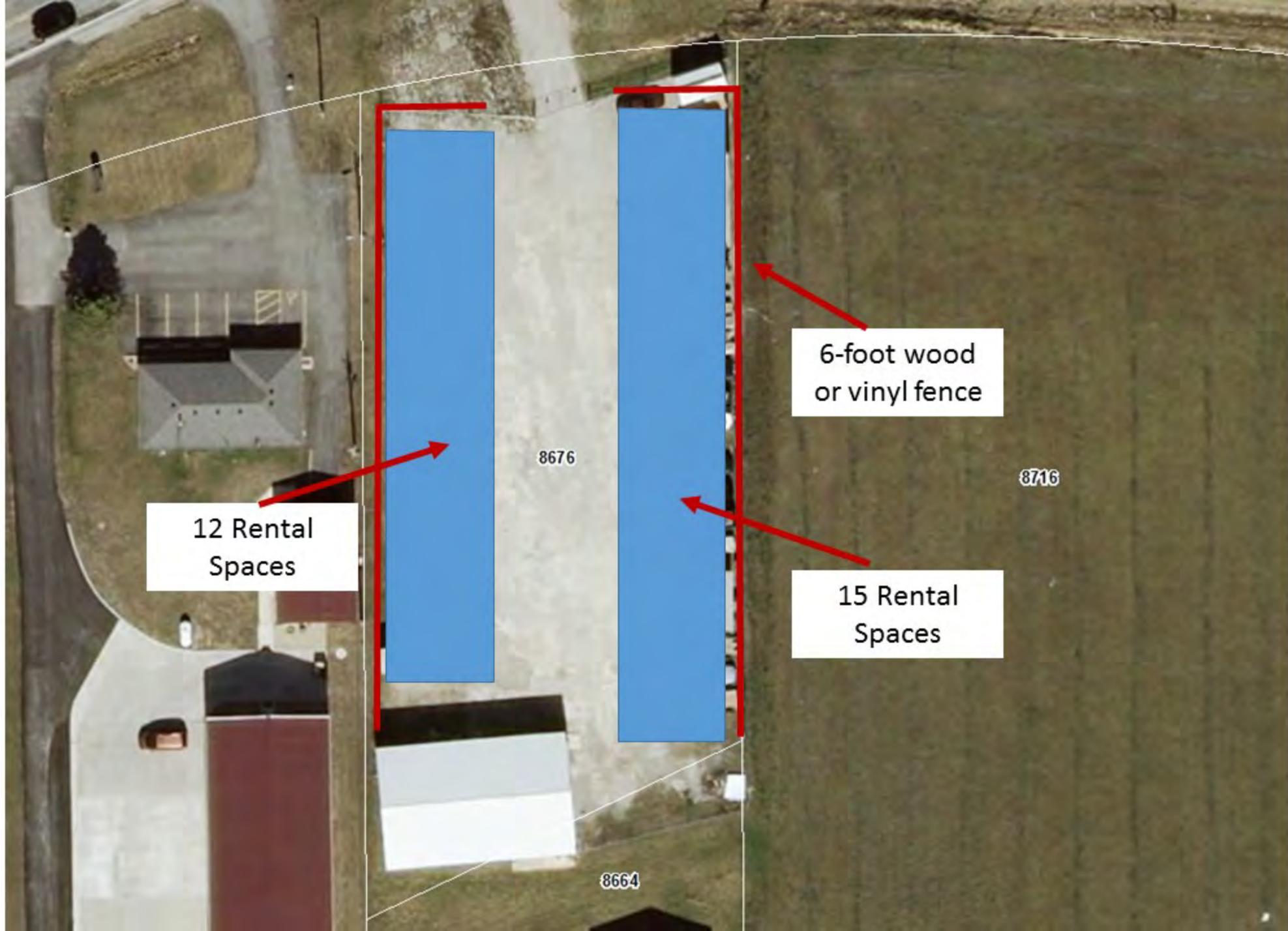
P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Land Use Map



Subject Property

0 37.5 75 150 225 300 Feet





12 Rental Spaces

6-foot wood or vinyl fence

15 Rental Spaces

8676

8716

8664