



**AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, June 23, 2014
6:00 PM**

Mayor's Conference Room

I) Roll Call

II) Approval of Minutes – May 12, 2014

III) Items Requiring Council Action – July 7, 2014

- A. Enjoy Church – Planned Use (1st Reading)
- B. 117 Main Street Lease Agreement (1st Reading)
- C. SEPA – Music of the Night 5K Race (Motion)
- D. Parks at Arbor Green – Final Plat (1st Reading)

IV) Other Business – None

NEXT MEETING: Monday, July 14, 2014 – 6:00 P.M. – Mayor's Conference Room

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, May 12, 2014**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht (chair), Gene McCoskey (vice chair), Jerry Mouser, David Cozad, Ray Holden and Harlen Gerrish. *Other Elected Officials Present:* Jim Hursey, Herb Roach, Kevin Hagarty, Richie Meile, Courtney Cardona, John Drolet, Ed True and Michael Bennett. *Staff:* Walter Denton, Ted Shekell, Jeff Stehman and Justin Randall. *Visitors:* Kevin Dall, Melinda Dall, Marsha Maller, Stu Kosten and Vern Malare.

- II) **Approval of Minutes from Previous Meeting**– All ayes. Motion carried.

- III) **Items Requiring Council Action**
 - A. SEPA – Sakura BBQ (Motion) – Justin Randall briefed the committee on the proposed special event request at Sakura restaurant. The restaurant proposed cooking overnight on every other Sunday and serving the food inside the restaurant during normal business hours. The committee recommended approval of the Special Event Permit with a vote of 6-0.

 - B. General text Amendments (1st Reading) – Justin Randall provided a quick overview of the proposed text amendment to streamline the review process for restaurants along Regency Park and Central Park commercial areas. Randall updated the committee on the proposed process for the review process including the review by the Community Development Committee and City Council. The committee recommended approval of the text amendment with a vote of 6-0.

 - C. Sunrise Center II – Planned Use (2nd Reading) – Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the Sunrise Center II – Planned Use with a vote of 6-0.

 - D. DZ Trucking – Planned Use (2nd Reading) – Justin Randall informed the committee there had been no changes to the petition. Shekell informed the committee that the condition requiring all trailers to be empty when entering and exiting the site would not allow the current owner to continue the current operation without being in violation of the condition. Mr. Kevin Dall (petitioner) indicated 60% of the time the trucks are empty. The committee discussed the condition of the roads in the area and expressed concern over loaded trucks going in and out of the site. The committee requested staff and the petitioner to discuss a set of conditions allowing the current operation to continue, but not allow for a more intense use of the property. Shekell indicated staff would provide a set of conditions for the Council meeting to which to vote on. The committee recommended approval of the DZ Trucking – Planned Use with a vote of 6-0, requesting staff to provide additional conditions.

 - E. Twin Peaks – Planned Use (2nd Reading) – Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the Twin Peaks – Planned Use with a vote of 6-0.

- IV) **Other Business - None**

MEETING ADJOURNED: 6:45 PM

NEXT MEETING: TBA – Mayor's Conference Room

Prepared by: Justin Randall, Senior City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Planning and Zoning
DATE: June 23, 2014
SUBJECT: P2014-05: Enjoy Church, Planned Use (1st Reading)

Recommendation

The Planning Commission held a public hearing on the above referenced application at their June 10, 2014 meeting. The Commission voted 6-ayes and 1-nay to approve the requested Planned Use application for Enjoy Church, subject to the conditions recommended by staff, with an amendment to Condition 2 to read "No expansion of parking or the building is permitted with this planned use, exclusive of the small reserve area on site for additional parking, without future amendment of this planned use."; an amendment to Condition 6 to read "No parking shall occur off-site, without City approval."; and added Condition 10: "Church will agree to provide on-site and off-site traffic management as the situation warrants, as determined by the City."

Project Background and Summary

Tindall Construction has filed an application requesting a change of use and zoning for a parcel of land at 251 Regency Park Drive zoned B-1 to B-1 (P). The building located on the property was formally known as Fat Cat's Bowling Alley. The application indicates the proposal is for the reuse of the existing structure and parking lot for Enjoy Church, including the use of the building for church services, offices and meetings. A Planned Use rezoning is required because the project is a church or place of formal worship. The applicant has indicated they will have two Sunday morning services at 10:25 AM and 11:45 AM, and a midweek service at 7:00 PM. The applicant has indicated services would last approximately one hour. The church does not have Sunday school classes. Just as a note, the plans show a sidewalk along Regency Park Drive, which were not constructed with the development of the bowling alley.

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. The occupancy of the church shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the current parking (257 spaces) the maximum occupancy is limited to 642 people. If at any time the church were to construct additional parking on-site, the city would reevaluate the maximum capacity.
2. No expansion of parking or the building is permitted with this planned use, exclusive of the small reserve area on site for additional parking, without future amendment of this planned use.
3. The property must be cleaned up and restored to occupy the building.
4. All landscape islands shall conform to the planting requirements of Section 158.144 – Parking Lot Landscaping Standards.
5. All lighting standards shall be repaired and operational.
6. No parking shall occur off-site, without City approval.

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7. No parking shall occur on Regency Park Drive.
8. If the area to the south of the building is to be used for parking, it must be upgraded to the parking lot standards of Chapter 158, Article 7.
9. There shall be a minimum of 30 minutes between services on Sundays.
10. Church will agree to provide on-site and off-site traffic management as the situation warrants, as determined by the City.

Attachment:

Report to Plan Commission

**DRAFT MINUTES
O’FALLON PLANNING COMMISSION
June 10, 2014**

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

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

MINUTES: Motion was made by Cavins and seconded by Baskett to approve the minutes of April 22, 2014. All Ayes. Motion carried.

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

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2014-05) - Zoning Amendment Subject to the Planned Development Ordinance from “B-1” Community Business District to “B-1(P)” Planned Community Business District for a church in an existing building. The property is 251 Regency Park Drive and the petitioner is Bill Tindall, Tindall Construction on behalf of Enjoy Church.

Public hearing was opened at 6:00 p.m. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown, along with a site photo taken by Staff. Randall highlighted various points and issues from Staff’s Project Report dated June 10, 2014, among them:

- Existing Building
 - 13,600 Square Feet
 - Previously Fat Cats Bowling Alley
 - The building and appurtenances (sprinkler system, electric panels, etc...) will need to be inspected and brought up to code prior to occupancy
 - Signage shown on 3 sides of building
 - Does not comply completely with Commercial Design Handbook (long walls/expanses, lack of 360° architecture, roof top HVAC not screened, etc...) as building was constructed before approval of the Handbook
- Existing Site
 - 4.6 acre developed parcel
 - Landscape islands are missing landscaping
 - Street frontage landscape needs to be trimmed up and maintained

- Parking lot lighting needs repair
- Consistent with Comprehensive Plan Land Use as Regional Commercial Land Use
- Church with no changes to the layout of the property
- 2 Sunday services and 1 mid-week service
- Would not create a conflict for the development of surrounding properties regarding State Liquor Laws and building separation; restaurants are exempt, package liquors or brewers are not exempt.
- Religious Land Use and Institutionalized Persons Act (RLUIPA) is a federal law that does not allow discrimination of religious uses in local zoning decisions.
- Site Plan – no changes to the property
- Traffic – no substantial impact
 - Regency Park has a turn lane and traffic lights at both ends
 - Churches typically meet during off-peak hours from retail stores
- Parking
 - Building size calculates a maximum occupancy of 1,400 people - requires 470 parking spaces vs 257 total available parking spaces - calculates to a maximum occupancy of 642 people
 - 2 Sunday services with only approximately 20 minutes between could cause traffic issues
 - Area south of building could be developed (not considered with this petition) to provide additional 20-25 spaces
- Relationship to the neighborhood
 - Proposed use would not negatively affect adjacent properties which are commercial / service in nature

Shekell explained the Zoning Code definition of a church for Sewell as a place of public assembly where people congregate. RLUIPA basically states the activities of the organization are not relevant as a place of worship is to be treated the same as comparable secular assemblages. The burden is on the jurisdiction as to why a church would not be approved.

Public comments were opened at 6:22 p.m.

Pastor Daren Carstens, Enjoy Church, was sworn in. Pr. Carstens explained the church presently has 250 members and started out at the Regency Conference Center for 2 ½ years, then moved to Collinsville due to scheduling conflicts with events at the center. They are very comfortable with the building size and the limitations of parking of this site. Enjoy Church intends to keep their location in Alton, IL where they have been located for 25 years and have a membership of 1,400. Pr. Carstens described Enjoy Church as having a more entrepreneurial, business-type look and stated they support and fit in well with other businesses. Enjoy Church will be leasing the property and anticipate purchasing the property in the future. The timeline from lease to purchase depends on the cost of the build-out and is still in negotiations. Pr. Carstens stated the church's goal is to have about 150 members at each of the two church services and anticipate membership growth.

Rohr asked if the church was intimidated by the maximum occupancy load calculated based on parking. Pr. Carstens responded that what they have done in Alton, and would do here if they grew to the point of maximizing the parking available on the property, is to hire local police to direct traffic, look for businesses in the area to lease parking for a few hours on Sunday mornings or big Christmas events and shuttle people, or consider purchasing additional land for parking expansion. Pr. Carstens responded to Shekell that they would not be opposed to the solution of paying for traffic assistance / security as that solution works well for them.

David Wittenauer, commercial real estate broker with NAI DESCO, was sworn in. NAI DESCO is marketing the 13 acres of land on the east side of Regency Park Drive. Concerns the broker and developer have is with the church being non-retail in a retail area. The highest and best uses for the area is retail and Wittenauer asked how retail fits next to a church with the traffic issues which would cause a problem with the retail customers leaving the retail stores?

Rohr asked if a church offered to buy the 13 acres at the asking price, if Wittenauer would take the offer. Wittenauer responded it is not his decision to make. However, he said if a use came along and offered to pay full price, and the use would negatively affect the remaining property, they surely would say "No."

Wittenauer continued by asking how a church would control membership and attendance? People would not be turned away and parking would expand out onto the roadway and onto adjacent properties.

Baskett asked Shekell that if a building use exceeded the building occupancy load, how would the City handle that situation. Shekell responded that ultimately citations could be issued and the occupancy of the building could be revoked.

Wittenauer concluded with another concern that outdoor events or festivals could negatively impact their anticipated retail sites.

Baskett asked Shekell how long the building had been unoccupied. Shekell stated the building has been vacant for 6-7 years.

Baskett indicated that 300+ people driving past a business is likely more desirable than an empty building. Shekell expressed that restaurants potentially going in along that corridor would likely appreciate the several hundred people passing by, and potentially frequenting their establishments, after church services.

Pr. Carstens testified the church is very sensitive to being good neighbors and they do not have many outdoor events. Normally, traffic takes 10-15 minutes to get people out of the parking lot after services, and even less time when a police officer is present. If they grow larger they will solve the problem by purchasing or renting more property. Pr. Carstens stated that Darrell Shelton is who introduced him to the bowling alley property.

Wittenauer acknowledged Shekell's comment about the restaurants, but clarified that customers at regional retail commercial establishments such as sporting goods, furniture, or home improvement stores may have difficulty leaving the parking areas due to the conflicting traffic from the church and may decide to not return. Wittenauer mentioned two churches on Frank Scott Parkway and Green Mount having similar traffic issues in their residential areas. This location would be more difficult with traffic.

Shekell reported he has witnessed the problems first-hand at Green Mount Road weekly on Sundays and explained Green Mount Road and Frank Scott Parkway are major collectors that already have heavy volume. Regency Park Dr. traffic is light and will pick up, but even when the hospital comes in, shift changes will likely be different than when church lets out, and traffic is not expected to be heavy like Green Mount Rd or Frank Scott Pkwy. Shekell stated the church has agreed to traffic intervention if necessary and to work to retain on-site and off-site traffic control.

Public comments were closed at 6:45 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

1. The occupancy of the church shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the current parking (257 spaces) the maximum occupancy is limited to 642 people. If at any time the church were to construct additional parking on-site, the city would reevaluate the maximum capacity.
2. No expansion of parking or the building is permitted with this planned use, exclusive of the small reserve area on site for additional parking.
3. The property must be cleaned up and restored to occupy the building.
4. All landscape islands shall conform to the planting requirements of Section 158.144 – Parking Lot Landscaping Standards.
5. All lighting standards shall be repaired and operational.
6. No parking shall occur off-site.
7. No parking shall occur on Regency Park Drive.
8. If the area to the south of the building is to be used for parking, it must be upgraded to the parking lot standards of Chapter 158, Article 7.
9. There shall be a minimum of 30 minutes between services on Sundays

Sewell clarified that it is not only the church's responsibility to comply with the City conditions, but the property owner's as well. Shekell explained that the City approaches both the tenant and the owner for enforcement.

Motion was made by Baskett and seconded by Cavins to approve the Staff's Recommendation with an amendment to Condition #6 by adding, "... , without City approval." After discussion, it was agreed to by affirmation that the original motion be

amended by adding to Condition #2 "..., without future amendment of this planned use." and the addition of Condition #10, "Church will agree to provide on-site and off-site traffic management as the situation warrants, as determined by the City."

ROLL CALL: Arell-Martinez, aye; Baskett, aye; Cavins, aye; Keeler, aye; Rogers, nay; Rohr, aye; Sewell, aye. 6 – Ayes, 1 - Nay. Motion to approve Staff's recommendation, with conditions as amended and added, passed.

The project moves to Community Development on June 23, 2014, at 6 p.m. The public hearing was closed at 6:45 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that there are no petitions awaiting public hearing for June 26th but a public hearing is scheduled for DeMond Signs for July 8th.

ADJOURNMENT:

Motion was made by Rohr and seconded by Keeler to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Planning Director
DATE: June 10, 2014
PROJECT: P2014-05: Enjoy Church, Planned Use

Location: 251 Regency Park Drive
Ward: 1
Applicant: Bill Tindall of Tindall Construction, Inc.
Owner: Sunrise Counties, LLC
Submitted: May 2, 2014

Introduction

Tindall Construction has filed an application requesting a change of use and zoning for a parcel of land at 251 Regency Park Drive zoned B-1 to B-1 (P). The building located on the property was formally known as Fat Cat's Bowling Alley. The application indicates the proposal is for the reuse of the existing structure and parking lot for Enjoy Church, including the use of the building for church services, offices and meetings.

Zoning & Land Use

The subject property is currently zoned B-1, Community Business District.

Adjacent Zoning

North: O(P) & SR-3
East: O(P)
South: B-1
West: B-1 & B-1(P)

Adjacent Land Use

North: Proposed Green Mount Medical Campus & residences on Carr Street
East: Proposed Green Mount Medical Campus
South: Undeveloped parcel
West: Across Interstate 64-Commercial

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

Applicable Ordinance, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Regional Commercial, which is consistent with the proposed reuse of the building for a place of worship.

Code of Ordinances: The existing multi-use building 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 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 subject property is identified as *Regional Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan. The subject property is surrounded by vacant land or right-of-way. A Planned Use rezoning is required because the project is a church or place of formal worship. The applicant has indicated they will have two Sunday morning services at 10:25 AM and 11:45 AM, and a midweek service at 7:00 PM. The applicant has indicated services would last approximately one hour. The church does not have Sunday school classes.

Site Plan

The building is already constructed and no building or site changes have been proposed. While there are no changes proposed to the site, there are a number of improvements that will need to be addressed from the building being unoccupied for several years. Prior to occupancy, the overall appearance of the property will need to be improved including, the landscape islands, parking lot lighting and building repairs associated with the city codes regarding Occupancy Permits and Property Maintenance requirements.

Traffic Circulation/Parking

Ingress and Egress: The site will continue to provide access from three existing access points off Regency Park Drive. The church has the potential to generate a large amount of traffic on Sunday mornings during the times leading up to and after both services. However, staff doesn't believe there will be a significant impact to the area. Regency Park Drive already has a large assembly use in the Regency Conference Center and is a two lane road with a middle turn lane. Additionally, the church's peak use of Regency Park Drive is on Sunday mornings, which is considered off-peak for a typical commercial land uses.

Parking: The site has an existing parking lot associated with the previous use as a bowling alley. The parking lot includes 257 parking spaces, 7 of which are designated as accessible spaces. The site plan indicates the parking spaces meet all of the dimension requirements of Chapter 158, Article 7 - Parking and Loading of the Code of Ordinances.

The site plan indicates no additional parking will be provided at this time. The Code of Ordinances requires auditoriums, churches, theaters, stadiums and other places of assembly to provide 1 parking space per 2.5 seats (a seat equals 30" of pew length) or 1 per 3-person capacity based on ICC occupant load, whatever combination is greatest. Enjoy Church proposes using movable chairs for seating, which means the area could be occupied in a multitude of alternatives. Thus, the space is calculated as an assembly without fixed seats – concentrated (chairs only – not fixed). The ICC occupant load is calculated at a rate of 7 square feet per 1 person in largest area for assembly for proposed seating. The building plans indicate the largest area of assembly is 9,870 square feet. Therefore, as constructed and use the space for assembly use the site would have to provide 470 parking spaces (9,870 sq. ft. / 7 sq. ft. per person = 1,410 persons / 3 people per parking space).

The church has provided a seating arrangement based on the number of parking spaces available for use. There are 257 parking spaces on the site; this would amount to an occupancy load of 642 people, calculated according to 1 parking space per 2.5 seats. Therefore, because of the additional area in the building to have more people in the building than parking, staff recommends a condition be placed on the approval that the occupancy of the church shall not exceed the parking provided on the property. As previously mentioned there are two Sunday morning services

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scheduled with approximately 20 minutes between services which could cause minor issues of overlapping church attendees. Staff recommends a minimum of 30 minutes between services to reduce potential parking shortages.

Additionally, there is an area to the south of the building that could be developed with additional parking totaling approximately 20-25 spaces. If the church would seek to provide additional parking the City would reevaluate the maximum occupancy of the building. This approval does not authorize any off-site parking or any parking along Regency Park Drive.

Sidewalks: The site was developed without sidewalks.

Landscaping and Buffer Requirements

Under the original improvements of the site, the site plan included some landscaping. Over time the landscaping in the parking lot islands has been removed or has died. Staff recommends the parking lot landscape islands be landscaped in accordance with Chapter 158, Article 7.

Lighting

Parking lot lighting will remain as constructed; all lighting standards must be in proper working order.

Utilities and Drainage

The existing public water and sewer will remain as previously constructed. No impervious surfaces are being added; therefore no additional drainage information is required.

Signage

At this time, the applicant has not submitted a formal application for signs. According to the building elevations provided the signage proposed is a 40 square foot sign on three sides (front, right and left elevations). The proposed signage would meet the requirements of the Code of Ordinances.

Hours of Operation

The hours of operation for the site should be considered to ensure the use does not create a potential parking conflict. While not typical of hours of operation, staff recommends requiring a minimum of 30 minutes between services on Sundays to allow attendees from the first service to exit the site before attendees of the second service arrive.

Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development will not have a significant impact on traffic, because of the off-peak use of the property.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
Allowing a church in the existing building should not negatively affect adjacent properties.

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4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan. The building was constructed prior to the adoption 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 existing building will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

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

1. The occupancy of the church shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the current parking (257 spaces) the maximum occupancy is limited to 642 people. If at any time the church were to construct additional parking on-site, the city would reevaluate the maximum capacity.
2. No expansion of parking or the building is permitted with this planned use, exclusive of the small reserve area on site for additional parking.
3. The property must be cleaned up and restored to occupy the building.
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5. All lighting standards shall be repaired and operational.
6. No parking shall occur off-site.
7. No parking shall occur on Regency Park Drive.
8. If the area to the south of the building is to be used for parking, it must be upgraded to the parking lot standards of Chapter 158, Article 7.
9. There shall be a minimum of 30 minutes between services on Sundays.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Site Plan
- Attachment 5 – Email submitted in Opposition

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Planned Use / Re-Zoning Application

NAME OF PROJECT: ENJOY CHURCH

ADDRESS/GENERAL LOCATION: 251 REGENCY PARK

SUBDIVISION NAME & LOT NUMBER(S): NOT IN SUBDIVISION

PARCEL NUMBER(S): 03-36-0-200-021

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: NO CHANGE B-1

PROPOSED NUMBER OF BUILDINGS: 1

PROPOSED ZONING: B-1 (P)

PROPOSED GROSS FLOOR AREA: 37,320 SqFt

PROPOSED # OF LOTS: 1

AREA IN ACRES: 4.65

PROPOSED # OF DWELLING UNITS: 0

PRESENT USE: FAMILY FUN CENTER

APPLICANT INFORMATION:

NAME: BILL TINDALL

DESIGN PROFESSIONAL INFORMATION:

NAME: SCOTT O'NEIL

COMPANY: TINDALL CONST. INC.

COMPANY: Ox2 ENGINEERS, INC.

ADDRESS: 4300 HORSESHOE LAKE ROAD
PONTOON BEACH, IL. 62040

ADDRESS: 7323 NORTHWOOD COURT
MILLSTADT, IL. 62260

PHONE: (618) 797-6744 X112

PHONE: (618) 476-1988

FAX: (618) 797-6860

FAX: _____

EMAIL: btindall@tindallconstruction.com

EMAIL: scott@ox2engineers.com

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED MAY - 2 2014		<small>STAFF USE ONLY</small>	
DATE RECEIVED:		PROJECT ID#:	<u>P2014-05</u>
APPLICATION RECEIVED BY:	<u>V. Givans + A. Stevens</u>	STAFF ASSIGNED:	
APPLICATION FEE:	<u>\$ 250.00</u>	PLAN REVIEW FEE DEPOSIT REC'D:	<u>N/A</u>

Owner
Sunrise Counties LLC
4 Eagle Center, Ste 3
O'Fallon, IL 62269

Enjoy Church
Pastor Daren W Carstens
3303 Werner Adams Pkwy
Alton, IL 62002



Narrative

April 28, 2014

RECEIVED MAY - 2 2014

City of O'Fallon
255 S. Lincoln
O'Fallon, IL 62269

To Whom It May Concern:

Enjoy Church would like to give you a narrative of our desire to hold church services in the building at 251 Regency Park, O'Fallon, IL 62269. Enjoy Church exists to lead people to experience and enjoy a God-first life. We serve the people of our communities with a Bible-based, positive, and affirming approach to practical, everyday living.

The church conducts regular worship services, supports missionaries abroad and oversees various educational and benevolent programs locally. Enjoy Church will host services two to three times per week and possibly a mid-week service with an atmosphere of technology, music, and age appropriate teaching.

We view our auditorium as a tool of outreach to the community. It will feel more like a modern, upscale theater than a traditional church sanctuary and our auditorium seating will comply with parking ratios of the city of O'Fallon. The purpose of this is to support our goal to reach the un-churched person or the person who has fallen away from church. Our messages are practical and life applicable for the topics that we face in our society today.

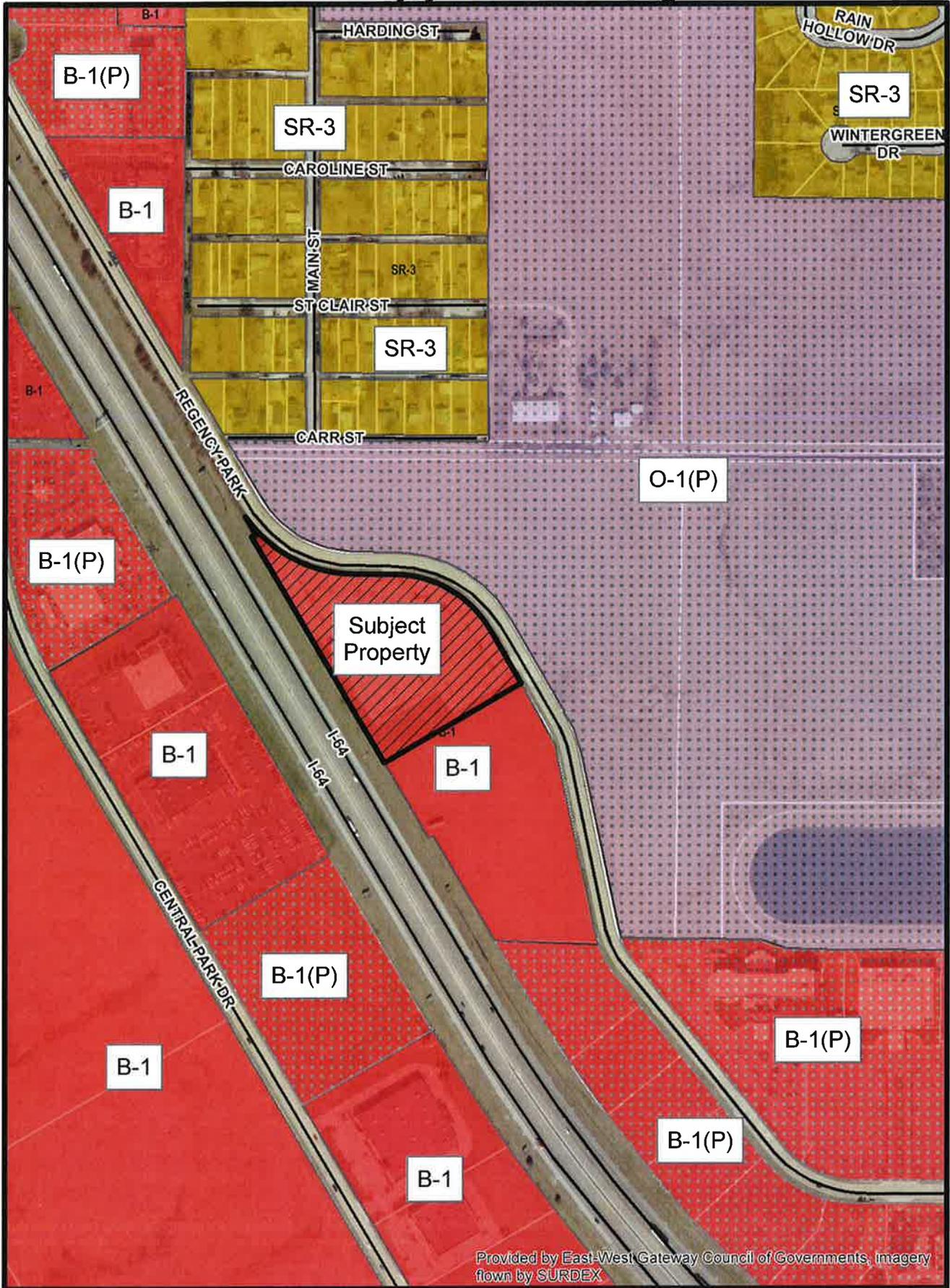
Enjoy Church is a multi-denominational church that is made up of a cross-section of our culture. We are an inclusive church that has a passion to help people find their purpose in life. Our church culture is one of community involvement, with a high priority of serving the community we live in. We also love our local businesses and have a strong business development culture with support, leadership development and business training. Our members are active in and supportive of our community and business within our community.

We are looking forward to being a positive force in the O'Fallon, Illinois area.

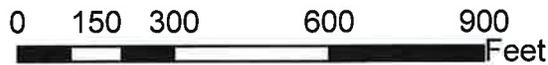
Thank You,


Daren W. Carstens
Senior Pastor

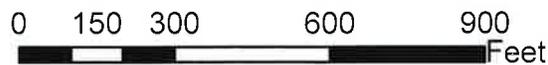
P2014-05: Enjoy Church - Zoning



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



P2014-05: Enjoy Church - Land Uses



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

NETEMPER ENGINEERING
 10000 UNIVERSITY AVENUE, SUITE 100
 WESTMINSTER, CO 80057
 TEL: 303.440.1100
 FAX: 303.440.1101

FAT CATS BOWL
 2100 UNIVERSITY AVENUE
 WESTMINSTER, CO 80057
 PLAZA PROPERTIES, LLC
 10000 UNIVERSITY AVENUE, SUITE 100
 WESTMINSTER, CO 80057

NO.	DATE	DESCRIPTION
1	07/20/2012	ISSUED FOR PERMITS
2	08/02/2012	REVISIONS
3	08/02/2012	REVISIONS
4	08/02/2012	REVISIONS
5	08/02/2012	REVISIONS
6	08/02/2012	REVISIONS
7	08/02/2012	REVISIONS
8	08/02/2012	REVISIONS
9	08/02/2012	REVISIONS
10	08/02/2012	REVISIONS

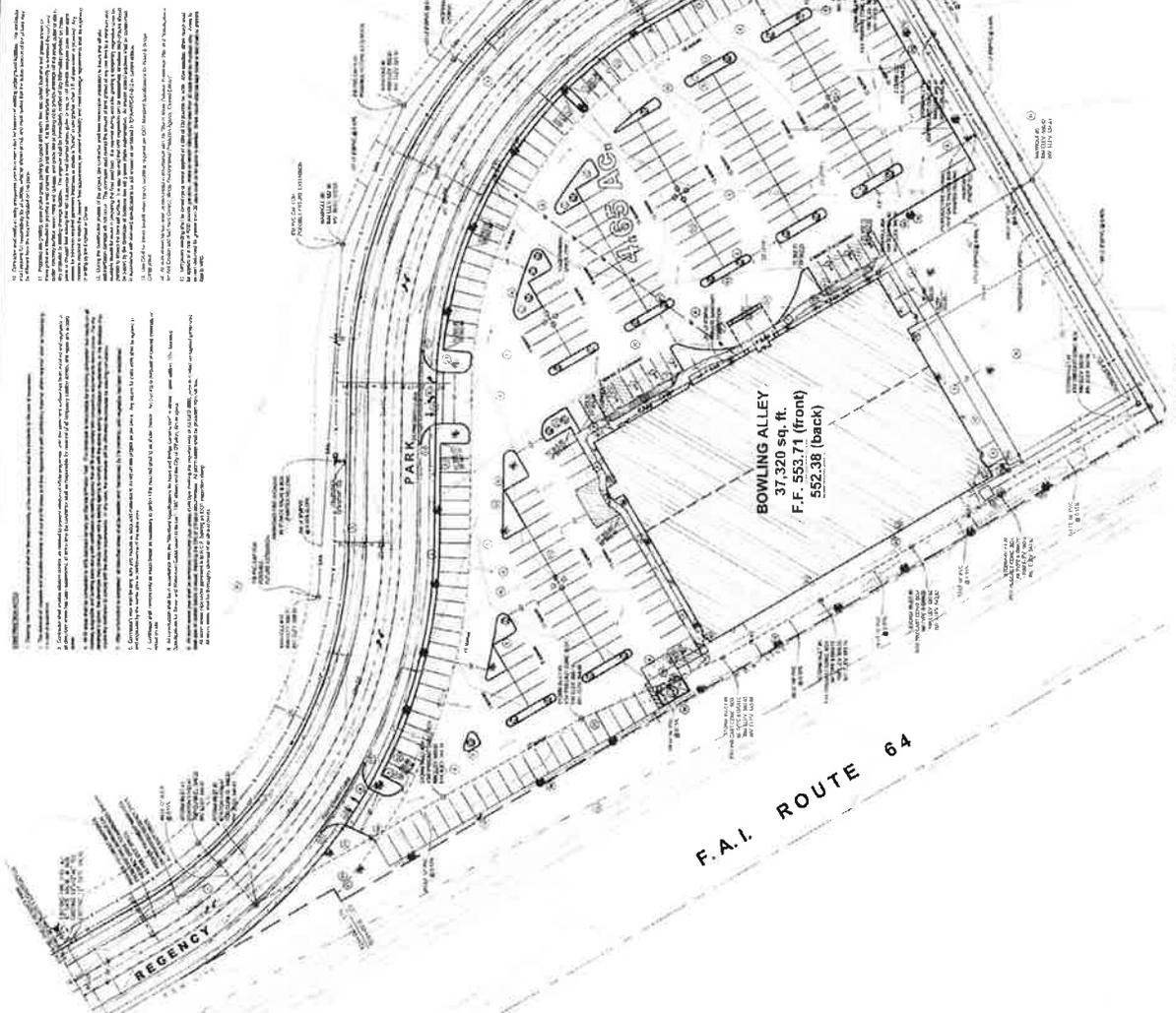
C-1
 SHEET NO.
 SITE & STREET PLAN
 PROJECT NO.



LOCATION SKETCH

1. LANDSCAPING PLANTS TO BE SELECTED BY PLANT LIST (SEE TABLE 12 IN PART 02 OF THE CITY OF DENVER SPECIFICATIONS).
2. TOTAL PARKING SPACES: 298 (241) 57
3. TOTAL ACCESSIBLE SPACES: 1 (21) 14

NO.	DESCRIPTION
1	EXISTING DRIVEWAY
2	EXISTING DRIVEWAY
3	EXISTING DRIVEWAY
4	EXISTING DRIVEWAY
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48	EXISTING DRIVEWAY
49	EXISTING DRIVEWAY
50	EXISTING DRIVEWAY



BOWLING ALLEY
 37,320 sq. ft.
 F.F. 553.71 (front)
 552.38 (back)

F.A.I. ROUTE 64



235 PARKING SPACES X 2.5 = 587.5 SEATING OCCUPANCY

RECEIVED MAY - 2 2014

From: Ted Shekell
Sent: Monday, May 12, 2014 5:00 PM
To: Justin Randall
Subject: FW: 251 Regency Park Dr. - Enjoy Church

fyi

From: Darrell Shelton [<mailto:dgs@centralparkplaza.com>]
Sent: Monday, May 12, 2014 3:04 PM
To: Mayor Graham; Ted Shekell
Cc: Wayne Schmidt; Wittenauer, David; Sheahan, Peter
Subject: 251 Regency Park Dr. - Enjoy Church

Gary and Ted:

I was informed on Friday there is an application for a zoning modification as it relates to the former bowling alley on Regency Park Dr. First I would like you and the City to understand my opposition to this zoning modification has nothing to do with the church or its congregation but the actual location they have selected with its limited parking and its intended use in the development.

As the adjacent property owner it has always been the intention and master plan of both the City and Developer that the subject property be zoned for commercial use (Office, Retail, Hotel, etc.). The plan never designated a church along Regency Park Drive and I am curious on why that is being allowed today. Furthermore, I believe it needs to be noted to the Zoning Board and City Council that Mr. Miles was one of the individuals that had input on the master plan. It seems since his interest in the adjoining property is gone and he owns the bowling alley that he has change his tune on the future outcome and impact of the development.

In my experience church's rein havoc on its neighboring properties because of the traffic and parking issue that arise during their service times and special events especially when they do not have the appropriate parking for their congregation. The congregation will park on adjoining lots when the parking on its property cannot handle their events. I understand that you stated to Wayne that their congregation is in excess of 800 but they have 235 parking spaces on site. In addition you have stated that the church will have restrictions of attendance or occupancy to 580 at any one given time (approx. 2 1/2 times of their parking). I find it extremely hard to believe that a church on its service or event day will shut their doors on its congregation when they hit 580. We both know that the building can hold more than 580 people and when they come – they will not be turned away.

I want to pass along our suggestions that might maintain the value and marketability of our adjoining property. If these suggestions are acceptable to the City we would like to have them as a condition of the zoning approval and also part of the zoning approval is that all approved conditions are included in the lease or sale agreement between Sunrise Counties, LLC and Enjoy Church.

- 1) The church would employ a traffic control individual/company during service or event hours that regulate parking and keep it off adjoining properties.
- 2) The church would employ an off-duty police officer to insure traffic safety and traffic flow on Regency Park Drive when church services or events are occurring.
- 3) The church will plant and maintain a natural border between the adjoining property in order to deter pedestrian flow in which deters off-site parking. The length of the border from the street and height and quantity of the border is

at the discretion of the adjoining property owner.

- 4) The church would not be allowed to have any events or services on the parking lot. All activities must remain in the building. *Any special event must be during "off peak hours" in parking lot*
- 5) The church will agree if any parking occurs on the adjacent properties that they will be responsible for all towing fees.
- 6) The church signage will be restricted to the building without additional signage on Regency Park Dr or Interstate 64
- 7) Any sound or music from services or events cannot be heard outside - including bell chimes.
- 8) If any of these conditions are violated 2 times in a 60 day period the zoning approval can be revoked and their occupancy permit terminated.

Gentlemen, we all know this organization does not fit in this building. With a congregation of this size it is going to be a problem. As we market the adjoining properties this is a going to be a major concern for a Buyer – I know it, you know it and Darwin knows it.

Sincerely,

Darrell G. Shelton
Shelton Investments, LLC
1331 Park Plaza Dr., Ste. 4
O'Fallon, IL 62269
618-628-0699
Fax 618-628-0787

----- End of Forwarded Message



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Planning Director
DATE: June 23, 2014
SUBJECT: A Resolution Authorizing the Mayor to Sign a Lease of Real Estate

Project Summary

The attached lease is a lease for City property located to the east of 117 Main Street, just south of Highway 50. The property at 117 Main Street is vacant of any buildings or uses. As a note, the aerial imagery and parcel database do not line up in this area and the shed and driveway that appear to be on the property are not on the property.

The lease is between the City and the adjacent property owner, Erik Johnson and Megan Schwartz. The terms of the lease include the lessee is permitted to build temporary structures that can easily be removed or relocate (at the expense of the lessee) within 60 days if the lease were to be terminated for any reason. The lessee must maintain the leased property (mow grass, maintain landscaping), which is currently mowed by the Park and Recreation Department. Additionally, the lease requires that the City be listed as an "also insured" under the comprehensive public liability insurance policy.

The City of O'Fallon has entered into lease agreements in the past, including the property at 1309 West Highway 50 (at the corner of Highway 50 and Hartman Lane) and this particular lease is consistent with the previous lease.

Staff Recommendation

Staff recommends approval of the Lease of Real Estate.

Attachments

Subject Property
Lease
Resolution

Community Development Department

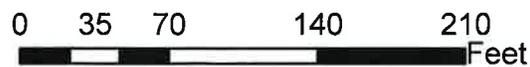
255 South Lincoln Avenue O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F: 618.624.4534

I:\P & Z\ZONEFILE\Petitioner Files\2014\117 Main Street\117 Main Street - CDMemo 06-23-14.doc

Lease of Real Estate - 117 Main Street



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



CITY OF O'FALLON, ILLINOIS
RESOLUTION NO. 2014-

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A LEASE OF REAL ESTATE

WHEREAS, the Corporate Authorities of the City of O'Fallon deem it advisable, necessary and in the public interest that the City of O'Fallon lease the parcel of real estate commonly known as 117 Main Street, O'Fallon, Illinois; and

WHEREAS, pursuant to the provisions of 65 ILCS 511-76-1 et. seq., the municipality is authorized to lease the municipal real estate for private use; and

WHEREAS, the Corporate Authorities of the City of O'Fallon deem the subject municipal real estate as not being necessary or appropriate for public use; and

WHEREAS, Erik Johnson and Megan Schwartz, have agreed to lease the municipal real estate from the City of O'Fallon for the consideration hereinafter set forth.

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

Section 1.

The foregoing recitals are incorporated herein as findings of the City Council.

Section 2.

The City of O'Fallon is authorized to enter into the proposed lease agreement with Erik and Megan Schwartz.

Section 3.

This ordinance shall be in full force and effect from and after its passage and approval and its publication in the manner provided by law.

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of _____, 2014.

Approved:

Gary L. Graham, Mayor

Attest:

Philip A Goodwin, City Clerk



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Planning Director
DATE: June 23, 2014
SUBJECT: Special Event Permit – “Music of the Night 5K Race” (MOTION)

Project Summary

Applicant: Lifelong Music in O'Fallon Schools
Event: Evening 5K Race with live music entertainment
Date/Time: 6:00 PM to 10:00 PM on Saturday, August 9th
Location: Starts/ends at Carriel Junior High School

Event Details:

- Please see the attached map for 5K route - primarily residential streets.
- Tiki torches and glow in the dark markings will highlight the route.
- Live music at Carriel Junior High- 10 or fewer students playing instruments.
- Live music at St. Nicholas Church- a couple of people singing (slightly amplified)- from 8:00 PM to 9:00 PM.
- Bathroom facilities at Carriel Junior High School will be utilized.

Signage Request:

- None

City Assistance Request:

- None

Notes:

- Normally, 5K races without street closures can be approved administratively. This request was brought to the committee primarily due to the off-site live music.
- Consistent with last year's event.

Staff Recommendation

The Fire, Police, and Public Works Departments had no issues with the request. Staff recommends approval of the Special Event Permit with the following condition:

1. Music at St. Nicholas will end by 9:00 PM

PD OK ✓
FD OK ✓
PW EYE ✓

BUILDING
DEPARTMENT
ORIGINAL

O'Fallon
ILLINOIS

RECEIVED JUN - 11 2011

CC

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

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

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Music of the Night 5K Race

Location of Event: Beginning at Carriel-see attached map

Name of Event Organization: Lifelong Music in O'Fallon Schools

Name of person in charge of event (applicant) and mailing address: Pamela & Stacey
P.O. Box 411, O'Fallon, IL 62269

Phone: 618-530-0974 E-Mail: lifelong@lifelongmusicofallon.org

Secondary Contact Person: Jennifer Ord

Phone: 618-726-7707 E-Mail: cjord1@hotmail.com

Beginning Date / Times: August 9 - 6:00pm Ending Date / Times: Aug. 9 - 10:00pm

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

1. **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
2. Sketch plan of site.
 ATTACHED
3. Permission letter from property owner, if applicant is not the property owner.
 ATTACHED [] NOT APPLICABLE
4. Proof of not-for-profit status (so that application fee can be waived.)
 ATTACHED [] NOT APPLICABLE
5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).
 ATTACHED [] NOT APPLICABLE
6. 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): N/A
(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:
N/A

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.

Jerry J. Oud
Signature of Applicant/ person in charge of event

6-5-14
Date of Submission

FOR OFFICE USE ONLY

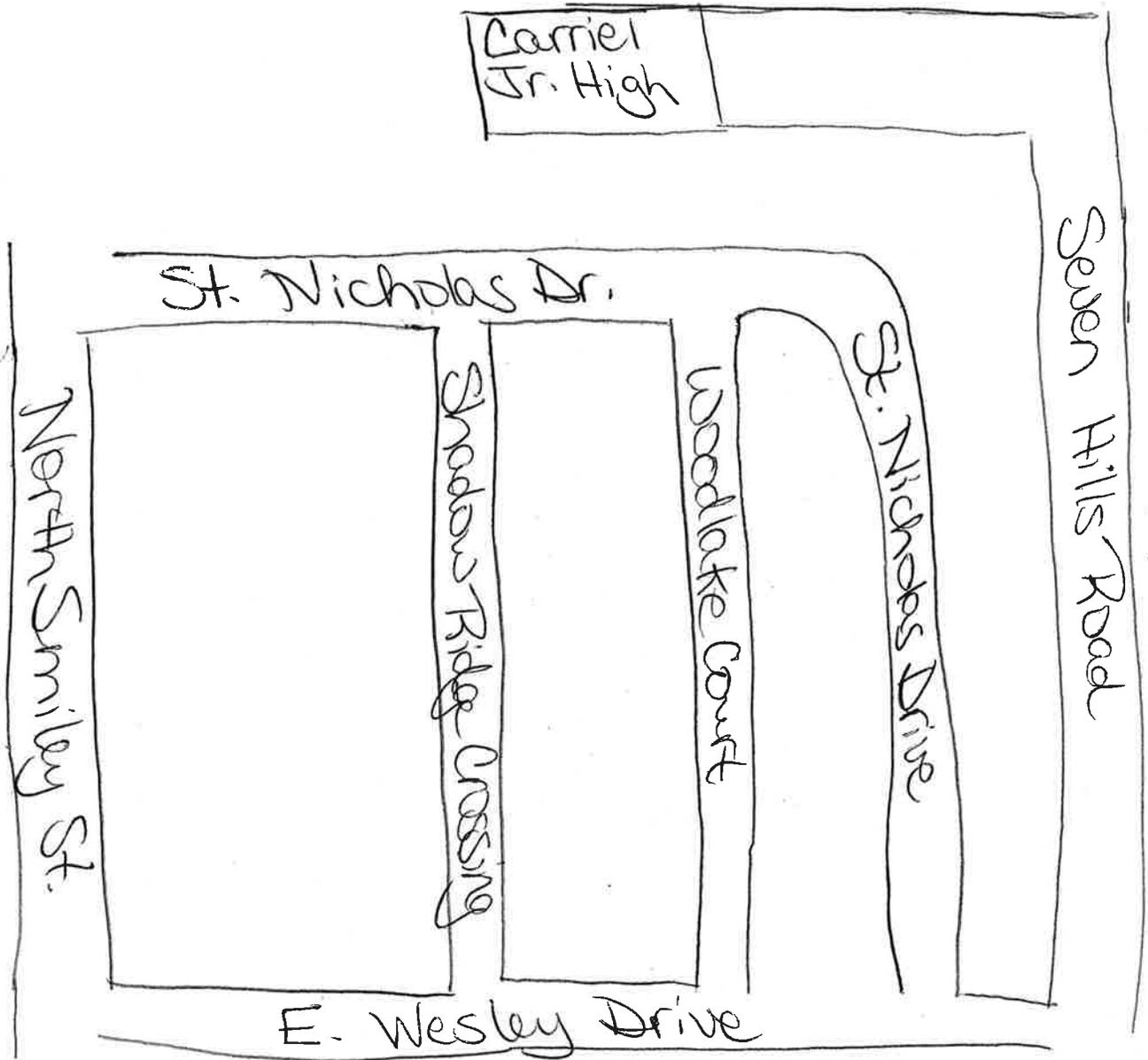
ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES () NO

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)



Begin race at Carriel Junior High. South on Seven Hills Road. West on Wesley. North on Shadow Ridge Crossing. West on St. Nicholas Drive. South on Smiley St. East on Wesley. North on Woodlake Court. East/South on St. Nicholas Drive. East on Wesley. North on Seven Hills Rd. to Carriel.



Directions to Amelia Carriel Jr High School
451 N 7 Hills Rd, O'Fallon, IL 62269
3.1 mi – about 9 mins

 **Amelia Carriel Jr High School**
451 N 7 Hills Rd, O'Fallon, IL 62269

-
- | | |
|---|--------------|
| 1. Head south on N 7 Hills Rd toward Treetop Ln | go 0.6 mi |
| About 57 secs | total 0.6 mi |
|  2. Take the 1st right onto E Wesley Dr | go 0.4 mi |
| About 1 min | total 0.9 mi |
|  3. Turn right onto Shadow Ridge Crossing | go 0.2 mi |
| About 48 secs | total 1.2 mi |

Total: 1.2 mi – about 3 mins

 **Shadow Ridge Crossing** total 0.0 mi

-
- | | |
|---|--------------|
| 4. Head north on Shadow Ridge Crossing toward St Nicholas Dr | go 92 ft |
| | total 92 ft |
|  5. Take the 1st left onto St Nicholas Dr | go 479 ft |
| | total 0.1 mi |
| 6. Continue onto Reiss Rd | go 302 ft |
| | total 0.2 mi |
|  7. Turn left onto N Smiley St | go 0.3 mi |
| About 49 secs | total 0.4 mi |
|  8. Take the 1st left onto E Wesley Dr | go 0.3 mi |
| About 59 secs | total 0.7 mi |
|  9. Take the 3rd left onto Woodlake Ct | go 0.2 mi |
| | total 0.9 mi |
|  10. Take the 1st right onto St Nicholas Dr | go 0.2 mi |
| About 47 secs | total 1.1 mi |
|  11. Keep left to stay on St Nicholas Dr | go 0.2 mi |
| | total 1.3 mi |
|  12. Turn left onto E Wesley Dr | go 203 ft |
| | total 1.3 mi |
|  13. Take the 1st left onto N 7 Hills Rd | go 0.6 mi |
| Destination will be on the left | total 1.9 mi |
| About 1 min | |

Total: 1.9 mi – about 6 mins

 **Amelia Carriel Jr High School**
451 N 7 Hills Rd, O'Fallon, IL 62269

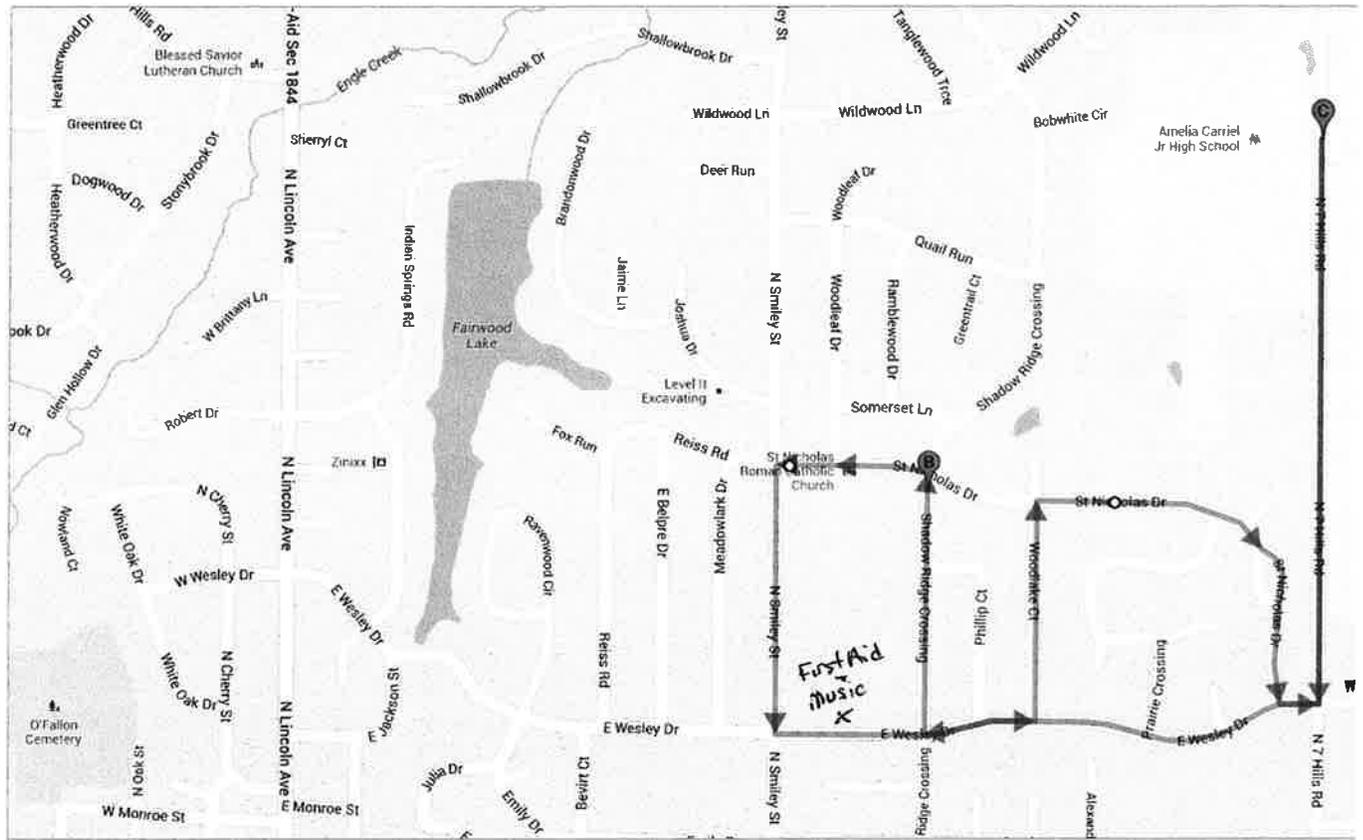
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2013 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



High School

3D

0

0.6 mi

0.4 mi

0.2 mi

1.2 mi - about 3 mins

ard St Nicholas Dr

92 ft

479 ft

302 ft

0.3 mi

0.3 mi

0.2 mi

0.2 mi

0.2 mi

203 ft

O'Fallon Community Consolidated School District No. 90

118 E. Washington
O'Fallon, IL 62269

Dr. Todd J. Koehl, Superintendent

Telephone: (618)632-3666
Fax: (618)632-7864

Application and Agreement for Use of School Facilities

Request is hereby made by: Tam Stacey Life long Music in O'Fallon Schools Date: 6 May 14

For Use of the Parking Lot at Carriel Jr High School
and entry restrooms

Event: Type of Program: 5K run/walk
Purpose: Music fundraiser/awareness event
Date(s): 09 Aug 14
Meeting Time: From: 5:30pm To: 10:00pm
Number of People Expected to Attend: 150
Admission: Registration Fee

Planned Use of Funds: Personal: _____ civic: *Support Music Education

I hereby declare the facts in the foregoing application are true of my own knowledge and that I have read and agree to the regulations listed on the back of this application. This statement is made under penalties of perjury.

Applicant: Pamela Stacey
Address: 1247 Elisabeth Dr. O'Fallon
Phone: 618 530 0974

RECEIVED
MAY 07 2014
O'Fallon District #90

[Signature]
Principal's Signature

5-6-14
Date

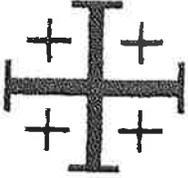
[Signature]
Charge for Facility

This figure represents the contracted charge and will be the same unless additional custodial service or school equipment is needed or damage is done to school equipment or property. In this event the above named person or organization will be billed for the additional fee.

Permission for the use of school facilities is automatically cancelled on those days when school has been cancelled or dismissed early because of weather conditions.

Permission for Use Granted: [Signature]
Superintendent

Date: 05/07/04



St. Nicholas Roman Catholic Church

625 St. Nicholas Drive, O'Fallon, IL 62269

Office 618-632-1797 Fax 618-632-7703

June 10, 2014

City of O'Fallon
255 South Lincoln
O'Fallon, IL 62269

Dear Sirs,

St Nicholas parish supports the organization "Lifelong Music in O'Fallon Schools" and the "Music of the Night" 5K fundraiser scheduled for Aug 9, 2014.

Lifelong Music in O'Fallon schools has our permission to set up a First Aid tent and small chorus with a microphone on the southern perimeter of our property along East Wesley Drive on August 9th from approximately 7:30 - 9:30 pm.

St Nicholas approves this organization to use our property for the stated intent. If you should have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Ann Daniels". The signature is written in a cursive, flowing style.

Ann Daniels
Business Administrator



OFFICE OF THE SECRETARY OF STATE

JESSE WHITE • Secretary of State

MAY 23, 2013

6901-731-2

PAMELA C STACEY
1247 ELISABETH DR
O'FALLON, IL 62269

RE LIFELONG MUSIC IN O'FALLON SCHOOLS

DEAR SIR OR MADAM:

ENCLOSED YOU WILL FIND THE ARTICLES OF INCORPORATION OF THE ABOVE NAMED CORPORATION. THE CORPORATION IS REQUIRED TO FILE AN ANNUAL REPORT EACH YEAR. BLANK FORMS WILL BE MAILED BY THIS OFFICE TO THE REGISTERED AGENT AS SHOWN BY OUR FILES APPROXIMATELY 60 DAYS PRIOR TO ITS ANNIVERSARY MONTH. (ORIGINAL DATE OF INCORPORATION).

THE REQUIRED FEE OF \$50.00 IN THIS CONNECTION HAS BEEN RECEIVED AND PLACED TO YOUR CREDIT.

CERTAIN NOT FOR PROFIT CORPORATIONS ORGANIZED AS A CHARITABLE CORPORATION ARE REQUIRED TO REGISTER WITH THE OFFICE OF THE ATTORNEY GENERAL. UPON RECEIPT OF THE ENCLOSED ARTICLES OF INCORPORATION, YOU MUST CONTACT THE CHARITABLE TRUST DIVISION, OFFICE OF THE ATTORNEY GENERAL, 100 W. RANDOLPH, 11TH FLOOR, CHICAGO, ILLINOIS 60601 TELEPHONE (312) 814-2595.

THE ISSUANCE OF THE ARTICLES OF INCORPORATION DOES NOT ENTITLE THE CORPORATION TO A PROPERTY TAX EXEMPTION. YOU MUST APPLY FOR THAT EXEMPTION THROUGH THE BOARD OF REVIEW IN THE COUNTY WHERE THE REAL ESTATE IS LOCATED.

SINCERELY,


JESSE WHITE
SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
TELEPHONE (217) 782-6961



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Planning Director
DATE: June 23, 2014
SUBJECT: Parcs at Arbor Green - Phase 5B Final Plat (1st Reading)

Background

In 2005, the City Council approved the preliminary plat and annexation of the Kombrink Executive Homes (Parcs at Arbor Green) Subdivision. The subdivision is located west of Simmons Road. Denny Blumberg, Huntington Chase Homes, is seeking final plat approval of Phase 5B, which includes 3 lots south of the existing platted portion of the subdivision and east of Phase 5. The proposed final plat varies from the approved preliminary plat. The proposed Phase 5B Final Plat will eliminate the thru-street connection of Carnegie Knolls Drive (Future Development) and Shady Park Court (Phase 5). As a result in the future, Carnegie Knolls Drive will become a cul-de-sac with an approximate length of 660 feet. The change will result in a net loss of 2 lots for the future development. The improvement plans for Phase 5 showed the necessary improvements for Phase 5B.

Budgetary Impact

There will be an annexation fee paid to the City of \$2,250 per lot. A fee of \$866 per lot will be paid to the City by the developer as a fee in lieu of park land, as well as a fee of \$802 per lot for the future turn lane from Simmons Road.

Recommendation

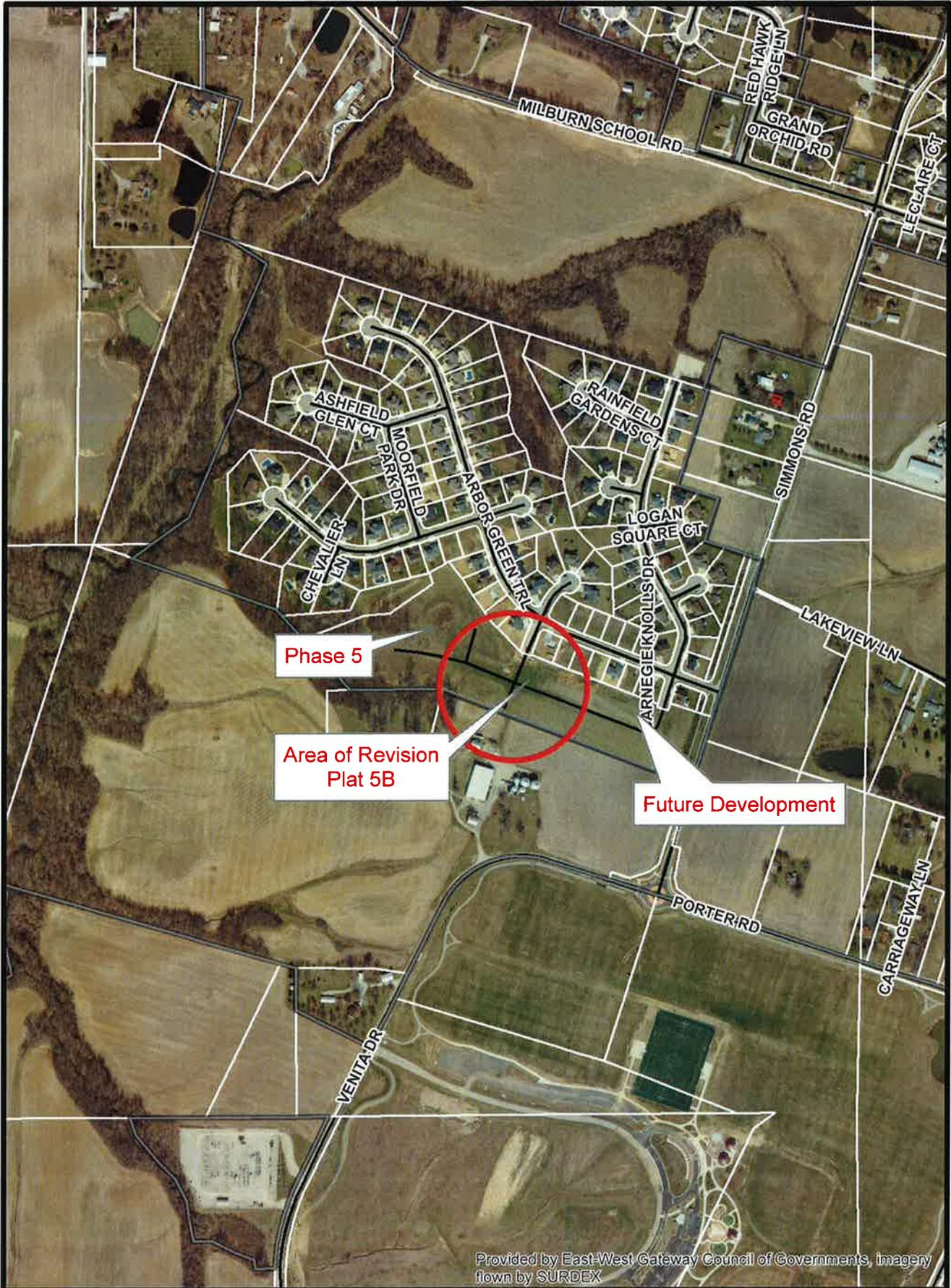
Community Development and Public Work staff has reviewed the final plat and improvement plans for the Parcs at Arbor Green - Phase 5B Final Plat and recommends it for approval.

Attachments

Aerial
Preliminary Plat
Phase 5B Final Plat
Exhibit of Future Development

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

Parcs at Arbor Green



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

