



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, June 27, 2016

5:30 PM

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

I) Roll Call

II) Approval of Minutes – June 13, 2016

III) Items Requiring Council Action – TUESDAY, July 5, 2016

- A. First United Methodist Parking Lot – Planned Use (1st Reading)
- B. 8676 East Highway 50 Boat, RV and Vehicle Storage – Planned Use (1st Reading)
- C. Off-Site Sign Agreement – East State Street (Resolution)
- D. Fezziwig's Redevelopment Agreement (2nd Reading) – NO CHANGE
- E. Milburn Estates 1st Addition – Final Plat (2nd Reading) – NO CHANGE
- F. Parkview Meadows – Phase 1 – Final Plat (2nd Reading) – NO CHANGE
- G. Lincoln Park Villas – Planned Use (2nd Reading) – NO CHANGE
- H. Text Amendment – Permitted Structures in the SR-3 Zone District (2nd Reading) – NO CHANGE

IV) Other Business – None

NEXT MEETING: July 11, 2016 – 6:00 P.M. – Public Safety Building

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



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
5:30 PM Monday, June 13, 2016

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:25 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Matt Smallhear, Rich Meile, Kevin Hagerty, Matthew Gilreath, Herb Roach, Robert Kueker and Ned Drolet. *Staff:* Walter Denton, James Cavins, Grant Litteken, Ted Shekell, Jeff Stehman and Justin Randall. *Visitors:* Ron Zelms, Rick Reckamp, Charlie Pitts, Chad Hartle, Tim Moore and Dave Dillow.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. Fezziwigs Redevelopment Agreement (1st Reading) – Justin Randall provided a brief overview of the redevelopment agreement for the improvements at 225 West 1st Street. Ted Shekell informed the Committee there was a detailed budget of the approved costs for the improvements made to the building. Shekell also discussed the TIF would only pay back 75% of the increase in assessed value. The committee discussed the redevelopment agreement and recommended approval with a vote of 5-0.
 - B. Milburn Estate 1st Addition – Final Plat (1st Reading) – Justin Randall provided a brief overview of the final plat for Milburn Estates 1st Addition and explained to the Committee the improvement plans have been approved by the Community Development and Public Works Departments. The committee discussed the final plat and recommended approval with a vote of 5-0.
 - C. Parkview Meadows – Phase 1 – Final Plat (1st Reading) – Justin Randall provided a brief overview of the final plat for Phase 1 of Parkview Meadows and explained to the Committee the improvement plans have been approved by the Community Development and Public Works Departments. The committee discussed the final plat and recommended approval with a vote of 5-0.
 - D. Lincoln Park Villas – Planned Use (1st Reading) – Justin Randall provided a brief overview of the proposed planned use for Lincoln Park Villas, a 72-unit senior living facility near GCS Credit Union and the O'Fallon Public Library. Chad Hartle, the applicant spoke about the issues of drainage and buffers between the development and the Woodgate subdivision to the west. The committee discussed the planned use and recommended approval with a vote of 5-0.
 - E. Text Amendment – Permitted Structures in the SR-3 Zone District (1st Reading) – Justin Randall provided an overview of the text amendment. Randall indicated staff reviewed surrounding communities' regulations and explained the current issue with modular homes in the SR-3 zone district. Shekell added the typical prefabricated homes that come in panels would still be permitted but the modular style would not be allowed. The committee discussed the text amendment and recommended approval with a vote of 5-0.
- IV) **Other Business**
 - A. Jeff Stehman provided the Committee with an update on the dilapidated house and accessory structure at 115 Elm Street. Stehman indicated the City now had a deed to the abandon property and would be coming back the Committee for authorization to tear down the building once a bid was selected.

- B. Residence of South Vine Street voiced concerns over a house located on Vine Street and its potential use for the expansion of an existing business on Lincoln Avenue. Staff informed the citizens to provide any pictures they have of business related activities to the City and that City staff will increase monitoring the house for business activities.

MEETING ADJOURNED: 7:15 PM

NEXT MEETING: June 27, 2016 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

**DRAFT MINUTES
O’FALLON PLANNING COMMISSION
June 14, 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.

ATTENDANCE: Debbie Arell-Martinez, present; Jeffrey Baskett, excused; Patricia Cavins, present; Al Keeler, present; 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 Cavins to approve the minutes of May 24, 2016, meeting. All Ayes. Motion carried.

Rohr welcomed everyone and explained the role of the Planning Commission. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Present in the audience was City Alderman Jerry Albrecht.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2016-05) - Zoning Amendment Subject to the Planned Development Ordinance from “SR-1” Single-Family Residence Dwelling District to “SR-1(P)” Planned Single-Family Residence Dwelling District for First United Methodist Church parking expansion. The parcel is located on Southview Drive and is proposed to expand parking and connect eastward to the 504 East Highway 50 property. The applicant is First United Methodist Church.

Public hearing was opened at 6:02 pm. Randall presented an overview of the project. 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:

- 29 parking spaces proposed
- Detention in parking lot and curb cut for drainage
- Entrance to parking lot on Southview and from existing church lot
- Landscape & buffers will be provided and they will try to keep as many of existing trees as possible

Randall summarized the Review & Approval Criteria with relationship to the neighborhood:

- Provides for sidewalk along Southview Drive and required buffers & green space
- Will not impede normal and orderly development and use of surrounding property, but may have modest impact on the use, enjoyment, or value of a few neighboring single family properties.
 - Alternative design, not requested by the Applicant, is to remove access point onto Southview Drive and maintain buffer on western property line.

Shekell pointed out the church owns the home at the corner of Southview Drive and E Hwy 50.

Public comments were opened at 6:08 pm.

Petitioner Richard Lunan was sworn in and stated the church is land-locked and explained the history of the \$60,000 shared parking with OTHS across Hwy 50 over the last 20 years. The church presently pays for an off-duty police officer and a cruiser \$8,300 a year and noted 5-6 parishioner vehicles park in the fire lane striped area in the south-western corner of the existing parking lot. The church acquired the subject parcel approximately 6 years ago. Lunan said the best design for traffic flow is to have an exit onto Southview Drive. If the parking area was dead end, people would enter the lot, see that the lot is full, and have to back out of the lot instead of pulling through onto Southview Drive to search for more parking. Lunan testified that on Sundays he would estimate there would only be 10-12 vehicles between 11:45 and 12:05 exiting onto Southview Drive to turn onto Highway 50. Most will exit through the current west parking lot out onto Highway 50.

Pickett asked if this new parking area was proposed to be in-lieu of the parking across E Hwy 50, and Lunan stated it would be, except for during large events.

Lunan continued that there is no alternative offered to exiting onto Southview Drive. It is a matter of safety, older people needing closer parking, and the need to stop illegal parking in the fire lane zone. This new parking area would alleviate those problems.

Ron Sergott, 909 Holliday Drive, was sworn in and stated much concern over water from another impervious surface going into the “Unnamed Tributary to the Kaskaskia River” which runs by his home. Sergott requested more enforcement by the City to keep trees, yard waste, and other illegal dumping from going down the waterway. He has witnessed the creek rising 10 feet after a 4-5” rainfall and the permanent widening of the creek area by at least 6 ft. Sergott requested the City inspect the creek area every three months. All of Rasp Farm and Southview Gardens goes through there.

Shekell stated while he and the Director of Public Works, Jeff Taylor, are aware of this much larger issue and the City will ensure the church does not add to the problem, the current drainage issue is not under the purview of the Planning Commission. Shekell stated Taylor has visited the area on several. Sergott stated he wants the City to cite people who don't keep the waterways clear.

Tony Schenk, Rhutasel and Associates as the Engineer for the project, was sworn in. Schenk reported they will control the waterflow through a 6” curb cut and surface detention on the lot. Post-construction run-off will not be more than pre-construction and there will be a swale over the existing 24” culvert, a concrete channel, and rip-rap to control the outflow.

Kristi Vetri, 914 Holliday, was sworn in and has requested to see the hydraulic plans and numbers. Drainage has been an issue since she moved there in 1978 and many developments along Hwy 50 that are smaller than this proposed one have contributed to

the drainage problem. Vetri stated she is not convinced the drainage plan will work and requested the Commission to view drainage issues such as this very carefully now and in the future.

Vetri concluded that she also has an economic issue / security interest in the property at 410 E Hwy 50 where her brother lives. Vetri previously requested to rezone that property, Vetri testified, but stated the City wanted to keep the property residential in nature as an entrance to the subdivision. She would like to see this parking proposal approved to introduce non-residential characteristics to the entrance of the subdivision.

Steve Reindl, 410 E Hwy 50, was sworn in and testified that every Sunday, there are 3-4 cars from the church parked on the east side of Southview at the end of his driveway and it is dangerous to pull out. When cars are parked on both sides of Southview Drive, only one car can drive through. This is also a snow route and there will likely be some upkeep. Reindl suggested making Southview a no parking zone from Hwy 50 to Susan Court. While he had no basic opposition to the project, Reindl concluded that he cannot afford to lose any value of his home with this potential “modest impact to home values.”

Vetri asked Lunan if the church has decided not to build a new church at another location. Lunan stated they have no timeline over the next few years and reported that if they do build a new church, there is no reason to keep two locations.

Lunan also addressed the Southview Drive concern stating that people will want to park closer to the church and will likely exit onto Southview Drive and go through the subdivision. This parking area will alleviate parking on Southview Drive as no one wants to park far from the church.

Janet Bafia, 903 Southview Drive, was sworn in and stated she will have a view of the parking lot and they should still want the assistance of the police as it is difficult to turn left onto Hwy 50 after services. This parking lot will ruin the bedroom community and will destroy her property value as she will then have parking lots behind her property and now in front of her property. There are lots of kids, dogs, and elderly people in the area.

Cavins asked Lunan how many parking spaces are shared with the high school on any given Sunday. Lunan responded there are 6-15 cars during services. The 29 additional spaces will take the place of the cars parking across the street, on Southview Drive, and from parking in the fire lanes. The need is there.

Public comments were closed at 6:36 pm.

Arell-Martinez stated that while the need is there, she has concern for having a parking lot between homes. It will be difficult to exit.

Keeler stated they had an entry and exit plan at his church and maybe parking on only one side of the street will ensure neighbors aren't negatively impacted.

Shekell relayed with this parking entrance being ancillary to the church property, a traffic study was not warranted and there is no way to mitigate traffic if the entrance is there.

Shekell suggested the traffic professionals at the Police Department can take a look at not allowing parking on both sides.

Cavins asked if there has to be an entry and exit onto Southview. Lunan stated the width of the addition is not large enough to allow a U-turn if there is no parking available. Shekell reported there are many dead-end parking lots in O'Fallon.

Rohr stated it is a red light to him with a potential for property value decrease.

Shekell reported this lot was originally platted to be a home lot so it is reasonable for people to think it would be planned as a single family home lot. The City does not think the parking lot is a negative to the neighbors, but the access onto Southview Drive is a concern.

Staff Recommendation:

Staff recommends approval of the project with the following conditions:

1. A vinyl fence along the southern property line.
2. A landscaping plan meeting the requirements of the Code of Ordinances must be provided. Additional landscaping plantings, including trees and shrubs, should be made at the entrance proposed for Southview Drive to minimize the visual impact of the new parking lot on neighboring homes.

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

ROLL CALL: Arell-Martinez, Nay; Cavins, Nay; Keeler, Nay; Pickett, Aye; Rogers, Aye; Rohr, Nay. 4 Nay, 2 Aye. Motion to approve failed.

The project moves to Community Development on June 27, 2016 at 6 pm. The public hearing was closed at 6:47 pm.

(P2016-06) – Zoning Amendment Subject to the Planned Development Ordinance from St. Clair County “A” Agricultural District to “B-2(P)” Planned General Business District for O’Fallon Boat & RV Storage. The parcel is located at 8676 East US Highway 50, Lebanon. The applicant is Tom Williams.

Public hearing was opened at 6:47 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:

- Previously a tow lot
- Proposed 27 parking spaces to rent out
- No on-site transactions as there is no office
- No utilities on site
- Sign on front fence
- Requested variance to not build sidewalks

- Lot surface material to be dust-free
- Long driveway so customers can pull onto the driveway, park, and access secure gate with passcode without blocking traffic on E Hwy 50

Cavins asked about lighting and Randall stated there will be dusk to dawn security lighting.

Shekell reported Bill Crocker, owner of property to the west, submitted a letter and stated Crocker has no objections to the zoning as long as the applicant can address his three concerns:

1. Visible signage from Hwy 50 so his business activities are not interrupted by people inquiring about the storage property
2. Non-fitting tarps need to be replaced by fitted tarps or no tarps at all
3. Restrict storage to boats, RVs and other licensed vehicles only

Public comments were opened at 6:55 pm.

Neither the Petitioner nor a representative of the Petitioner were present.

Alderman Jerry Albrecht was sworn in and asked if the whole lot should be paved or asphalted, not just the entrance. Shekell responded that is difficult with pre-existing developed lots. An oil and chip or milling base can be laid and compacted and will be dust-free. This was approved for the Weil Lombardo lot nearby. It would be cost prohibitive at \$40k - \$50k for the applicant to put 2" asphalt base over the entire area.

Shekell pointed out to Arell-Martinez the proximity to Kalmer Funeral Home.

Public comments were closed at 7:00 pm.

Shekell suggested an addition to Condition #7 "...restricted to boats, RVs and personal vehicles..."

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.

Motion was made by Cavins and seconded by Arell-Martinez to approve the Staff Recommendation as amended with Shekell's suggested addition to Condition #7.

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

The project moves to Community Development on June 27, 2016 at 6 pm. The public hearing was closed at 7:04 pm.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Shekell announced that the next meeting is scheduled for July 12, 2016. Shekell reported some of the public hearings scheduled are Marriott TownePlace Suites and the Old City Hall proposal.

ADJOURNMENT:

Motion was made by Keeler and seconded by Pickett to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: June 20, 2016
SUBJECT: P2016-05: First United Methodist Church Parking Lot - Planned Use

Recommendation

The Planning Commission held a public hearing on the above referenced application at their June 14, 2016 meeting. At the Public Hearing, concerns were over drainage and altering the residential nature of the neighborhood with the ingress/egress of the parking lot expansion onto Southview Drive. The Commission discussed the parking lot and the concerns they had for the development. A motion was made and seconded to approve the parking lot expansion, subject to staff recommended conditions. The motion to approve the planned use for the First United Methodist Church Parking Lot failed with a vote of 2-eyes and 4-nay.

Project Update

After the Planning Commission meeting the First United Methodist Church submitted a redesign of the parking lot expansion, eliminating the access point to Southview Drive. The design added additional area along Southview Drive to create a larger buffer from the residential uses across Southview Drive. The redesign also allows for a number of large trees to remain and provides for additional landscaping between the parking lot terminus and Southview Drive. The additional landscaping includes a hedge row at the end of the parking lot to assist with softening the parking lot and assist in reducing headlight glare to the surrounding neighbors. The revisions to the access of the parking lot and additional landscaping keeps the area along Southview Drive and the entrance to the Southview Gardens subdivision residential in nature and reduces any impact to the surrounding property owners.

Project Background and Summary

The applicant and owner, First United Methodist Church, has filed an application requesting a parking lot expansion on an approximate 0.30-acre piece of land located between 900 Southview Drive and 501 Susan Court. The parcel is contiguous with the main campus of First United Methodist Church and is currently zoned SR-1, Single-Family Residence Dwelling District. The church is proposing to construct a 29 space parking lot and a curb cut onto Southview Drive on the currently vacant parcel.

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 vinyl fence along the southern property line.
2. A landscaping plan meeting the requirements of the Code of Ordinances must be provided. Additional landscaping plantings, including trees and shrubs, should be made at the entrance proposed for Southview Drive to minimize the visual impact of the new parking lot on neighboring homes.

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

Attachments:

1. Revised Site Plan
2. Report to Plan Commission
3. Ordinance approving the First United Methodist Church parking lot expansion

June 22, 2016

Mr. Ted Shekell,

I am seeking relief from the required 6 ft. fence the city requires between my property and the Methodist churches new parking lot. There is a fence already in place which is appropriate for the neighborhood.

I have been talking to Mr. Rich Luxon from the church about this. I would like to see shrubs added to provide a green natural boundary. I feel the 6 ft. fence would be terrible. I like and prefer the open view.

If you have any questions please call me at 558-6015. Thank you for your time and consideration of my request.

Becky Drury
501 Susan Ct.



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: June 14, 2016
PROJECT: P2016-05: First United Methodist Church Parking Lot Expansion, Planned Use

Location: 504 East Highway 50
Owner/Applicant: First United Methodist Church
Submitted: May 9, 2016

Introduction

The applicant and owner, First United Methodist Church, has filed an application requesting a parking lot expansion on an approximate 0.30-acre piece of land located between 900 Southview Drive and 501 Susan Court. The parcel is contiguous with the main campus of First United Methodist Church and is currently zoned SR-1, Single-Family Residence Dwelling District. The church is proposing to construct a 29 space parking lot and a curb cut onto Southview Drive on the currently vacant parcel.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: SR-1	North: Parsonage for First United Methodist Church
East: B-1	East: Main campus of First United Methodist Church
South: SR-1	South: Single-family residences in Southview Gardens subdivision along Susan Court
West: SR-1	West: Single-family residences in Southview Gardens subdivision along Southview Drive

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Single-Family Residential*. While typically places of worship are identified in the Institutional land use category, places of worship are also allowed in single-family residential districts as a planned use. Additionally, in the absence of an Institutional use, Single-Family Residential is an acceptable alternative land use. Therefore, the proposed parking lot expansion is consistent with the Comprehensive Plan.

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 SR-1, Single-Family Residence

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

Dwelling District requirements of Article 2 Zoning District Regulations. Additionally, the project is subject to Article 7 Parking and Loading. The project, as proposed, meets all of the requirements of the City of O'Fallon Code of Ordinances.

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 construct a 29 space parking lot expansion with access to Southview Drive on property owned by and adjacent to the First United Methodist Church campus. The vacant parcel was initially created as part of the original Southview subdivision and has been vacant since then because it was owned by an adjacent homeowner, who several years ago sold the lot to the Methodist Church for their parking lot expansion. The parcel is currently vacant, and the expansion of the church's parking lot into this lot requires a planned use approval. The church is proposing the parking lot to provide enough parking on-site for the congregation and not have to lease out parking across Highway 50 and pay for an O'Fallon police officer to assist with crossing Highway 50 on Sunday mornings. The applicant discussed multiple options of expanding the parking on-site and decided on an alternative that provides the most parking and that includes a new access point onto Southview Drive. The proposed access point onto Southview Drive will enter Southview Drive directly across from the second house on the west side of Southview Drive. An alternative parking lot design which eliminates the access point to Southview Drive and provides a landscape buffer along Southview Drive might help minimize the modest impact of the parking lot on the surrounding single-family residences. This option was discussed with the church, who ultimately felt that having direct access to Southview Drive was the best solution for their parking and access management issues.

Traffic Circulation/Parking

Ingress and Egress: The existing primary access to the property will remain on East Highway 50, with this new secondary access point to be constructed off of Southview Drive. The proposed parking lot design provides the best on-site circulation for the church by not creating a dead end parking lot. The new 24-foot access point is approximately 150 feet (south) from Highway 50. Use of the proposed access point onto Southview Drive should be minimal, since the main entrances to the church are located on Highway 50.

Parking: The site will provide for 29 additional parking spaces for the church site. The spaces are 10' x 19' parking spaces with 24' aisles (62' modules), which complies with City regulations. The parking lot has met the required 7-foot setback off the property line. The parking lot will be constructed of asphalt pavement consistent with City codes.

Lighting: The applicant is not proposing any additional lighting for the site. There are a number of lighted spaces on the east side of the building for patrons that visit the church after dusk. The lack of additional lighting will also help reduce the impact of the parking lot for the neighboring residential 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. There is an existing sidewalk along Southview Drive that will be reconstructed and poured separately through the new entrance.

Utilities and Drainage: No utilities will be affected with the construction of the parking lot. The proposed parking lot is required to provide a stormwater detention plan for the additional impervious surface. Currently the site drains directly into a drainage ditch along the southern property line of the church. The design of the stormwater system will detain stormwater within the parking lot and slowly drain into the drainage ditch. The proposed parking lot addition is designed

and graded to flow to the southeast corner of the parking lot. The water will pool in the parking lot and slowly release into existing drainage ditch through a small curb cut. Additional rip rap is being provided to assist in slowing down the water flow and reduce the potential for erosion of the drainage ditch. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for final site approval. All drainage plans must be reviewed and approved by the Public Works Department.

Landscaping and Buffer Requirements: The applicant is proposing to construct a vinyl fence along the southern property line where the parking lot is adjoining a single family residence. Since the property to the north is owned and utilized as the parsonage for the church, the plan does not propose any additional fencing. The parking regulations will require one tree and one shrub within each of the landscape islands and one tree every 50 feet along the north, south and west (Southview Drive) property lines.

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.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development provides for provisions for the necessary public services, such as a sidewalk along Southview Drive. The parking lot does provide the required buffers and green spaces associated with a parking lot, meeting the 7-foot setback to neighboring property and providing landscape islands and plantings.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The proposed parking lot expansion may have some modest impact on a few of the homes on the west side of Southview Drive.. If the City Council is concerned about that, an alternative design would be to remove the access point onto Southview Drive and maintain a buffer or landscaping and/or fencing on the western property line adjacent to Southview Drive.
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.
The parking lot expansion may not be a community need but is needed according to the church for their internal operations.
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 as proposed will not impede the normal and orderly development and use of the surrounding property. However, the development as proposed may have a modest impact on the use, enjoyment, or value of a few neighboring single family properties. .
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.

The proposed development does not include a building.

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 SR-1 Single-Family Residence Dwelling District and the Parking and Loading requirements of the Code of Ordinances.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A vinyl fence along the southern property line.
2. A landscaping plan meeting the requirements of the Code of Ordinances must be provided. Additional landscaping plantings, including trees and shrubs, should be made at the entrance proposed for Southview Drive to minimize the visual impact of the new parking lot on neighboring homes.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Land Use Map

Attachment 4 – Site Plan



Planned Use / Re-Zoning Application
MAY - 9 2016
DATE PAID

NAME OF PROJECT: FIRST UNITED METHODIST CHURCH - PARKING LOT EXPANSION
ADDRESS/GENERAL LOCATION: 504 E. HIGHWAY 50 (501 Susan Ct fronting Southview Dr)
SUBDIVISION NAME & LOT NUMBER(S): SOUTHVIEW GARDENS ANNEX - LOT 1

PARCEL NUMBER(S): 04-32.0-104-054

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: SR-1
PROPOSED ZONING: SR-1(P)
PROPOSED # OF LOTS: N/A
PROPOSED # OF DWELLING UNITS: N/A

PROPOSED NUMBER OF BUILDINGS: 0
PROPOSED GROSS FLOOR AREA: N/A
AREA IN ACRES: 0.21
PRESENT USE: GRASS LOT

APPLICANT INFORMATION:

NAME: UNITED METHODIST CHURCH
COMPANY: _____
ADDRESS: 504 E. HIGHWAY 50
PHONE: _____
FAX: _____
EMAIL: _____

DESIGN PROFESSIONAL INFORMATION:

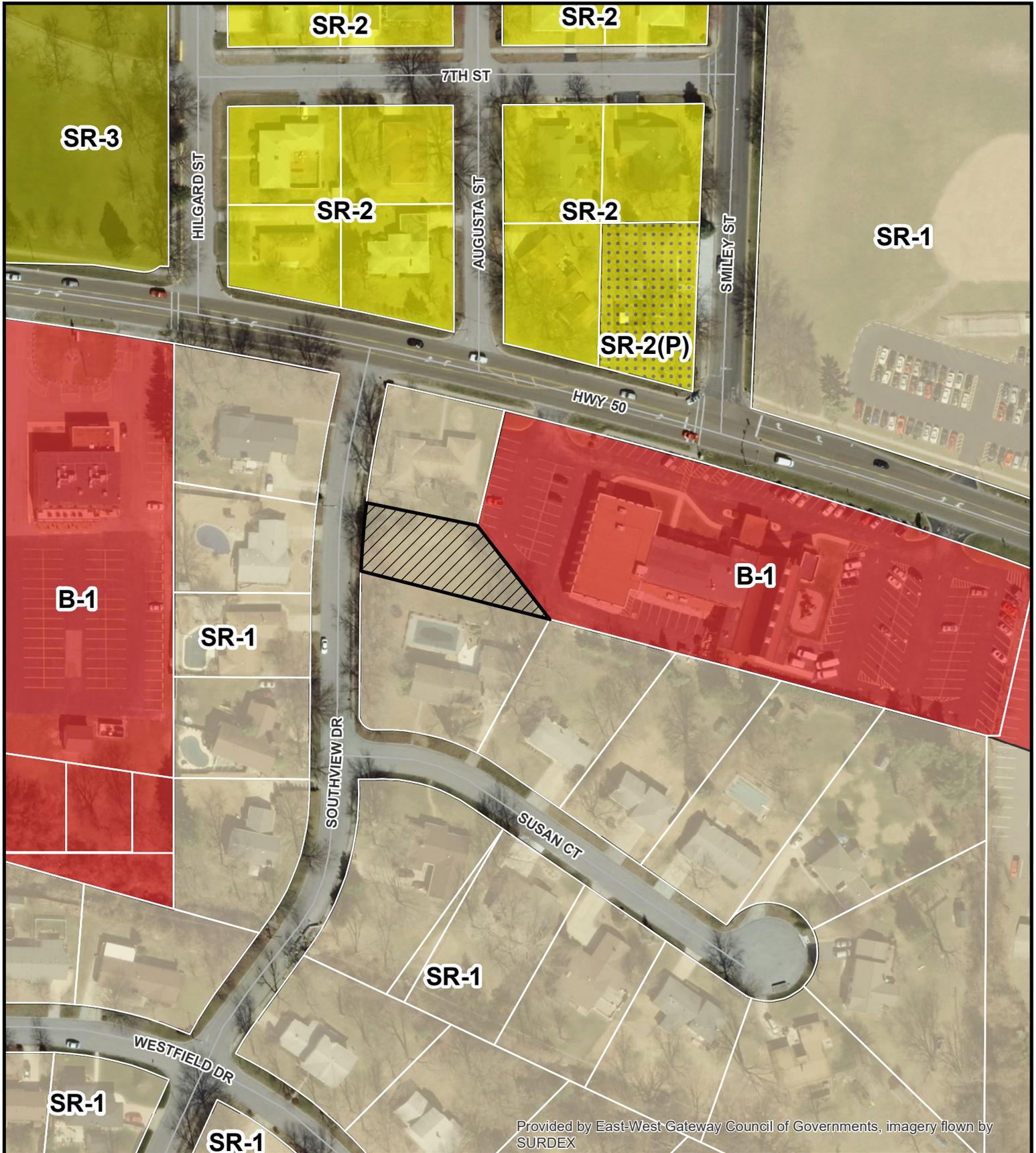
NAME: RHUTASEL & ASSOCIATES, INC.
COMPANY: TONY SCHENK
ADDRESS: _____
PHONE: _____
FAX: _____
EMAIL: _____

Richard A. Furman for
SIGNATURE OF APPLICANT JAMES SIMPSON
CHAIR, TRUSTEES

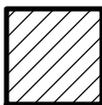
SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED MAY 09 2016 STAFF USE ONLY
DATE RECEIVED: _____
APPLICATION RECEIVED BY: J. Randall
APPLICATION FEE: \$250.00
PROJECT ID #: P2016-05
STAFF ASSIGNED: J. Randall
PLAN REVIEW FEE DEPOSIT REC'D: N/A

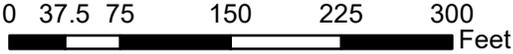
P2016-05: First United Methodist Church Parking Lot Expansion - Zoning Map



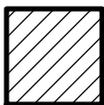
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject Property

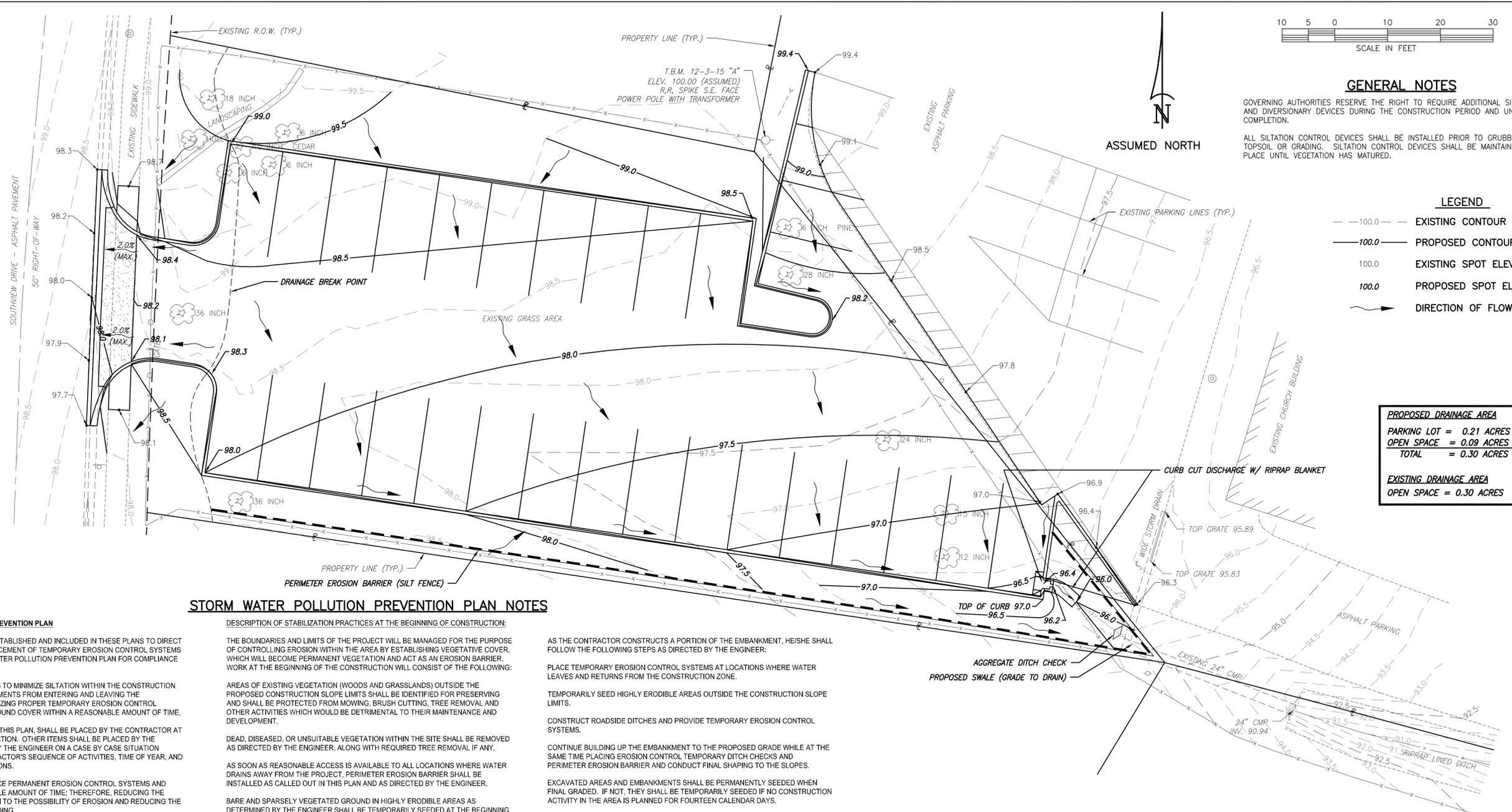


P2016-05: First United Methodist Church Parking Lot Expansion - Land Use Map



Subject Property





GENERAL NOTES

GOVERNING AUTHORITIES RESERVE THE RIGHT TO REQUIRE ADDITIONAL SILTATION CONTROL AND DIVERSIONARY DEVICES DURING THE CONSTRUCTION PERIOD AND UNTIL SUBSTANTIAL COMPLETION.

ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRUBBING STRIPPING OF TOPSOIL OR GRADING. SILTATION CONTROL DEVICES SHALL BE MAINTAINED AND LEFT IN PLACE UNTIL VEGETATION HAS MATURED.

LEGEND

- 100.0 --- EXISTING CONTOUR LINE
- 100.0 — PROPOSED CONTOUR LINE
- 100.0 EXISTING SPOT ELEVATION
- 100.0 PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW

PROPOSED DRAINAGE AREA	
PARKING LOT =	0.21 ACRES
OPEN SPACE =	0.09 ACRES
TOTAL	= 0.30 ACRES
EXISTING DRAINAGE AREA	
OPEN SPACE =	0.30 ACRES

STORM WATER POLLUTION PREVENTION PLAN NOTES

STORM WATER POLLUTION PREVENTION PLAN

THE FOLLOWING PLAN WAS ESTABLISHED AND INCLUDED IN THESE PLANS TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE SILTATION WITHIN THE CONSTRUCTION ZONE AND TO ELIMINATE SEDIMENTS FROM ENTERING AND LEAVING THE CONSTRUCTION ZONE BY UTILIZING PROPER TEMPORARY EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE AMOUNT OF TIME.

CERTAIN ITEMS, AS SHOWN IN THIS PLAN, SHALL BE PLACED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. OTHER ITEMS SHALL BE PLACED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE SITUATION RESULTING FROM THE CONTRACTOR'S SEQUENCE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITIONS.

THE CONTRACTOR SHALL PLACE PERMANENT EROSION CONTROL SYSTEMS AND SEEDING WITHIN A REASONABLE AMOUNT OF TIME; THEREFORE, REDUCING THE AMOUNT OF AREA BEING OPEN TO THE POSSIBILITY OF EROSION AND REDUCING THE AMOUNT OF TEMPORARY SEEDING.

SITE DESCRIPTION

DESCRIPTION OF SITE ACTIVITY:

THE PROPOSED PROJECT CONSISTS OF A SITE DEVELOPMENT APPROXIMATELY 0.3 ACRES.

CONSTRUCTION CONSISTS OF EARTHWORK, PAVEMENT AND OTHER MISCELLANEOUS WORK TO COMPLETE THE PROPOSED DEVELOPMENT.

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB EARTH AND LEAD TO POSSIBLE EROSION FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE:

STRIPPING, CLEARING AND EXCAVATION WILL BE COMPLETED THROUGHOUT THE ENTIRE DEVELOPMENT AREA TO BRING THE SITE TO GRADE.

PLACEMENT, MAINTENANCE, REMOVAL AND PROPER CLEANUP OF TEMPORARY EROSION CONTROL ITEMS INCLUDING PERIMETER EROSION BARRIER, TEMPORARY DITCH CHECKS, SEEDING AND OTHER MISCELLANEOUS EROSION CONTROL MEASURES.

PLACEMENT OF PERMANENT SEEDING, ETC.

FINAL GRADING, PAVING, AND OTHER MISCELLANEOUS ITEMS.

AREA OF CONSTRUCTION SITE:

THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 0.3 ACRES OF WHICH 0.3 ACRES WILL BE DISTURBED BY EXCAVATION, GRADING AND OTHER ACTIVITIES.

DESCRIPTION OF STABILIZATION PRACTICES AT THE BEGINNING OF CONSTRUCTION:

THE BOUNDARIES AND LIMITS OF THE PROJECT WILL BE MANAGED FOR THE PURPOSE OF CONTROLLING EROSION WITHIN THE AREA BY ESTABLISHING VEGETATIVE COVER, WHICH WILL BECOME PERMANENT VEGETATION AND ACT AS AN EROSION BARRIER. WORK AT THE BEGINNING OF THE CONSTRUCTION WILL CONSIST OF THE FOLLOWING:

AREAS OF EXISTING VEGETATION (WOODS AND GRASSLANDS) OUTSIDE THE PROPOSED CONSTRUCTION SLOPE LIMITS SHALL BE IDENTIFIED FOR PRESERVING AND SHALL BE PROTECTED FROM MOWING, BRUSH CUTTING, TREE REMOVAL AND OTHER ACTIVITIES WHICH WOULD BE DETRIMENTAL TO THEIR MAINTENANCE AND DEVELOPMENT.

DEAD, DISEASED, OR UNSUITABLE VEGETATION WITHIN THE SITE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER, ALONG WITH REQUIRED TREE REMOVAL IF ANY.

AS SOON AS REASONABLE ACCESS IS AVAILABLE TO ALL LOCATIONS WHERE WATER DRAINS AWAY FROM THE PROJECT, PERIMETER EROSION BARRIER SHALL BE INSTALLED AS CALLED OUT IN THIS PLAN AND AS DIRECTED BY THE ENGINEER.

BARE AND SPARSELY VEGETATED GROUND IN HIGHLY ERODIBLE AREAS AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDED AT THE BEGINNING OF CONSTRUCTION WHERE NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN FOURTEEN CALENDAR DAYS.

IMMEDIATELY AFTER TREE REMOVAL IS COMPLETED IN CERTAIN AREAS WHICH ARE HIGHLY ERODIBLE AREAS AS DETERMINED BY THE ENGINEER, THE AREAS SHALL BE TEMPORARILY SEEDED WHERE NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN FOURTEEN CALENDAR DAYS.

ESTABLISHMENT OF THESE TEMPORARY EROSION CONTROL MEASURES WILL HAVE ADDITIONAL BENEFITS TO THE PROJECT. DESIRABLE GRASS SEED WILL BECOME ESTABLISHED IN THESE AREAS AND MAY SPREAD SEEDS ONTO THE CONSTRUCTION SITE UNTIL PERMANENT SEEDING/MOWING AND OVER SEEDING CAN BE COMPLETE.

A THIRD BENEFIT OF THESE AREAS IS THAT THEY WILL BEGIN TO PROVIDE A SCREEN AND BUFFER. THEY WILL HELP PROTECT THE CONSTRUCTION SITE FROM WINDS AND EXCESS SUN AND MITIGATE CONSTRUCTION NOISE AND DUST.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

DURING THE SITE DEVELOPMENT AREAS OUTSIDE THE CONSTRUCTION LIMITS AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED FROM DAMAGING EFFECTS OF CONSTRUCTION. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING (EXCEPT AS DESIGNATED ON THE PLANS OR DIRECTED BY THE ENGINEER), PARKING OF VEHICLES OR CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS, OR OTHER CONSTRUCTION RELATED ACTIVITIES.

WITHIN THE CONSTRUCTION ZONE, CRITICAL AREAS WHICH HAVE HIGH FLOWS OF WATER AS DETERMINED BY THE ENGINEER SHALL REMAIN UNDISTURBED UNTIL FULL SCALE CONSTRUCTION IS UNDERWAY TO PREVENT UNNECESSARY SOIL EROSION.

EARTH STOCKPILES SHALL BE TEMPORARILY SEEDED IF THEY ARE TO REMAIN UNUSED FOR MORE THAN FOURTEEN CALENDAR DAYS.

AS THE CONTRACTOR CONSTRUCTS A PORTION OF THE EMBANKMENT, HE/SHE SHALL FOLLOW THE FOLLOWING STEPS AS DIRECTED BY THE ENGINEER:

PLACE TEMPORARY EROSION CONTROL SYSTEMS AT LOCATIONS WHERE WATER LEAVES AND RETURNS FROM THE CONSTRUCTION ZONE.

TEMPORARILY SEED HIGHLY ERODIBLE AREAS OUTSIDE THE CONSTRUCTION SLOPE LIMITS.

CONSTRUCT ROADSIDE DITCHES AND PROVIDE TEMPORARY EROSION CONTROL SYSTEMS.

CONTINUE BUILDING UP THE EMBANKMENT TO THE PROPOSED GRADE WHILE AT THE SAME TIME PLACING EROSION CONTROL TEMPORARY DITCH CHECKS AND PERIMETER EROSION BARRIER AND CONDUCT FINAL SHAPING TO THE SLOPES.

EXCAVATED AREAS AND EMBANKMENTS SHALL BE PERMANENTLY SEEDED WHEN FINAL GRADED. IF NOT, THEY SHALL BE TEMPORARILY SEEDED IF NO CONSTRUCTION ACTIVITY IN THE AREA IS PLANNED FOR FOURTEEN CALENDAR DAYS.

CONSTRUCTION EQUIPMENT SHALL BE STORED AND FUELED ONLY AT DESIGNATED LOCATIONS. ALL NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUN-OFF IN COMPLIANCE WITH EPA WATER QUALITY REGULATIONS. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.

SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. SILT FENCE SHALL HAVE SEDIMENT REMOVED WHEN IT REACHES 50% OF THE HEIGHT OF THE CONTROL DEVICE.

THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AFTER USE. IS NO LONGER NEEDED OR NO LONGER FUNCTIONING.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL IS IN PLACE AND WORKING PROPERLY AND ALL PROPOSED TURF AREAS SEEDED AND ESTABLISHED WITH A PROPER STAND.

ONCE PERMANENT EROSION CONTROL SYSTEMS AND ITEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL AND ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TURF RESEEDED.

EROSION AND SEDIMENT CONTROL NOTES:

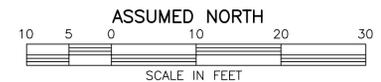
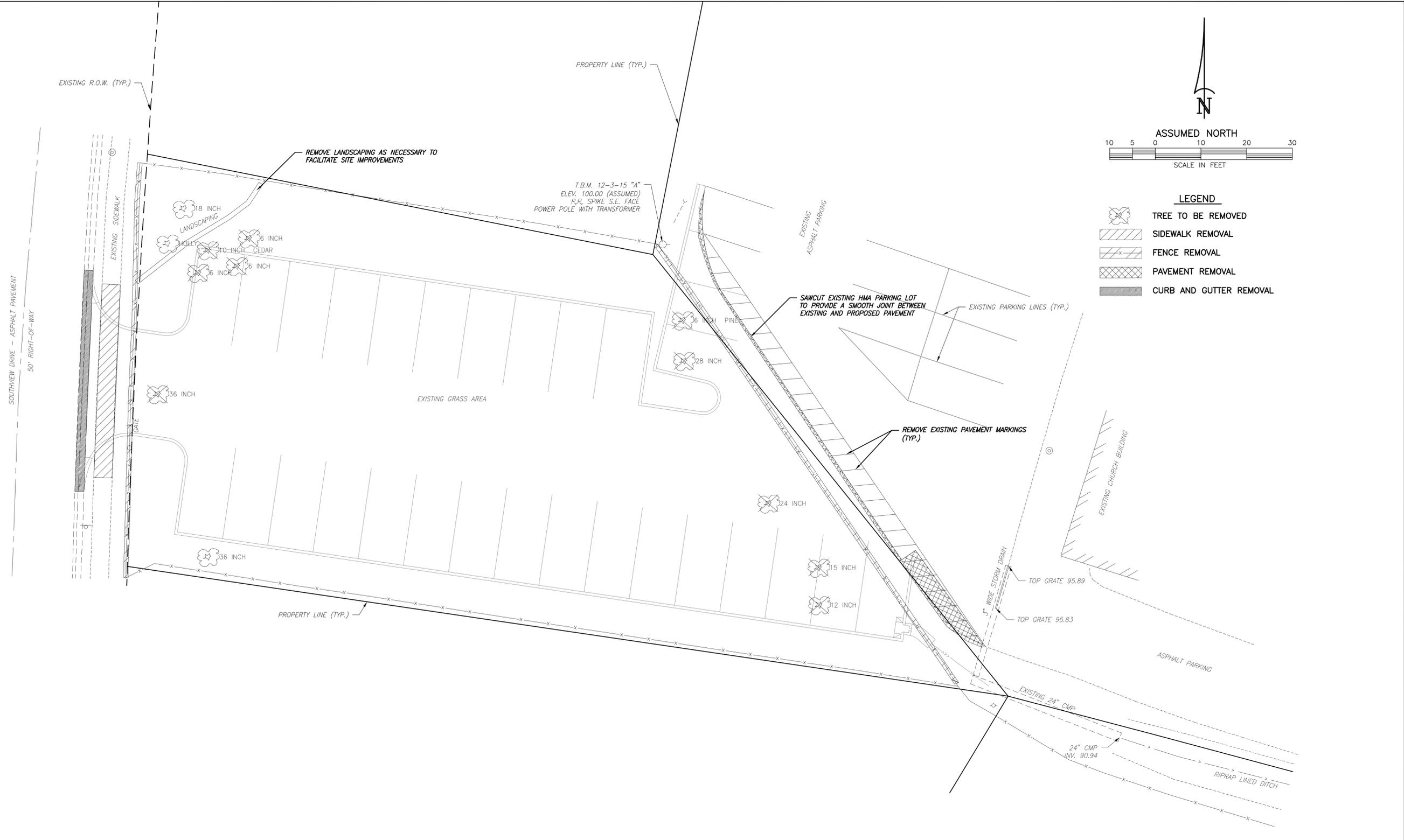
TEMPORARY EROSION CONTROL SEEDING SHALL BE APPLIED AT A RATE OF 100 LB/ACRE.

MULCH METHOD 1 AS APPLIED TO TEMPORARY SEEDING SHALL CONFORM TO SECTION 281 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

LEGEND

- ◇ AGGREGATE DITCH CHECKS
- PERIMETER EROSION BARRIER

GRADING AND DRAINAGE PLAN			
FIRST UNITED METHODIST CHURCH O'FALLON ILLINOIS			
RHUTASEL and ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS FREEBURG, IL 62243 • CENTRALIA, IL 62801 TEL: (618) 539-3178 • TEL: (618) 532-1992 FAX: (618) 539-3179 • FAX: (618) 532-1991			
REVISIONS			
DR. BY: MAL	APV'D BY: AAS	SCALE: AS NOTED	SHEET NO. 2
CK'D BY: AAS		DATE: MAY 2016	OF 5



- LEGEND**
- TREE TO BE REMOVED
 - SIDEWALK REMOVAL
 - FENCE REMOVAL
 - PAVEMENT REMOVAL
 - CURB AND GUTTER REMOVAL

				REMOVAL PLAN	
				FIRST UNITED METHODIST CHURCH O'FALLON ILLINOIS	
				RHUTASEL and ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS FREEBURG, IL 62243 CENTRALIA, IL 62801 TEL: (618) 539-3178 TEL: (618) 532-1992 <small>LICENSE NO. 184-000007</small>	
REVISIONS					
SYMBOL	DRAWN	APV'D	DESCRIPTION	DATE	
DR. BY:	MAL	APV'D BY:	AAS	SCALE: AS NOTED	SHEET NO. 3
CK'D BY:	AAS			DATE: MAY 2016	OF 5

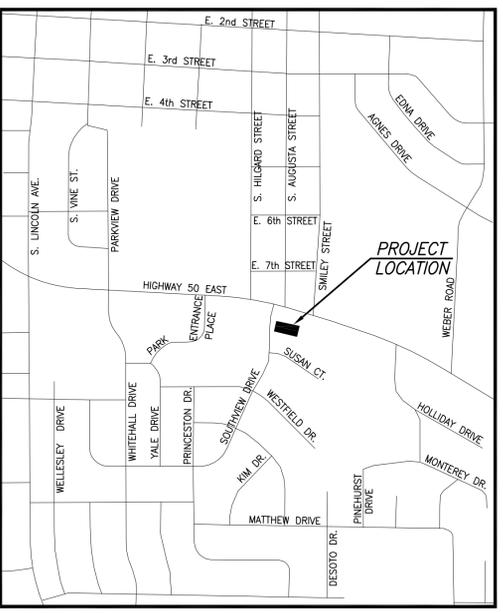
PARKING COUNT
 EXISTING PARKING SPACES = 105
 EXISTING HANDICAP PARKING = 5
 PROPOSED PARKING SPACES = 25
 ADDITIONAL HANDICAP PARKING = 0
 TOTAL PARKING SPACES = 135
 TOTAL HANDICAP SPACES = 5

LEGAL DESCRIPTION:
 PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

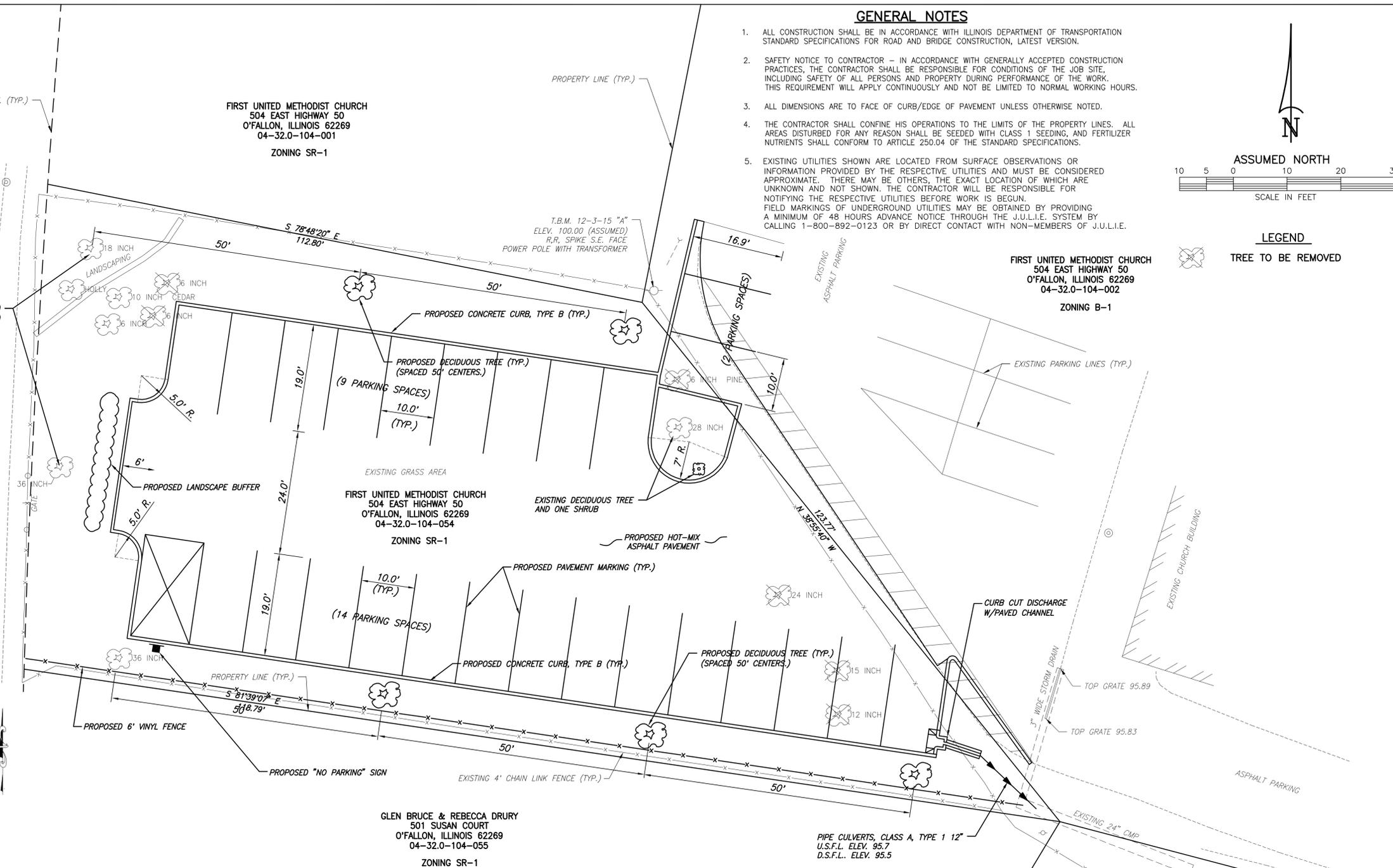
SUMMARY TABLE:
 LOT AREA: 0.30 ACRES
 GROSS FLOOR AREA: N/A
 PERCENT OF BUILDING COVERAGE: N/A
 EXISTING ZONING: SR-1
 PROPOSED ZONING: SR-1
 MAXIMUM BUILDING HEIGHT: N/A
 SITE UTILIZATION BREAKDOWN:
 PARKING LOT AND SIDEWALK: 0.21 ACRES
 OPEN SPACES: 0.09 ACRES
 ESTIMATED COMPLETION: SUMMER 2016

OWNER:
 FIRST UNITED METHODIST CHURCH
 504 EAST HIGHWAY 50
 O'FALLON, ILLINOIS 62269

SHEET INDEX:
 1. SITE PLAN
 2. GRADING AND DRAINAGE PLAN
 3. REMOVAL PLAN
 4.-5. MISCELLANEOUS DETAILS

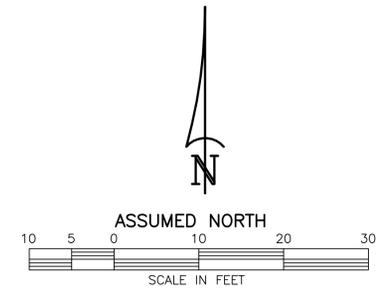


LOCATION MAP
 N.T.S.



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST VERSION.
- SAFETY NOTICE TO CONTRACTOR - IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE LIMITS OF THE PROPERTY LINES. ALL AREAS DISTURBED FOR ANY REASON SHALL BE SEEDED WITH CLASS 1 SEEDING, AND FERTILIZER NUTRIENTS SHALL CONFORM TO ARTICLE 250.04 OF THE STANDARD SPECIFICATIONS.
- EXISTING UTILITIES SHOWN ARE LOCATED FROM SURFACE OBSERVATIONS OR INFORMATION PROVIDED BY THE RESPECTIVE UTILITIES AND MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHERS, THE EXACT LOCATION OF WHICH ARE UNKNOWN AND NOT SHOWN. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE RESPECTIVE UTILITIES BEFORE WORK IS BEGUN. FIELD MARKINGS OF UNDERGROUND UTILITIES MAY BE OBTAINED BY PROVIDING A MINIMUM OF 48 HOURS ADVANCE NOTICE THROUGH THE J.U.L.I.E. SYSTEM BY CALLING 1-800-892-0123 OR BY DIRECT CONTACT WITH NON-MEMBERS OF J.U.L.I.E.



LEGEND
 TREE TO BE REMOVED

PARCEL NUMBER	SITEADR1	SITEADR2	OWNER	ADDRESS	CITY/ST	ZIP CODE
0429033002	704 S HILGARD ST	OFALLON, IL 62269	JOHN E DAVIS	704 S HILGARD ST	O FALLON, IL	622692703
0429033004	707 S AUGUSTA ST	OFALLON, IL 62269	JAMES C & DOROTHY D SOGOR	707 S AUGUSTA ST	O FALLON, IL	622692310
04290334002	706 S AUGUSTA ST	OFALLON, IL 62269	DOUGLAS M & KARI A SIMMERS	706 S AUGUSTA ST	OFALLON, IL	62269
04290334004	703 S SMILEY ST	OFALLON, IL 62269	OFALLON TOWNSHIP HIGH SCHOOL D	600 S SMILEY ST	O FALLON, IL	62269
04320103009	402 E US HIGHWAY 50	OFALLON, IL 62269	KNIGHTS OF COLUMBUS	P O BOX 142	O FALLON, IL	622690142
04320103010	410 E HWY 50	OFALLON, IL 62269	STEPHEN & VIOLA REINDL	410 E HIGHWAY 50	O FALLON, IL	622692760
04320103011	903 SOUTHVIEW DR	OFALLON, IL 62269	LEONARD & JANET BAFIA	903 SOUTHVIEW DR	O FALLON, IL	622692721
04320103025	1001 SOUTHVIEW DR	OFALLON, IL 62269	KENNETH & BARBARA MELVIN	1001 SOUTHVIEW DR	O FALLON, IL	622692722
04320103026	905 SOUTHVIEW DR	OFALLON, IL 62269	ROBERT E II & NICOLE A SUTTON	905 SOUTHVIEW DR	OFALLON, IL	62269
04320103027	907 SOUTHVIEW DR	OFALLON, IL 62269	JAMES M & SUSAN D COOK	907 SOUTHVIEW DR	O FALLON, IL	622692721
04320104001	900 SOUTHVIEW DR	OFALLON, IL 62269	FIRST UNITED METH CHURCH OFALL	504 E HIGHWAY 50	O FALLON, IL	622692827
04320104002	504 E HIGHWAY 50	OFALLON, IL 62269	FIRST UNITED METHODIST CHURCH	504 E HIGHWAY 50	O FALLON, IL	622692827
04320104009	503 SUSAN CT	OFALLON, IL 62269	CLYDE W & LADORRIS R TRU GLENN	503 SUSAN CT	O FALLON, IL	622692842
04320104010	505 SUSAN CT	OFALLON, IL 62269	DANE MCGINTHY	505 SUSAN CT	O FALLON, IL	622692842
04320104011	507 SUSAN CT	OFALLON, IL 62269	%INFORMATION SYSTEMS & NETWORK	2401 NW 23RD ST STE 1D	OKLAHOMA CITY, OK	73107
04320104014	502 SUSAN CT	OFALLON, IL 62269	MARY JOYCE MACDONALD	502 SUSAN CT	O FALLON, IL	622692842
04320104019	502 SUSAN CT	OFALLON, IL 62269	MARY JOYCE MACDONALD	502 SUSAN CT	O FALLON, IL	622692842
04320104020	504 SUSAN CT	OFALLON, IL 62269	ALTON MANNING	504 SUSAN CT	O FALLON, IL	622692842
04320104054	501 SUSAN CT	OFALLON, IL 62269	FIRST UNITED METHODIST CHURCH	504 E HIGHWAY 50	O FALLON, IL	622692827
04320104055	501 SUSAN CT	OFALLON, IL 62269	GLEN BRUCE & REBECCA DRURY	501 SUSAN CT	O FALLON, IL	622692842

BUFFERED PARCELS

ANTHONY A. SCHENK
 062-062740
 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
 Anthony A. Schenk
 Date of Signing
 Date of License Expiration

PARKING LOT ADDITION SITE PLAN
 FIRST UNITED METHODIST CHURCH O'FALLON, ILLINOIS

RHUTASEL and ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 FREEBURG, IL 62243 CENTRALIA, IL 62801
 TEL: (618) 539-3178 TEL: (618) 532-1992
 LICENSE NO. 184-050007

SYMBOL	DRAWN	APV'D	DESCRIPTION	DATE

REVISIONS

DR. BY:	MAL	APV'D BY:	AAS	SCALE:	AS NOTED	SHEET NO.:	1
CK'D BY:	AAS	DATE:	MAY 2016	OF	5		



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: June 20, 2016
SUBJECT: P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Planned Use

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.

Project Background and Summary

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.

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:

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

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.

Attachments:

1. Report to Plan Commission
2. Ordinance

The Space above this line is for Recorder's Use Only

ANNEXATION AGREEMENT

This Annexation Agreement (Agreement) is made and entered into this ____ day of _____ 2016, by and among Thomas Williams and James Ford (“Owner”) and the City of O’Fallon (the “City”) a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and City Council (collectively, “Corporate Authorities”).

RECITALS

A. Owner is the owner of record of a certain parcel of real property situated in St. Clair County, Illinois, which is adjacent to the City and is more particularly described in **Exhibit “A”** attached hereto and made a part hereof (the “Development Parcel” or “Subdivision”).

B. The Development Parcel consists of approximately 0.77 acre +/- and adjoins, abuts, and is contiguous to the corporate limits of the City and is proposed for a commercial development known as O’Fallon Boat and RV Storage.

C. The Development Parcel has not been annexed to any municipality, is currently situated within unincorporated St. Clair County, Illinois.

D. The Development Parcel constitutes of territory that is contiguous to and may be annexed to the City, as provided under Section 7-1-1, *et seq.*, of the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*

E. Developer desires to have the Development Parcel annexed to the City, on the terms and conditions provided herein and to qualify for such benefits or services as such annexation may so entitle it.

F. The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Development Parcel to the City would further the orderly growth of the City, enable the City to control the development of the Development Parcel, and serve the best interests of the City.

G. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the City.

H. Any fire protection district, library district, and other entity or person entitled to notice prior to annexation of the Development Parcel to the City has been given notice thereof by the City as required by law.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, and in compliance with the ordinances, codes, and regulations of the City in effect as of the date hereof, or as may hereinafter be enacted, the parties hereto hereby agree as follows:

1. **Statutory Authority.** The Parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, *et seq.*
2. **Annexation.**
 - (a) Concurrent with this Agreement, Developer has filed with the City Clerk a Petition for Annexation of the Development Parcel to the City, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the City. A copy of said Petition is attached hereto and made a part hereof as **Exhibit “B”** and shall be binding on and effective as to all successors and assigns to any portion of the Development Parcel. To the extent that the Parcel is not yet contiguous to the City, Owner agrees to execute a Petition for Annexation as may be required by the City.
 - (b) Developer has filed with the City Clerk a Preliminary Plat of Annexation, which contains an accurate map of the Development Parcel and all of its phases, which is attached hereto and made a part hereof as **Exhibit “C”** (“Preliminary Plat”).
 - (c) Subject to the terms of this Agreement, the Corporate Authorities shall hereinafter enact an ordinance annexing the Development Parcel to the City (“Annexation Ordinance”), which ordinance shall attach the Preliminary Plat.
3. **Rezoning.** Within thirty (30) days of the Development Parcel becoming contiguous to the City, the City shall do the following:
 - (a) The City shall adopt an ordinance repealing the existing St. Clair County zoning presently ascribed to the Development Parcel.
 - (b) The City shall adopt an ordinance zoning classifying the Development Parcel as B-2(P) (as defined by City Ordinance on such date as the City approves the terms of this Agreement) as shown on the Planned Use application. The parties acknowledge that prior to the date and execution of this Agreement, such public hearings as are necessary to enable the City lawfully to grant said zoning classification as to the Development Parcel will have been conducted upon proper notice.
 - (c) The City shall adopt an ordinance pursuant to the provisions of the City’s Code of Ordinances (1) approving the final land use (“Planned Use”) of the Development Parcel, which plat shall be substantially similar with the Preliminary Site Plan attached as **Exhibit “C”** hereto and made a part hereof; and (2) expressly permitting development of the Development Parcel in accordance with the Preliminary Site Plan.
 - (d) Except as provided herein, all changes in land use or related activity on the Development Parcel shall be subject to the applicable ordinances and laws authorizing or regulating such change or activity.

4. **Water Supply and Sewer Service.** From the effective date of this Agreement, the City shall supply, or continue to supply, fresh, potable water and sewer service (if applicable and when available) to the Parcel in quantities and pressure sufficient in all respects to serve the needs of the Parcel and the persons therein and subject to otherwise applicable usage charges, fees and regulations, provided that any change in the use of the property is subject to and in compliance with the provisions of the City's ordinances and regulations, whether prior to or after annexation the effective date of the annexation.

- (a) At the time of this agreement, the building on site is currently only utilized to store boats and vehicles and no sewer or water are necessary with the annexation of the property. If at any point the building will be occupied the owner shall utilize City water.
- (b) Should the building become occupied, the owner shall utilize City sewer service if available. If public sewer service is not available, the site shall provide private sanitary sewer on-site, subject to all local, state and federal laws.

5. **Miscellaneous**

- (a) This Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that the obligations to the City shall survive such termination to the extent not inconsistent with 65 ILCS 5/11-15.1-1.
- (b) The Parcel shall be subject to all laws, codes, ordinances, fees, annexation fees, taxes, usage charges, and regulations of the City, now existing or as may hereinafter be amended, enacted or enforced, and nothing herein shall be interpreted to limit the enforceability or application of such; provided that the required annexation fee of \$2250 per unit shall NOT apply to the Parcel and be required to be paid until the Parcel is rezoned at the request of the property owner or the Parcel is developed as a new subdivision.
- (c) This Agreement and the obligations of Owner hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcel, and may be recorded.
- (d) Upon annexation, the parcel shall be zoned to the City zoning classification equivalent to the County zoning in place at the time of the annexation. The Owners shall retain the right to petition to rezone their property, pursuant to the laws of the City, during the term of the agreement. The City agrees that it will not seek to rezone the Parcel to another zoning district classification without the written petition of the Owners for the duration of the agreement.
- (e) The existing boat / RV / vehicle storage facility presently located on the property would be permitted to remain, with the following improvements to the property;
 - (1) a wood or vinyl fence along the side property lines, extending the length of the storage area;
 - (2) the entrance must be asphalted; and
 - (3) the storage area and drives must be constructed of a dust-free material.
 - (4) In addition to the improvements required the items stored on-site must be stored in an orderly manner and all items must be 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.
- (f) Should the building become occupied, the building shall be inspected and an occupancy permit shall be required by the City.
- (g) The undersigned persons whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation indicated below, and (iv) to have signed this Agreement on their own behalf or

on behalf of such municipal corporation as their own free acts and deeds and/or the free acts and deeds of such municipal corporation after opportunity to consult with legal counsel.

- (h) The City may terminate this Agreement prior to effective date of the Annexation on written notice to the Owner if deemed by the City appropriate in the public interest, in which event the obligations of all parties pursuant to this Agreement shall thereafter cease.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

ATTEST:

CITY OF O'FALLON
A Municipal Corporation,
County of St. Clair
State of Illinois

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

OWNER:
Thomas Williams

State of Illinois

OWNER
ATTEST:

County of St. Clair

By: _____
Name: _____
Title: _____

This instrument was acknowledged before me on _____ by Thomas Williams.

Notary Public

OWNER:
James Ford

State of Illinois

OWNER
ATTEST:

County of St. Clair

By: _____
Name: _____
Title: _____

This instrument was acknowledged before me on _____ by James Ford.

Notary Public

LIST OF EXHIBITS

- A. Legal Description of Parcel
- B. Annexation Petition
- C. Plat of Annexation

EXHIBIT A
LEGAL DESCRIPTION OF PARCEL

- A. 8676 Highway 50, Lebanon, IL 62254: OFALLON TWP SEC 27 LOT/SEC-27-SUBL/TWP-2N-BLK/RG-7W EX PT FOR RD PT LT 6A DOC A02426624

**EXHIBIT B
PETITION FOR ANNEXATION**

PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

The undersigned Petitioners hereby respectfully petition to annex to the City of O'Fallon, St. Clair County, Illinois, the territory described on the attached "Exhibit A" and states as follows:

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

ADDRESS(ES): 8676 Highway 50, Lebanon, IL 62254

1. The territory hereinbefore described is not within the corporate limits of any municipality.
2. The territory hereinbefore described is contiguous to the City of O'Fallon, St. Clair County, Illinois.
3. There are 0 electors residing on the territory hereinbefore described.
4. The Petitioners are the sole owners of record of all land within the territory hereinbefore described, and it has also executed this Petition as such owners.
5. This Petition is conditioned on the provisions of a certain Annexation Agreement between the City of O'Fallon by and through its Mayor and City Council and Petitioners.

WHEREFORE, Petitioner respectfully requests that the corporate authorities of the City of O'Fallon, St. Clair County, Illinois, annex the territory hereinbefore described to the City of O'Fallon in accordance with the provisions of this Petition and in accordance with the law in such case made and provided.

DATED: _____

OWNER: _____

PRINT: Thomas Williams

State of Illinois
County of St. Clair

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2016.

Notary Public

DATED: _____

OWNER: _____

PRINT: James Ford

State of Illinois
County of St. Clair

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2016.

Notary Public

**EXHIBIT C
PLANNED USE PLAN**





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

I:\P & Z\ZONEFILE\Petitioner Files\2016\8676 Highway 50 - Boat & RV Storage (P2016-06)\8676 East Hwy 50 Boat and RV Storage - Project Report 6-14-2016.docx

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):

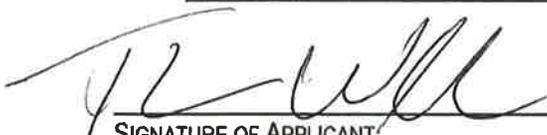
PRESENT ZONING: A - ST. CLAIR COUNTY PROPOSED NUMBER OF BUILDINGS: 1 - EXISTING
PROPOSED ZONING: B-2 (P) PROPOSED GROSS FLOOR AREA: _____
PROPOSED # OF LOTS: 1 AREA IN ACRES: 0.77
PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: _____

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

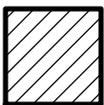
SIGNATURE OF DESIGN PROFESSIONAL

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



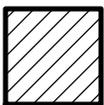
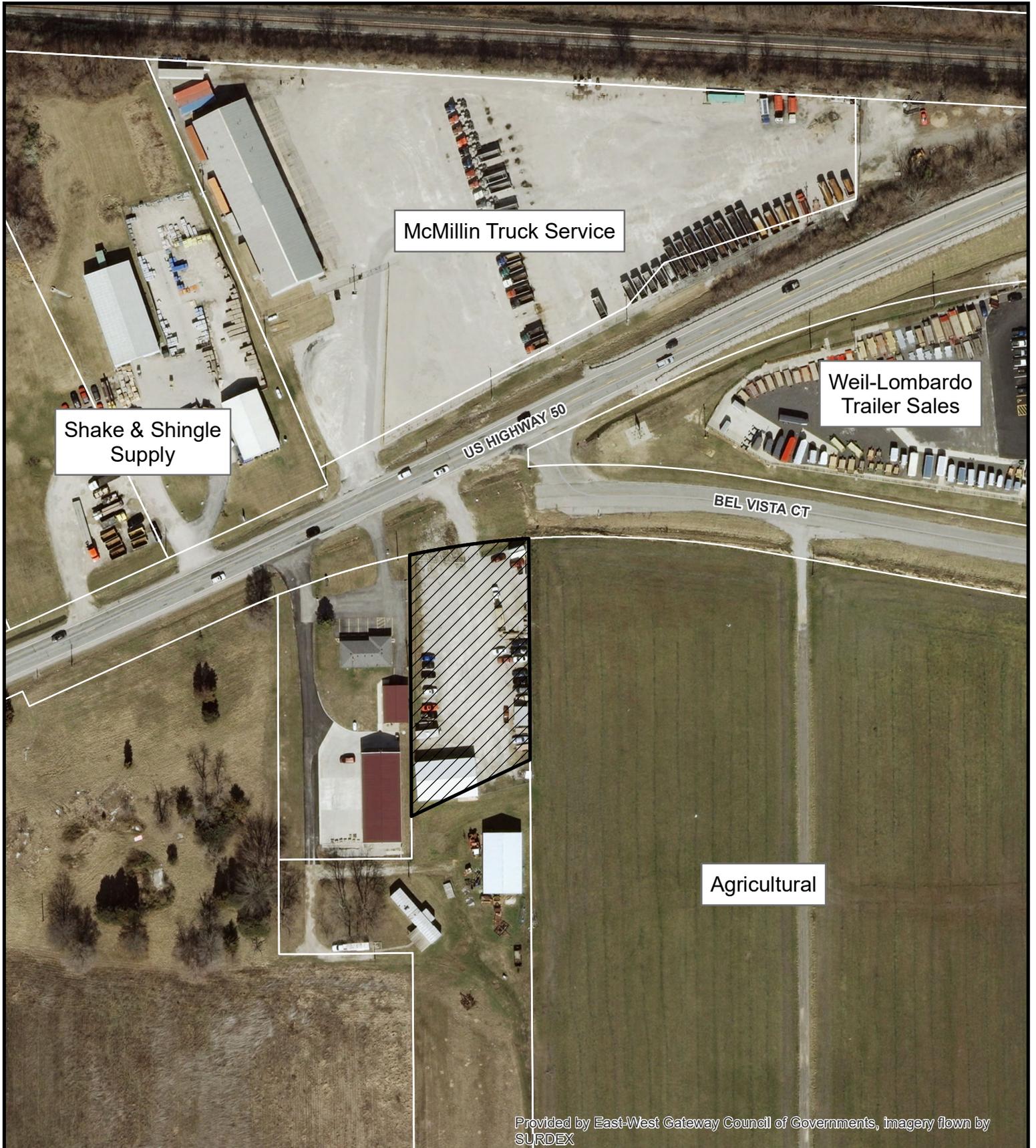
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject Property

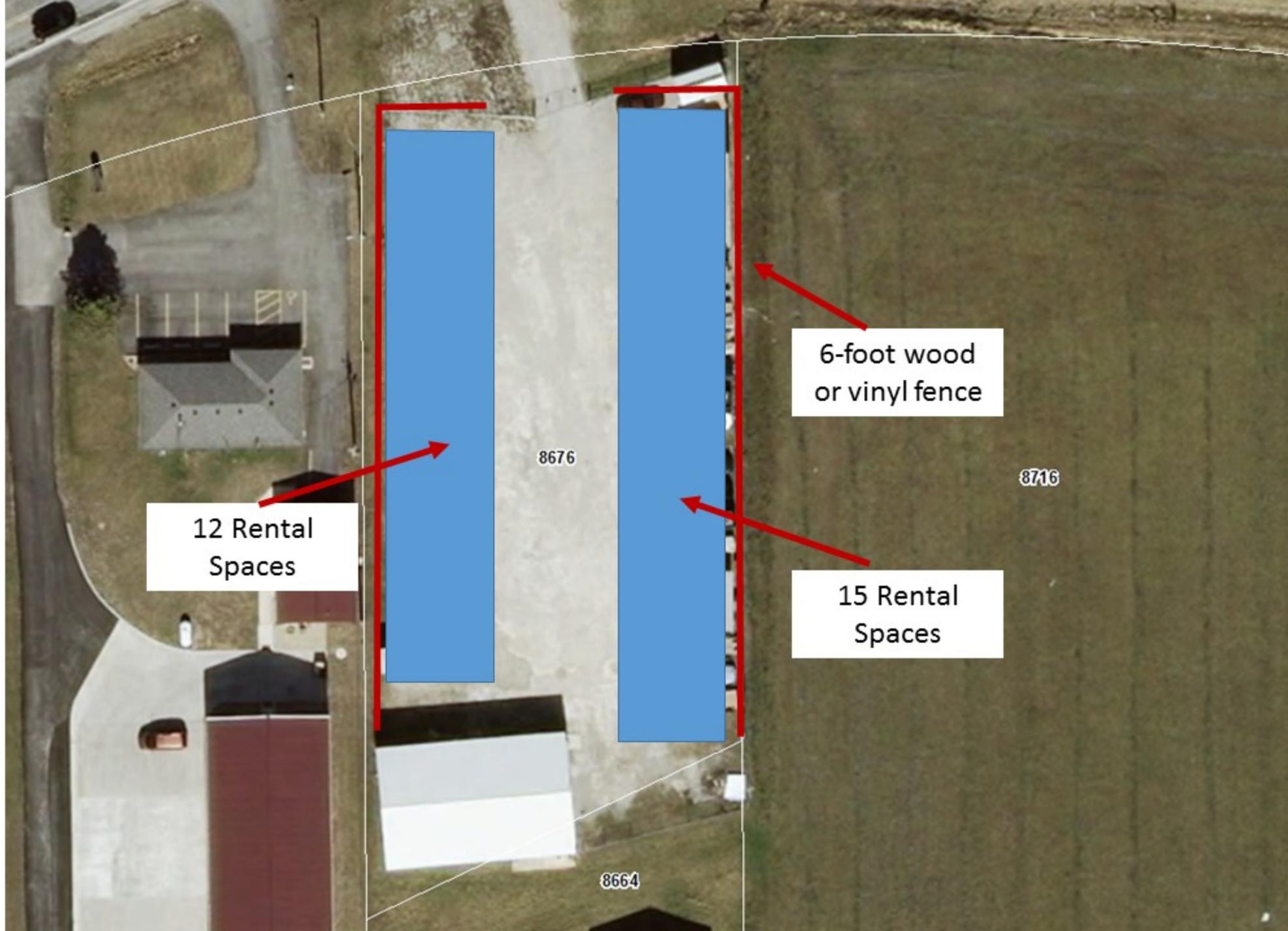


P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Land Use Map



Subject Property





12 Rental Spaces

6-foot wood or vinyl fence

15 Rental Spaces

8676

8716

8664



0

MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Community Development Director
DATE: June 27, 2016
SUBJECT: Off-Site Sign Agreement – East State Street (1st Reading)

Background

There is an existing sign at the intersection of Behrens Avenue and East State Street advertising the Hut and Steve's Auto Body on City owned property. When the sign was originally erected it was not in violation of the City's zoning code and is considered grandfathered. However the sign is located in the site triangle and creates a potential traffic hazard for drivers turning onto State Street.

In August 2009, in order to obtain a sewer easement from Steve's Auto Body and the Hut, the City agreed to allow commercial establishments in the area of the Behrens Avenue sewer project to have off-site signage on the City owned property provided the signage would meet the City's sign ordinance. The agreement between the three parties outlines the responsibility of the commercial establishments and requires the existing sign to be removed, the new sign must be located outside of the site triangle, must remain in good condition and all parties must be annexed into the City of O'Fallon (The City is in the process of annexing the Carson – Behrens area). The agreement also, removes any liability of the City for any damage to the sign.

Staff Recommendation

Staff recommends approval of the agreement subject to the conditions stated in the agreement.

Attachment:

Agreement
Existing Sign

Community Development Department

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

AGREEMENT FOR OFF SITE SIGNAGE

WHEREAS, this Agreement made the date set forth hereafter, by and between the City of O'Fallon, Illinois, a Municipal Corporation, ("City"), Steve's Auto Body ("Steve's"), Marty Poepping d/b/a The Hut ("Hut") and Preferred Plumbing ("Preferred"); and

WHEREAS, the City owns a certain parcel of real estate at the northeast corner of East State Street and Behrens Ave., ("Property"); and

WHEREAS, Steve's and the Hut currently maintain off site signage on Property; and

WHEREAS, Steve's, the Hut and Preferred have prior hereto entered into certain Pre-Annexation Agreements with City; and

WHEREAS, the Pre-Annexation Agreements of Steve's and the Hut provides that their existing signage would remain on the Property where now located; and

WHEREAS, the Pre-Annexation Agreements allow for replacement of the existing signage consistent with local law; and

WHEREAS, the existing signage is currently contrary to City's sign ordinance in that it is located within the line of site triangle on the Property, thereby creating a potential traffic hazard; and

WHEREAS, the existing signage at the time of original installation was not in violation of the City's zoning code and is "grandfathered"; and

WHEREAS, on August 28, 2009, in order to obtain a sewer easement from Steve's and the Hut, the City agreed to allow commercial establishments in the area of the Behrens Ave sewer project to have off site signage on the Property provided the signage would meet the City's sign ordinance requirements; and

WHEREAS, it would be in the interest of the health, safety and welfare of the residents of the City that the existing signage of Steve's and the Hut be removed from its current location in the line of site triangle, which line of site triangle is established by the City's Zoning Ordinances; and

WHEREAS, Steve's and the Hut have agreed to remove their existing signage and replace it with other signage outside of the line of site triangle and which would include signage for Steve's, the Hut and Preferred.

NOW THEREFORE, in consideration of the mutual covenants contained herein the parties agree as follows.

1. The City will allow Steve's, the Hut and Preferred to erect, on the Property outside of the line of site triangle, one sign, as depicted on the rendering which is attached hereto as Exhibit "1".

2. Prior to or at the time of erecting their signage, Steve's, the Hut and Preferred will, at their costs, remove the existing signage from the Property and repair any damage to the Property resulting from the sign's removal.

3. Steve's, the Hut and Preferred acknowledge and agree that no further or additional signage will be permitted on the Property and that once installed the permitted signage will not be altered or changed in any way without prior written approval of the City. At all times after the new signage is constructed, Steve's, the Hut and Preferred, will individually and jointly be liable to keep and maintain the signage in good condition and repair.

4. Should, in the determination of the City, the signage not be maintained in good condition and repair, Steve's, the Hut and Preferred shall, when requested in writing by the City, remove the sign from the Property. Should the parties fail to do so the City shall be authorized to remove the signage with all costs of removal and disposal to be chargeable to and paid by Steve's, the Hut and Preferred severally and jointly.

5. Steve's, the Hut and Preferred jointly and severally shall indemnify the City and hold harmless its administrators, employees, officers and representatives from any liability for bodily injury and property damage to a third party resulting from coming into contact with the signage or the signage being on the Property.

6. This Agreement is contingent upon the City annexing each of the properties of Steve's, the Hut and Preferred as per their respective Annexation Agreements. Should the City permit the signage to be installed prior to annexation of all three properties and the parties not annex their properties to the City, the signage shall immediately be removed by Steve's, the Hut and Preferred. If the signage is not removed accordingly, the City shall remove and dispose of the signage at costs to Steve's, the Hut and Preferred.

7. Steve's, the Hut and Preferred acknowledge that the signage, if located on the City's Property as aforementioned, shall be at the sole risk of each of the parties and the City shall not be responsible for any damage to the signage regardless of the cause.

8. Steve's, the Hut and Preferred acknowledge and agree that should either the roadway surface for Behrens Dr. or the roadway surface for East State Street be widened from its current placement in such a manner and to a point whereby the sign would then be in a new line of site triangle, Steve's, the Hut and Preferred shall, immediately upon request of the City, at their expense, move the sign to a point outside of the new line of site triangle at a location approved by the City.

9. All notices and demands required by this lease agreement shall be in writing and shall be delivered by hand or by certified mail, return receipt requested, addressed to the parties herein at the addresses set forth hereafter or at such other address as may be designated in writing:

City of O'Fallon
255 South Lincoln
O'Fallon, IL 62269
Attn: City Clerk

Steve's Auto Body

Marty Poepping

Preferred Plumbing

10. The parties agree that this Agreement constitutes the entire agreement between the parties and that no other agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized representatives of both parties.

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

12. This Agreement is binding on the successors and assigns of Steve's, The Hut and Preferred.

City of City

Steve's Auto Body

By: _____
Mayor Date

By: _____
Date

The Hut

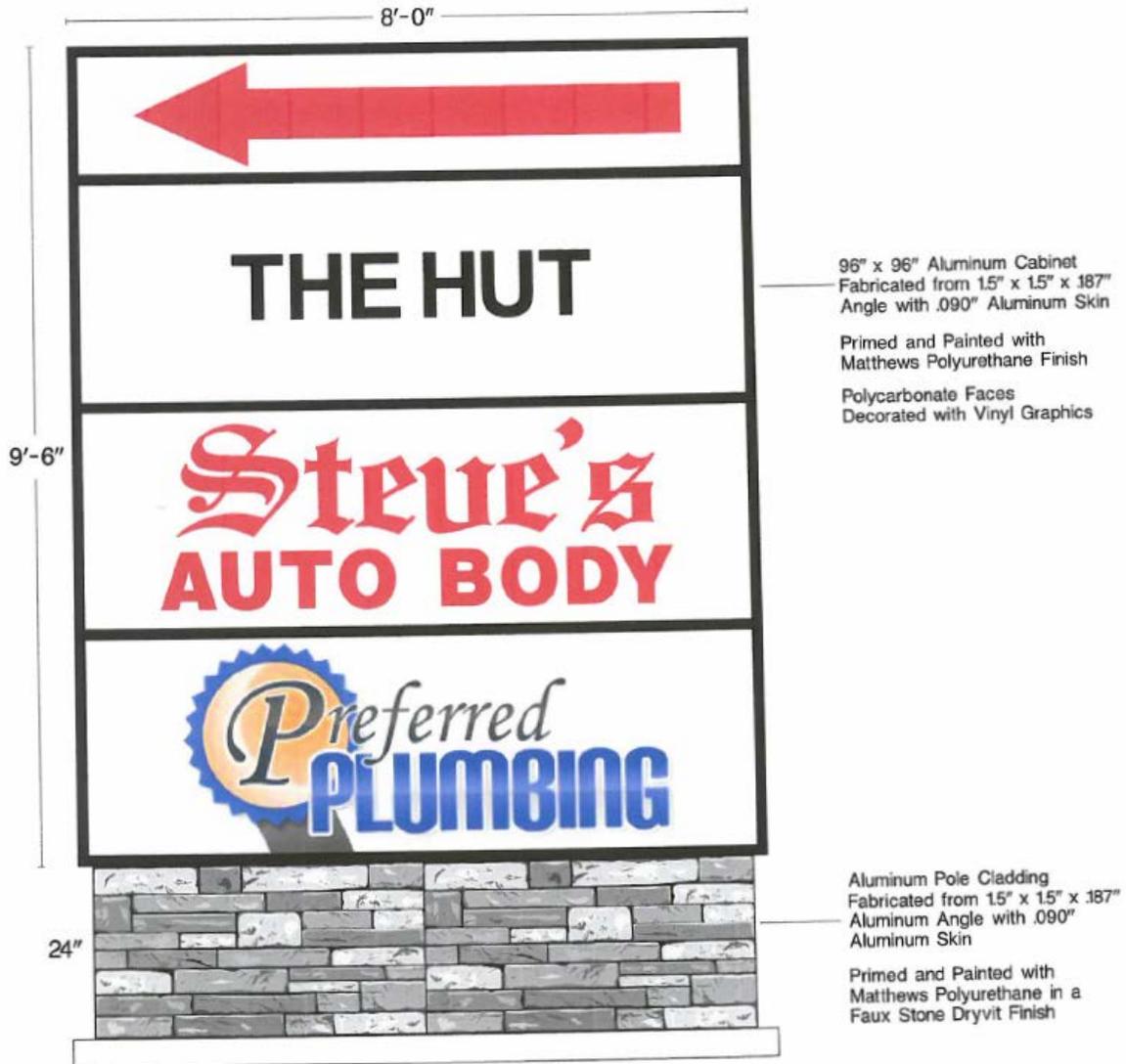
By: _____
Date

Preferred Plumbing

By: _____
Date

EXHIBIT 1

PROPOSED SIGN



← **Leve 5**
AUTO BODY


the HUT
sports bar & grill
←

DAILY LUNCH SPECIALS
BURGERS • CACIOTTI • PIZZA
FISH EVERY FRIDAY

