



**AGENDA  
COMMUNITY DEVELOPMENT COMMITTEE  
Monday, April 28, 2014  
6:00 PM**

**Mayor's Conference Room**

**I) Roll Call**

**II) Approval of Minutes – April 14, 2014**

**III) Items Requiring Council Action – May 5, 2014**

- A. Sunrise Center II – Planned Use (1<sup>st</sup> Reading)
- B. DZ Trucking – Planned Use (1<sup>st</sup> Reading)
- C. Twin Peaks – Planned Use (1<sup>st</sup> Reading)
- D. General Text Amendments – Planned Use Exemption (1<sup>st</sup> Reading)

**IV) Other Business – None**

**NEXT MEETING: Monday, May 12, 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  
5:30 PM Monday, April 14, 2014**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the City Council Chambers, 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, Harlen Gerrish, Ray Holden and David Cozad. *Other Elected Officials Present:* Herb Roach, Kevin Hagarty, Courtney Cardona and Michael Bennett. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Jeff Stehman, Sandy Evans, Grant Litteken, Jim Cavins and Justin Randall. *Visitors:* Charles Pitts, Georgia Hillyer, and Vern Malare.

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

**III) Items Requiring Council Action**

- A. SEPA – YMCA Summer Camp (Motion) – Justin Randall briefed the committee on the use of two mobile classrooms to be located in the rear parking area of the YMCA, where they have been located for a number of years. The committee recommended approval of the Special Event Permit with a vote of 6-0.
- B. SEPA – Frieze Harley-Davidson Multiple Events (Motion) – Justin Randall gave a brief overview of the three events proposed by Frieze needing Council approval. For the 19<sup>th</sup> Annual Cancer Benefit Ride on May 18<sup>th</sup> the organizers are requesting a police presence to begin the ride leaving the Green Mount Road business location. The two Friday Night LIVE events are June 20<sup>th</sup> and August 15<sup>th</sup> from 5 PM to 10 PM. The events would serve alcohol and a live band from 6 PM to 10 PM. The events are consistent with the 2013 Special Event Permits for Frieze Harley-Davidson. The committee recommended approval of the Special Event Permits with a vote of 6-0.
- C. SEPA – O'Fallon Grand Prix Road Race (Motion) – Justin Randall gave a brief overview of the proposed bicycle road race. The event is to be held on Saturday June 14<sup>th</sup> with the event scheduled from 6 AM to 4 PM. The route proposed is consistent with previous approvals, which results in the intermittent closure of Kyle Road from Simmons to Lincoln from 8 AM to 4 PM. Use of Kyle Road will be available to all homeowners with their only access of Kyle Road, which includes the new North Parc Grove development. The organizers are aware all police officer hours will be charged at the overtime rate of \$40.00 / hour. The committee recommended approval of the Special Event Permit with a vote of 6-0.
- D. Liquor License Ordinance and Fees (2<sup>nd</sup> Reading) – There were no proposed amendments or additional information regarding the non-profit club licenses. The committee recommended approval with a vote of 6-0.

**IV) Other Business**

- A. Staff presented to the Committee with an update on projects relating to Economic Development. Staff introduced a project under development to create a community profile with important demographic statistics, incentives and quality of life narratives to send out to developers, real estate brokers and other interested parties in an attempt to showcase the City of O'Fallon. The staff showed how the

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document was meant to be a real time, interactive packet that has integrated into the City's website. Staff demonstrated the provided a brief overview of the Economic Development website and some of the features being used by staff to create a serviceable website for those looking at O'Fallon to locate their business and/or family. Staff also provided a brief update on a project the City will be partnering with the Chamber of Commerce to provide feedback on the existing businesses located in O'Fallon. Finally, Ted Shekell updated the Committee on a number of on-going projects in the City.

**MEETING ADJOURNED: 6:30 PM**

**NEXT MEETING: Monday, April 28, 2014 – 6:00 PM – Mayor's Conference Room**

**Prepared by: Justin Randall, Senior City Planner**

**DRAFT MINUTES  
O’FALLON PLANNING COMMISSION  
April 22, 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, excused; Joan Cavins, present; Al Keeler, excused; Joe Rogers, present; Ray Rohr, excused; Larry Sewell, present; A quorum was declared present by Sewell.

**MINUTES:** Motion was made by Cavins and seconded by Rogers to approve the minutes of January 28, 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 Director of Community Development Ted Shekell and Senior City Planner Justin Randall. Present in the audience was City Alderman Ray Holden, as well as other citizens. Sewell gave an overview of the process that would be followed for the evening.

**UNFINISHED BUSINESS:** None.

**PUBLIC HEARINGS:**

**(P2014-02) - Zoning Amendment Subject to the Planned Development Ordinance for an existing approved “B-1(P)” Planned Community Business District development to allow conversion of a portion of the permitted retail/office designated square footage into restaurant use with alcohol. The property is Sunrise Center II located at 1334 Central Park Drive and the petitioner is Moonsung Song for SMA, Inc.**

Public hearing was opened at 6:04 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 several site photos taken by Staff. Randall highlighted various points and issues from Staff’s Project Report dated April 22, 2014, among them:

- Approved in 2005 for one restaurant to occupy 5,538 sq ft of the 15,769 sq ft mixed use shopping center
- Request is to locate a second restaurant to occupy approximately 3,900 sq ft
- Increase of 11 parking spaces is required for restaurant use. Revised site plan to increase parking to 111 spaces includes:
  - Narrowing the spaces in the rear parking area (primarily used by employees) from 10 ft to 9 ft will allow additional 3 spaces.
  - One-way circulation proposed around the building allowing the addition of 8 parallel parking spaces on the eastern edge of the parking lot
  - Revised parking plan will allow Fire Department Connection (FDC) access.
- Landscaping – no change proposed nor required
- Lighting – no change proposed nor required
- Commercial Design Handbook – does not apply as this is an existing building

Shekell reported that while the building owner has requested the name of the restaurant not be made public at this time, it is a high-end restaurant with alcohol sales and will be a very good addition to the area. They are ready to sign a lease. Sewell questioned if this was an uncommon approach with not knowing what restaurant or cuisine wants to move in. Shekell replied that since this is an existing space and the building owner is applying, it can remain confidential. Shekell made reference to the text amendment petition later in the evening, and with this restaurant moving here from another local community, if it were to be named, it could compromise the move into O'Fallon.

Arell-Martinez asked how tight the parallel parking and circulation is going to be around the building. Randall responded there will be 18 ft to bypass the parked cars and it does meet city code for one-way access.

Public comments were opened at 6:16 p.m.

Tim Fletcher was sworn in and commented on the burden with this space being empty since the building was constructed. They want to ensure the amended planned use zoning is approved so they can get the lease signed before they lose the opportunity for this tenant.

Public comments were closed at 6:18 p.m.

**Staff Recommendation:**

Randall read over the Staff Recommendation as follows:

Staff recommends approval of the amendment to a previously approved Planned Use for Sunrise Center II, which will increase the square footage from 6,838 to 9,696, with the following conditions:

1. Prior to occupancy of the new restaurant space, the parking lot must be restriped according to the parking plan received on March 24, 2014.
2. A "Do Not Enter" sign must be placed in the landscape island at the end of the employee parking area to indicate the driveway is one-way.

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

Sewell suggested Condition #3: Variance granted to allow the 20 parking spaces at the rear of the property, as indicated on the site plan, be 9 ft in width.

Motion was made by Rogers and seconded by Cavins to approve the Staff's Recommendation as amended.

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

The project moves to Community Development on April 28, 2014, at 6 p.m. The public hearing was closed at 6:22 p.m.

**(P2014-01) – Zoning Amendment Subject to the Planned Development Ordinance from “SR-3” Single-Family Residence Dwelling District to “B-2(P)” Planned General Business District to bring the existing use of trucking company into conformance with the appropriate zone district. The property is 97 Betty Lane and the petitioners are Kevin and Melinda Dall for DZ Trucking.**

Public hearing was opened at 6:23 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 several site photos taken by Staff. Randall highlighted various points and issues from Staff’s Project Report dated April 22, 2014, among them:

- Comprehensive Plan shows this 1.74 acre site as Heavy Commercial and it is currently being used as a trucking dispatch facility. Single- and multi-family uses are along Seven Hills Road and south of the subject property.
- Proposed use of trucking dispatch facility as well as other B-2 uses
- Annexed in 2001 as SR-3, facility was grandfathered.
- Storage area is gravel and there are 10 parking spaces for vehicles.
- Back portion of the property slopes downward. There is a stormwater issue to be addressed by clearing out the silt buildup to ensure drainage at the correct rate.
- No screening is provided currently on the northern, southern, and eastern sides of the property and there are residential properties adjacent. This is to be addressed with fencing and landscaping condition. Some of the buffering can be done at a later date as this is an existing site.
- The project does not meet all applicable zoning standards, but it is an existing grandfathered site. The changes made by the owner and those recommended will bring the site more closely into compliance with current regulations. They will also make the property financially more marketable to potential buyers.

Sewell asked about grandfathering. Shekell explained that because the property was zoned single-family in the County, it was annexed in as SR-3 but was not a permitted use. Banks will not finance grandfathered uses so if the facility was destroyed, it could not be rebuilt as a trucking company. This rezoning will clean up the zoning issues with respects to business buffering and drainage - this is a good compromise.

Public comments were opened at 6:35 p.m.

Marsha Maller, Engineer with Thouvenot, Wade, and Moerchen, was sworn in. Maller echoed the statements made by Shekell that if they decide to sell the property, potential buyers are scared off by the grandfathered use. The rezoning will make it more marketable.

Public comments were closed at 6:37 p.m.

**Staff Recommendation:**

Randall read over the Staff Recommendation as follows:

Staff recommends approval of the project with the following conditions:

1. Any change in use of the property or 24 months from the date of approval of the ordinance, a 6-foot wood or vinyl privacy fence with evergreen trees planted

- ever 25 feet on the outside of the fencing would need to be installed along the northern, eastern and southern property line to meet current code requirements.
2. Any change in use to another B-2 use will require Community Development Department review and approval.
  3. Improvements to the previously approved detention area must be completed with 6 months of approval of the ordinance.
  4. An accessible space designed in accordance with Section 158.145 is required for the site.

Shekell suggested changing Condition 2 to “Any change in use, *or occupancy*, to another B-2 use will require Community Development Department review and approval.”

Motion was made by Rogers and seconded by Cavins to approve the Staff’s Recommendation with the change to Condition 2.

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

The project moves to Community Development on April 28, 2014, at 6 p.m. The public hearing was closed at 6:42 p.m.

**(P2014-03) – Zoning Amendment Subject to the Planned Development Ordinance for an existing approved “B-1(P)” Planned Community Business District development to approve a restaurant with alcohol sales, with outdoor seating and to amend the site plan. The property is 1180 Central Park Drive and the petitioner is Paul Khoury, STL Lodge Ventures – Twin Peaks**

Public hearing was opened at 6:42 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 several site photos taken by Staff. Randall highlighted various points and issues from Staff’s Project Report dated April 22, 2014, among them:

- 5.35-acre parcel was previously approved for Cheddar’s restaurant and the 8,615 sq ft Twin Peaks restaurant with outdoor seating with alcohol is consistent with Cheddar’s approval
- Only one freestanding monument sign on Central Park Drive is proposed
- Two building concepts have been presented and Staff requests clarification from the applicant which design is being pursued to ensure compliance with Commercial Design Handbook.
- Alignment of the entrances to Menards needs to be verified with the applicant but the entrances should align.
- Number of parking spaces provided is sufficient; however, additional accessible parking spaces are needed.
- Parking lot lighting will have to meet Code standards.
- Drive aisle width needs to be determined and use of planters and directional striping and signage in place.
- If any stormwater flows towards I64, then IDOT permit approval is required. It has not been determined if all or only part of the stormwater from the site will be directed towards the Central Park Plaza regional detention basin.

- Landscaping has not been shown on the plan and will have to meet the City's requirements for parking lot landscaping, street landscaping, and buffering around perimeter of parking lot.
- Dumpster pad is built into the site
- The restaurant conforms with the Comprehensive Plan
- Conformity to the Zoning Code is undetermined with the current plan submittal. Conditions recommended will ensure conformance with all applicable zoning standards.

Shekell reported that as no variances have been requested by the applicant, none are being considered.

Public comments were opened at 6:51 p.m.

Tom Peterson, partner with St. Louis Lodge Ventures, was sworn in. Peterson stated they have been awarded franchisee rights. Twin Peaks is a mountain-themed sports bar with homemade sports bar food, beer, up to 87 televisions, and have attractive wait staff. They are proposing 5 or more restaurants and want this to be their first in the St. Louis area as this is a fresh market. They have had much success with the other 18 locations and have been featured on "Undercover Boss." Peterson anticipates a construction start this summer.

Public comments were closed at 6:54 p.m.

**Staff Recommendation:**

Randall read over the Staff Recommendation as follows:

Staff recommends approval of the project with the following conditions:

1. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
  - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - b. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - c. Drive aisles shall be a minimum of 24 feet;
  - d. The site will need to provide 6 accessible parking spaces with aisles.
3. Access
  - a. Entrances will need to align with existing Menard's entrances.
  - b. A cross-access easement must be provided to Lot 25D to the southeast. The physical connection will not be required unless mutually agreed to by the lot owner and the future developer of Lot 25D.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:

- a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Perimeter buffer.
5. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

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

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

The project moves to Community Development on April 28, 2014, at 6 p.m. The public hearing was closed at 6:56 p.m.

**(P2014-04) – Planned Use Exemption Ordinance - Text amendment to the Code of Ordinances regarding Planned Use requirements to create an exemption for restaurants with frontage along Regency Park Drive, Central Park Drive, Central Park Circle, and Park Place Drive**

Public hearing was opened at 6:57 p.m. Randall presented an overview of the proposed amendment in the Regency Park and Central Park corridors to fast-track certain developments. The amendment will reduce the process and time for approval for certain development and will therefore reduce the potential for developments to be lured away from the City of O'Fallon. This proposal for certain types of restaurants is a test run for potential future amendment considerations.

Randall summarized this exemption proposal:

- The proposed text amendment would allow for an exemption for the Regency Park and Central Park Commercial areas from the Planned Use process in the pre-determined area. The text amendment proposes to allow a restaurant, including liquor sales, consumption on premise and outdoor seating, not having a drive through to be approved administratively if the proposed site plan meets the following requirements:
  - The property must have frontage along Regency Park Drive, Central Park Drive, Central Park Circle or Park Plaza drive;
  - The project conforms with the Commercial Design Handbook and all other code requirements.
- The exemption has a clause to allow the Director to require the planned use process for a project if the project is deemed to not meet the regulations or creates a risk to the safety or the property.

A map of the affected properties was displayed. Shekell explained about the future development of the area and how Staff determined the need for this exemption in this hospitality district-designed area with restaurants. If no variances are needed, and they meet the exemption criteria, then they can be on the fast track for permitting. Shekell reported Darrell Shelton and Wayne Schmidt own most of the available lots and are in support of the proposal. When Ashland Avenue goes through, that will open up the area, to more development potential. Shekell indicated Dave Wittenour of NAIDesco was in the C:\Users\jrandall\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\EIYA7RL7\04-22-14.docx

audience and he supported the proposal, by referencing “Time killed the deal.” O’Fallon is in a unique situation with Shiloh and Fairview Heights adjacent so the faster developments can go through, the better. Shekell reported that Dan Vogel, O’Fallon’s special legal counsel for land use, drafted the proposal language.

Public comments were opened at 7:08 p.m.

Public comments were closed at 7:08 p.m.

**Staff Recommendation:**

Randall read over the Staff Recommendation as follows:

Staff recommends adopting the text amendment for the exemption to when the planned use process is required.

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

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

The project moves to Community Development on April 28, 2014, at 6 p.m. The public hearing was closed at 7:10 p.m.

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

**REPORTS AND COMMUNICATION:**

Randall announced that there are no petitions awaiting public hearing for neither May 13<sup>th</sup> nor May 27<sup>th</sup>, so those meetings have been cancelled.

Randall re-introduced the color-coded 2014 Zoning Map that was mailed to the members. It was produced by Assistant City Planner Anne Stevenson.

Shekell introduced SIUE intern Cody Morrison, who is currently in the Public Administration Master’s program. Morrison, Randall, and staff have been working with the Chamber of Commerce on a Business Retention and Expansion Program.

Shekell reported that some new residential developments may be coming through soon and the potential medical campus should be coming through in the fall.

**ADJOURNMENT:**

Motion was made by Rogers and seconded by Cavins to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:14 p.m.

Respectfully submitted,

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Vicki Evans, Transcriptionist

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Minutes approved by Planning Commission



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**MEMORANDUM**

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**TO:** Community Development Committee  
**FROM:** Justin Randall, Senior City Planner  
**THROUGH:** Ted Shekell, Director of Planning and Zoning  
**DATE:** April 28, 2014  
**SUBJECT:** P2014-02: Sunrise Center II, Planned Use (1<sup>st</sup> Reading)

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**Recommendation**

The Planning Commission held a public hearing on the above referenced application at their April 22, 2014 meeting. The Commission voted 4-ayes and 0-nays to approve the requested Planned Use amendment for Sunrise Center II, subject to the conditions recommended by staff and added Condition #3: The 20 spaces at the rear of the building are allowed to be reduced to 9 feet in width.

**Project Background and Summary**

Moonsung Song has filed an application requesting an amendment to the planned use approval for a parcel of land at 1334 Central Park Drive from B-1(P) to B-1(P), Planned Community Business District to increase the allowed restaurant space to be increased from 6,838 square feet to 9,696 square feet. In 2005, Sunrise Center II was approved as a 15,769 square foot mixed use shopping center. The original approval included one possible restaurant occupying 5,538 square feet to 6,838 square feet of the building and 6-7 small retail shops or offices. Currently, the shopping center has one restaurant occupying approximately 6,100 square feet of the building and two of the smaller retail / office spaces are occupied. The remaining space in the building has never been occupied. The owner has requested the revision to the planned use approval to locate a second restaurant in the shopping center, occupying approximately 3,900 square feet at the western end of the building.

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

**Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. Prior to occupancy of the new restaurant space, the parking lot must be restriped according to the parking plan received on March 24, 2014.
2. A "Do Not Enter" sign must be placed in the landscape island at the end of the employee parking area to indicate the driveway is one-way.
3. The 20 spaces at the rear of the building are allowed to be reduced to 9 feet in width.

**Attachment:**

Report to Plan Commission

**Community Development Department**

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**PROJECT REPORT**

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Director of Community Development  
**DATE:** April 22, 2014  
**SUBJECT:** P2014-02: Sunrise Center II, Amendment to the approved Planned Use

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**Location:** Sunrise Center II, 1334 Central Park Drive  
**Ward:** 5  
**Owner:** Moonsung Song  
SMA, LLC  
5601 Old Collinsville Road  
Fairview Heights, IL 62208  
(618) 624-4498  
**Submitted:** March 18, 2014

**Introduction**

In 2005, Sunrise Center II was approved as a 15,769 square foot mixed use shopping center. The original approval included one possible restaurant occupying 5,538 square feet to 6,838 square feet of the building and 6-7 small retail shops or offices. Currently, the shopping center has one restaurant occupying approximately 6,100 square feet of the building and two of the smaller retail / office spaces are occupied. The remaining space in the building has never been occupied. The owner has requested the revision to the planned use approval to locate a second restaurant in the shopping center, occupying approximately 3,900 square feet at the western end of the building.

**Existing Conditions**

**Surrounding Zoning:**

North: B-1(P)  
East: B-1  
South: B-1  
West: SR-2

**Surrounding Land Use**

North: Shopping Center  
East: Drainage Channel / Wehrenberg Theaters  
South: Sunrise Center I Shopping Center  
West: Hartman Lane / existing residential

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 existing use and the proposed additional restaurant.

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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 located at the intersection of Hartman Lane and Central Park Drive, with commercial centers to the north and south (with restaurants) and additional restaurants along Central Park Drive. According to the applicant, there is an existing restaurant owner looking to relocate his restaurant to O'Fallon. The zoning hearing has been triggered due to the original approval specifically limiting the restaurant space to a maximum of 6,838 square feet of restaurant use. The amendment to the planned use for Sunrise Center II would increase the restaurant use from 6,838 square feet to 9,696 square feet.

#### **Traffic Circulation/Parking**

*Ingress and Egress:* The site will continue to provide access from existing access points off Central Park Drive and through cross access easements to an existing entrance on Hartman Lane.

*Parking:* When originally approved, the site included parking in the following ratio: 9 spaces per 1,000 sq. ft. of space for the restaurant (max 6,838 square feet or 62 spaces) + 4 spaces per 1,000 square feet for retail space for the balance of center (9,400 square feet or 38 spaces) = 100 total needed for the site. The original site plan provided 102 parking spaces.

The amended planned use proposes to utilize the existing parking lot, which is curbed with a concrete barrier curb. However, the increase area for restaurant use requires more parking than currently provided. According to the amended planned use, the site is required to provide parking with the following ratio: 9 spaces per 1,000 sq. ft. of space for the restaurant (9,696 square feet or 87 spaces) + 4 spaces per 1,000 for retail space for the balance of center (6,082 sq. ft. or 24 spaces) = 111 parking spaces for the site with the additional restaurant space. In order to meet the requirements of the increased parking, the applicant submitted a revised parking plan that mostly meets the intent of the parking code. The parking plan reduces the width of the parking spaces behind the building to 9 feet and providing access to the FDC, which is currently not provided. Additionally, the plan proposes to reduce the access around the building to one-way and providing an additional 8 parallel parking spaces along the eastern edge of the parking lot. The only modification needed to the parking requirements is the 9-foot parking space width for the parking spaces behind the building. Staff is not overly concerned with reducing the width of the parking spaces since they are located in the rear of the building and primarily used by employees of the businesses occupying the site.

*Sidewalks:* The sidewalks and accessible route will remain in place.

#### **Landscaping and Buffer Requirements**

Under the original improvements of the site, the applicant provided the required landscaping. No change is proposed or required.

#### **Lighting**

Parking lot lighting will remain as constructed.

### 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 any information about signs and will be bound to the requirements of our current code when signed permits are submitted.

### Hours of Operation

The hours of operation for the site should be limited to a closing time of 11:00 pm in an effort to make the hours of operation consistent with previously approved planned uses along Hartman Lane, such as the car wash, which was required to close at 11:00 in an effort to minimize adverse noise and traffic concerns on the sensitive residential uses located directly across Hartman Lane. For the Sunrise Center II site, uses such as bars, nightclubs, arcades, drive-through, and other uses that have heavy traffic circulation, live music, and/or extended hours of operation should not be approved as a future use in this center.

### 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, except for the minimum width of the parking space along the rear of the building, which is proposed at 9 feet, in lieu of 10 feet. Since the parking area will primarily be utilized by employees, staff recommends approval to modify the width down to 9 feet.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development will not have a significant impact on traffic.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*Allowing additional square footage of the building to be used for a restaurant use should not negatively affect adjacent properties. A parking plan has been designed that meets the intent of the parking code and meets the required parking for the increased restaurant use.*
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 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-1 Community Business District.*

**Staff Recommendation**

Staff recommends approval of the amendment to a previously approved Planned Use for Sunrise Center II, which will increase the square footage from 6,838 to 9,696, with the following conditions.

1. Prior to occupancy of the new restaurant space, the parking lot must be restriped according to the parking plan received on March 24, 2014.
2. A "Do Not Enter" sign must be placed in the landscape island at the end of the employee parking area to indicate the driveway is one-way.

**Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plan



Planned Use / Re-Zoning Application

NAME OF PROJECT: SUNRISE CENTER II  
ADDRESS/GENERAL LOCATION: 1334 CENTRAL PARK DR O'FALLON IL  
SUBDIVISION NAME & LOT NUMBER(S): \_\_\_\_\_

PARCEL NUMBER(S): 03-25.0-301-009 CITY OF O'FALLON

MAR 18 2014

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

PROPOSED NUMBER OF BUILDINGS: 1  
PROPOSED GROSS FLOOR AREA: 15,779  
AREA IN ACRES: 2.1  
PRESENT USE: 6100 FT<sup>2</sup> (FOOD), 9,669 FT<sup>2</sup> (RETAIL) OFFICE

APPLICANT INFORMATION:

NAME: MOONSUNG SONG  
COMPANY: SMA INC  
ADDRESS: 1334 CENTRAL PARK DR SUITE # 5 O'FALLON IL  
PHONE: (618) 558-8999  
FAX: (618) 222-0192  
EMAIL: MOONSUNGSONG@GAMIL.COM

DESIGN PROFESSIONAL INFORMATION:

NAME: ERIC OLSON  
COMPANY: MILLENNIA  
ADDRESS: 11 EXECUTIVE DR SUITE #12 FAIRVIEW HTS IL 62204  
PHONE: (618) 624-2610  
FAX: (618) 624-2611  
EMAIL: \_\_\_\_\_

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

<b>RECEIVED MAR 18 2014</b>		<b>STAFF USE ONLY</b>	
DATE RECEIVED: <u>3-18-14</u>	PROJECT ID #: <u>P2014-02</u>	APPLICATION RECEIVED BY: <u>J. Randall</u>	STAFF ASSIGNED: _____
APPLICATION FEE: <u>\$250.00</u>	PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u>		

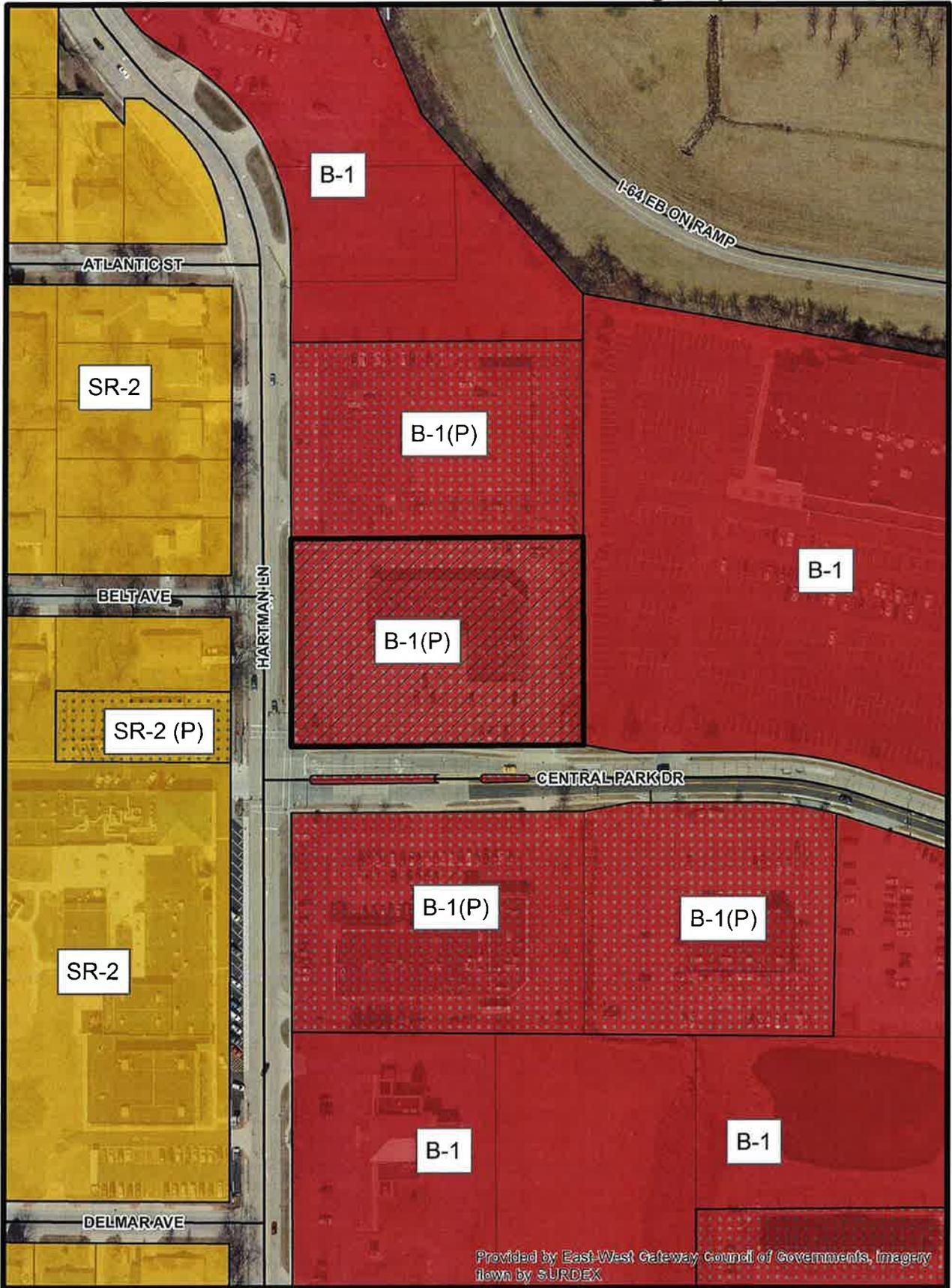
RECEIVED MAR 18 2014

City of O'Fallon,

This letter is sent in support of SMA, Inc.'s request for planned use amendment for 1334 Central Park Drive, O'Fallon, Illinois, 62269. We request that 3,900 sq. ft. be planned for restaurant use instead of its current retail/office designation.

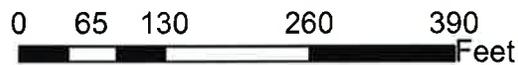
We currently have 102 parking places, but we are adding 9 additional parking places for a total of 111 spaces which is the number of spaces the city required.

# P2014-02: Sunrise Center II - Zoning Map

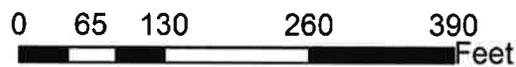


Provided by East-West Gateway Council of Governments, Imagery flown by SURDEX

 Subject Property



# P2014-02: Sunrise Center II - Land Use







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**MEMORANDUM**

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**TO:** Community Development Committee  
**FROM:** Justin Randall, Senior City Planner  
**THROUGH:** Ted Shekell, Director of Planning and Zoning  
**DATE:** April 28, 2014  
**SUBJECT:** P2014-01: DZ Trucking, Planned Use (1<sup>st</sup> Reading)

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**Recommendation**

The Planning Commission held a public hearing on the above referenced application at their April 22, 2014 meeting. The Commission voted 4-ayes and 0-nays to approve the requested Planned Use amendment for DZ Trucking, subject to the conditions recommended by staff.

**Project Background and Summary**

Kevin and Melinda Dall, of DZ Trucking have filed an application requesting rezoning a parcel of land at 97 Betty Lane from SR-3, Single-Family Residential Dwelling District to B-2(P), Planned General Business District. The applicant requested the rezoning to bring the site into conformance with the zoning regulations for the existing trucking dispatch facility and potential sale of the property for other B-2 uses.

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. Any change in use or occupancy of the property or 24 months from the date of approval of the ordinance, a 6-foot wood or vinyl privacy fence with evergreen trees planted every 25 feet on the outside of the fencing would need to be installed along the northern, eastern and southern property line to meet current code requirements.
2. Any change in use to another B-2 use will require Community Development Department review and approval.
3. Improvements to the previously approved detention area must be completed within 6 months of approval of the ordinance.
4. An accessible space designed in accordance with Section 158.145 is required for the site.

**Attachment:**

Report to Plan Commission

**Community Development Department**

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



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**PROJECT REPORT**

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
Ted Shekell, Planning Director  
**DATE:** April 22, 2014  
**PROJECT:** P2014-01: DZ Trucking, Planned Use

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**Location:** 97 Betty Lane  
**Ward:** 4  
**Owner:** Kevin & Melinda Dall  
DZ Trucking  
PO Box 785  
O'Fallon, IL 62269  
(618) 628-7130  
**Submitted:** March 17, 2014

**Introduction**

Kevin and Melinda Dall, of DZ Trucking have filed an application requesting rezoning a parcel of land at 97 Betty Lane from SR-3, Single-Family Residential Dwelling District to B-2(P), Planned General Business District. The applicant requested the rezoning to bring the site into conformance with the zoning regulations for the existing trucking dispatch facility and potential sale of the property for other B-2 uses.

**History of Site**

The property is currently used by DZ Trucking, which is a trucking dispatch facility and office. The site was a part of a larger annexation into the City of O'Fallon in December of 2001. At the time of the annexation, St. Clair County's zoning classification for the area was SR-3, so according when the annexation was processed the property was zoned SR-3 in the City of O'Fallon. The site has operated as a trucking dispatch facility at this location since 1992 and is considered a grandfathered business within the SR-3 zone district.

**Existing Conditions**

**Surrounding Zoning:**

North: SR-3  
East: SR-3 & MR-2  
South: MR-2  
West: SR-3 & I

**Surrounding Land Use**

North: DeMond Signs and single-family residential  
East: Single-family residential  
South: Multi-family residential  
West: DeMond Signs and Discount Storage

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 Heavy Commercial, which is consistent with the existing use and the B-2 General Commercial District land uses.

**Code of Ordinances:** In order to bring the existing trucking facility into conformance with the City's zoning and development codes, the property is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-2, General 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 *Heavy Commercial* in the Comprehensive Plan, which is consistent with the existing use of the property and uses permitted in the B-2 General Business District. The subject property is located on Betty Lane, just west of Seven Hills Road. The site plan shows an approximate 4,000 square foot building for the office and storage for the trucking company. The northern portion of the property has been chip and sealed to create a hard dust-free entrance and parking for 10 vehicles. The remainder of the property is covered in gravel and is used for storage of semi-trailers. There is a 6-foot wood fence along the northern portion of the property along the parking area. The remainder of the lot is open without much screening provided. The southern property line has had a line of evergreen trees planted, however many have died and need to be replaced.

#### **Traffic Circulation/Parking**

***Ingress and Egress:*** The site is accessed via an undefined entrance of Betty Lane.

***Parking:*** The parking area is already paved, as required by code. Section 158.136 lists specific parking requirements for transfer and storage uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee. The site provides 10 spaces, which provides enough parking for the existing use and other types of General Business District allowed land uses. However, one space will need to meet the requirements of the accessible parking requirements.

***On-site circulation:*** The site has ample room for the movement of semi-trailers and provides for effective on-site circulation.

#### **Landscaping and Buffer Requirements**

Section 158.186 of the Code of Ordinances lists the requirements for buffers between various zoning districts. For this particular project, a structural buffer is required to north, east and south, since the site abuts residential land uses. The required buffer is to consist of a six foot tall fence on the property line and additional landscaping to screen the site. Section 158.056 of the code requires fences for buffering to be a "durable, maintenance free material such as vinyl or masonry." However, staff believes a wooden fence will be adequate for the existing site. The landscaping requirements for new construction are rather extensive. In a case such as this involving reuse of an existing property, staff feels requiring only evergreen trees spaced at 25 feet would be adequate.

Code requires a fence to enclose all areas used for outdoor storage. The gravel lot is currently used for outdoor storage or any future uses that would locate on the site. The site is currently grandfather and could remain as a truck

dispatching facility without any improvements. Because of the existing grandfathered use, staff does not recommend requiring the fencing and trees to be placed at the time of approval. However, the owner has initiated the rezoning to the B-2 for the potential to sale the property, therefore staff would recommend a condition that any change in use of the property or 24 months from the date of approval, a 6-foot wood or vinyl privacy fence with evergreen trees planted ever 25 feet on the outside of the fencing would need to be installed along the northern and eastern property lines. Staff would also recommend on the southern property line requiring the fence and the replacement of dead trees.

#### Outdoor Storage & Noise

The site plan submitted shows an area of the gravel lot to be used to storage semi-trailers. This is permitted by code, but outdoor storage needs to be fenced along the property lines adjoining residential land uses. The noise associated with the outdoor storage of semi-trailers could adversely affect neighboring residential use. While in the future some of the noise may be reduced by the fence and trees, the owner should attempt to minimize the impact of the business by limiting the hours of operation of heavy truck traffic onto the site.

#### Utilities and Drainage

Public water and sewer is available to serve the subject property. No impervious surfaces are being added however there has been drainage issues with this area for a number of years. The City worked with the owner to assist homeowners to the east to address stormwater issues. The owner created a berm to collect water and release out a small pipe to the downstream properties. The existing detention area has become silted in and may not be functioning properly. Staff would recommend the area be re-graded and measures taken to reduce the silting in of the detention area.

#### Signage

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

#### Review and Approval Criteria

Section 158.119 of Article VI "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 does not meet all applicable zoning standards. It is an existing grandfathered site. The changes made by the owner and those recommended in this report will bring the site more closely into compliance with current regulations.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development will not have a significant impact on traffic.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The continued use and potential reuse of the existing building and site will not negatively affect adjacent properties as long as appropriate buffering and fencing is provided.*
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 Commercial Design Handbook does not apply.*
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 proposed use will not negatively impact surrounding properties as long as appropriate buffering and fencing is provided. The changes proposed in this report will improve conditions with the surrounding properties compared to the current use.*
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. Appropriate buffering and fencing will mitigate any impacts to other nearby properties and limit views of outdoor storage of materials.*
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. Any change in use of the property or 24 months from the date of approval of the ordinance, a 6-foot wood or vinyl privacy fence with evergreen trees planted ever 25 feet on the outside of the fencing would need to be installed along the northern, eastern and southern property line to meet current code requirements.
2. Any change in use to another B-2 use will require Community Development Department review and approval.
3. Improvements to the previously approved detention area must be completed with 6 months of approval of the ordinance.
4. An accessible space designed in accordance with Section 158.145 is required for the site.

### **Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plan



CITY OF O'FALLON

MAR 17 2014

Planned Use / Re-Zoning Application

DATE PAID

NAME OF PROJECT: DZ Trucking Rezoning

ADDRESS/GENERAL LOCATION: 97 Betty Lane

SUBDIVISION NAME & LOT NUMBER(S): \_\_\_\_\_

PARCEL NUMBER(S): 04-29-0-406-048

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: SR3

PROPOSED NUMBER OF BUILDINGS: 1 Existing

PROPOSED ZONING: B2-P

PROPOSED GROSS FLOOR AREA: 3950 sf

PROPOSED # OF LOTS: 1

AREA IN ACRES: 1.73 acres

PROPOSED # OF DWELLING UNITS: 0

PRESENT USE: Trucking Dispatch Facility

APPLICANT INFORMATION:

DESIGN PROFESSIONAL INFORMATION:

NAME: Kevin Dall + Melinda Dall

NAME: Marsha Maller

COMPANY: DZ Trucking

COMPANY: TWM Inc

ADDRESS: 97 Betty Lane PO Box 785  
O'Fallon IL 62269

ADDRESS: 4940 Old Collinsville  
Swansea IL 62226

PHONE: 628-7130

PHONE: 624-4488

FAX: n/a

FAX: 624-6688

EMAIL: n/a

EMAIL: maller@charter.net

Kevin Dall

Marsha Maller

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

<b>RECEIVED MAR 17 2014</b>	
<small>STAFF USE ONLY</small>	
DATE RECEIVED: <u>3-17-14</u>	PROJECT ID #: <u>P2014-01</u>
APPLICATION RECEIVED BY: _____	STAFF ASSIGNED: _____
APPLICATION FEE: _____	PLAN REVIEW FEE DEPOSIT REC'D: _____

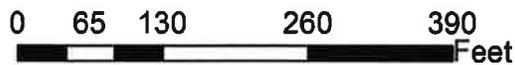
RECEIVED MAR 17 2014

## **D-Z TRUCKING REZONING PROJECT NARRATIVE**

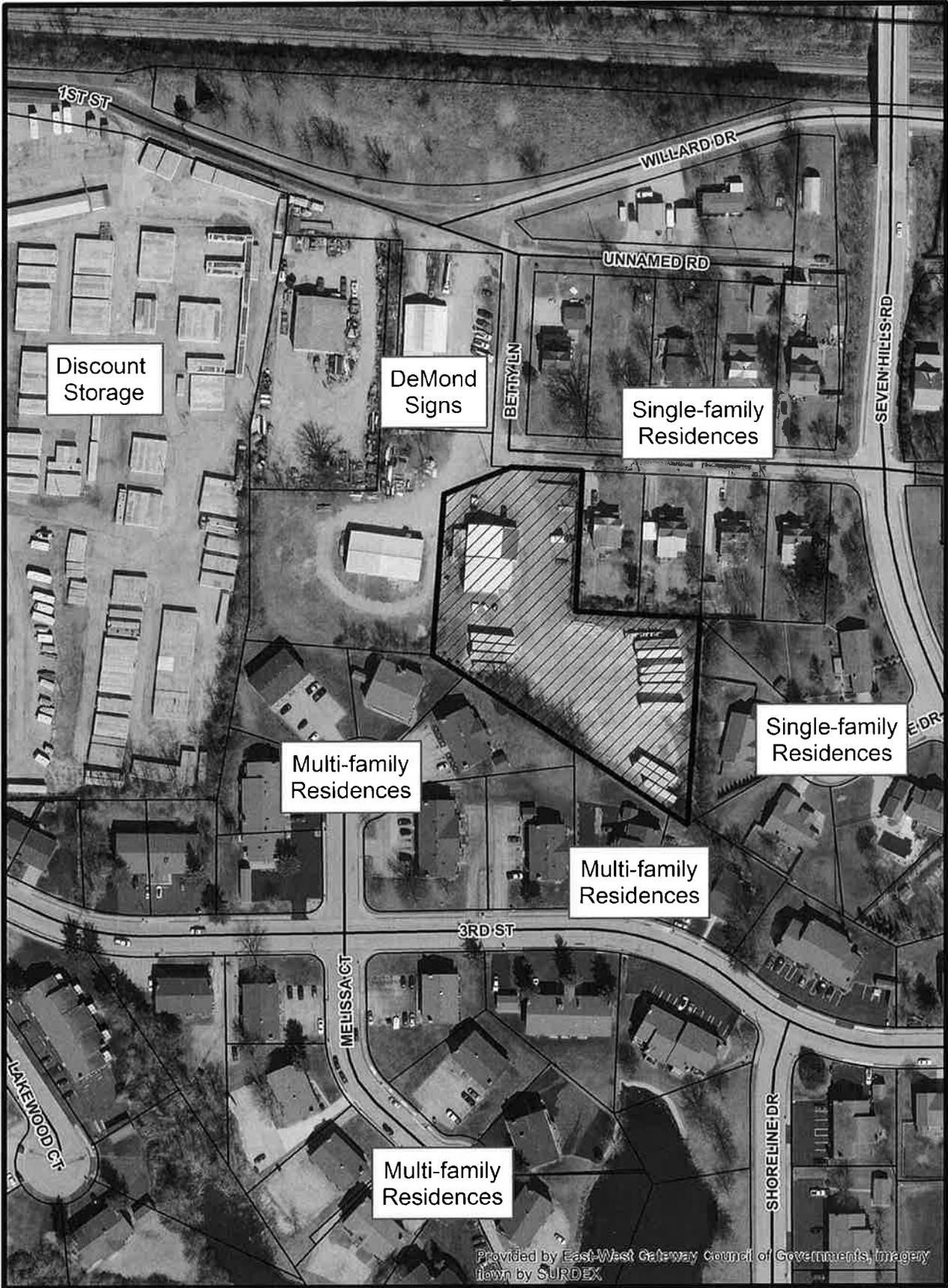
The owners of 97 Betty Lane are seeking a rezoning of their 1.73 acres from SR3 single family residential to B2 heavy commercial. The subject property was annexed into the City of O'Fallon before it was zoned correctly in the County. The City's comprehensive plan indicates that this property should be annexed as heavy commercial. The County is currently assessing the property as commercial requiring substantially more taxes.

On behalf of D-Z Trucking we are requesting a rezoning of the property so the current use is a conforming use in the correct zone district. This will give the owners flexibility to refinance the property or sell the property.

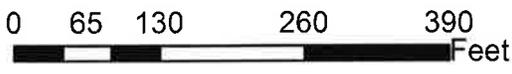
# P2014-01: DZ Trucking - Zoning Map



# P2014-01: DZ Trucking - Land Uses



 Subject Property





**THOLENROT, WADE & MOERCHEN, INC.**  
**PLANNERS & SURVEYORS**



**DESIGNATED OFFICE**  
 1000 W. 10th Street, Suite 100  
 St. Clair, IL 61786  
 (618) 454-4488  
 FAX (618) 454-4488  
 www.tholenrot.com

**WATERLOO OFFICE**  
 1000 W. 10th Street, Suite 100  
 Waterloo, IL 62283  
 (618) 253-3558  
 FAX (618) 253-3558  
 www.tholenrot.com

**ST. LOUIS OFFICE**  
 1000 W. 10th Street, Suite 100  
 St. Louis, MO 63101  
 (314) 862-1111  
 FAX (314) 862-1111  
 www.tholenrot.com

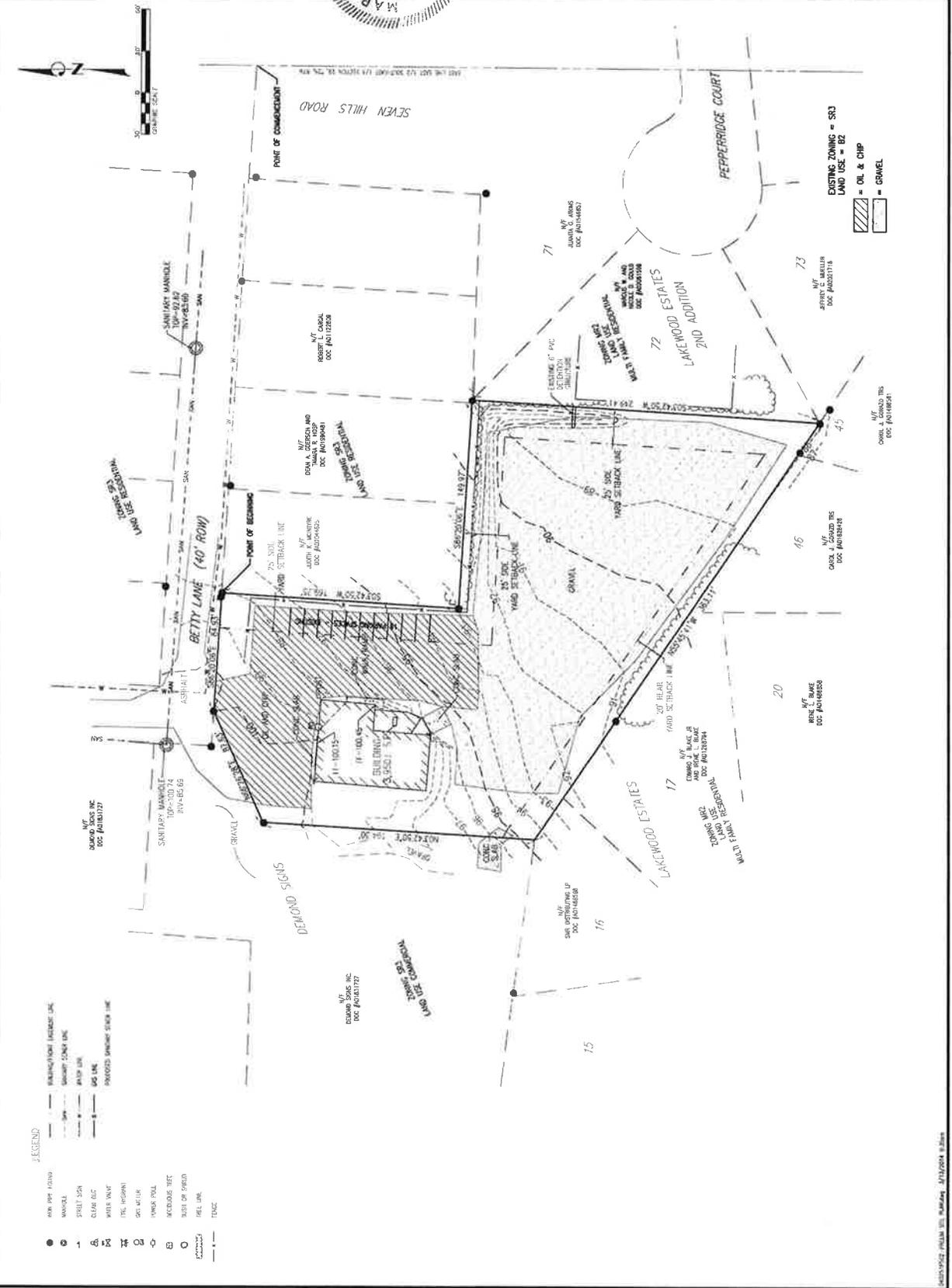


**PRELIMINARY SITE PLAN**

**DZ TRUCKING**  
**CITY OF FALLON**  
**ST. CLAIR COUNTY, ILLINOIS**

REV	DATE	DESCRIPTION
1		
2		

DATE	REV	BY	CHK
	2		
PROJECT	DZ TRUCKING		
CLIENT	CITY OF FALLON		
LOCATION	ST. CLAIR COUNTY, ILLINOIS		
SCALE	AS SHOWN		
DATE PLOTTED			
DATE PRINTED			



EXISTING ZONING = S13  
 LAND USE = BE

/// = OIL & CHIP  
 - - - - - = GRMEL

DATE PLOTTED: 11/11/2014  
 DATE PRINTED: 11/11/2014



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**MEMORANDUM**

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**TO:** Community Development Committee  
**FROM:** Justin Randall, Senior City Planner  
**THROUGH:** Ted Shekell, Director of Planning and Zoning  
**DATE:** April 28, 2014  
**SUBJECT:** P2014-03: Twin Peaks, Planned Use (1<sup>st</sup> Reading)

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**Recommendation**

The Planning Commission held a public hearing on the above referenced application at their April 22, 2014 meeting. The Commission voted 4-ayes and 0-nay to approve the requested Planned Use amendment for Twin Peaks, subject to the conditions recommended by staff.

**Project Background and Summary**

The applicant, Paul Khoury of STL Lodge Ventures has filed an application requesting approval of a new planned use for a parcel of land located at 1180 Central Park Drive, currently zoned B-1(P), Planned Community Business District, for the construction of a new 8,615 square foot restaurant. The site will be developed with the new restaurant building, parking lot, and landscaping. The building will be constructed southeast of the existing Gold's Gym building. The property is currently vacant and was previously approved for Cheddars, however the planned use for the Cheddars site has expired.

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

**Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
  - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - b. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - c. Drive aisles shall be a minimum of 24 feet;
  - d. The site will need to provide 6 accessible parking spaces with aisles.
3. Access
  - a. Entrances will need to align with existing Menard's entrances.
  - b. A cross-access easement must be provided to Lot 25D to the southeast. The physical connection will not be required unless mutually agreed to by the lot owner and the future developer of Lot 25D.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:

**Community Development Department**

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

- a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Perimeter buffer.
5. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

**Attachment:**

Report to Plan Commission



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PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
Ted Shekell, Planning Director  
**DATE:** April 22, 2014  
**PROJECT:** P2014-03: Twin Peaks Planned Use Rezoning

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**Location:** 1180 Central Park Drive  
**Ward:** 5  
**Applicant:** Paul Khoury of STL Lodge Ventures  
**Owner:** Commercial Real Estate Investors, L.P.  
**Submitted:** March 19, 2014

**Introduction**

The applicant, Paul Khoury of STL Lodge Ventures has filed an application requesting approval of a new planned use for a parcel of land located at 1180 Central Park Drive, currently zoned B-1(P), Planned Community Business District, for the construction of a new 8,615 square foot restaurant. The site will be developed with the new restaurant building, parking lot, and landscaping. The building will be constructed southeast of the existing Gold's Gym building. The property is currently vacant and was previously approved for Cheddars, however the planned use for the Cheddars site has expired.

**Existing Conditions**

<b>Surrounding Zoning:</b>	<b>Surrounding Land Use:</b>
North: B-1	North: Interstate 64
East: B-1	East: Commercial (Aroy Thai, Starbucks, Drury Inn)
South: B-1(P)	South: Commercial (Menards)
West: B-1	West: Commercial (Gold's Gym)

**Applicable Ordinances, Documents and Reports**

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

**Code of Ordinances:** The proposed restaurant with on premise consumption of liquor (indoor and outdoor) 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

**Community Development Department**

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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 restaurant is consistent with the Comprehensive Plan. The subject property is surrounded by commercial uses to the east, south and west and Interstate 64 to the north. The site plan provided proposes an 8,615 square foot restaurant, with outdoor seating. A planned use rezoning is required because the project includes new construction of a restaurant proposed restaurant with on premise consumption of liquor (indoor and outdoor) and has been proposed after the expiration of the planned use approval for a previous restaurant at this location

#### **Traffic Circulation/Parking**

*Ingress and Egress:* Access to the site will be by means of two access points from Central Park Drive. As currently submitted, staff is not able to determine the alignment of the entrances with the existing Menard's entrances. However, to the extent possible the entrances should align with the existing Menard's entrances.

*Parking:* Restaurants are required to provide 9 parking spaces per 1,000 square feet of gross floor area. The 8,615 square foot restaurant requires 78 parking spaces. The development has proposed 171 spaces, including 4 accessible spaces. The site plan will need to provide 6 accessible spaces, with an aisle area for each space to meet the parking requirements. All parking spaces will be required to be 10 feet in width and 19 feet long to meet the City's dimensional requirements. Additionally, the plans do not account for parking lot lighting, which will have to meet the standards of Section 158.143.

*On-site circulation:* On-site circulation has been reviewed by staff. Staff has not been able to determine the width of the drive aisles. However, if constructed with 24-foot drive aisles, the use of planters and directional signage depicted on the site plan will effectively address internal, as well as external, traffic control. A cross access easement to the lot to the southeast will be required. However, the stub will not be built unless mutually agreed to by both property owners when the vacant lot is developed.

#### **Utilities and Drainage**

Public water and Caseyville sewer is available to serve the subject property. Storm water will flow to existing storm sewers within the lot that tie into the existing storm water network along Central Park Drive. Additional information will be needed to determine whether all stormwater flow is directed to the regional detention basin for the development. The previous submittal proposed the northern portion of the site would drain into the Interstate 64 interchange right-of-way and would have required a permit from IDOT.

#### **Building and Site Improvements**

The proposed 8,615 SF building, which has four-side visibility, meets many of the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components including 360 degree architecture, awnings and varying roof lines, and visually breaking up the façade of the walls with changes in building height and depth. The dumpster is enclosed within a section of the principal building.

#### **Sidewalk**

Per City requirements, a sidewalk is required to be installed in front of all new developments. The plan is showing a sidewalk along Central Park Drive, with an accessible route to the building proposed. Sidewalks through the entrances need to be shown to be constructed separately from the entrance.

### Landscaping and Buffer Requirements

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

### Signage

The plan does provide a location for a monument sign along Central Park Drive, but there has not been a design provided and the signage will have to meet the sign requirements of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

All freestanding and wall signage will need to be submitted and review to ensure compliance with the City's requirements.

### Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,  
*Staff is unable to determine at this time if the project meets all applicable zoning standards. However, staff believes with the conditions recommended in the staff report, the plan will comply with all applicable zoning standards.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development will not have a significant impact on traffic.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The new restaurant will not negatively affect adjacent properties. The Central Park Drive corridor is a commercial corridor with a variety of retail, service and restaurant businesses.*
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)  
*The proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.*
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.  
*The proposed development is designed to be operated to protect the public health, safety and welfare.*
6. An identified community need exists for the proposed use.  
*Yes, a community need exists for the proposed use.*
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.  
*The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.*
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.  
*The proposed building is similar to and will not detract from many of the structures surrounding the property.*
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.  
*The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.*

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
  - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - b. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - c. Drive aisles shall be a minimum of 24 feet;
  - d. The site will need to provide 6 accessible parking spaces with aisles.
3. Access
  - a. Entrances will need to align with existing Menard's entrances.
  - b. A cross-access easement must be provided to Lot 25D to the southeast. The physical connection will not be required unless mutually agreed to by the lot owner and the future developer of Lot 25D.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Perimeter buffer.
5. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

### **Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevations

Being refunded

CITY OF O'FALLON

MAR 19 2014

DATE PAID

\$200.00

CITY OF O'FALLON

MAR 20 2014

DATE PAID

\$250.00



Planned Use / Re-Zoning Application

NAME OF PROJECT: Twin Peaks - Central Park Plaza - Lot 25C  
ADDRESS/GENERAL LOCATION: 1180 Central Park Drive, O'Fallon, IL 62269  
SUBDIVISION NAME & LOT NUMBER(S): Central Park Plaza 4th Add - 25C

PARCEL NUMBER(S): 03360402009

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

PLANNED USE  
 RE-ZONING (STANDARD MAP AMENDMENT)

AMENDMENT OF APPROVED PLANNED USE (\$250.00)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1(P)

PROPOSED ZONING: B-1(P)

PROPOSED # OF LOTS: (1)

PROPOSED # OF DWELLING UNITS: 0

PROPOSED NUMBER OF BUILDINGS: (1)

PROPOSED GROSS FLOOR AREA: +/- 6,815 sq. ft.

AREA IN ACRES: +/- 2.3 acres

PRESENT USE: N/A (vacant land)

1,800 sq. ft. patio

APPLICANT INFORMATION:

NAME: Mr. Paul Khoury

COMPANY: STL Lodge Ventures - Twin Peaks

ADDRESS: 10220 W. 87th Street  
Overland Park, KS 66212

PHONE: 913.648.6303

FAX: 314.433.4041

EMAIL: jboehm@sierraus.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Mr. Rich Oberlin

COMPANY: TRE Architects

ADDRESS: 9812 Manchester Rd.  
St. Louis, MO 63119

PHONE: 314.395.9750

FAX: 314.395.9751

EMAIL: Rich. @ triarchitects.com

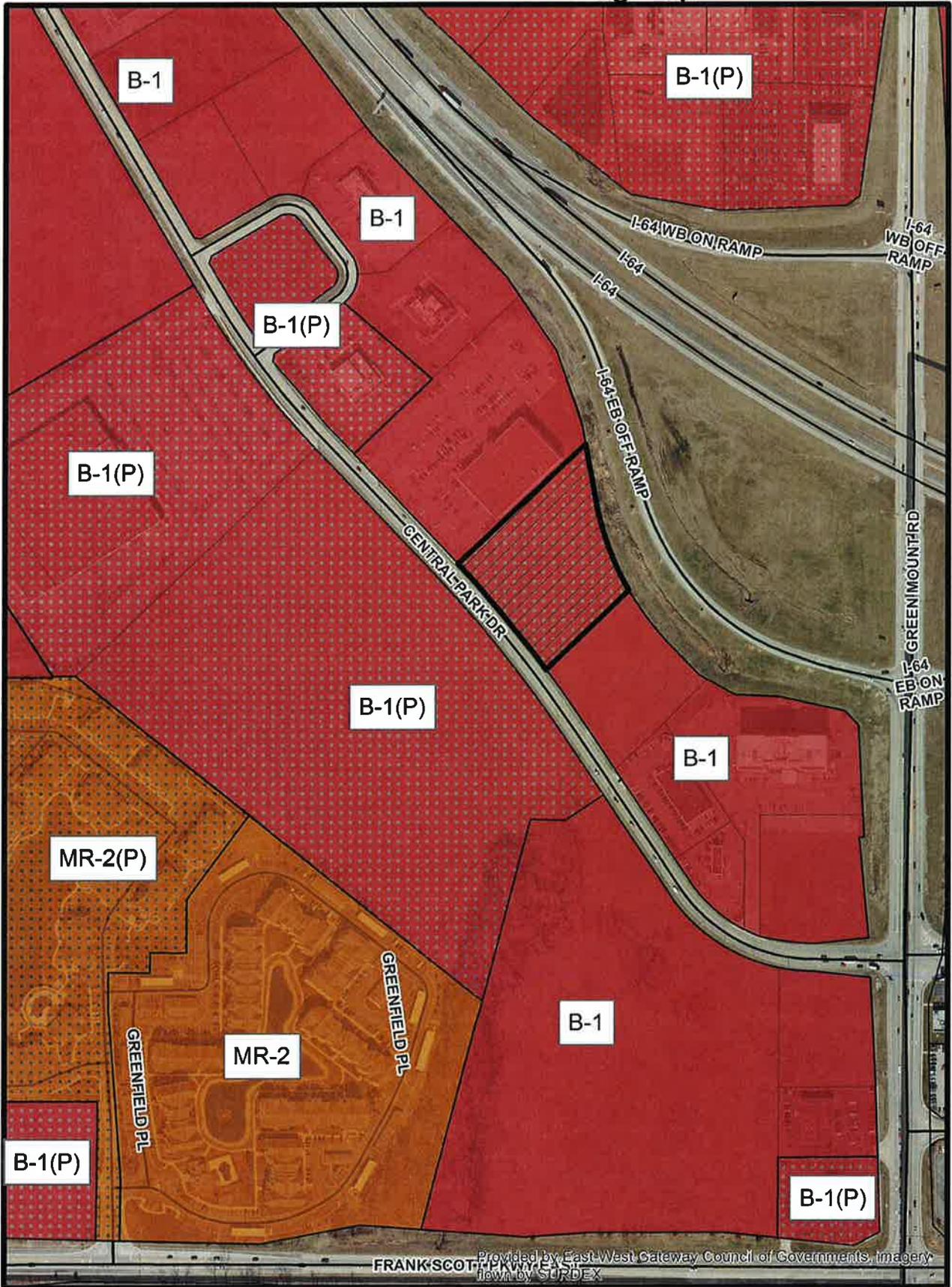
SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED:	STAFF USE ONLY
APPLICATION RECEIVED BY:	PROJECT ID #: <u>P2014-03</u>
APPLICATION FEE: <u>\$250.00</u>	STAFF ASSIGNED:
	PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u>

paid \$200.00 03-17-14  
paid \$250.00 03-20-14

# P2014-03: Twin Peaks - Zoning Map

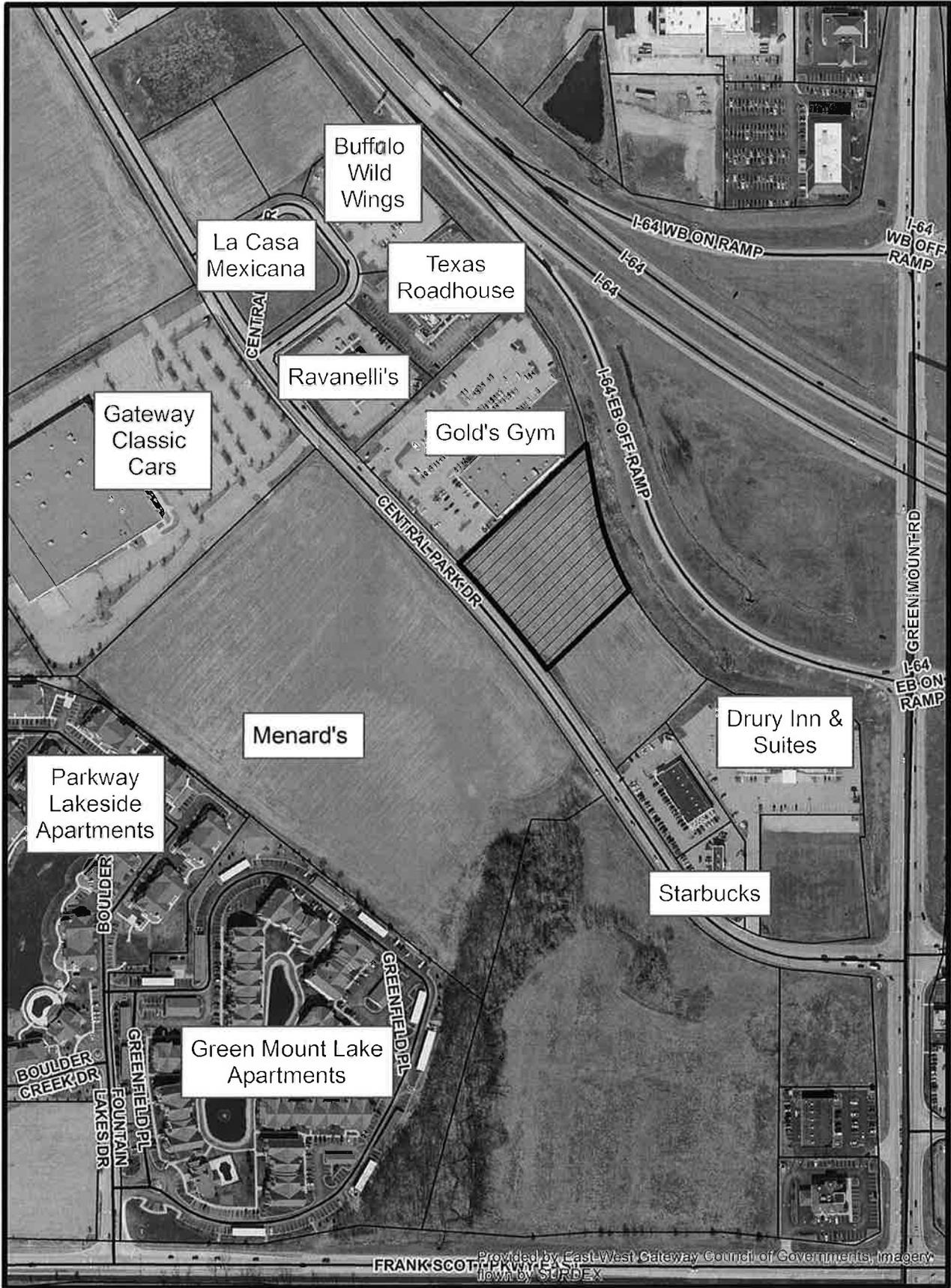


 Subject Property

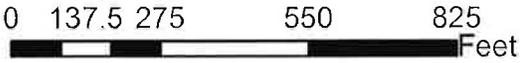
0 137.5 275 550 825 Feet

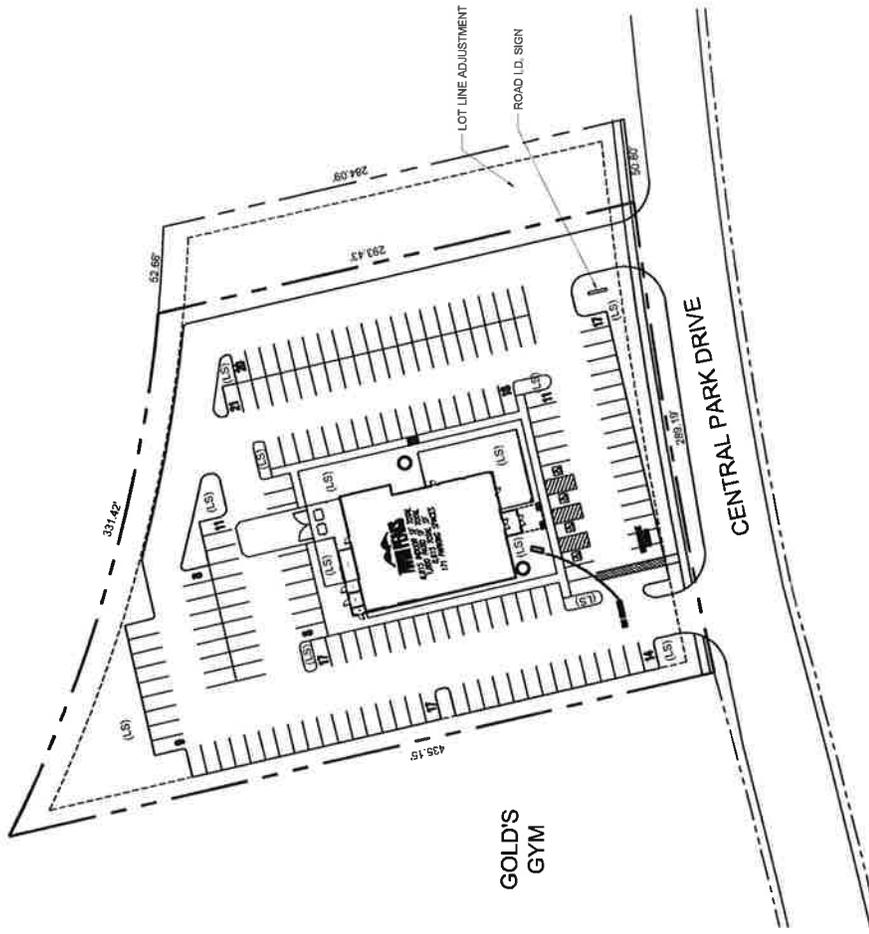


# P2014-03: Twin Peaks - Land Use



FRANK SCOTT PLANNING, INC. Provided by East West Gateway Council of Governments, Imagery from SURDEX





<b>SITE DATA</b>	
LAND AREA:	2.32 ACRES
BUILDING AREA:	8,615 +/- S.F.
PARKING DATA:	19.8/1000 SF
RATIO REQUIRED	TBD
PROVIDED	171 CARS

CENTRAL PARK DRIVE  
 O'FALLON, IL  
 CONCEPT SITE PLAN  
 SCALE: 1" = 20'  
 DATE: 02-05-14



30 BURTON HILLS BLVD - SUITE 185 - NASHVILLE, TN 37211

# Fossil Creek Building Elevations



1 Front Elevation  
 30'0" x 12'0"



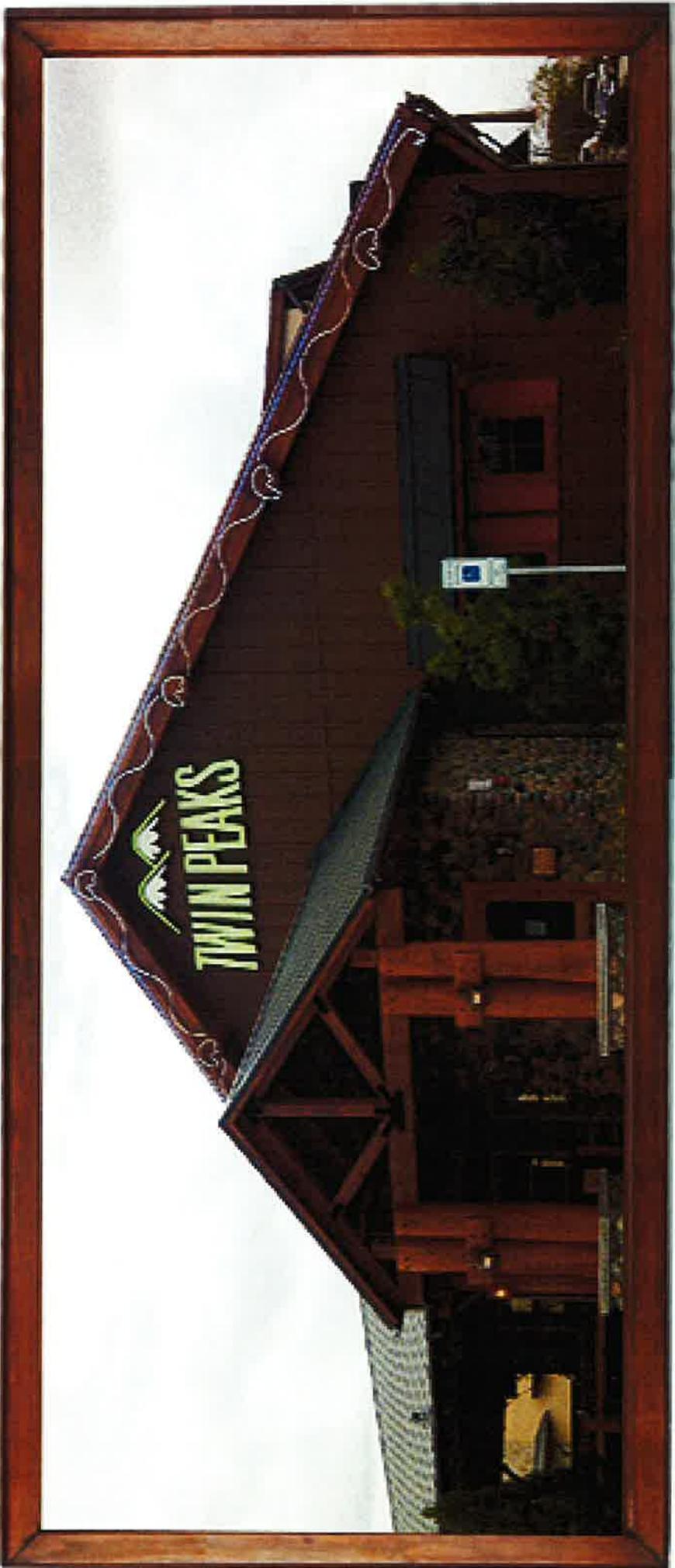
2 Rear Elevation  
 30'0" x 12'0"



3 Right Elevation  
 30'0" x 12'0"



4 Left Elevation  
 30'0" x 12'0"





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## MEMORANDUM

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**TO:** Community Development Committee  
**FROM:** Justin Randall, Senior City Planner  
**THROUGH:** Ted Shekell, Director of Planning and Zoning  
**DATE:** April 28, 2014  
**SUBJECT:** Proposed Text Amendment to the Code of Ordinances – Chapter 158: Zoning Planned Use Exemption (1<sup>st</sup> Reading)

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### Recommendation

The Planning Commission reviewed this amendment at their April 22, 2014 meeting and voted 4 ayes to 0 nays to recommend approval.

### Current Issues

Staff has conducted a review of development regulations to ensure the City of O'Fallon's zoning codes continue to meet the high standards of the community, yet staying responsive to developers. In the review, staff focused on development review as economic development. Staff determined whether the city's development review provided great value to the community, or a stumbling block for desirable projects.

The City of O'Fallon and developers have work extremely hard to create two prominent commercial corridors along Interstate 64. Regency Park Drive and Central Park Drive corridors have been developed and identified as commercial corridors designed to attract restaurant and retail developments.

The planned use regulations were design to provide high quality development throughout the community. However, under the current planned use regulations a number of projects located in the city's corridors geared towards hospitality type of uses are required to go through the planned use process. The planned use process slows down and burdens development in these two corridors. The slowed process for development approval provides other communities with a window of opportunity to lure the potential development away from O'Fallon.

### Proposal

The proposed text amendment would allow for an exemption for the Regency Park and Central Park Commercial areas from the Planned Use process (see attached map of Affected Properties). The text amendment proposes to allow a restaurant, including liquor sales, consumption on premise and outdoor seating, not having a drive through to be approved administratively if the proposed site plan meets the following requirements:

1. The property must have frontage along Regency Park Drive, Central Park Drive, Central Park Circle or Park Plaza drive;
2. The project conforms with the Commercial Design Handbook and all other code requirements.

The exemption has a clause to allow the Director to require the planned use process for a project if the project is deemed to not meet the regulations or creates a risk to safety or property.

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



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## MEMORANDUM

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THROUGH:** Ted Shekell, Director of Community Development  
**DATE:** April 22, 2014  
**SUBJECT:** Planned Use Exemption Amendment  
**ATTACHMENTS:** P2014-04: Proposed Text Amendment - Planned Use Exemption Ordinance

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### Introduction

Staff is proposing a change to the Planned Use requirements under Section 158.116 of the City of O'Fallon Code of Ordinances.

### Current Issues

Staff has conducted a review of development regulations to ensure the City of O'Fallon's zoning codes continue to meet the high standards of the community, yet staying responsive to developers. In the review, staff focused on development review as economic development. Staff determined whether the city's development review provided great value to the community, or a stumbling block for desirable projects.

The City of O'Fallon and developers have work extremely hard to create two prominent commercial corridors along Interstate 64. Regency Park Drive and Central Park Drive corridors have been developed and identified as commercial corridors designed to attract restaurant and retail developments.

The planned use regulations were design to provide high quality development throughout the community. However, under the current planned use regulations a number of projects located in the city's corridors geared towards hospitality type of uses are required to go through the planned use process. The planned use process slows down and burdens development in these two corridors. The slowed process for development approval provides other communities with a window of opportunity to lure the potential development away from O'Fallon.

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1. The property must have frontage along Regency Park Drive, Central Park Drive, Central Park Circle or Park Plaza drive;
2. The project conforms with the Commercial Design Handbook and all other code requirements.

The exemption has a clause to allow the Director to require the planned use process for a project if the project is deemed to not meet the regulations or creates a risk to safety or property.

### Recommendation

Staff recommends adopting the attached text amendment for the exemption to when the planned use process is required.

#### Community Development Department

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

## Zoning Code Text Amendment Related to an exemption to the Planned Use process

### § 158.116 PLANNED USE; WHEN REQUIRED.

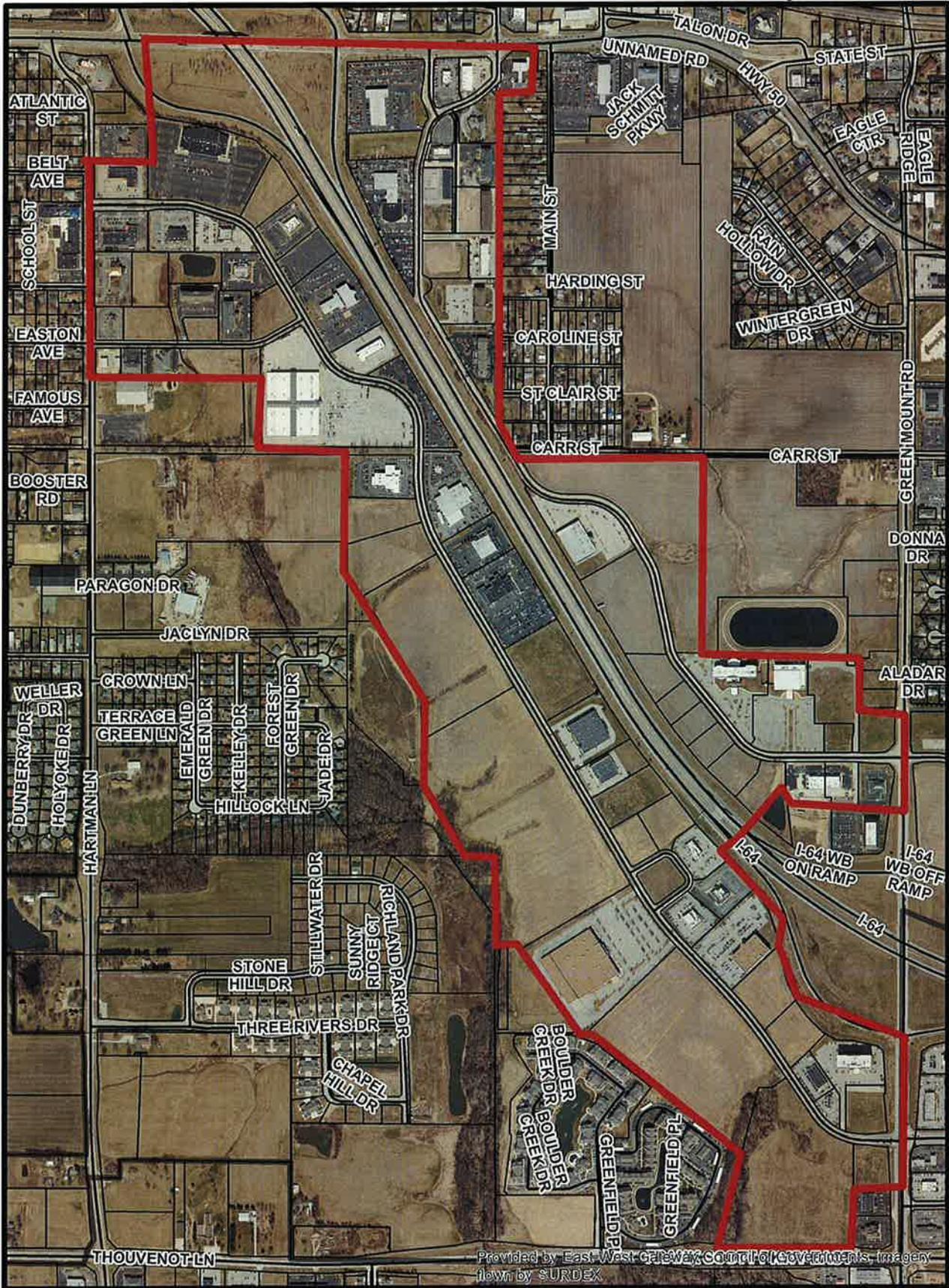
(E) Planned Use *Exemption: Regency Park and Central Park Commercial area*. For property zoned B-1 or B-1(p) having frontage along the Regency Park Drive, Central Park Drive, Central Park Circle or Park Plaza Drive, the following use(s) shall not be subject to planned use requirement, and may be approved administratively by Site Plan:

- (1) Restaurants, including liquor sales, consumption on premise and outdoor seating, not having a drive through;

Any exempt use shall conform with the Commercial Design Handbook and all other code requirements to qualify for the exemption. Where the Director reasonably believes a use exempted under this provision is not fully in compliance with all applicable requirements or creates a risk to safety or property, the Director may require the use to be submitted as a planned use notwithstanding this exemption. Additional information as may be required by the Director including, but not limited to, traffic impact study, access management plan, geologic hazard study, environmental impact report, historic inventory study and data which estimates and document how the project will affect population, employment, schools, parks streets, utilities, public safety and other city services.

(Ord. 3471, passed 8-21-2006; Ord. 3483, passed 10-16-2006; Ord. 3583, passed 7-21-2008; Ord. 3643, passed 11-2-2009)

# P2014-04: Planned Use Text Amendment - Affected Properties



0 362.5 725 1,450 2,175 Feet

