



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, September 28, 2015

6:00 PM

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

I) Roll Call

II) Approval of Minutes – September 14, 2015

III) Items Requiring Council Action – Monday, October 5, 2015

- A. Hudder Rezoning (1st Reading)
- B. SEPA – Red Ribbon Celebration (Motion)
- C. Windsor Creek 4B Final Plat (1st Reading)
- D. Parkview Meadows (2nd Reading)
- E. Illini Trails – 3rd Addition (2nd Readings)
- F. Text Amendment – Attached Garage/Storage (2nd Reading)
- G. Text Amendment – Gaming (2nd Reading)

IV) Other Business:

- A. Text Amendment – H-1 Licenses

NEXT MEETING: October 12, 2015 – 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, September 14, 2015

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

CALL TO ORDER: 6:00 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, Ray Holden, Harlan Gerrish, David Cozad and Jerry Mouser. *Other Elected Officials Present:* Mike Bennett, Herb Roach, Matt Smallheer, Kevin Hagarty, Bob Kueker, and Ned Drolet. *Staff:* Pam Funk, Ted Shekell, Jim Cavins, Jeff Stehman, and Justin Randall. *Visitors:* Vern Malare, Chris Matteo, Dave Dillow and Charlie Pitts.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. Parkview Meadows (Resolution and 1st Reading) – Justin Randall provided a presentation on the proposed Parkview Meadows subdivision. Randall discussed the requested rezoning to SR-2 and a preliminary plat with 49 single-family lots. Randall discussed the existing drainage issues and presented the committee with a traffic study that was produced by the developer's engineer indicating there was no need for a right turn into the subdivision, which was a concern of some citizens at the Plan Commission meeting. The committee discussed the zoning and preliminary plat and the connectivity of the subdivision. The committee recommended the subdivision for approval with a vote of 6-0.
 - B. Illini Trails – 3rd Addition (Resolutions and 1st Readings) – Justin Randall provided a presentation on the proposed Illini Trails – 3rd Addition subdivision. Randall discussed the requested rezoning to SR-1B and a preliminary plat with 57 single-family lots. The committee discussed the zoning and preliminary plat and the connectivity of the subdivision. The committee recommended the subdivision for approval with a vote of 6-0.
 - C. Text Amendment – Attached Garage/Storage (1st Reading) – Justin Randall provided an overview of a proposed text amendment to limit the size and height of attached garages, due to the recent construction of a small home with an extremely large attached garage. The committee recommended the text amendment for approval with a vote of 6-0.
 - D. Text Amendment – H-1 Licenses (1st Reading) – Justin Randall provided an overview of a proposed text amendment to address inconsistencies within the City's Codes and the concept of limiting the number of H-1 Licenses. Randall informed the committee when the video gaming regulations were passed, an existing regulation prohibiting gaming devices was not exempted to include the video gaming terminals. Secondly, Randall presented the committee with a proposed text amendment that could limit the number of H-1 Liquor Licenses. Randall provided the committee with an update of how many establishments were located within the city and pending at the state level. The committee discussed the two proposed text amendments. The committee recommended approval of the first text amendment to eliminate conflicting regulations with a vote of 6-0. The committee asked staff to provide additional information on how other cities were limiting video gaming and further explanation on other potential ways to limit video gaming.
 - E. Four Points – Final Plat (2nd Reading) – Justin Randall informed the committee there were no changes on the Final Plat for the Four Points Center. The committee recommended approval of the final plat with a vote of 6-0.

IV) Other Business - None

MEETING ADJOURNED: 7:00 PM

NEXT MEETING: September 28, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

**DRAFT MINUTES
O’FALLON PLANNING COMMISSION
September 22, 2015**

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

MINUTES: Motion was made by Pickett and seconded by Cavins to approve the minutes of August 25, 2015. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2015-12) – Zoning Amendment from “SR-1” Single-Family Residence Dwelling District to “RR” Rural Residential for 786 North Seven Hills Road. The petitioners are Thomas & Lisa Hudder.

Public hearing was opened at 6:03 p.m. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, their zoning, and Comprehensive Plan Land Use were shown. Randall highlighted various points and issues from Staff’s Project Report dated September 22, 2015, among them:

- Previous variances granted to the current owners
- Consistency with the Comprehensive Plan and Future Land Use Map
- Consistency with Rural Residential Zone District restrictions
- Owners’ desire to rezone to RR to increase future sale-ability of property to be consistent with the physical character of the property

Shekell explained that with the size of the property (10.36 acres) and the current SR-1 zoning, it could feasibly be subdivided into 20 single-family home lots. The RR zone district is an intervening step from Agricultural to Single-Family zoning.

Public comments were opened at 6:10 p.m.

Thomas Hudder, applicant and owner, was sworn in. Hudder expanded on their desire to rezone the property explaining the zoning had been misrepresented on the MLS listing and agricultural uses indicated on signage on the road near the property when they were interested in purchasing the property. Their assumption at that time was that the property

was agricultural based on the appearance and history of the property. Rezoning to RR will give them better flexibility to use the property.

Hudder continued that one of the variances permits them to have horses but they have none presently. A dilapidated shed had to be removed and they wanted a garage so they petitioned for the variance to construct a larger shed which is more functional for the amount of acreage. Hudder reported they have planted 500 trees and bushes, have restocked the pond, refurbished the landscape, and wish to have more flexibility of use of their property considering the size.

Joanne Sterner, 1005 Oxford Hill Rd, was sworn in and asked if the RR zoning will permit burning. Randall attested that burning is not permitted in the RR zone district.

Pam Manning, 1025 Coachlight Rd, was sworn in and asked if they could build 20 homes on the property after the rezoning and Shekell responded they could not. After rezoning, divided lots would have to be large and the narrow-neck entrance would limit accessibility. With the RR zoning, it would be less likely to have any kind of single-family development in the future on that property. Shekell expressed that this RR zoning would help protect Thornbury neighbors better than keeping it SR-1.

Joel Steele, 1009 Coachlight Rd, was sworn in and stated that while he is in favor of the rezoning, he asked if there could be restrictions where animals can be kept for potential future owners of the property. Steele also asked if it can go back to agricultural zoning in the future. Shekell stated the City would not recommend it going back to the A district as more animals and farm uses are permitted in the A district, and concluded that agricultural zoning is not compatible with Thornbury subdivision.

Pickett asked if animals are contained or allowed to roam free. Randall explained there are fencing regulations to keep the animals within a minimum 10 ft setback. Pickett asked if there are restrictions to number of accessory structures and Randall stated it can be up to 30% and Shekell expressed that he could not see that becoming a reality.

Manning asked Hudder to again explain what they wanted to do with the property. Hudder explained they have no further intentions other than to make the property more sale-able in the future and consistent with the present use. Hudder would like chickens and understand they cannot have a rooster. Shekell described that the Hudders requested the past variances before the City created the RR zone district.

Manning asked if a building could be built without limitations and change the view from their property. Shekell explained the shed they just built is likely the largest structure they will see.

Jeff Sterner, 1005 Oxford Hill Rd, was sworn in asking who enforces what transpires with the property and Shekell responded that it will be the City to enforce City laws. Sterner stated concern with future owners and the RR-allowed animals' odors. Shekell explained the RR district has a low density of animals permitted, and odors from the density of those animals is likely nothing to be concerned about. Shekell added the City is very protective of single-family developments and is cognizant of their desired surroundings.

Dan Tatum, 1018 Coachlight Rd, was sworn in and asked what the total of non-human creatures is permitted. In addition to up to three cats and/or dogs, Shekell listed (as detailed in the report):

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

Post-hearing note: Sewell entered into public comments an email from George Bokern received by Staff stating support of the zoning.

Public comments were closed at 6:30 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

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

ROLL CALL: Cavins, aye; Pickett, aye; Rogers, Aye; Rohr, aye; Sewell, aye. All Ayes. Motion to approve passed.

The project moves to Community Development Committee on September 28, 2015, at 6 p.m. The public hearing was closed at 6:31 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Shekell updated the Commission on several current projects and described an abundance of commercial and residential interests in the community.

Randall reported that an engineer performed a quick traffic study of the Parkview Meadows subdivision area and determined there are no additional improvements necessary due to the construction of the development.

ADJOURNMENT:

Motion was made by Cavins and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:35 p.m.

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: September 28, 2015
SUBJECT: P2015-12: Hudder

Recommendation

The Planning Commission held a public hearing on the above referenced application at their September 22, 2015 meeting. The Commission voted 5-ayes and 0-nays to approve the requested rezoning application for Thomas and Lisa Hudder.

Project Background and Summary

The applicants, Thomas and Lisa Hudder have filed an application requesting approval of a rezoning for 786 North Seven Hills Road, currently zoned SR-1, Single-Family Residential Dwelling District to be rezoned to RR, Rural Residential District.

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

Staff Recommendation

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

Attachments:

1. Report to Plan Commission
2. Zoning Amendment Ordinance



MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: September 22, 2015
SUBJECT: P2015-12: Hudder

Location: 786 North Seven Hills Road, O'Fallon, IL
Applicant: Thomas and Lisa Hudder
Owner: Thomas and Lisa Hudder
Submitted: August 21, 2015

Background & Executive Summary

The subject property is approximately 10.36 acres in size and is zoned SR-1 Single-Family Residence Dwelling District, as are all parcels immediately adjacent to it, including Thornbury Hill subdivision to the northeast and Manors at Thornbury Hill subdivision to the east.

The petitioners purchased the property on August 10, 2010. A variance for the owners to keep three horses at the property was granted by the Zoning Hearing Officer on March 4, 2011 (ZHO2011-01). In 2013, two variances were granted by the Zoning Hearing Officer to allow the construction of a 2,532 square foot pole barn that exceeded the height of the shortest ridgeline of the residential structure by 10 feet - 2 inches.

The City of O'Fallon Comprehensive Plan Future Land Use Map designates the subject property as "Rural Residential", with a recommendation for creating a new zoning category to preserve "rural character" and "large lot development." At the time of the variances, the City had not created the new zoning category. The Rural Residential District was approved by the City Council in January 2014. The petitioner is now seeking to have the property rezoned to the Rural Residential District to ensure the proper zoning is in place if they were to sell the property in the future.

Existing Conditions

Surrounding Zoning:

North: SR-1
East: SR-1
South: St. Clair Co. SR-3 & O'Fallon SR-1
West: SR-1

Surrounding Land Use:

North: Single-family residences in the Thornbury Hill subdivision.
East: Single-family residences in the Manors at Thornbury Hill subdivision.
South: Single-family residences on large tracts of land.
West: Single-family residences on large tracts of land.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

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

Code of Ordinances:

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

Public Notice:

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

Rezoning Discussion Points

General Discussion:

The property consists of 10.36 acres on the east side of Seven Hills Road, just south of the Thornbury Hill subdivision. The property is one of three large lots with access off of Seven Hills Road and has been granted variances in the past granting the ability to have three horses and a large barn to house the horses. The Comprehensive Plan for the Seven Hills Road Sub-Area and Corridor Plans identified appropriate land uses in the area from Troy-O'Fallon Road south near Old Vincennes Trail would primarily be low density single-family uses, institutional uses agricultural land with limited livestock and open space uses.

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

Rural Residential District:

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

The Rural Residential District allows some agricultural uses with limitations:

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

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

Community Development Department

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

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

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

Criteria for considering General Rezoning applications:

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

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

Conclusion and Recommendation

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

Attachments

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

PETITION FOR ZONING AMENDMENT

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

Amendment Request No. P2015-12
Date: August 21, 2015

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

Date set for hearing: _____

Perm. Parcel No. 04 - 16 - 308 - 001

Date hearing held: _____

Fee paid: \$ N/C Date: 8-21-15

Newspaper: _____

Building Permit App. No. wanted per J. Randall

Recommendation of Planning Commission:

Action by City Council:

() Denied

() Denied

() Approved

() Approved

() Approved with modification

() Approved with modification

Date: _____

Date: _____

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

- Name of property owner(s): THOMAS & LISA HUDDER Phone: 628-1851
Mailing address: 786 N. SEVEN HILLS ROAD E-Mail: Thudder@uac.com
- Applicant's name: - SAME AS ABOVE - Phone: _____
Mailing address: _____ E-Mail: _____
- Property interest of applicant (Owner, Contractor, etc.): OWNER
- Address of property: 786 N. SEVEN HILLS ROAD Parcel (Tax) ID #: 04-16-07308-001
- Present use of property: SINGLE-FAMILY RESIDENTIAL Present Zone District: SR-1
Proposed use of property: SINGLE-FAMILY RESIDENTIAL Proposed Zone District: RR
- Zone District Classifications of adjacent properties: SR-1
- Area of land rezoning requested for: 10.36 (acres/square feet)
- This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
- An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

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

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

Date: 8/21/15

Signature of Applicant: [Signature]

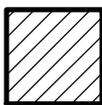
Date: 8/21/15

Signature of Owner: [Signature]

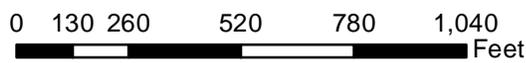
P2015-12: Hudder - Zoning Map



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



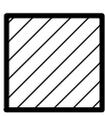
Subject Property



P2015-12: Hudder - Land Use Map



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



Subject Property



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 623, ZONING DISTRICTS OF THE CITY OF O’FALLON, ILLINOIS FOR 786 NORTH SEVEN HILLS ROAD, PARCEL NUMBER: 04-16.0-308-001.

WHEREAS, the applicants, Thomas and Lisa Hudder have filed a petition with the City of O’Fallon for a zoning change of the property currently located at 786 North Seven Hills Road in the City of O’Fallon, as “RR” Rural Residential District; and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on September 22, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain RR, Rural Residential District zoning for the property with a vote of 5-ayes to 0-nayes; and

WHEREAS, on September 28, 2015 the Community Development Committee of the City Council reviewed the requested rezoning and recommended approval with a vote of X-X.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as “786 North Seven Hills Road”, be henceforth classified as zoning district RR Rural Residential District.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk’s office of the City of O’Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

Approved by the Mayor this _____ day

(seal)

of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

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MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Community Development Director
DATE: September 28, 2015
SUBJECT: Special Event Permit – Red Ribbon Week – 50th Anniversary Celebration (Motion)

Project Summary

Applicant: Cynthia Tole – EK Elementary School
Event: Red Ribbon Week – 50th Anniversary Celebration with Balloon Launch
Date/Time: October 27, 2015 – 2:00PM – 3:15PM
Location: EK Elementary School, 707 North Smiley
Event:

- Requesting permission to have the 50th Anniversary of Red Ribbon Week including:
 - OTHS jazz band playing
 - Balloon Release with approximately 400 eco-friendly balloons.

Notes:

- Event has been coordinated with Scott Air Force Base Control Tower and FAA.
- In the past, events of this nature have been discouraged due to the large quantity of balloons falling off-premise.

Staff Recommendation

The Fire and Police Departments did not have any issues with the request.

PD _____
FD _____



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

Attach proof of not-for-profit status with application
OR
 Provide \$50.00 application fee with application



APPLICATION FOR A SPECIAL EVENT PERMIT

RECEIVED SEP 16 2015

Event Name: Red Ribbon / 50th Annivers Celebration
Location of Event: E. Kampmeyer Elementary School
Name of Event Organization: _____
Name of person in charge of event (applicant) and mailing address: Cynthia Tole
707 N. Smilky
Phone: 632-6391 E-Mail: ctole@of90.net
Secondary Contact Person: Judy Brooks or Mark Dismukes
Phone: 632-6391 E-Mail: _____
Beginning Date / Times: 27 Oct 2pm Ending Date / Times: 27 Oct 315pm

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

1. **NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

ATTACHED

2. Sketch plan of site.

ATTACHED

3. Permission letter from property owner, if applicant is not the property owner.

ATTACHED

NOT APPLICABLE

4. Proof of not-for-profit status (so that application fee can be waived.)

ATTACHED

NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

ATTACHED

NOT APPLICABLE

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. PAID NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): Ø
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

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

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

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

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

- PERMIT REQUIRED (please attach copy)
- NOT APPLICABLE

11. American Disability Compliance

- ATTACHED
- NOT APPLICABLE

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

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

Cyrus et al Sept 16, 2015
Signature of Applicant/ person in charge of event Date of Submission

FOR OFFICE USE ONLY

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

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

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

Narrative:

E. Kampmeyer Elementary celebrating 50th Anniversary & Red Ribbon Week.

Planned Events

1. OTHS jazz band playing.
2. Students & Employees forming large "50" on field & picture being taken w balloons.
3. Balloon release (400). Eco-friendly balloons used.
4. Cupcakes served after picture release.
5. Event coordinated with Scott AFB Control Tower & FAA. Scott AFB contact Bill Corrison.

Event to take place on school's field. ϕ issues for parking/crowd control. Event to occur during normal school hours.

Bevirt St.

Fence

Fence

Soccer Fields
Site of Balloon Release - spelling out 50 with students/staff

50

picture taken here

Black Top
Playground
Jazz
[OTHS Band site]

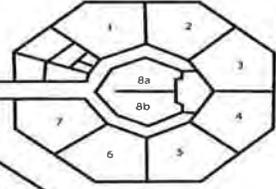
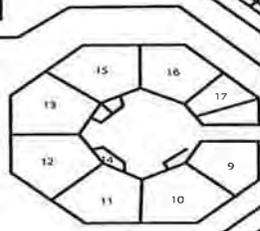
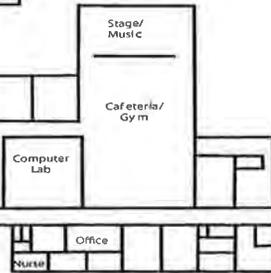
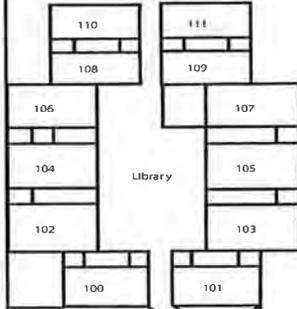
Playground

Parking Lot

Emily St.

Parking Lot

Wesley St.



Smiley St.

S → N

Earth Friendly Latex Balloons

Solid Color Latex Balloons. These Organic Balloons are made from 100% biodegradable latex.

They are all natural with no fillers. Made in the United States by Qualatex our latex balloons biodegrade at the rate of an oak leaf

- **Biodegradable Balloons for your next Balloon Release**

Website:

http://www.chicoparty.com/Earth_Friendly_Balloons-Biodegradable.aspx?page=2

Centennial Elementary School



Centennial Elementary School held a balloon launch on October 25 to kick off Red Ribbon Week.



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: September 28, 2015
SUBJECT: Windsor Creek, Phase 4B Final Plat (1st Reading)

Background

The applicant, D & F Contracting, is proposing a Final Plat for Windsor Creek Phase 4B consisting of 42 single-family homes on 15.35 acres. This is the final phase of a larger 280 lot subdivision of Windsor Creek originally approved in 2004.

Budgetary Impact

There will be an annexation fee paid to the City of \$2,250 per lot and a fee of \$403 per lot will be paid to the City by the developer as a fee in lieu of required street trees.

Legal Impact

None

Recommendation

Community Development and Public Work staff recommend the Windsor Creek Phase 4B Final Plat for approval, subject to final review of the improvements plans.

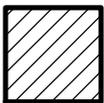
Attachments

Aerial
Preliminary Plat
Phase 4B Final Plat

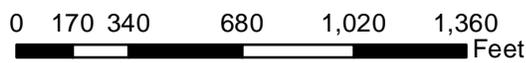
S15-10: Windsor Creek, Phase 4B



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



Subject Property



PRELIMINARY PLAT BEGOLE AND SCHMISSEUR TRACTS

BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 13
AND THE EAST 1/2 OF SECTION 14, T.2N., R.5W.
OF THE THIRD PRINCIPAL MERIDIAN
ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER
NEW HOMES REALTY
412 OVALE DRIVE
OTAWAH, ILLINOIS 62413
(618) 624-3250

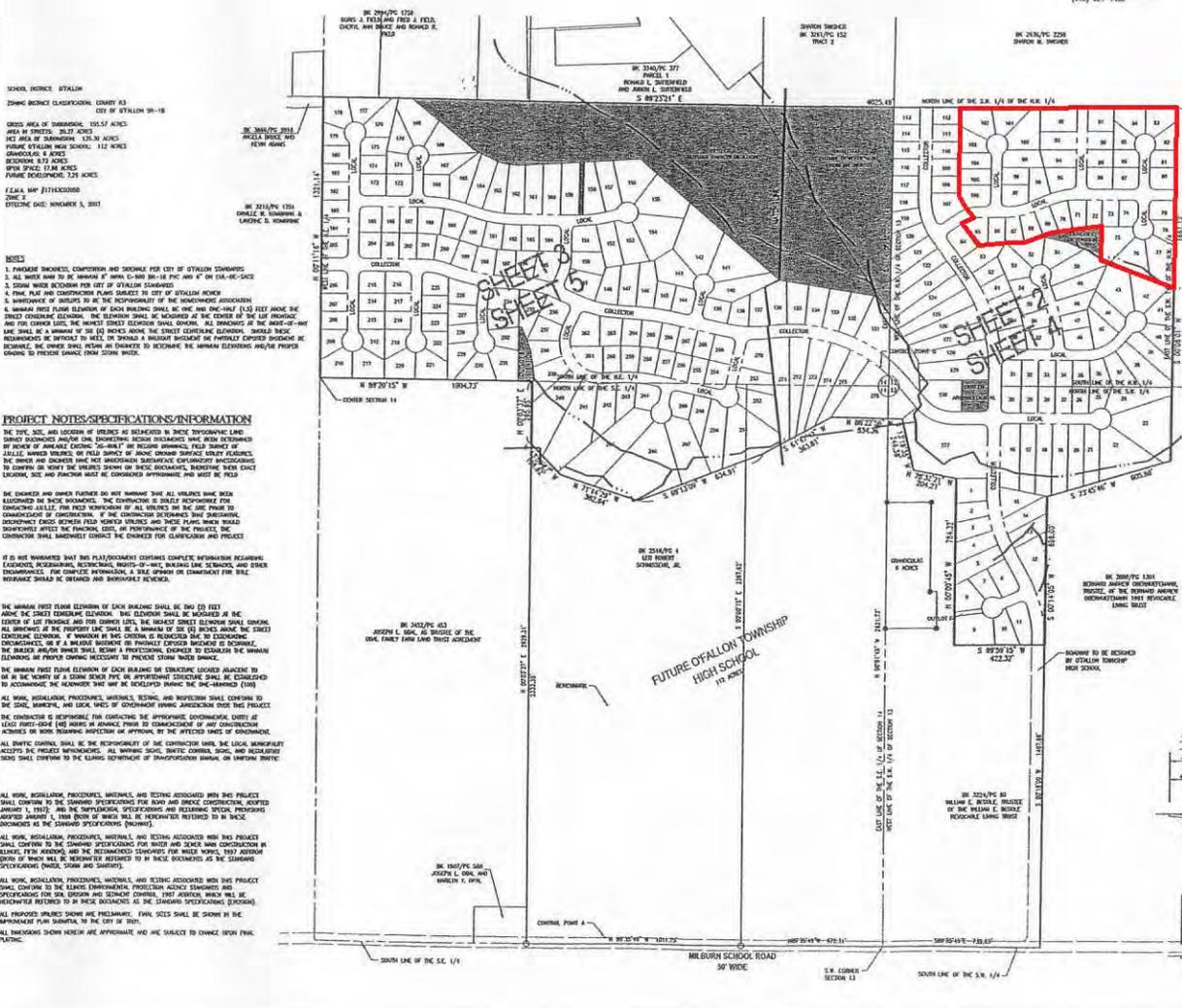
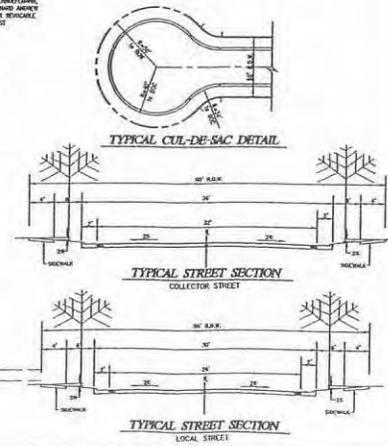
ENGINEER/SURVEYOR
THOMPSON, WADE & MOERCHEN, INC.
6949 823 COLLEVILLE ROAD
SAWYER, ILLINOIS 62226
(618) 624-4488



LOCATION MAP
NOT TO SCALE



REVISIONS
NO. DATE BY
1 01/11/2011
2 01/11/2011
3 01/11/2011
4 01/11/2011
5 01/11/2011
6 01/11/2011
7 01/11/2011
8 01/11/2011
9 01/11/2011
10 01/11/2011



SECTION 13, TOWNSHIP 2 NORTH, RANGE 5 WEST, COUNTY 5 ST. CLAIR, ILLINOIS
ZONING DISTRICT CLASSIFICATION: COUNTRY 63
CITY OF OTAWAH 30-18

GROSS AREA OF SUBDIVISION: 155.57 ACRES
AREA IN SQUARES: 3027 ACRES
NET AREA OF SUBDIVISION: 123.31 ACRES
PUBLIC UTILITY AND SERVICE: 112 ACRES
CHURCHES: 2 ACRES
RECREATION: 1.2 ACRES
PUBLIC DEVELOPMENT: 1.21 ACRES

F.E.M.A. MAP #171430000
ZONE 2
EFFECTIVE DATE: NOVEMBER 3, 2003

- NOTES**
1. FINISH ELEVATIONS, CONTROLS AND SLOPES FOR CITY OF OTAWAH STREETS
 2. ALL WIDE CURBS TO BE MINIMUM 4' WIDE 0-180 18" PCC AND 4" ON 04-05-2012
 3. STORM SEWER LOCATIONS FOR CITY OF OTAWAH STREETS
 4. FINAL PLAT AND CONSTRUCTION PLANS SUBJECT TO CITY OF OTAWAH REVIEW
 5. ADJUSTMENTS OF BOUNDARIES TO THE NEIGHBORHOOD OF THE NEIGHBORHOOD ASSOCIATION
 6. HUMAN FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE. THE HUMAN FIRST FLOOR ELEVATION SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE. THE HUMAN FIRST FLOOR ELEVATION SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE. THE HUMAN FIRST FLOOR ELEVATION SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE. THE HUMAN FIRST FLOOR ELEVATION SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE.

PROJECT NOTES/SPECIFICATIONS/INFORMATION

THE TYPE, SIZE, AND LOCATION OF UTILITY AS INDICATED IN THESE INSTRUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.

IT IS NOTED THAT THE PLATFOOTING CONTAINS COMPLETE INFORMATION REGARDING ELEVATIONS, DIMENSIONS, BEARING, HEIGHTS-OF-SEE, GRADE, LINE, CURVES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE SEARCH ON RECORDS FOR SAID REVISIONS SHOULD BE OBTAINED AND REVIEWED CAREFULLY.

ALL WORK, MATERIALS, PROCEDURES, METHODS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2012, AND THE STANDARD SPECIFICATIONS FOR ALLEIGHAN SPECIAL PROVISIONS ADOPTED JANUARY 1, 2012, BOTH OF WHICH SHALL BE HERETOFORE REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (SS/SP).

THOLENT, WADE & MOERCHEN, INC.
ENGINEERING & SURVEYING & PLANNING

TWM

83 CORPORATE OFFICE
1440 OLD COLUMBIAN BLVD
SAWYER, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-3500
corp@twm-inc.com

WATERLOO OFFICE
118 EAST THIRD STREET
WATERLOO, ILLINOIS 62298
TEL (618) 338-3660
FAX (618) 338-3536
waterlooffice@twm-inc.com

ST. LOUIS OFFICE
1901 KRAMER ROAD, SUITE 250
ST. LOUIS, MISSOURI 63148
TEL (314) 236-5050
FAX (314) 872-2194
stlouiso@twm-inc.com

PROFESSIONAL ENGINEERING LICENSE NO. 1339
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PRELIMINARY PLAT
OVERALL PLAN AND COVER SHEET
BEGOLE AND SCHMISSEUR TRACTS
ST. CLAIR COUNTY
ILLINOIS

NO.	DATE	DESCRIPTION
1	01/11/2011	ISSUED FOR PERMIT
2	01/11/2011	REVISIONS
3	01/11/2011	REVISIONS
4	01/11/2011	REVISIONS
5	01/11/2011	REVISIONS
6	01/11/2011	REVISIONS
7	01/11/2011	REVISIONS
8	01/11/2011	REVISIONS
9	01/11/2011	REVISIONS
10	01/11/2011	REVISIONS

RECEIVED JAN 20 2011

I, EDGAR M. BARNAL, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY. ALL REQUIRED MONUMENTS WILL BE INSTALLED WHEN CONSTRUCTION IS COMPLETED, ALL DIMENSIONS AND OTHER ESSENTIAL INFORMATION REQUIRED BY THE RESOLUTION REGULATING THE PLATTING OF LAND INTO SUBDIVISIONS ADOPTED BY THE CITY OF O'FALLON AND ST. CLAIR COUNTY, HAVE BEEN COMPLIED WITH I ALSO HEREBY CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN "ZONE X" AS DELINEATED BY THE OFFICIAL FLOOD PLAIN MAP #17163C0205 D. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING.

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

I, THE UNDERSIGNED, D & F CONTRACTING, DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE AND VOLUNTARY ACT, I DEDICATE THE EASEMENTS AND ROADWAYS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITY SERVICES, DRAINAGE AND SIDEWALKS. THE BUILDING LINES SHOWN THEREON ARE THE BUILDING LINES TO BE REFERENCED TO ON ALL FUTURE CONVEYANCES IN THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 2015.

D & F CONTRACTING

STATE OF)
) SS
COUNTY OF)

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 2015.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF _____, 2015.

DEPUTY _____ COUNTY CLERK

I, GARY GRAHAM, MAYOR OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AT A MEETING OF THE SAME HELD ON THIS _____ DAY OF _____, 2015.

CITY CLERK _____ CITY MAYOR

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

911 COORDINATOR
ST. CLAIR COUNTY, ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS _____ DAY OF _____, 2015.

SIGNATURE

I DO HEREBY CERTIFY THAT THE FOLLOWING AGENCIES WERE PROPERLY NOTIFIED IF REQUIRED AND TO THE BEST OF MY KNOWLEDGE HAVE APPROVED THIS PROJECT.
IHPA-ARCHAEOLOGICAL
IDNR-DWR-STREAM HYDRAULICS
SCS-LAND USE
USACE-CLEAN WATER ACT STREAM HYDRAULICS
IEPA-STORM WATER PERMIT

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

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

FINAL PLAT OF WINDSOR CREEK - PHASE 4B

BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN ST. CLAIR COUNTY, ILLINOIS

BENCHMARK
IRON ROD W/CAP
NORTHING: 10411.5501
EASTING: 8064.2304
ELEV.=566.02

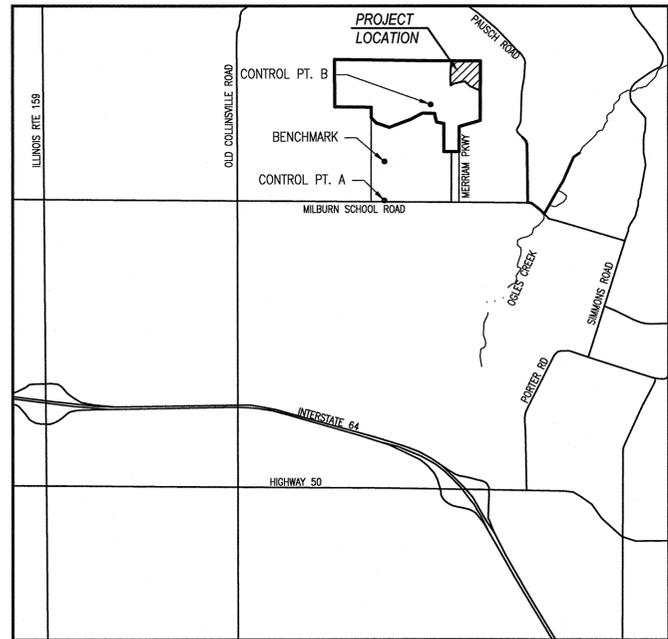
CONTROL POINT A
IRON ROD W/CAP
NORTHING: 9328.4281
EASTING: 8062.5994
ELEV.=577.47

CONTROL POINT B
IRON PIPE
NORTHING: 12007.2271
EASTING: 9337.0941

NAVD 88 DATUM

OWNER/DEVELOPER
D & F CONTRACTING
4001 STATE RTE 159, SUITE 107
SMITHTON, ILLINOIS 62285
(618) 234-8558

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



LOCATION MAP NOT TO SCALE

BENCHMARK
IRON ROD W/CAP
NORTHING: 10411.5501
EASTING: 8064.2304
ELEV.=566.02

CONTROL POINT A
IRON ROD W/CAP
NORTHING: 9328.4281
EASTING: 8062.5994
ELEV.=577.47

CONTROL POINT B
IRON PIPE
NORTHING: 12007.2271
EASTING: 9337.0941

NAVD 88 DATUM

LEGEND

- ROW LINE (WIDTH AS NOTED)
- 25' FRONT BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED. EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- FOUND IRON PIN
- FOUND CONC. MONUMENT
- 30" CONC. MONUMENT SET
- △ FOUND STONE
- XXXX STREET ADDRESS

SCHOOL DISTRICT:
O'FALLON GRADE SCHOOL #90
O'FALLON HIGH SCHOOL #203

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

GROSS AREA OF SUBDIVISION: 15.35 ACRES
AREA IN SUBDIVISION R.O.W.: 2.71 ACRES
NET AREA OF SUBDIVISION: 12.64 ACRES

F.E.M.A. MAP #17163C0205D
ZONE X
EFFECTIVE DATE: NOVEMBER 5, 2003

NOTES:

ALL FRONT EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE. ALL SIDE AND REAR EASEMENTS ARE DEDICATED FOR DRAINAGE AND RESERVED FOR STORM SEWERS.

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

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

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

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

THE COMMON GROUND LOCATED THEREIN AND THEREON AS SHOWN ON THIS PLAT ARE HEREBY GIVEN, GRANTED, EXTENDED AND CONVEYED TO HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE RIGHT TO BUILD, EXPAND, AND MAINTAIN ALL COMMON GROUND, LANDSCAPING AND STORMWATER IMPROVEMENTS, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE IMPROVEMENTS AS MAY BE NEEDED FOR WORKING ROOM DURING MAINTENANCE OR CONSTRUCTION ACTIVITIES.

THE CITY SHALL HAVE THE RIGHT TO ENTER ONTO ANY OF THE COMMON GROUND FOR PURPOSES OF MAINTENANCE OF ANY DRAINAGE FACILITIES, MAINTENANCE OF ANY UTILITIES, AND FOR USE FOR CITY BICYCLE AND WALKING TRAILS THAT ARE REASONABLY ACCEPTABLE TO THE TRUSTEES.

LOT NO.	LOWEST FOUNDATION OPENING ELEVATION
65	555.00
66	552.50
67	549.00
68	544.00
69	541.00
70	541.00
71	542.00
72	544.00
73	545.00
74	547.00
75	539.00
76	538.00
77	538.00
78	548.00
79	549.00
80	550.00
81	551.00
82	553.00
83	555.00
84	557.00
85	555.00

LOT NO.	LOWEST FOUNDATION OPENING ELEVATION
86	554.00
87	553.00
88	552.00
89	553.00
90	555.00
91	556.00
92	555.00
93	554.00
94	551.00
95	549.00
96	549.00
97	549.00
98	551.00
99	552.00
100	555.00
101	560.00
102	561.00
103	560.00
104	558.00
105	556.00
106	556.00

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 112 OF THE FINAL PLAT OF WINDSOR CREEK - PHASE 4A, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02389068; THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, A DISTANCE OF 1022.36 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, A DISTANCE OF 827.80 FEET TO THE NORTHEAST CORNER OF OUTLOT "D" OF FINAL PLAT OF WINDSOR CREEK - PHASE 2, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A01932843; THENCE ON THE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY LINES OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 2 THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1.) NORTH 66 DEGREES 32 MINUTES 59 SECONDS WEST, 310.58 FEET; 2.) NORTH 45 DEGREES 27 MINUTES 36 SECONDS WEST, 192.39 FEET; 3.) SOUTH 81 DEGREES 55 MINUTES 38 SECONDS WEST, 125.96 FEET; 4.) SOUTH 75 DEGREES 53 MINUTES 23 SECONDS WEST, 75.66 FEET; 5.) SOUTH 77 DEGREES 57 MINUTES 45 SECONDS WEST, 94.50 FEET; 6.) SOUTH 82 DEGREES 17 MINUTES 40 SECONDS WEST, 94.71 FEET TO THE MOST EASTERLY CORNER OF LOT 63 OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A; THENCE ON THE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY LINE OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) NORTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, 80.00 FEET; 2.) SOUTH 71 DEGREES 33 MINUTES 10 SECONDS WEST, 43.89 FEET; 3.) NORTH 35 DEGREES 47 MINUTES 55 SECONDS WEST, 134.17 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF DICKINSON DRIVE; THENCE ON SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1.) NORTH 54 DEGREES 12 MINUTES 05 SECONDS EAST, 11.18 FEET; 2.) NORTHEASTERLY 29.73 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 61 DEGREES 00 MINUTES 55 SECONDS EAST, 29.66 FEET TO THE NORTHEASTERLY LINE OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A; THENCE NORTH 22 DEGREES 10 MINUTES 16 SECONDS WEST, 134.12 FEET TO THE SOUTHEAST CORNER OF LOT 108 OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A; THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS EAST, ON THE EASTERLY LINE OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A, A DISTANCE OF 400.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 15.35 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD.

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



☑ CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
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FAX (618) 624-6688
corp@twm-inc.com

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118 EAST THIRD STREET
WATERLOO, ILLINOIS 62298
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FAX (618) 939-3938
waterloo@twm-inc.com

☐ ST. LOUIS OFFICE
1001 CRAIG ROAD, SUITE 260
ST. LOUIS, MISSOURI 63146
TEL (314) 236-5052
FAX (314) 872-2194
stlouis@twm-inc.com

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	61-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000209
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Renewal Date:
Signature Date:
This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

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

FINAL PLAT

WINDSOR CREEK
PHASE 4B
ST. CLAIR COUNTY, ILLINOIS

TITLE

PROJECT

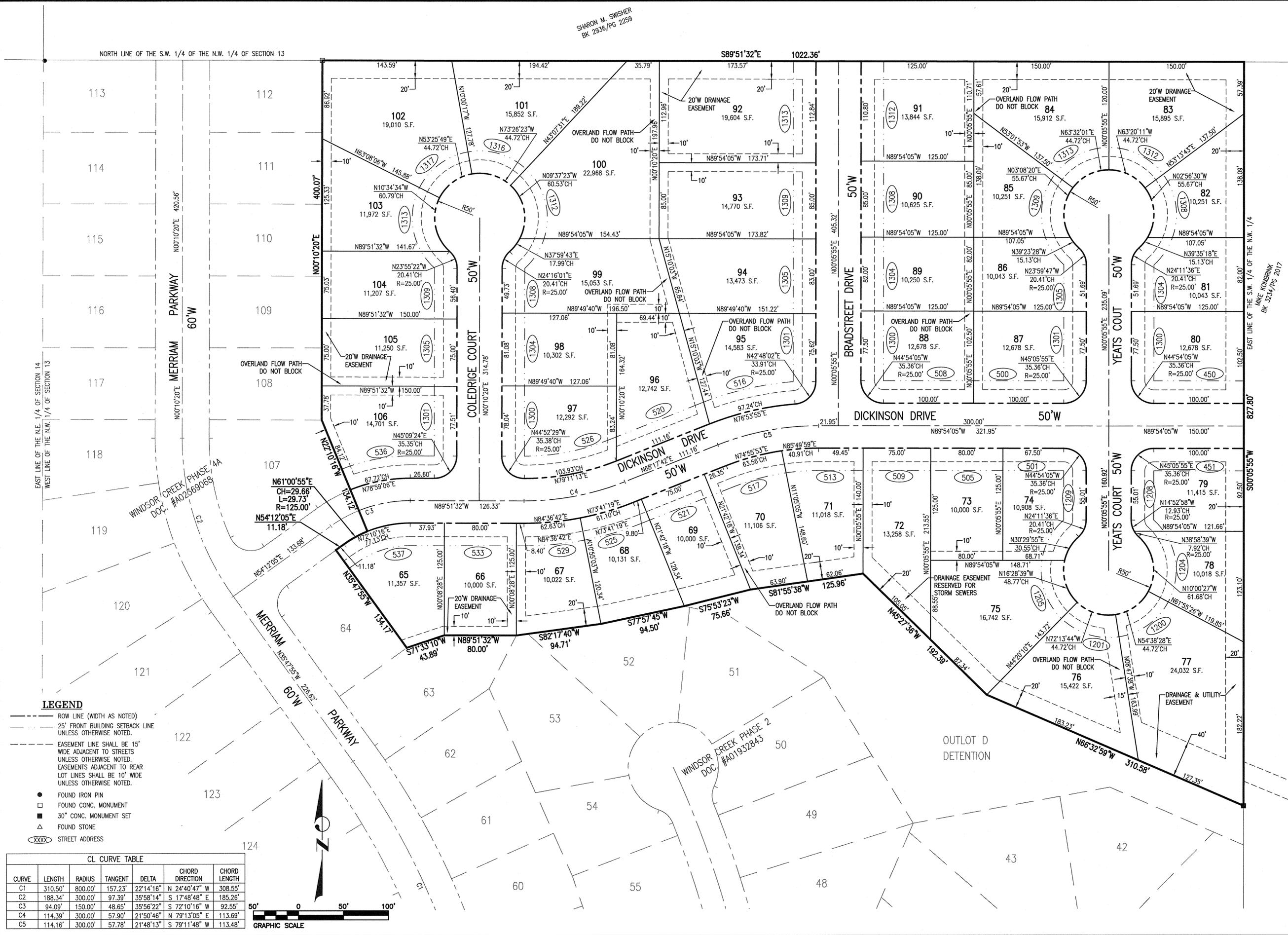
REV.	DATE	DESCRIPTION
△		
△		

DRAWN BY:	REM	SHEET
DESIGNED BY:		1
CHECKED BY:		
APPROVED BY:		
PROJECT NUMBER: D010306536	OF 2 SHEETS	
☑ ISSUED FOR REVIEW	☐ ISSUED FOR BIDDING	
☐ ISSUED FOR CONSTR.	☐ RECORD DRAWING	
WINDSOR CREEK PHASE 4B - FINAL PLAT 0306538F01.dwg 8/31/2015 2:30pm		

SHARON M. SWISHER
BK 2936/PG 2259

NORTH LINE OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 13

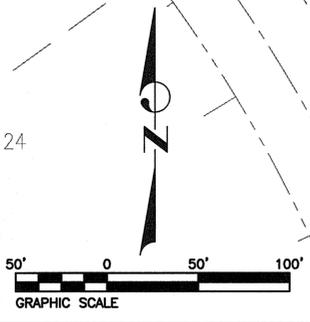
S89°51'32"E 1022.36'



LEGEND

- ROW LINE (WIDTH AS NOTED)
- 25' FRONT BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED. EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- FOUND IRON PIN
- FOUND CONC. MONUMENT
- 30" CONC. MONUMENT SET
- △ FOUND STONE
- XXXX STREET ADDRESS

CL CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	310.50'	800.00'	157.23'	22°14'16"	N 24°40'47" W	308.55'
C2	188.34'	300.00'	97.39'	35°58'14"	S 17°48'48" E	185.26'
C3	94.09'	150.00'	48.65'	35°56'22"	S 72°10'16" W	92.55'
C4	114.39'	300.00'	57.90'	21°50'46"	N 79°13'05" E	113.69'
C5	114.16'	300.00'	57.78'	21°48'13"	S 79°11'48" W	113.48'



THOUVENOT, WADE & MOERCHEN, INC.
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PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
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SEAL

Renewal Date:
Signature Date:
This document conforms to the current
Professional Standards for a Boundary Survey.
STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be
authenticated by my seal is restricted to this sheet,
and I hereby disclaim any responsibility for all other
drawings, specifications, estimates, reports or other
documents or instruments relating to or intended to
be utilized for any other part of the architectural,
engineering or survey project.

FINAL PLAT
WINDSOR CREEK PHASE 4
ST. CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION

DRAWN BY:	REM	SHEET
DESIGNED BY:		
CHECKED BY:		
APPROVED BY:		
PROJECT NUMBER: D01030653	OF 2 SHEETS	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW <input type="checkbox"/> ISSUED FOR BIDDING <input type="checkbox"/> ISSUED FOR CONSTR. <input type="checkbox"/> RECORD DRAWING WINDSOR CREEK PHASE 4 FINAL PLAT 0306539F02.dwg 9/01/2015 7:19am		

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. _____

**AN ORDINANCE APPROVAL THE FINAL
PLAT OF WINDSOR CREEK – PHASE 4B.**

WHEREAS, the City of O'Fallon Community Development and Public Work Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for Windsor Creek subdivision; and

WHEREAS, on September 28, 2015, the Community Development Committee of the City Council reviewed the final plat and recommended approval with a vote of X-X; and

WHEREAS, the City Council has reviewed the Final Plat and finds it acceptable and to the public benefit.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. That the final plat of Windsor Creek, Phase 4B attached hereto as Exhibit A, be accepted and approved.

Section 2. That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois, a copy of this Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

(seal)

Approved by the Mayor this _____ day

of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: September 28, 2015
SUBJECT: O'Fallon H-1 Liquor Licenses

Summary

At the Committee meeting on September 14, 2015 a discussion occurred on potential options to limit video gaming from its original approval.

Currently, the City has 9 establishments that have been issued an H-1 Liquor License:

- Casa Azteca
- Japanese Garden
- Knights of Columbus
- Outdoorsman Lounge
- Schiappa's
- Shooter's
- St. Clair Bowl
- VFW
- Doc's Bar & Grill

There are also five establishments pending at the state level seeking approval for video gaming:

- East St. Louis Knights of Columbus
- Major's Sports Saloon
- Hotshots Sports Bar and Grill
- Syberg's
- Towne Lounge

It should be noted there are a number of non-profit organizations that have yet to begin the application process.

Other Municipalities

- Springfield – Passed a regulation that an establishment seeking a permit for video gaming terminals must derive at least 60% or more of its gross annual revenues from food and beverage sales.
- Peoria – Passed a regulation a business must show they have 80% of the revenue from food or drink sales for each of the two years prior to applying for a video gaming license and then must maintain at a minimum, 60% of total revenue annually from the sale of food or beverages, with an exemption for fraternal organizations.
- Loves Park – Passed a regulation limiting the number of Video Gaming Liquor Licenses to 17 city wide.
- Will County – Passed a regulation banning all further operation of video gaming terminals in the county.
- Champaign – Has not passed any additional regulations on Video Gaming, however the city had an existing regulation in place that limited the number of liquor licenses available for restaurants (which the city has determined the video gaming facilities would be classified as a restaurant) at 60.

Potential Options

The City Council could limit the number of establishments with video gaming would be to pass an ordinance limiting the number of H-1 liquor licenses. The City Council could place a straight limitation on the number of H-1 Licenses

that would require the City Council to amend the cap if additional businesses want to apply for a H-1 License. City Attorney Dale Funk has provided the following opinion on regulating licenses in such a manner:

The City by law has the right to limit the number of any of its liquor licenses and as such an Ordinance limiting the licenses to a specific number would be enforceable.

At the Committee meeting there was a suggestion to also limit the number of licenses on a percentage of regular pour liquor licenses. The City current has 43 on-site pour licenses (this includes the establishments with a H-1 License) and 9 H-1 Licenses (or 20.9%). If the pending licenses are approved and issued a City license there would be the potential for 14 H-1 Licenses (or 32.6%). City Attorney Dale Funk has provided the following opinion on regulating licenses in such a manner:

If the City were to limit the number of licenses by providing the maximum number of video gaming liquor licenses would be a number equal to a certain percent of all outstanding liquor licenses, I believe such an Ordinance would be enforceable.

Also, at the Committee meeting there was a suggestion to require businesses seeking an H-1 License must have conducted business within the City of O'Fallon for a certain period of time prior to applying for said H-1 License. City Attorney Dale Funk has provided the following opinion on regulating licenses in such a manner:

I believe such a requirement would be in violation of the equal protection clause of the United States Constitution (Fourteenth Amendment) as there would be no rational basis for denying an applicant a license because the applicant has not maintained a business in the City of O'Fallon for a certain period of time. Such denial would result in discrimination with no legitimate purpose. I therefore think an Ordinance with this requirement would be struck down as unconstitutional if contested.