



AGENDA

TUESDAY, JANUARY 12, 2016 @ 6:00 P.M.

O'FALLON CITY HALL - 255 SOUTH LINCOLN AVENUE

1. Call to order by Chairman.
2. "Pledge of Allegiance to the Flag."
3. Roll Call and Establishment of Quorum.
4. Reading and approval of the minutes of the previous meeting.
5. Recognition of visitors and their purpose.
6. Unfinished Business
7. Public Hearings –
 - a. **(P2015-18)** - Zoning Amendment Subject to the Planned Development Ordinance from "SR-1B" Single Family Residence Dwelling District to "SR-1B(P)" Planned Single Family Residence Dwelling District for construction of Skyline Community Church, located at 870 Milburn School Road. The applicant is Dennis Wagner, Skyline Community Church.
8. Reports of Standing and Special Committees – no reports
9. Reports and Communications
 - a. Election of Officers (Vice-Chairman and Secretary)
10. Adjournment

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.

DRAFT MINUTES
O’FALLON PLANNING COMMISSION
December 8, 2015

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

MINUTES: Motion was made by Rohr and seconded by Keeler to approve the minutes of November 10, 2015. All Ayes. Motion carried.

Baskett 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. Baskett gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2015-17) – Zoning amendment subject to the Planned Development Ordinance for “B-1(P)” Planned Community Business District for Tim Hortons Café & Bake Shop and Reliance Bank, with a drive-thru and a drive-up ATM; located at 450 Regency Park Drive. The applicant is Eric Sigurdson of Show Me Hospitality, LLC

Public hearing was opened at 6:02 p.m. Randall showed maps of the subject and surrounding properties, their zoning, and Future Land Use Map and presented an overview of the proposed development. Randall detailed:

- Site plan
 - Ingress/egress
 - Private access drive with a right-in, right-out and full access further north.
 - The right-in, right-out has a median in the private access drive to deter left turning movements into the site.
 - At this time a left turn lane into the site is not necessary.
 - Cross access to Regency Conference Center
 - The parties with access to the private access drive will need to enter into a maintenance agreement
 - Parking on-site, existing cross-access easement and language for shared parking, off-site parking variance request to meet required parking count
 - Drive-thru
 - Restaurant drive-thru provides over 8 stacking spaces
 - ATM drive-thru provides 2 stacking spaces

- Potential for second drive-thru lane for the Tim Horton's drive-thru if warranted to relieve any potential future stacking issues
- Utilities
- Landscaping
 - Buffer variance request
- Lighting
- Building elevations
 - Consideration for 360 degree visibility
 - Signage variance request

Shekell noted the vacant parcel to the north is planned for a hotel. The City will ensure a sufficient landscape buffer is provided for at that time on that property.

Cavins asked how the two businesses came together to operate in one building.

Cavins asked how the City knows when a left turn is needed. Randall explained Lee Cannon of CBB Traffic Engineers analyzed the site. He indicated that when another hotel is built and/or if the access drive connects to the St. Elizabeth hospital site, the access drive would need to be widened. The cost would be funded by the developers, not by the City. Consideration was taken and allowance has been made to the site plan for availability of future left turn lane on private access drive.

Pickett asked about the burden of off-site parking on the Regency Conference Center. Shekell believed it would not be highly impacted as there generally is parking to spare.

Baskett asked if there was direct cross-access to the future hotel property from the subject property. Shekell replied this site cannot accommodate a direct cross-access to that property due to the drive-thru.

Public comments were opened at 6:20 p.m.

Allan Ivie, Reliance Bank, was sworn in. Ivie explained the concept of the joint alliance between the bank and the café/bake shop. They have had much success at their new location in Frontenac, MO, which is comparable to a bank with a coffee shop in it. This new location can be measured as more of a restaurant with a bank in it. The mutual partnership of the two facilities with an open floor plan benefits both parties and serves all their customers better.

Eric Sigurdson, Show Me Hospitality, was sworn in. Sigurdson expanded on Ivie's model portrayal stating the banking part will have two "modern-looking teller pods" similar to a hotel concierge desk. There is an office for the bank manager and a conference room. Seating in the bank area is open to the Tim Horton's customers. Sigurdson explained there are glass doors to close off the bank area after hours. Sigurdson concurred with Ivie that the unique relationship has worked out very well for both parties.

Sigurdson described the hours of operation that the lobby will be closed daily from 11pm to 5am. Baking will also take place overnight and the drive thru will be open 24 hours a day. This will provide an ideal service to hospital staff and visitors at all hours.

Tim Horton's competes with Starbucks and Panera with the variety of food items on their menu and Sigurdson publicized Tim Horton's serves 2 billion cups of coffee a year with almost 1,000 restaurants in the United States and 4,000 in Canada. This facility will be the first one located in the Metro East. The parent company is Restaurant Brands International and is the 3rd largest restaurant group in the world.

Bob Dunn, Fox Architects, was sworn in. Dunn testified he will be adding the stone base to the north and northwest sides of the building and resubmitting the plans for review.

Public comments were closed at 6:33 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

1. A variance to allow 7 of the 30 parking spaces required for the site to be offsite on the Regency Conference Center, subject to the existing cross access and parking easement and Section 158.141.
2. A variance to allow the parking lot perimeter to be constructed per the site plan.
3. A variance to the sign code to allow two wall signs for Tim Horton's on the east elevation.
4. If at any such point in time where the City at its discretion, through an independent consultant, believes the drive-thru traffic is causing a problem to the general public (i.e. queuing onto the access road) Tim Horton's will be required to construct the 2nd drive-thru lane as soon as possible.
5. A service agreement with the adjoining lot owners on how to manage the necessary improvements, maintenance and repair of the access drive must be in place prior to final occupancy and a signed copy provided to the City.
6. Provide additional stone base around the north and northwest side of the building.
7. Provide additional cross access easement for the improvements to the access drive.
8. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.

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

ROLL CALL: Baskett, aye; Cavins, aye; Keeler, aye; Pickett, aye; Rogers, Aye; Rohr, aye. All Ayes. Motion to approve with conditions as written passed.

The project moves to Community Development on December 14, 2015, at 6 p.m. The public hearing was closed at 6:36 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that there are no petitions awaiting public hearing for the December 22nd meeting, so that meeting has been cancelled. There is a public hearing scheduled for January 12th.

Shekell announced City Council has approved proceeding with soliciting for Request for Proposals on the Old City Hall Building. Shekell concluded by briefing the Commission on current and proposed projects in the City and in the Metro East which will impact the community.

ADJOURNMENT:

Motion was made by Rohr and seconded by Rogers to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:44 p.m.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
Ted Shekell, Community Development Director
DATE: January 12, 2016
PROJECT: P2015-18: Skyline Community Church – Planned Use

Location: 870 Milburn School Road
Ward: 5
Applicant: Dennis Wagner of Skyline Community Church
Owner: Skyline Community Church
Submitted: December 7, 2015

Introduction

The applicant, Dennis Wagner of Skyline Community Church has filed an application requesting a planned use for a parcel of land at 870 Milburn School Road, zoned SR-1B, Single Family Residential Dwelling District for the construction of a 17,386 square foot church.

Existing Conditions

Subject Property

The subject property for the proposed Skyline Church is an approximate 9.21 acre parcel. The property is located on the north side of Milburn School Road, one-tenth of a mile east of Old Collinsville Road.

The property is currently vacant and is slightly sloping from the rear of the property to the front. Milburn School Road will provide access to the church. In the future, a street along the western property line could be constructed to provide access to a residential subdivision to the north of the subject property. This access would provide a second point of access to the church site.

Surrounding Properties

The property surrounding the proposed Skyline Community Church is primarily residential in nature. The following is detailed information on the surrounding zoning and land uses.

Surrounding Zoning:

North: SR-1B
East: A, St. Clair County
South: SR-3
West: B-1(P)

Surrounding Land Use:

North: Agricultural land
East: Agricultural land
South: Single family residential development of Savannah Hills
West: Agricultural land

Community Development Department

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

Applicable Ordinances, Documents and Reports

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

Code of Ordinances: The proposed Skyline Community Church 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 SR-1B, Single Family Residential Dwelling District requirements and the Commercial Design Handbook

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

Skyline Community Church is a 17,386 square foot, one-story building. The proposed church has a large auditorium with seating for approximately 400 people and 9 classrooms. A planned use rezoning is required for all public assembly, including, but not limited to, schools, auditoriums, and churches or other places of formal worship.

Traffic Circulation/Parking

Existing Infrastructure: Milburn School Road will provide access to the site. Milburn School Road has recently been upgraded to a two-lane city street with a middle turn lane in this location.

Ingress and Egress: Access to the site will initially be constructed with one ingress and egress onto Milburn School Road. The site will have a three-lane access point, with an entrance, left turn lane and right turn lane with a 6-foot wide median. Long term there is a potential for additional access points to the church. The western edge of the site has an access easement which will provide access to a residential subdivision to the north of the site. The site has been designed in a way to tie into the street when the residential subdivision is constructed. Additionally, the long range transportation plan for the area has identified a north/south street on the eastern edge of the property, which could provide a third access point for the church. Overall, staff believes the current design with one access point to Milburn School Road is sufficient to ensure safe traffic flow on Milburn School Road.

On-site circulation: Overall, staff believes there is sufficient traffic circulation within the parking lot to maintain an efficient flow of traffic onto and throughout the site.

Parking: The Code of Ordinances requires auditoriums, churches, theaters, stadiums and other places of assembly to provide 1 parking space per 2.5 seats (a seat equals 30" of pew length) or 1 per 3-person capacity based on ICC occupant load, whatever combination is greatest. Skyline Community Church has an ICC occupant load calculated at 600 people, therefore the site must provide 200 parking spaces (600 persons / 3 people per parking space), which is provided on the site plan. The parking lot and the parking lot islands will be curbed.

Parking space size: Code requires 10' x 19' parking spaces with 24' aisles (62' modules). The proposed development provides 10' x 19' parking spaces with 24' drive aisle, which complies with the regulations. The site also meets the requirements for accessible parking.

Parking lot lighting: The plan currently does not account for parking lot lighting. If the church site provides lighting, the lighting will have to meet all lighting requirements. The light poles would be required to be located in landscape islands and a photometric plan would need to be submitted to indicate the site has adequate levels of lighting across the parking area and not spilling over onto adjoining properties. Additional details on the lighting standards will need to be provided to ensure lighting is directed toward the ground to reduce glare as required in Section 158.143, if lighting is added to the site.

Utilities and Drainage

Public Utilities

There is a 12" water main along the south side of Milburn School Road. The proposed water service for the building will come off the existing water main.

Sewer service will be provided by Caseyville Township Sewer District.

Drainage

Storm water will be accommodated by utilizing two proposed detention basins, one in the southwest corner and one in the southeast corner. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Building and Site Improvements

The proposed Skyline Community Church building elevations meet many of the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components, awnings and varying roof lines. The exterior building materials include a mix of CMU and glass. The mechanical units will need to be screened and the dumpster will need to be enclosed with material consistent with the building design.

Sidewalk

The plan proposes to construct a 4' sidewalk along Milburn School Road. In the future there could be a public street along the west property line, it will be the responsibility of the future developer to construct the sidewalk along that street.

Landscaping and Buffer Requirements

Parking Lot Landscaping

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 Milburn School Road, provide a 7-foot buffer around the perimeter of parking lot and landscaping in the parking lot islands.

Buffers

The property is surrounded by AG (in St. Clair County) and SR-1B zoning, therefore there are no requirements for a structural buffer.

Signage

The plan does provide a location for a monument sign within the 6-foot median at the entrance to Milburn School Road, 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 reviewed 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,
The project meets all applicable zoning standards.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. Staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.

The development provides adequate design elements to ensure the compatibility of the project with the surrounding area.

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.

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 SR-1B Community Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.
2. There shall not be any additional direct Milburn School Road access points, without approval by the City Council.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevations



Planned Use / Re-Zoning Application

NAME OF PROJECT: Skyline Church
ADDRESS/GENERAL LOCATION: 876 Milburn School Rd O'Fallon, IL (Caseyville,
SUBDIVISION NAME & LOT NUMBER(S): Skyline Subdr. Lot 1 1L62232)
PARCEL NUMBER(S): 03-14.0-300-006

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

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

CITY OF O'FALLON
DEC - 7 2015
DATE PAID

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: SR-1B PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED ZONING: SR-1B(P) PROPOSED GROSS FLOOR AREA: 17,386
PROPOSED # OF LOTS: 1 AREA IN ACRES: 9.21
PROPOSED # OF DWELLING UNITS: 1 PRESENT USE: Agricultural

APPLICANT INFORMATION: + owner

NAME: Dennis Wagner
COMPANY: Skyline Church, Church Elder
ADDRESS: PO Box 766
O'Fallon IL 62209
PHONE: 618 420 8599 (Church #)
FAX: _____
EMAIL: dennis@skylinechurch.org

DESIGN PROFESSIONAL INFORMATION:

NAME: Marc Burchett
COMPANY: Dream Runners Ltd
ADDRESS: 43 Canrose Green
Maryville, IL 62062
PHONE: 618-550-9417
FAX: 618-288-3782
EMAIL: marc190@att.com

Dennis Wagner
SIGNATURE OF APPLICANT

Marc Burchett
SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED DEC - 7 2015 STAFF USE ONLY

DATE RECEIVED: _____
APPLICATION RECEIVED BY: A Randall Vicens
APPLICATION FEE: \$1500.00

PROJECT ID #: P2015-18
STAFF ASSIGNED: A Randall
PLAN REVIEW FEE DEPOSIT REC'D: 900.00

Skyline Church Narrative

Skyline Community Church was launched in September of 2003. Since that time, we have met at the Smiley Campus of the O'Fallon Township High School. It has been an honor to partner with the school in supporting them financially as they have provided a space for our church to hold worship services.

Since our launch, Skyline has been active in our community. We have partnered with many public organizations to provide help and support to those in need around our community. We have also been intent about making a difference through various ministry initiatives birthed out of our church.

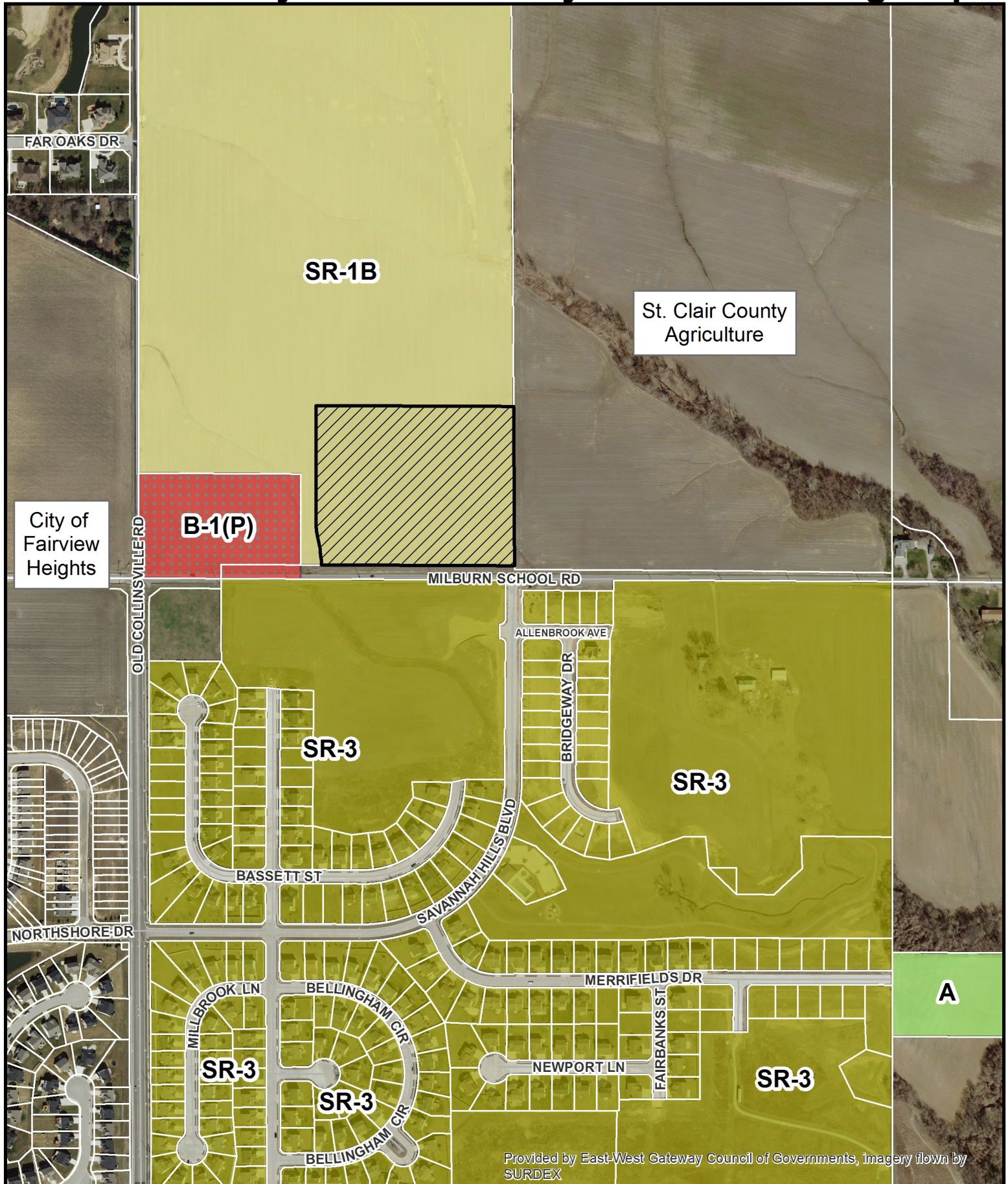
We want to make a difference in our community. We want to be a place where people can find hope and experience love. We want to be a place where people can be challenged to live a life full of compassion and character.

With that desire comes a challenge to continually expand our ministry scope. It is our desire to break ground on a new worship facility that we can call our own in order that we may expand our ability to serve our community. Not only will our new worship facility give us the chance to conduct weekend worship services, it will also give us a space in which we can continually expand and grow the level of excellence in our ministry.

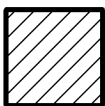
Live Radically,

Lance Johnson
Lead Pastor
Skyline Church

P2015-18: Skyline Community Church - Zoning Map



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

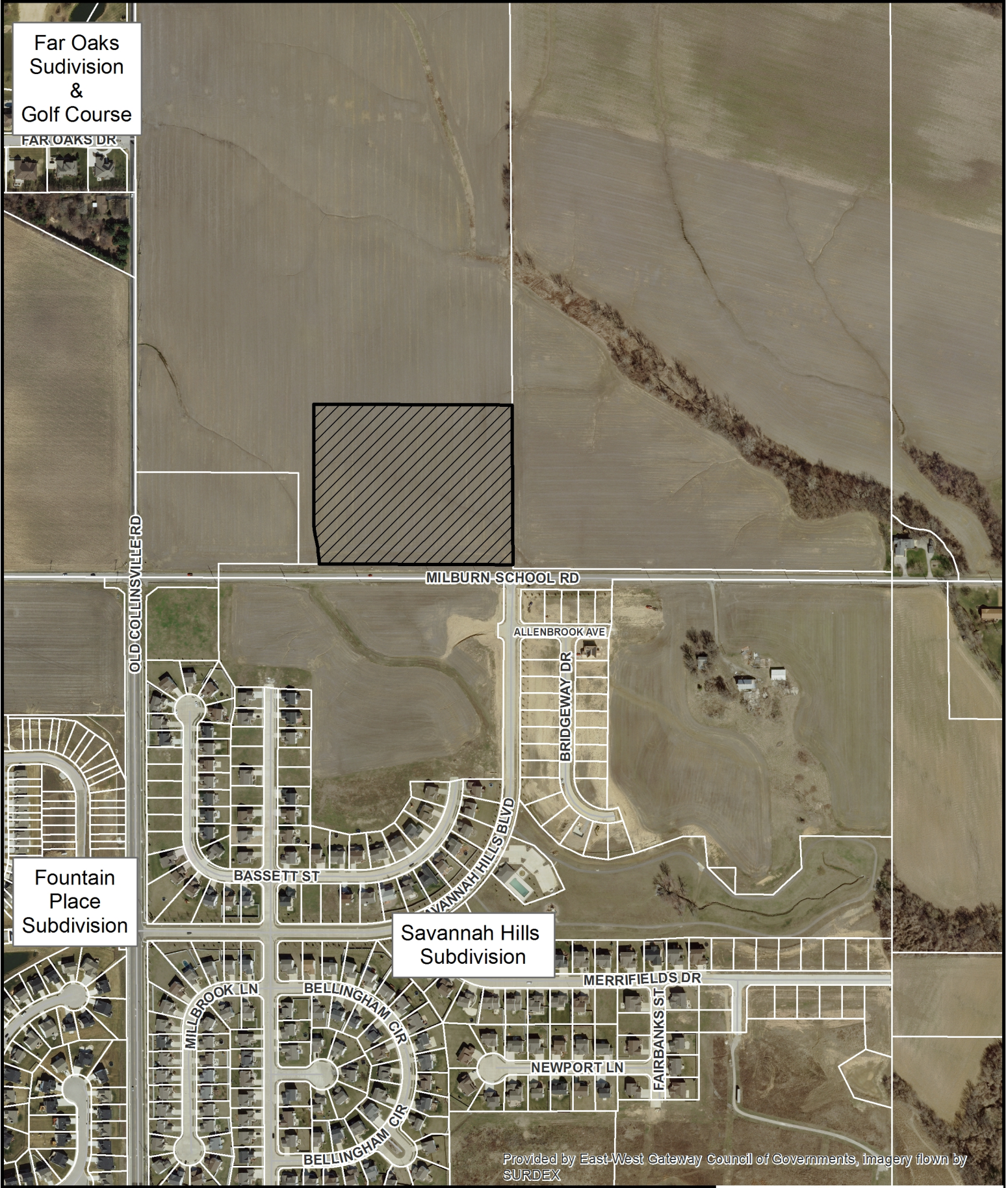


Subject
Property

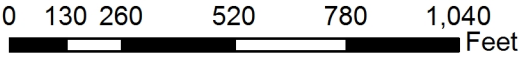
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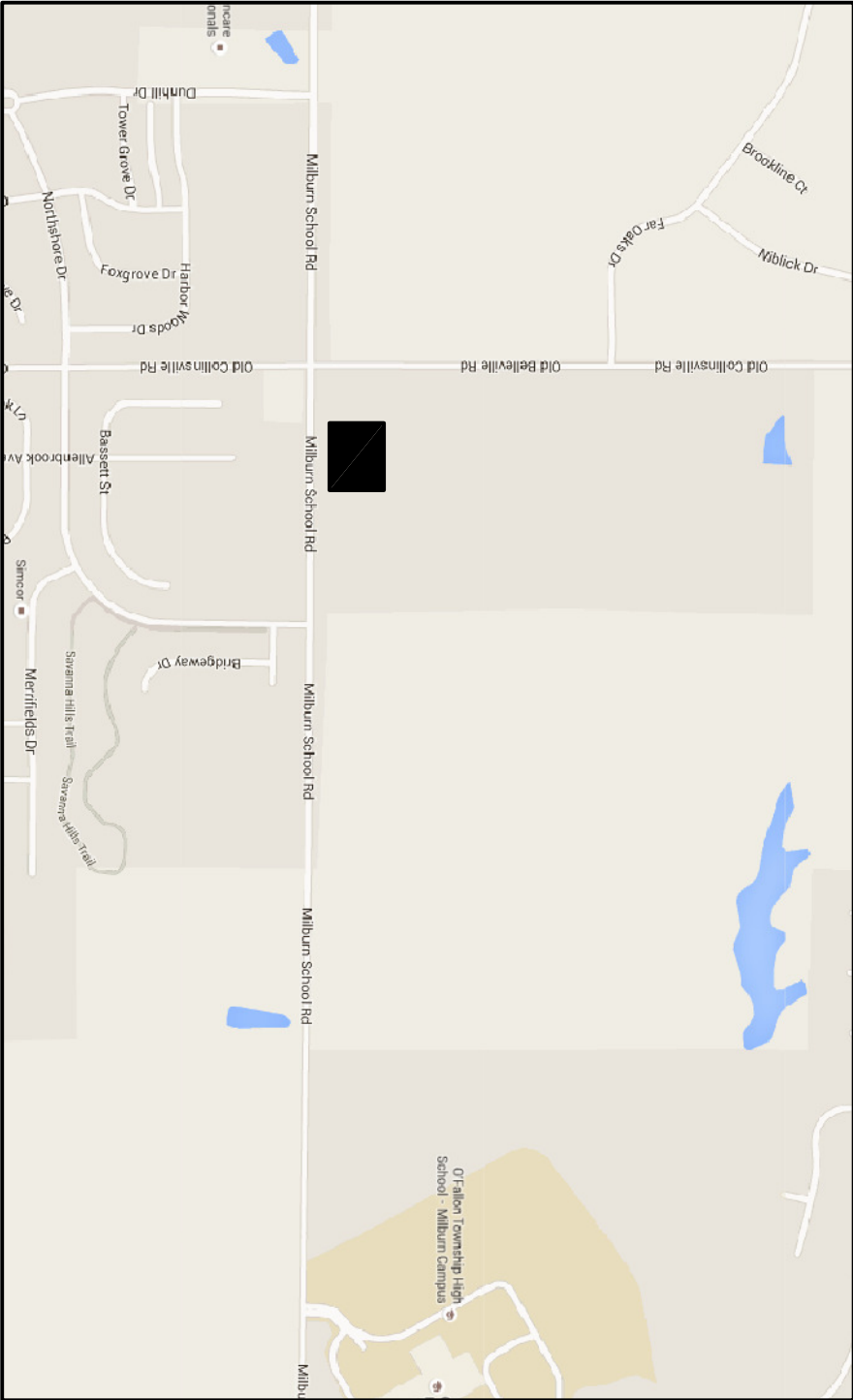


P2015-18: Skyline Community Church - Land Use Map



Subject
Property





LOCATION MAP
SCALE: 1" = 40'-0"

PARKING COUNT
TOTAL REQ'D SPACES: 178 (6 ADA)
TOTAL PROVIDED: 178 (6 ADA)

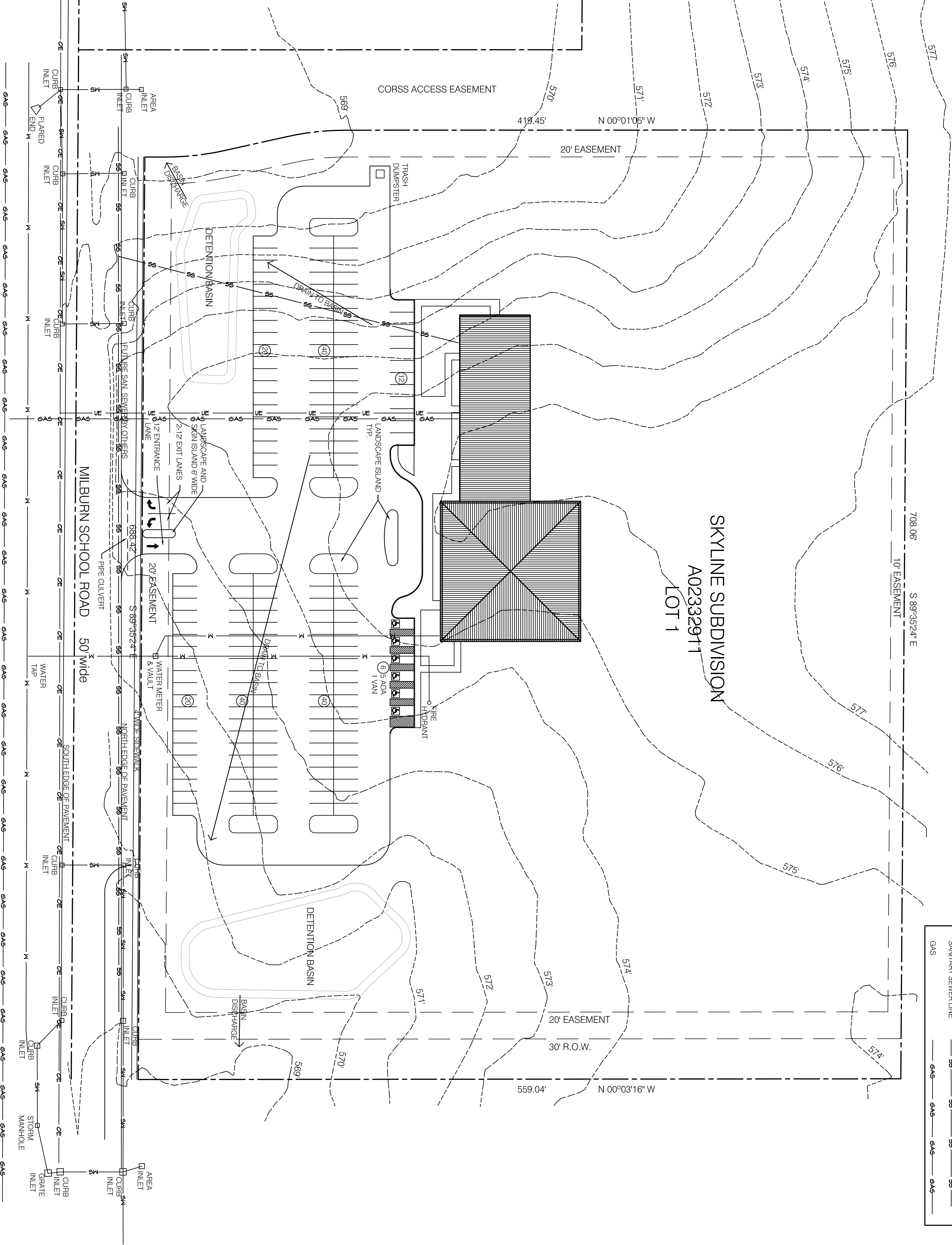
LEGAL DESCRIPTION
Part of the West Half of the Southwest Quarter of Section 14, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois

SUMMARY TABLE:
Lot Area: 3.21 acres
Proposed Gross Floor Area: 17,386 sq. ft.
Proposed Net Floor Area: 17,386 sq. ft.
Proposed Density: 5,417 sq. ft./acre
Proposed Zoning: SR-1B (Special Use)
Maximum Building Height: 35 ft.
Site Utilization Breakdown:
Building Coverage: 0.4 acres
Paving lot and sidewalk: 1.78 acres
Street Coverage: 0.0 acres
Open Space: 7.03 acres
Total Acres: 3.21 acres
Estimated Completion date: Summer 2016
Note:
All utilities to be bored under the street

Owner: Skyline Community Church
PO Box 789
O'Fallon, IL 62289

City Council Approval:
The Preliminary Site Plan for the Skyline Church was approved by the City Council of the City of O'Fallon, Illinois on the _____ day of _____, 20____.

Mayor _____ Date _____
Attest: _____
City Clerk _____ Date _____



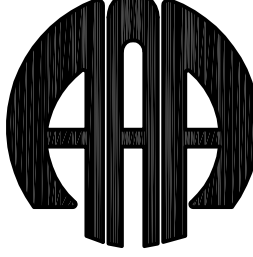
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
SEWER LINE	SW	SW
WATER LINE	W	W
SANITARY SEWER LINE	SS	SS
GAS	GA	GA

N
1 SITE PLAN
SCALE: 1" = 40'-0"



DreamRunners Ltd.
DREAMRUNNERS, LTD.
43 CAMROSE GREEN
MARYVILLE, ILLINOIS 62462
PHONE: (618) 559-9417
FAX: (618) 288-3792
ILLINOIS PROFESSIONAL DESIGN FIRM 184.004564

NEW CHURCH BUILDING FOR
SKYLINE
COMMUNITY CHURCH
870 MILBURN SCHOOL ROAD
O'FALLON, ILLINOIS

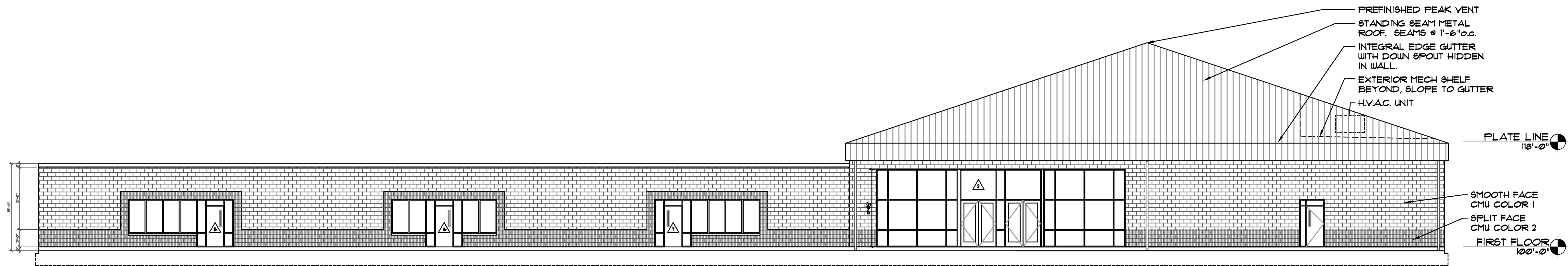


ADAMS ARCHITECTURAL ASSOCIATES
MATT C. ADAMS — ARCHITECT AIA / NCARB
ARCHITECTURAL SERVICES
HOTELS
COMMERCIAL
CHURCHES
RESIDENTIAL
INTERIORS
P.O. BOX 330
CHESTERFIELD, MO 63306-0230
(636)537-9333
(636)537-1267 — FAX

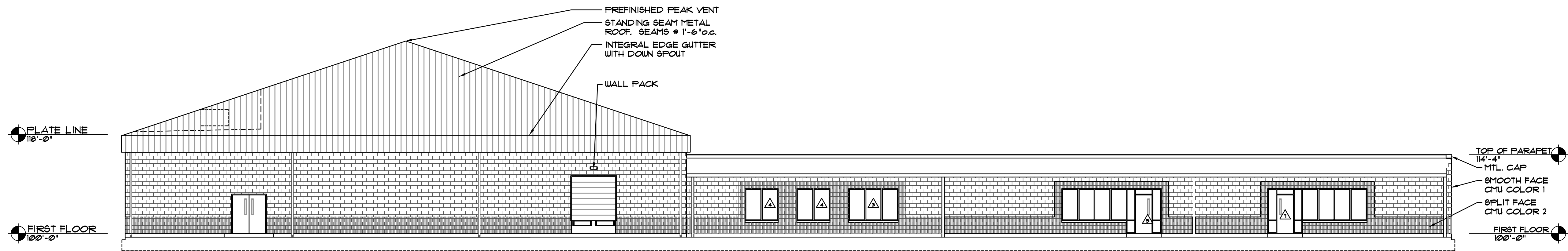
NOT FOR
CONSTRUCTION

JOB NO. 2015/008	DATE
ISSUED DATE	DATE
ROUND 1	08-10-2015
ROUND 2	08-31-2015
ROUND 3	09-04-2015
REVISIONS:	
NO.	DATE
08-10-2015	
08-31-2015	
09-04-2015	
09-21-2015	

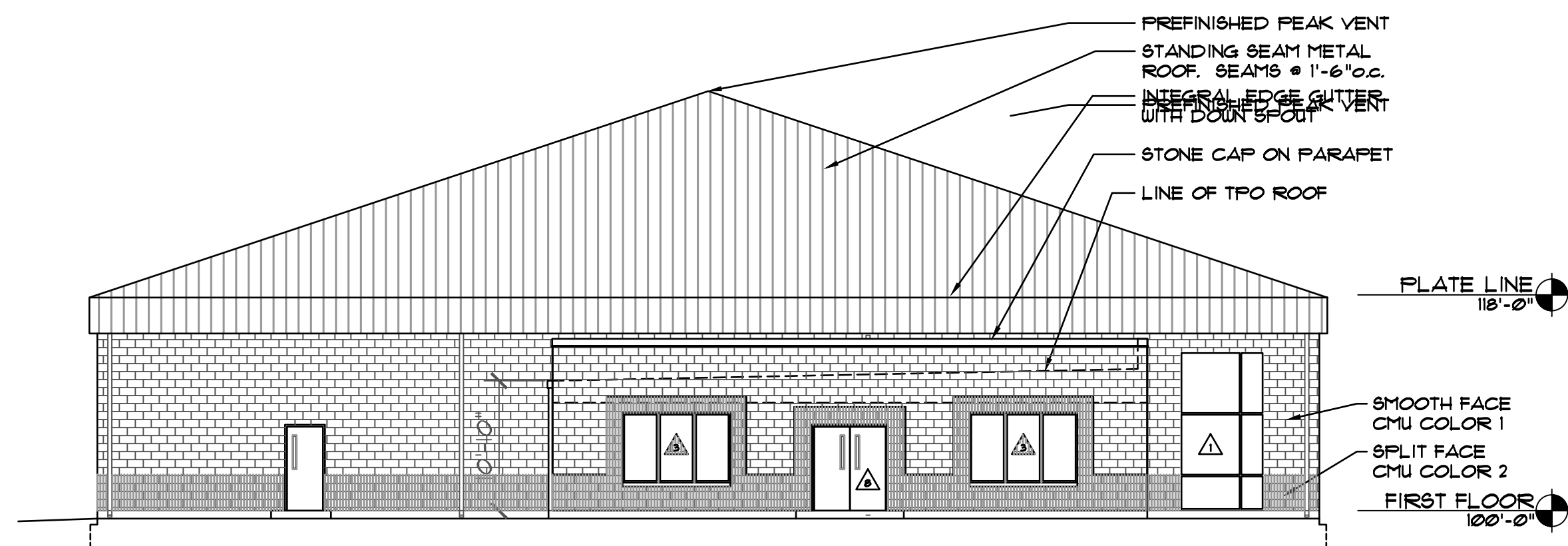
SHEET
C1



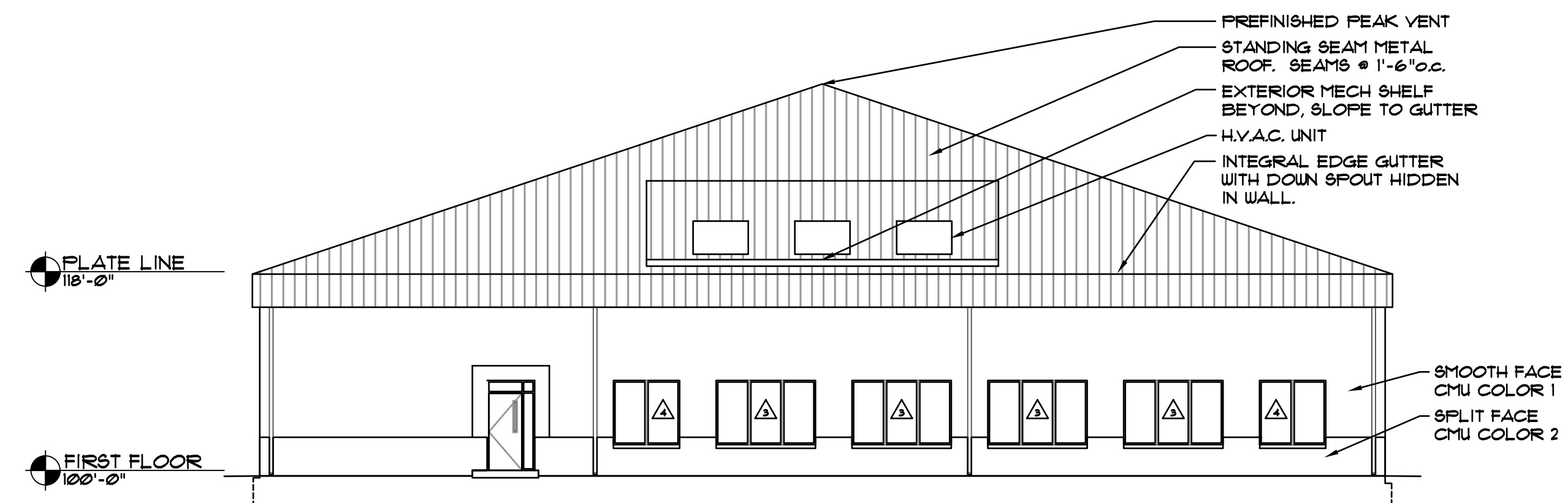
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SCALE 3/32"=1'-0"



2 NORTH ELEVATION
SCALE 3/32"=1'-0"



3 WEST ELEVATION
SCALE 3/32"=1'-0"

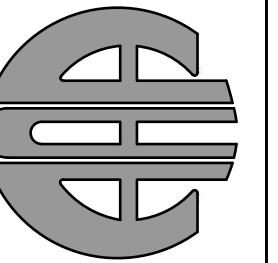


4 EAST ELEVATION
SCALE 3/32"=1'-0"

NOT FOR
CONSTRUCTION

MATT ADAMS, ARCHITECT
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ADAMS ARCHITECTURAL ASSOCIATES
MATT C. ADAMS - ARCHITECT AIA / NCARB
P.O. BOX 230
CHESTERFIELD, MO 63306-0230
(636) 527-1207 -FX
ARCHITECTURAL SERVICES
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INTERIORS



NEW CHURCH BUILDING FOR
SKYLINE
COMMUNITY CHURCH
870 MILBURN SCHOOL ROAD
O'FALLON, ILLINOIS

JOB NO: 20151008

ISSUE DATES:

RESTRICTED USE	DATE:
ROUND 1	08-10-2015
ROUND 2	08-31-2015
ROUND 3	09-04-2015

REVISIONS:

NO.	DATE:
08-31-2015	
09-04-2015	
09-21-2015	
10-05-2015	
10-12-2015	
10-29-2015	

PAGE TITLE

ELEVATIONS

SHEET

A3.1