



## AGENDA

TUESDAY, FEBRUARY 9, 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. **(P2016-01)** - Zoning Amendment Subject to the Planned Development Ordinance from "SR-2" Single Family Residence Dwelling District to "O-1(P)" Planned Office District for the offices of a real estate firm, building contractor/construction firm with indoor storage and a separate residential home. Property is located at 718 West Highway 50. The applicant is Ron Bright, RGB Surveying for CR Holland Construction.
8. Reports of Standing and Special Committees – no reports
9. Reports and Communications
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**  
**January 12, 2016**

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

**MINUTES:** Motion was made by Rohr and seconded by Pickett to approve the minutes of December 8, 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. Sewell gave an overview of the process that would be followed for the evening.

**UNFINISHED BUSINESS:** None.

**PUBLIC HEARINGS:**

**(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.**

Public hearing was opened at 6:03 p.m. Randall showed maps of the subject and surrounding properties, their zoning, and the Future Land Use Map. Randall presented an overview of the proposed development and detailed:

- Site plan
  - One ingress/egress onto Milburn School Rd proposed is sufficient; long-term potential access points on both east and west sides of property with future developments
  - Building occupancy load calculation of parking matches parking spaces proposed
  - Plan presented does not account for parking lot lighting. Will be required to meet lighting requirements if they are to conduct evening activities.
  - Two detention basins
- Building elevations
- Proposed development plan conforms to:
  - Comprehensive Plan
  - Zoning Code
  - Commercial Design Handbook

Randall and Shekell responded to Sewell's inquiry that parking is not based on attendance records but rather on full occupancy load of the building.

Arell-Martinez asked if a police officer is required at the end of church services to aid in vehicles exiting onto Milburn School. Randall said this is not a condition at this time and the entrance is approximately 1/10<sup>th</sup> of a mile from the Old Collinsville Road intersection. Shekell and Randall explained that a roundabout is proposed at Old Collinsville Road and Milburn School Rd (possibly in FY17/18) and there is presently a turn lane on Milburn School Rd. Traffic management will be up to the church as the City does not intend on providing police coordination. Other churches have successfully implemented onsite traffic management plans.

Cavins, Pickett, and Sewell asked about parking lot lighting and if "darkness" is determined seasonally or by specific hours as to when activities are occurring to determine when parking lot lighting is required. Shekell and Randall explained the City's requirement to have an average 1 ft candlelight security lighting if the lot is to be used by anyone when it is dark.

Public comments opened at 6:16 p.m.

Lance Johnson, Skyline Church, was sworn in. Johnson stated services are currently held at O'Fallon Township High School South Smiley Campus at 10:15 a.m. on Sundays. There may possibly be additional service times at the new location. They propose to have some evening activities and a plan for lighting in islands will be designed by an electrical engineer in compliance with the City Codes. Shekell explained that a photometric plan is required to be submitted with construction drawings which will determine placement and brightness of the lighting.

Arell-Martinez asked about a church member being present to assist with traffic. Johnson replied they already have parking lot greeters to help with their present 250 members. They usually experience higher attendance at Easter and there have been no issues at the current location. A right and left turn lane at the new site is proposed.

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

### **Staff Recommendation:**

Randall read over the Staff Recommendation as follows:

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.

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

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

The project moves to Community Development on January 25, 2016, at 6 p.m. The public hearing was closed at 6:22 p.m.

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

**REPORTS AND COMMUNICATION:**

Randall announced there is a public hearing scheduled for February 9<sup>th</sup>.

**Election of Officers:**

Rohr nominated Baskett as Vice-Chairman. Arell-Martinez seconded. All Ayes. Motion to elect Baskett as Vice-Chairman passed.

Arell-Martinez nominated Rohr as Secretary. Pickett seconded. All Ayes. Motion to elect Rohr as Secretary passed.

**ADJOURNMENT:**

Motion was made by Baskett and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

---

Vicki Evans, Transcriptionist

---

Minutes approved by Planning Commission



---

## PROJECT REPORT

---

TO: Planning Commission  
FROM: Justin Randall, Senior City Planner  
THRU: Ted Shekell, Community Development Director  
DATE: February 9, 2016  
PROJECT: P2016-01: CR Holland, Planned Use

---

Location: 718 West Highway 50  
Ward: 6  
Applicant: Ron Bright on behalf of CR Holland Commercial Real Estate  
Owner: CR Holland Construction, LLC  
Submitted: December 29, 2015

---

### **Background & Executive Summary**

Ron Bright of RGB Surveying on behalf of Chad Holland of CR Holland Commercial Real Estate has filed an application requesting a change of zoning from SR-2, Single Family Residential Dwelling District to O-1(P) Planned Office District for a parcel of land at 718 West Highway 50. CR Holland will be using one of the existing houses as a real estate office, a second existing house will be a rental property and the large pole barn will be used for the company's storage of tools and materials for repairing and maintenance of rental property.

The applicant will be remodeling the interior of the house for the use of office space. Very little to no modifications are being made to the outside of the building. The existing access will remain the same and there is an existing asphalt pad that will be striped for vehicle parking.

### **Existing Conditions**

The subject property is currently zoned SR-2, Single Family Residential Dwelling District. The property currently has two houses, a detached garage and a large pole barn. The table below summarizes the zoning and land uses of adjacent properties. Please see the attached maps for more detailed information.

	<u>Adjacent Zoning</u>	<u>Adjacent Land Use</u>
North:	MR-2/PUD	Eagle Ridge Apartments
East:	SR-2 & O-1	Single-family Residence and Scott Credit Union
South:	B-1	Sonic and CVS (across Highway 50)
West:	SR-2	Single-family Residence

---

### Applicable Ordinances, Documents and Reports

#### O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Office / Service. The proposed rezoning to O-1 (P), Planned Office District is consistent with the Comprehensive Plan. Additionally, Section 8.3 of the Comprehensive Plan provides a set of guidelines for the redevelopment of the section of Highway 50 from Green Mount Road to Lawn Avenue, which is outlined below.

#### *Residential Conversion*

The City has three possible options for the area of the proposed rezoning. First is to do nothing, leaving it residential, thereby encouraging some of the properties to become rental or vacant at some point.

The second option is to follow the recommendation of the 2001 Plan that proposed office designation with the condition that minimum 2.5-acre parcels be assembled. Landscaped buffers would be needed between this area and the houses surrounding each parcel. The proposals should encourage continuity of development, efficient traffic flow, and coordination between residential and commercial land uses. Office use is more appropriate in these locations than retail due to fewer turning movements, the hours of operation of offices would be daytime, display or intense parking lot lighting would not be needed, and the less intense, more residential scale of an office/business service area would enable new developments to be more compatible with their neighbors.

The third option would be to allow conversions of these residences to limited business or professional uses. The properties would be allowed, through a Planned Use option, to be rezoned to Office and Business zoning classification, providing relief for certain business uses having a maximum of 1-2 employees, 3-4 parking spaces, and monument signage. The ultimate goal would be to assemble these parcels into a cohesive, master planned area.

Future developments would be required to have the appropriate utility easements to facilitate the development of new infrastructure needed to service this area, cross-access easements to allow future movement between properties, sidewalks for pedestrian traffic along Highway 50, and landscaped buffer-yards would be required. Preservation of mature, healthy trees should be done where appropriate. Tree planting and landscaping along Highway 50 should also be a part of each project. Maintenance of the neighborhood scale and appearance of this area is critical in preventing the degradation of its appeal and importance to the City. Each property would need its own detention, unless several parcels could be developed together to obtain more consolidated detention basins.

#### Code of Ordinances:

The zoning hearing has been triggered due to §158.116 of the O'Fallon Code of Ordinances which requires planned use approval for "any proposed amendment or change in zoning, change of use from a residential to a non-residential use, where the subject property is adjacent to or within 250 feet of any property used for residential, public assembly, including religious or school purposes." The property is adjacent to residential properties to the north, east and west. Due to this requirement, the applicant is requesting a change of zoning from SR-2, Single Family Residential Dwelling District to O-1(P) Planned Office District. The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the O-1, Office 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 & Comprehensive Plan

The subject property is identified as *Office/Service* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan. The subject property is located in an area of Highway 50 that has residential uses on the north side of Highway 50 and commercial/retail uses across Highway 50. The zoning hearing has been triggered due to the proposed use of an office use, located within 250 feet of a residence. CR Holland will be using one of the existing houses as a real estate office, a second existing house will be a rental property and the large pole barn will be used for the company's storage of tools and materials for repairing and maintenance of rental property.

The applicant will be remodeling the interior of the house for the use of office space. Very little to no modifications are being made to the outside of the building. The applicant indicates in the narrative the potential for the office building to revert back to a residential rental at some point in the future. The existing access will remain the same and there is an existing asphalt pad that will be striped for vehicle parking.

### Traffic Circulation/Parking

*Ingress and Egress:* The site will continue to provide access from existing private drive off of Highway 50.

*Parking:* The site plan proposes using an existing asphalted area to provide the necessary parking for the conversion of the main house into a real estate office. The plan indicates a small area in which additional asphalt will be added to meet the required 4 spaces, including an accessible parking space. The plan proposes curbing the new asphalt to detain the excess water and slowly release through a curb cut with rip rap.

*Sidewalks:* The current site does not have a sidewalk along Highway 50 and the petitioner is not proposing a sidewalk. Since the site is converting from a residential land use to an office use in an interim basis and the property could be part of a future larger redevelopment, the need for a sidewalk may not be necessary at this time. If the parcel would become part of a redevelopment in which the house is removed and new construction is proposed a sidewalk would be necessary at that time.

### Landscaping and Buffer Requirements

City code requires a structural buffer of a 6-foot fence and landscaping between O-1, Office District and the MR-2, Multi-family Residence Dwelling District and the SR-2, Single Family Residence Dwelling District. The plan is proposing a 6-foot high vinyl fence and trees along the northern property line, where the site adjoins the Eagle Ridge Apartments. However, the applicant is requesting relief from the required buffer along the eastern and western property lines where the site adjoins SR-2 zoning. The conversion of the residence to a small office will not alter the use of the property greatly and there are existing evergreen trees providing a buffer between the residences to the east and west.

### Lighting

The site is not being lighted do to the normal hours of the real estate office being 9:00AM – 5:00PM.

### Utilities and Drainage

The existing public water supply will remain as previously constructed. The site is serviced by a private septic sewer service that is monitored by St. Clair County Health Department. According to the County's regulations the existing private sewage system can remain until such time that it is not properly functioning. The Public Works Department has reviewed the application and due to the location of the City's sanitary sewer lines, if the private septic system begins to fail, the owner will be responsible to tap onto the City's sanitary sewer system. However, the Public Works Department will not require the conversion to an office to tie into the City's sanitary sewer system. Additionally, if new construction of a building is proposed in the future, the site would need to tie onto the City's sewer infrastructure.

There is a minor addition of impervious surface are being added to meet the necessary parking demand for the real estate office. The additional runoff that will be created by the additional pavement should not cause any adverse conditions to the site or neighboring properties. However to address the potential increase in runoff the plan shows curbing the low side of the parking area with a curb cut to slowly release the stormwater. The plan also shows the placement of rip rap to slow and dissipate the water coming off the impervious surface. Staff believes this form of detention will suffice as the necessary detention for the minor additional impervious surface.

#### Signage

At this time, the applicant has indicated they would like to construct a sign on Highway 50, which would not exceed 32 square feet and not exceed the height of 6 feet. All of the proposed dimensions of the sign would meet the requirements for a sign for a property converting a residence into a commercial use.

#### Hours of Operation

Hours of operation are proposed to be 9:00AM to 5:00PM, Monday-Friday, with appointments on Saturday.

#### Variances

*Sidewalks:* As outlined in the Comprehensive Plan, the conversion of the residential homes to small office uses along Highway 50 is an interim development step, with the ultimate goal to assemble a number of properties for redevelopment at a larger scale. Overall, staff believes the appropriate time for the construction of the sidewalk is when there is a larger redevelopment project, not at the interim residential conversion stage.

*Landscape Buffer:* The landscape plan is providing for the landscaping requirements along the northern property line, where there the landscaping could be preserved if the property is redeveloped as a part of a larger development. In addition to the buffer required on the northern property line, a landscaped buffer is required to mitigate the impact of the development on adjacent residential areas to the east and west. Instead of requiring fencing, staff recommend keeping the exiting landscaping in place, which includes evergreens to buffer the neighboring residential properties. This is consistent with the Scott Credit Union development just to the east.

#### Review and Approval Criteria

Section 9.050 of Article IX "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,  
*The project meets all applicable zoning standards.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development will not have a significant impact on traffic.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The conversion of the residential home to an office should not negatively affect adjacent properties. The comprehensive plan has indicated this as an area that will slowly convert to office uses.*
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk.  
(Ord 3665; passed 5-3-10)  
*The proposal is consistent with the Comprehensive Plan and the Commercial Design Handbook is not applicable in this case.*
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.



- The proposed development is designed to be operated to protect the public health, safety and welfare.*
6. An identified community need exists for the proposed use.  
*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 O-1 Office District.*

### **Staff Recommendation**

Staff recommends approval of the project as proposed, for a real estate office, rental property and storage for the real estate/construction company, with the follow conditions:

1. A variance to the sidewalk requirement along Highway 50.
2. A variance to allow the landscaping plan to be constructed as shown on the site plan.
3. The use of storage associated with the Planned Use application shall be limited to the owner's property maintenance business and must remain within pole barn. No outside storage is permitted.
4. The Planned Use approval permits a single-family residential unit and permits the office building to revert back to a single-family residential unit in the future.
5. If new construction of a building is proposed in the future, the site will be required to receive a new planned use approval and include improvements, such as tying onto the City's sewer infrastructure, provide the necessary sidewalks and all other development related improvements as defined by the Development Manual and Zoning Code.

### **Attachments**

Attachment 1 – Project Application  
Attachment 2 – Zoning Map  
Attachment 3 – Land Use Map  
Attachment 4 – Site Plan



## Planned Use / Re-Zoning Application

NAME OF PROJECT: CR Holland  
ADDRESS/GENERAL LOCATION: 718 W. Highway 50  
SUBDIVISION NAME & LOT NUMBER(S): Lot 5 of Glenns A.P.  
PARCEL NUMBER(S): 04-30.0-300-006

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

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

### SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: SR-2  
PROPOSED ZONING: O-1(P)  
PROPOSED # OF LOTS: 1  
PROPOSED # OF DWELLING UNITS: 0

PROPOSED NUMBER OF BUILDINGS: Use existing  
PROPOSED GROSS FLOOR AREA: \_\_\_\_\_  
AREA IN ACRES: 46,014 sq. ft (1.05 Ac)  
PRESENT USE: Residential

### Owner APPLICANT INFORMATION:

NAME: CR Holland Construction  
COMPANY: \_\_\_\_\_  
ADDRESS: 103 N. Oak Street  
O'Fallon, IL 62269  
PHONE: 618.416.7588  
FAX: \_\_\_\_\_  
EMAIL: chad@crholland.com

See attached  
SIGNATURE OF APPLICANT

### Applicant DESIGN PROFESSIONAL INFORMATION:

NAME: Ron Bright  
COMPANY: RGB Surveying  
ADDRESS: 105 E. Adams Street  
O'Fallon, IL 62269  
PHONE: 618.741.3931  
FAX: \_\_\_\_\_

EMAIL: ~~rgb@surveying@charter.net~~  
RGB-Surveying@charter.net  
See attached  
SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: 12-29-15  
APPLICATION RECEIVED BY: J. Randall  
APPLICATION FEE: \$ 500.00

### STAFF USE ONLY

PROJECT ID #: P2016-01  
STAFF ASSIGNED: \_\_\_\_\_  
PLAN REVIEW FEE DEPOSIT REC'D: NO

## PETITION FOR ZONING AMENDMENT

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

Amendment Request No. \_\_\_\_\_  
 Date: \_\_\_\_\_

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

Date set for hearing: \_\_\_\_\_

Perm. Parcel No. \_\_\_\_\_

Date hearing held: \_\_\_\_\_

Fee paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

Newspaper: \_\_\_\_\_

Building Permit App. No. \_\_\_\_\_

Recommendation of Planning Commission:

Action by City Council:

( ) Denied

( ) Denied

CITY OF O'FALLON

( ) Approved

( ) Approved

DEC 29 2015

( ) Approved with modification

( ) Approved with modification

DATE PAID  
\$500.00

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): CR Holland Construction, LLC Phone: (618) 416-7588  
 Mailing address: 103 N. OAK ST. O'Fallon, IL 62269 E-Mail: Chad@CRHOLLAND.com
- Applicant's name: RGB Surveying (Ron Beight) Phone: (618) 741-3931  
 Mailing address: 105 E. Adams St. O'Fallon, IL 62269 E-Mail: RGB-Surveying@charter.net
- Property interest of applicant (Owner, Contractor, etc.): OWNER'S AGENT
- Address of property: 718 W. Highway 50 O'Fallon Parcel (Tax) ID #: \_\_\_\_\_
- Present use of property: Residential Present Zone District: SR-2  
 Proposed use of property: Real Estate Office Proposed Zone District: Planned Use
- Zone District Classifications of adjacent properties: SR-2 0-1(P)
- Area of land rezoning requested for: 46,014 SF +/- acres/square feet. JR
- 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: Dec 29, 2015

Signature of Applicant: Ronald B. Beight

Date: Dec 15, 2015

Signature of Owner: [Signature]

**From:** chad@crholland.com  
**Sent:** Monday, January 04, 2016 11:04 AM  
**To:** Justin Randall  
**Cc:** Ron Bright  
**Subject:** RE: Planned Use

Hi Justin,

I hope you had a nice holiday and enjoyed the time off work. Below is a basic description of the property as well as our intended use.

The lot is approximately 1.02 acres and includes 2 houses as well as a 40 x 60 pole barn. The smaller house (building I) is a 1 bedroom house and approximately 550 sf. We have completely remodeled the house and are planning to rent it to tenant who will live there. The other house (building II) is 3bds and consist of approximately 1,000 sf. We are planning to relocate our Real Estate Company and our Construction Company to building II and use it as our main office. The 40 x 60 pole barn will be for used for storing tools and materials for CR Holland Construction. It is possible that, at some point in the future, the larger house (building II) will revert back to a residential rental.

Currently, the city's future composition plan shows the property as Office / Service. This use coincides with our vision for the property. Our goal is to (i) have the ability to market the property as already zoned for small retail / office; or (ii) build an office / retail complex at this location (in the future); or (iii) keep the current buildings and lease them as residential or office. In addition, we want to build / install a sign on the frontage along Highway 50 for CR Holland Real Estate.

Please let me know if you have any additional questions.

Thank you,  
Chad

**Chad B. Holland**

*Managing Partner / Managing Broker*

Email: [Chad@CRHolland.com](mailto:Chad@CRHolland.com)

Direct: 618.567.3425



VETERAN OWNED

**CR HOLLAND**

*Construction, Real Estate & Property Management*

103 N Oak Street

O'Fallon, Illinois 62269

Office: 618.416.7588

[www.CRHolland.com](http://www.CRHolland.com)

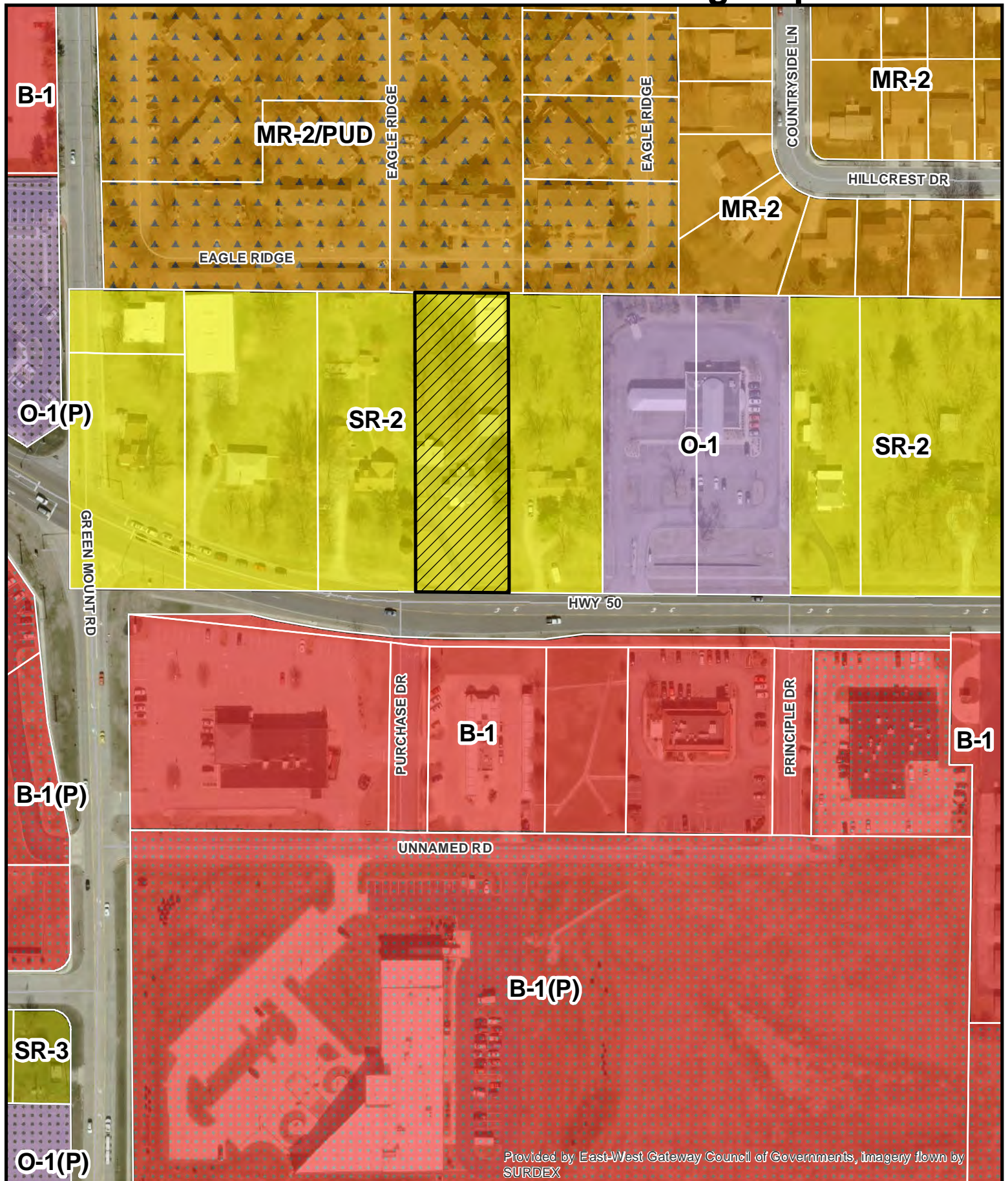


Certified SDVOSB

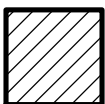
*Service Disabled Veteran Owned Small Business*



# P2016-01: CR Holland - Zoning Map



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



Subject  
Property

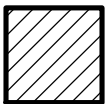
0 45 90 180 270 360 Feet



*O'Fallon*  
ILLINOIS



# P2016-01: CR Holland - Land Use Map



Subject  
Property

0 45 90 180 270 360 Feet

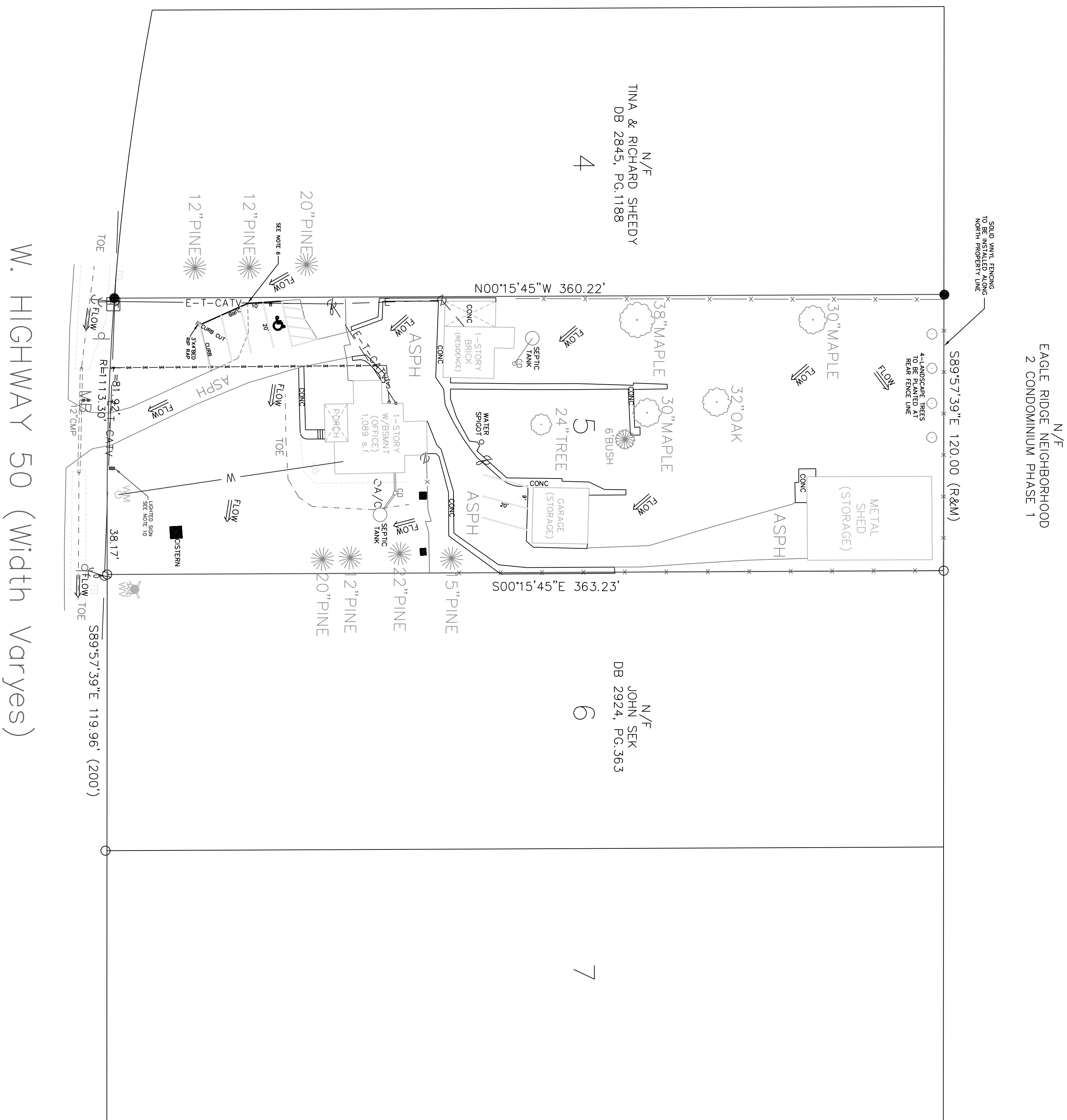


*O'Fallon*  
ILLINOIS



# SITE PLAN

BEING LOT 5 in "GLEN'S ASSESSMENT PLAT"  
IN the WEST HALF of SECTION 20, T.2 N., R.7 W. of the 3RDS P.M.  
AS RECORDED in ASSESSMENT PLAT BOOK 20 #1  
CITY of O'FALLON, ST. CLAIR COUNTY, ILLINOIS



## GENERAL NOTES

1. BASIS OF RECORDS IS (N9837' 33"W) AS PER THE NORTH LINE ON THE PLAT OF THE ESTATE OF JAMES C. COFFEE, JR., 1987, RECORDED IN PLAT BOOK 96 ON PAGE 93 IN THE RECORDER OF DEEDS OFFICE FOR ST. LOUIS COUNTY, MISSOURI.
2. THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE SUITABLE FOR FLOOD CONTROL PURPOSES) WITHIN THE 500 YEAR FLOOD PLAIN.
3. ACCORDING TO FEMA, A COMMUNITY PANEL NO. 714562020 TO AN EFFECTIVE DATE OF 01/01/2004, THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X.
4. THE PROPERTY IS TO BE RE-ZONED TO "(P-1)" PLANNED OFFICE DISTRICT.
5. A REGULAR PARKING SPACES AND 1 HANDICAP SPACE.
6. EXISTING ASPHALT DRIVEWAY TO BE UTILIZED WITH NEW PARKING AREA OUTSIDE OF EXISTING DRIVE HAVING A 2" COMPACTED SUBSOIL WITH A 2" ASPHALT OVERLAY.
7. A CURB WILL BE INSTALLED ALONG THE HANDICAP AND 3 PARKING SPACES TO THE SOUTH OF OFFICE BUILDINGS WITH A 2" CURB OUT AT THE SOUTHWEST CORNER DRAINING INTO A 3" X 4" BED OF PER APIP
8. NO NEW STRUCTURES OR DRIVEWAYS ARE TO BE CONSTRUCTED AT THIS TIME.
9. ADDITIONAL RUN OF FROM NEW PARKING AREA WILL SHEET DRAIN THRU THE FRONT YARDS AND INTO EXISTING DITCHES.
10. UTILITIES INCLUDING ELECTRIC, GAS, WATER, TELEPHONE, AND TWO SEPTIC SYSTEMS ALREADY SERVE THE PROPERTY.
11. A LIGHTED SIGN WILL BE CONSTRUCTED AND BE NO MORE THAN 4' X 8' X 6' HIGH.

## LEGEND

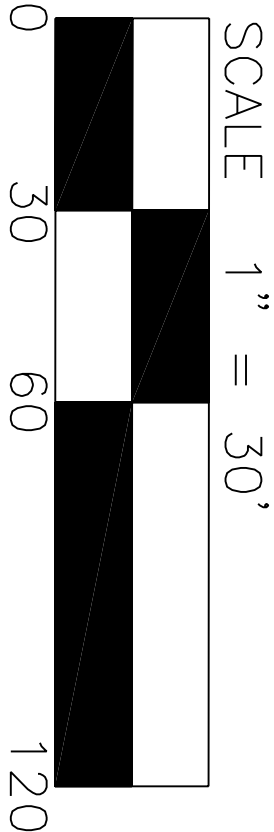
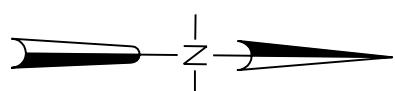
- ☐ FOUND IRON ROD OR  
☒ FOUND CONC. MON.  
☒ SET 1/2" IRON ROD  
 (R) RECORD MEASUREMENT

## SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT WHILE IN THE EMPLOY OF CR HOLLAND CONSTRUCTION, I PERFORMED A BOUNDARY SURVEY OF LOT 5 IN GLENN'S ASSESSMENT PLAT. THE RESULTS OF SAID SURVEY ARE SHOWN HEREON AND ARE FROM RECORD INFORMATION AND AN ACTUAL SURVEY ON THE GROUND AND ARE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF ILLINOIS" AS SET FORTH BY THE ILLINOIS GENERAL ASSEMBLY.

*Ronald G. Bright*  
RONALD G. BRIGHT, PLS  
NO. 035-003157

LICENSE EXPIRES 11-30-16



SURVEY DATA:

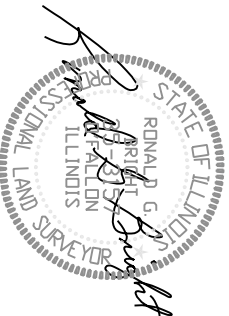
SURVEY DATE: DEC 2015  
FIELD CREW: RGB/JNB  
FIELD BOOK: 16, PG.31

CLIENT:  
CR HOLLAND CONSTRUCTION  
103 N. OAK STREET  
O'FALLON, ILLINOIS 62269  
(618) 567-3425 PHONE

*RGB SURVEYING, LLC*  
105 E. ADAMS STREET  
O'FALLON, ILLINOIS 62269  
(618) 624-9034 PHONE/FAX

REVIEWS	
NO.	DATE
1	12-07-15
2	01-07-16
PROJECT NO.	CONTRACT NO.
CR HOL-15	0002
DRAWN	CHECKED
R.G.B.	J.N.B.
DATE	
DEC 01, 2015	

SITE  
PLAN  
SHEET SP-1



01-07-2016