



## AGENDA

TUESDAY, DECEMBER 16, 2014 @ 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. **(P2014-10)** – Zoning Amendment Subject to the Planned Development Ordinance from “B-1” Community Business District and “B-2” General Business District to “B-1(P)” to approve the Four Points Center development that includes ice rinks, aquatic center (The McKendree Metro Rec Plex) and various retail, hospitality and office lots. The property is located on the northwest corner of Highway 50 and Scott Troy Road and the petitioner is Dean Oelze of SI Strategy, LLC. **[At this time the traffic study is incomplete, therefore staff will recommend to the Planning Commission to continue the public hearing to January 13, 2015 at 6:00 PM in the City Council Chambers.]**
  - b. **(P2014-11)** – Text Amendments to the Approved Street Tree List, Planned Use Validity and Signs Authorized without Permit.
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  
September 23, 2014**

Chairman Larry Sewell called the meeting to order at 6:00pm. in the City Council Chambers and led the Pledge of Allegiance.

**ATTENDANCE:** Debbie Arell-Martinez, present; Jeffrey Baskett, present; Joan Cavins, excused; Al Keeler, excused; Joe Rogers, excused; Ray Rohr, present; Larry Sewell, present; A quorum was declared present by Sewell.

**MINUTES:** Motion was made by Baskett and seconded by Rohr to approve the minutes of July 8, 2014. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Present in the audience was City Alderman Ray Holden. Sewell gave an overview of the process that would be followed for the evening.

**UNFINISHED BUSINESS:** None.

**PUBLIC HEARINGS:**

**(P2014-07) - Zoning Amendment Subject to the Planned Development Ordinance for an existing “O-1(P)” Planned Office District development to approve a hospital and attached ambulatory care center and physician office building. The property is multiple parcels of land generally located at 1501 North Green Mount Road. The petitioner is Maryann Reese of St. Elizabeth’s Hospital.**

Public hearing was opened at 6:04pm. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown, along with a site photo taken by Staff. Randall highlighted various points and issues from Staff’s Project Report dated September 23, 2014, among them:

- Existing site conditions
- St. Ellen Mine undermines the project at a depth of approximately 120-130 ft
- Rezoned to O-1(P) in 2011
- Consistent with Comprehensive Plan
- Overall site plan
- Traffic study of North Green Mount Road being prepared by Crawford, Bunte, Brammeier (CBB)
- On-site circulation loop road and future connections
- Parking required for initial construction; “ghost” parking to be constructed when necessary due to demand when required by the City
  - Shekell explained to Sewell’s request the hospital and CBB both agree the initial parking is sufficient and City will have input to when reserve parking needs to be constructed

- Utilities
  - Water mains and looped system, sewer mains and sewer lift station, and stormwater trunk mains will be supplied by the City per the TIF agreement
- Building elevations and artists renderings provided are consistent with the Commercial Design Handbook
- Proposed landscaping meets or exceeds the intent of the landscaping requirements. City recommended shrubs instead of trees in some landscape islands due to water main to be constructed in these locations.
- Buffers adjacent to Misty Valley subdivision and Main Street residential area.
- Signage
  - On-premise and off-premise
  - Sign package fits the scale for the type of development and includes way-finding, free-standing, wall, and monument signage.
- Variances requested
  - Helipad as accessory use to hospital
  - Parking
  - Parking lot landscaping
  - Buffer
  - Signage

Public comments were opened at 6:26pm.

Sue Beeler, Project Manager for St. Elizabeth's Hospital in O'Fallon, was sworn in and stated HSHS purchased the 114 acres in 2011 and has been planning the project since then. They have submitted the Certificate of Need to Illinois Health Facilities and Services Review Board. She introduced several members of the hospital development and engineering team (Maryann Reese, Amy Ballance, Michael Cleary, David Sheedy, Keith Sparks, Pat Dapney, Paul Homann, and Dana Link) and welcomed any questions.

Maryanne Reese, applicant, was sworn in and invited everyone to visit [www.steliz.org](http://www.steliz.org) and write a letter of support.

Public comments were closed at 6:39pm.

Shekell explained the timeframe as the Certificate of Need is anticipated within the next 90 days:

1. Mine remediation to be done first
2. North Green Mount Road improvements would be complete when the hospital was completed
3. Water, sewer, and drainage improvements on the property
4. Hospital and medical office building to be completed at the same time - anticipated opening in 2017.

Baskett asked about upgrades to Green Mount Road. Shekell explained the City will be working with St. Clair County on this county road and with IDOT since they have access control up to Pierce Boulevard. Tentative plan is to have 4 active travel lanes with periodic middle turn lanes, a center median, landscaping on both sides, and dual left-turns into the hospital at the Cambridge Blvd light. Shekell explained that Ameren is

placing large poles on North Green Mount Road in order to upgrade the power supply for Memorial and St. Elizabeth's hospitals. St. Elizabeth's electrical lines on-site will be underground.

Baskett asked about the timing for Green Mount Road improvements and the hospital's opening. Shekell reported the City Engineer stated the roadway will be completed by the time the hospital opens.

Baskett questioned the conceptual roundabout on the north side of the project. Shekell explained that the hospital has not provided a concept plan for the north end of the property and believed it may not be developed for as many as 5-30 years from now. In 2011, the hospital referenced the possibility of single-story office buildings. Multi-storied buildings need expensive remediation due to the underground mines, and the City has not guaranteed any remediation in that area. The roundabout could be a connection point to that potential office park.

**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 a helipad as a part of the Green Mount Medical Campus and proposed St. Elizabeth's Hospital.
2. A variance to reduce the required parking to 1,401 parking spaces, with a condition that should a parking problem exist, the additional parking designed will be constructed at the city's request to eliminated the parking problem.
3. A variance to allow the parking lot landscaping to be installed per the landscaping plan.
4. A variance to remove the full buffering requirements of the landscaping code, with the following conditions:
  - a. A buffer needs to be installed along the southern property line of the Misty Valley subdivision.
  - b. Additional buffering is required between the Main Street residential area and the retention pond.
5. A variance to the sign code to allow the signage as proposed in the sign package.
6. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
7. Any future development of the Green Mount Medical Campus not indicated on the site plan attached to the planned use application will require planned use approval.

Baskett asked what will trigger the additional parking and under what timeline. Shekell said that while there are no set details, the additional parking will be determined by the success of the hospital. Shekell pointed out on the site plan where an additional medical office building tower and another bed tower could be built. These would require additional and replacement parking. If parking becomes a City issue with people parking

on the public streets, the City will work with the hospital to have that additional parking constructed.

Arell-Martinez asked if a sound barrier was considered around the helipad. Shekell explained the hospital had a sound study conducted which revealed the noise from the helipad is going to be no more than the 60dB already produced by the interstate. Helicopter pilots would try to fly along 64 and will avoid going over the adjoining residential areas. Shekell reported the hospital stated they average 1 flight per week.

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

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

The project moves to Community Development on September 29, 2014, at 5:30pm. The public hearing was closed at 6:46pm.

**(P2014-08) - Zoning Amendment Subject to the Planned Development Ordinance from "B-1" Community Commercial District to "B-1(P) Planned Community Commercial District for a retail store (sporting goods retail store Gander Mountain). The property is multiple parcels of land generally located at 1234 Central Park Drive. The petitioner is Nick Messina for Brooks-Amaden.**

Public hearing was opened at 6:47pm. Randall presented an overview project and staff report. A map of the subject and surrounding properties and their zoning was shown, along with a site photo taken by Staff. Randall highlighted various points and issues from Staff's Project Report dated September 23, 2014, among them:

1. Consistent with Comprehensive Plan
2. Land use
  - a. Parking
  - b. Cross-access
  - c. Regional detention
  - d. Sidewalk
  - e. Landscaping
3. Building elevations are mostly consistent with Commercial Design Handbook and includes a faux entrance on the rear of the building facing I-64.
4. While signage is not out of scale for the large store frontage, the Gander Mountain logo is large. A sign variance for the wall sign facing Central Park Drive will be required
5. Variance for trees and shrubs in parking lot landscaping islands are requested.
6. Conformity with Zoning Code except for two variances requested.

Sewell asked where Gander Mountain stores are presently located. Shekell noted they generally are an interstate-type location with stores in Fenton, MO and Paduca, KY.

Baskett asked about the size of the two entrances off Central Park Dr. Randall explained both entrances are in and out, and one is larger to allow for truck access from Central

Park Drive to the loading dock in the back. Shekell reported 24 ft is a minimum and staff encourages a little more room. They would be comfortable with up to 30 ft width.

Public comments were opened at 6:55pm.

Baskett asked if any other stores in O'Fallon have similar large signage. Shekell stated WalMart, Home Depot and some of the other big-box stores do. Shekell reiterated that the sign itself is fine, but the logo is large.

No one came forward to speak for or against the petition.

Public comments were closed at 6:56pm.

**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 the parking lot landscaping to be installed per the landscaping plan.
2. A variance to allow the front elevation wall sign to be sized at 431.5 square feet.
3. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
4. A cross-access easement must be provided to Lot 23L to the northeast. The physical connection will not be required unless mutually agreed to by the lot owner and the owner of Lot 23L.

Motion was made by Rohr and seconded by Baskett to approve the Staff's Recommendation.

Arell-Martinez asked how the entranceway lines up with property across the street. Randall stated the property across Central Park Dr. is vacant.

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

The project moves to Community Development on September 29, 2014, at 5:30pm. The public hearing was closed at 6:58pm.

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

**REPORTS AND COMMUNICATION:**

Sewell announced there are no petitions awaiting public hearing for October 14, 2014, so the meeting has been cancelled.

Shekell explained there are several other potential projects on the September 29<sup>th</sup> Community Development agenda. Community Development meetings are now held at Public Safety and this special meeting time is 5:30.

Shekell previewed several projects that may be coming forward to the Planning Commission and announced that new home construction is up over last year.

**ADJOURNMENT:**

Motion was made by Baskett and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:04pm.

Respectfully submitted,

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Vicki Evans, Transcriptionist

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Minutes approved by Planning Commission



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## MEMORANDUM

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TO: Planning Commission  
FROM: Justin Randall, Senior City Planner  
Ted Shekell, Director of Community Development  
DATE: December 16, 2014  
SUBJECT: P2014-10: Four Points Center, Planned Use

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### Public Hearing

At the Planning Commission meeting on December 16, 2014, staff will introduce the Four Points Center development on the northwest corner of Highway 50 and Scott Troy Road. Preliminary plans have been submitted; however the traffic study will not be completed prior to December 16<sup>th</sup>. After receipt of the traffic study, it is expected the applicant may need to make changes to the site plan. **Therefore, staff is not able to provide a full analysis of the project at this time, and will recommend that the Planning Commission open the public hearing, review staff's abbreviated overview of the project at that time, and then continue the public hearing until the Planning Commission's regularly scheduled meeting on January 13, 2015 at 6:00 pm. Public testimony is expected to be taken at the January 13 meeting, not at the Dec 16 meeting.**

### Land Use Introduction

The applicant, Dean Oelze of SI Strategy, LLC has filed an application requesting approval of a planned use for parcels of land generally located in the northwest corner of Highway 50 and Scott-Troy Road, currently zoned B-1, Community Business District and B-2 General Business, for a 45 acre mixed use development, including a 132,400 square foot recreational center and various retail, hospitality and office lots. Phase 1 of the Four Points Center is the construction of the 132,400 square foot recreation complex on approximately 8.8 acres. The recreational facility, to be named the "The McKendree Metro Rec Plex", includes 2 NHL sized ice rinks, 4-lan recreational pool, a 25 meter x 25 yard competition pool, dive area with two – 1 meter spring boards, two – 3 meter spring boards and one – 5 meter fixed platform. The facility will have fitness areas, batting cages and half court gymnasium. The McKendree Metro Rec Plex, will be located in the northwest corner of the 45 acre site.

Future phases of the project are anticipated to be a mix of retail, hotel, and office uses.

### Existing Conditions

#### Subject Property

The subject property for the proposed McKendree Metro Rec Plex and business center is a 45-acre multi-parcel property. The property is generally bound by Highway 50 to the south and Scott-Troy Road to the east. The property adjoins a single-family residence to the west, in which a pond is jointly owned. The northern boundary adjoins the Victory Church property.

The property is primarily used for agricultural purposes, which is zoned B-1 – Community Business District. The site encompasses land which is currently occupied by Mississippi River Construction Company along Scott-Troy Road, north of Highway 50, zoned B-2 – General Commercial District. The construction company has a 15,000 square foot



office and storage building and a large outdoor storage area. As previously mentioned, the western portion of the property has a 3.66 acre pond. The retention pond is split between the development property and a single-family residential property.

According to the Flood Insurance Rate Map 17163C0210D, the subject property appears to have approximately 0.68-acre located in the floodplain in the very northwest corner of the property. The area of the property is located in Zone A, which the map indicates as an area in which no base flood elevations have been determined. The site is not undermined, therefore no additional site stabilization is necessary.

#### Surrounding Properties

The property surrounding the proposed Four Points development is a mixture of uses, including commercial, office, and residential.

#### Surrounding Zoning:

North: A(P), A

East: MR-2, B-1, B-1(P)

South: A, I

West: B-1, B-1(PUD), MR-2 (PUD)

#### Surrounding Land Use:

North: Victory Church and Rock Spring Park

East: MotoMart with Subway, Sweetwater carwash, Vacant Rock Springs Estates

South: Agricultural land and the Eastgate development with Super 8 motel and Amore restaurant

West: Residence, Market Basket, Lakepointe Center Professional Park and Lakepointe Estates

CBB has been retained to conduct a full traffic study for the Four Points Center project. CBB has been tasked with providing analysis on access and circulations both on and off site. At this time the findings of the traffic study have not yet been completed. Therefore, staff cannot complete the full review of offsite traffic concerns, onsite circulation or parking at this time.

Additionally, the applicant will be making revisions to the plan based on the results of the traffic study, so the plan provided at this time is conceptual only and will be subject to change prior to final conclusion of the hearing process.

#### Attachment:

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 5 – Site Plan

Attachment 6 – Building Elevations

Robert G. Schwarz  
1818 Carington Way  
Swansea, IL 62226

owners: Westmore Development Corp  
1415 E. Bridge Payne Rd Ste 285  
Chesterfield, MO 63017



CITY OF O'FALLON  
OCT 20 2014  
DATE PAID

Planned Use / Re-Zoning Application

NAME OF PROJECT: Four Points Center  
ADDRESS/GENERAL LOCATION: NW corner of Highway 50 and Scott Troy Road  
SUBDIVISION NAME & LOT NUMBER(S): Four Points Center - Phase 1

PARCEL NUMBER(S): 04330200033, 04280400032, 04330200025, 04280400028, 04330200026

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

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

PROPOSED NUMBER OF BUILDINGS: 1  
PROPOSED GROSS FLOOR AREA: 132,400 SF  
AREA IN ACRES: project- 443/4 phase I- 8.82032  
PRESENT USE: Farmland

APPLICANT INFORMATION:

NAME: Dean Oelze  
COMPANY: SI Strategy, LLC  
ADDRESS: P.O. Box 312  
Nashville, IL 62263  
PHONE: 618-980-3807  
FAX: \_\_\_\_\_  
EMAIL: genciaos1@aol.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Louis R. Curl  
COMPANY: Curl and Associates, Inc.  
ADDRESS: 226 East Broadway  
Centralia, Illinois 62801  
PHONE: 618-533-4149  
FAX: 618-533-3732  
EMAIL: \_\_\_\_\_

Dean Oelze  
SIGNATURE OF APPLICANT

Louis R. Curl  
SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED OCT 20 2014		STAFF USE ONLY	
DATE RECEIVED:	<u>OCT 20 2014</u>	PROJECT ID #:	<u>P2014-10</u>
APPLICATION RECEIVED BY:	<u>V. Evans</u>	STAFF ASSIGNED:	_____
APPLICATION FEE:	<u>\$500.00</u>	PLAN REVIEW FEE DEPOSIT REC'D:	<u>yes \$900-</u>

RECEIVED OCT 20 2014

## Four Points Center

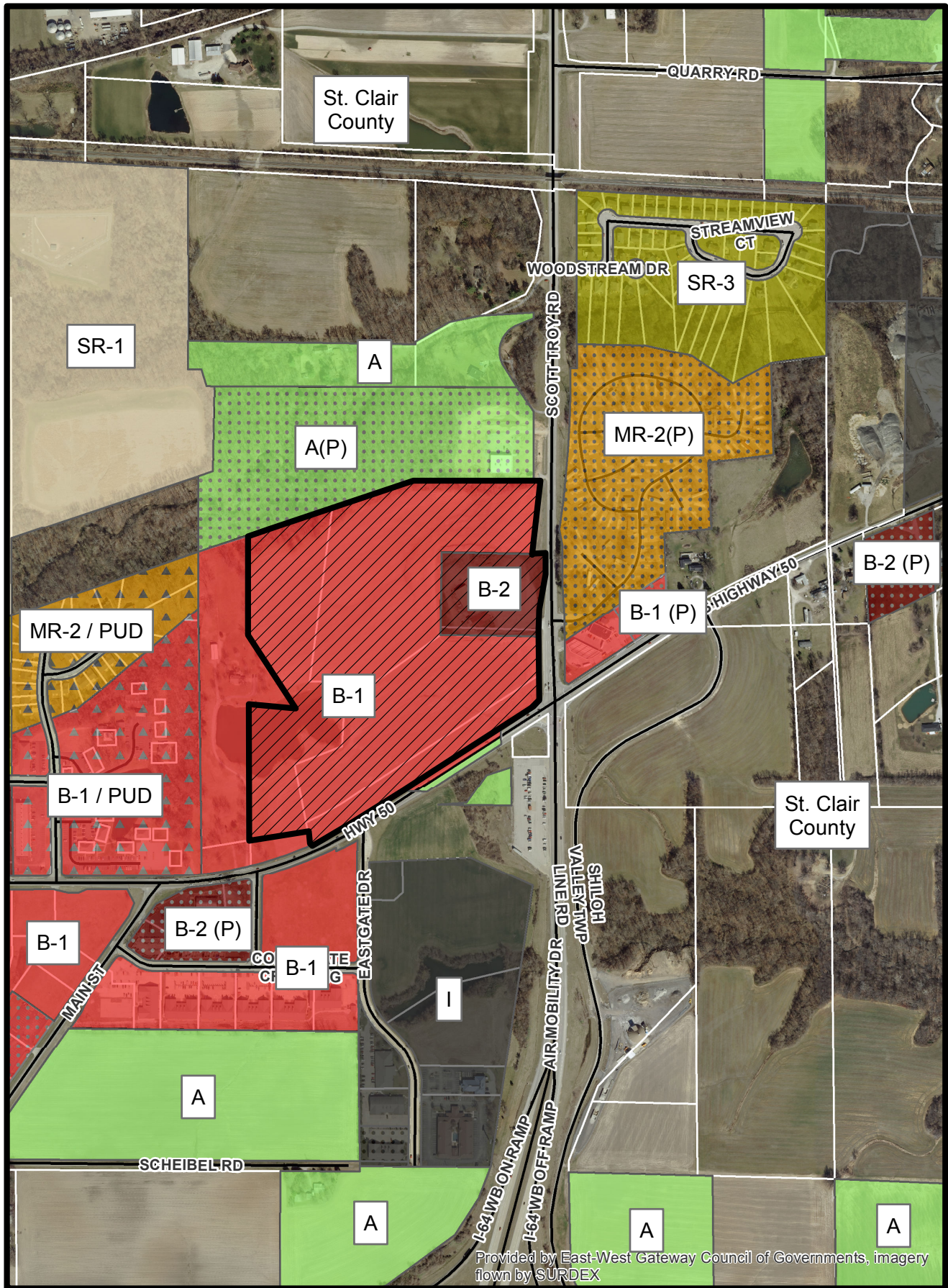
S.I. Strategies is proud to present "Four Points Center". Four Points Center encompasses a total of 45 acres which will be utilized for various sized businesses in retail, hospitality, professional, and recreational. The development will be built in phases and be located north of Interstate 64 at Exit 18 at the corner of Scott Troy road and Highway 50.

The Four Points Center is being presented as a phased development with a total of 7 phases. At this time SI Strategy is applying for approval of Phase I. Phase I and the anchor of Four Points Center is the planned public sports complex that is to be known as "The McKendree Metro Rec Plex". This facility will boast 2 NHL sized ice rinks, recreational pool with 4 swimming lanes, an additional 25 meter by 25 yard competition pool, a dive area incorporated into the competition pool which includes 2- 1 meter spring boards, 2- 3 meter spring boards and 1- 5 meter fixed platform, a half court gymnasium, indoor batting cages, elevated walking track and a fitness area that includes free weights and cardio equipment. The facility will also offer group and individual fitness classes as well as a day care facility for use by members. The facility will be available to host birthday parties, reunions, trade shows and be a venue for corporate retreats.

The McKendree Metro Rec Plex will be a public facility offering daily admission as well as single and family memberships. The facility will serve as home for McKendree University's ice and aquatic programs. The facility will also serve as the home ice for The Southern Illinois IceHawks. It is anticipated the facility will be open as soon as the fall of 2015.



# P2014-10: Four Point Center - Zoning Map

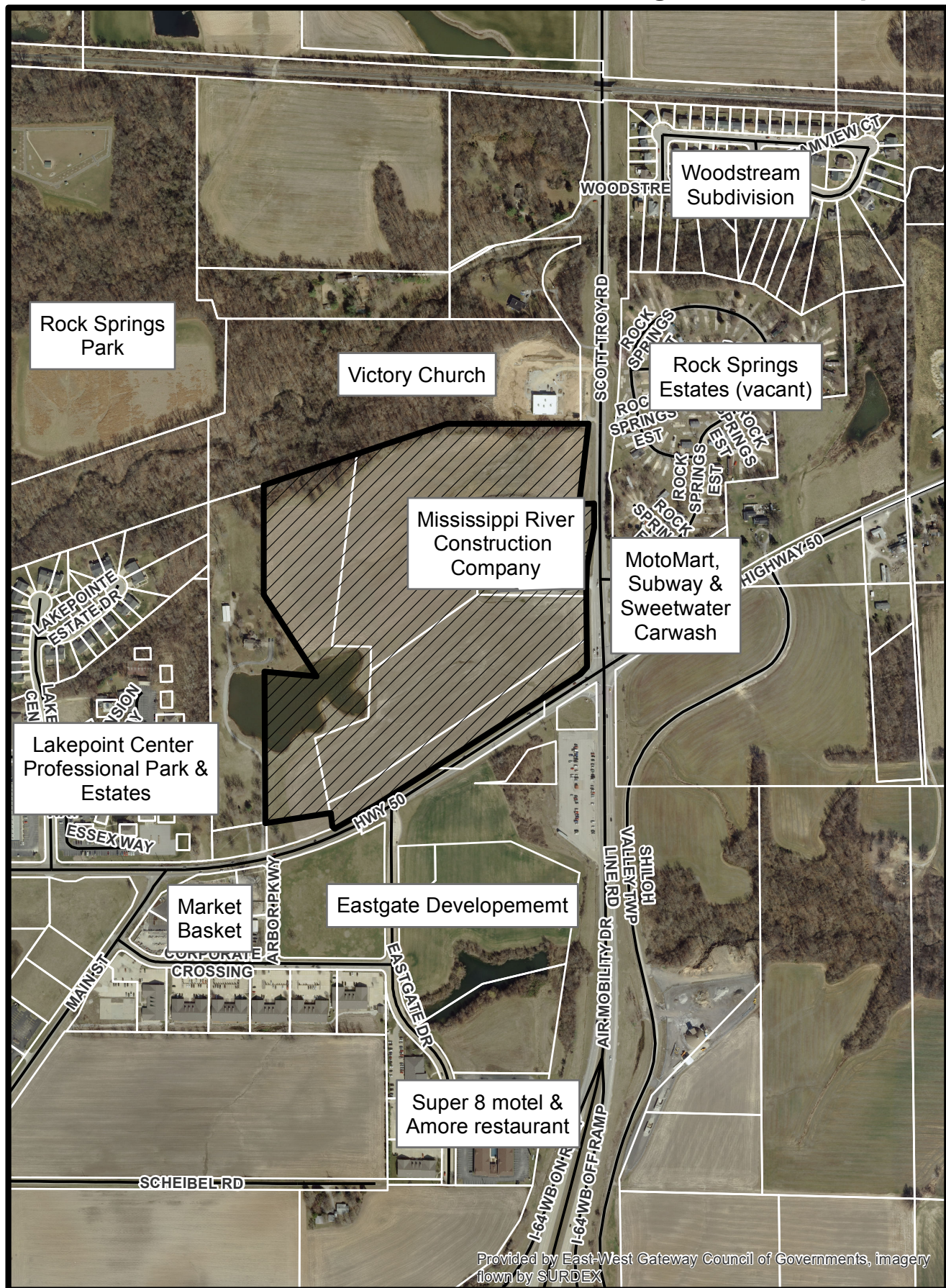


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX





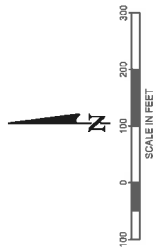
# P2014-10: Four Point Center - Surrounding Land Use Map



0 270 540 1,080 1,620 Feet







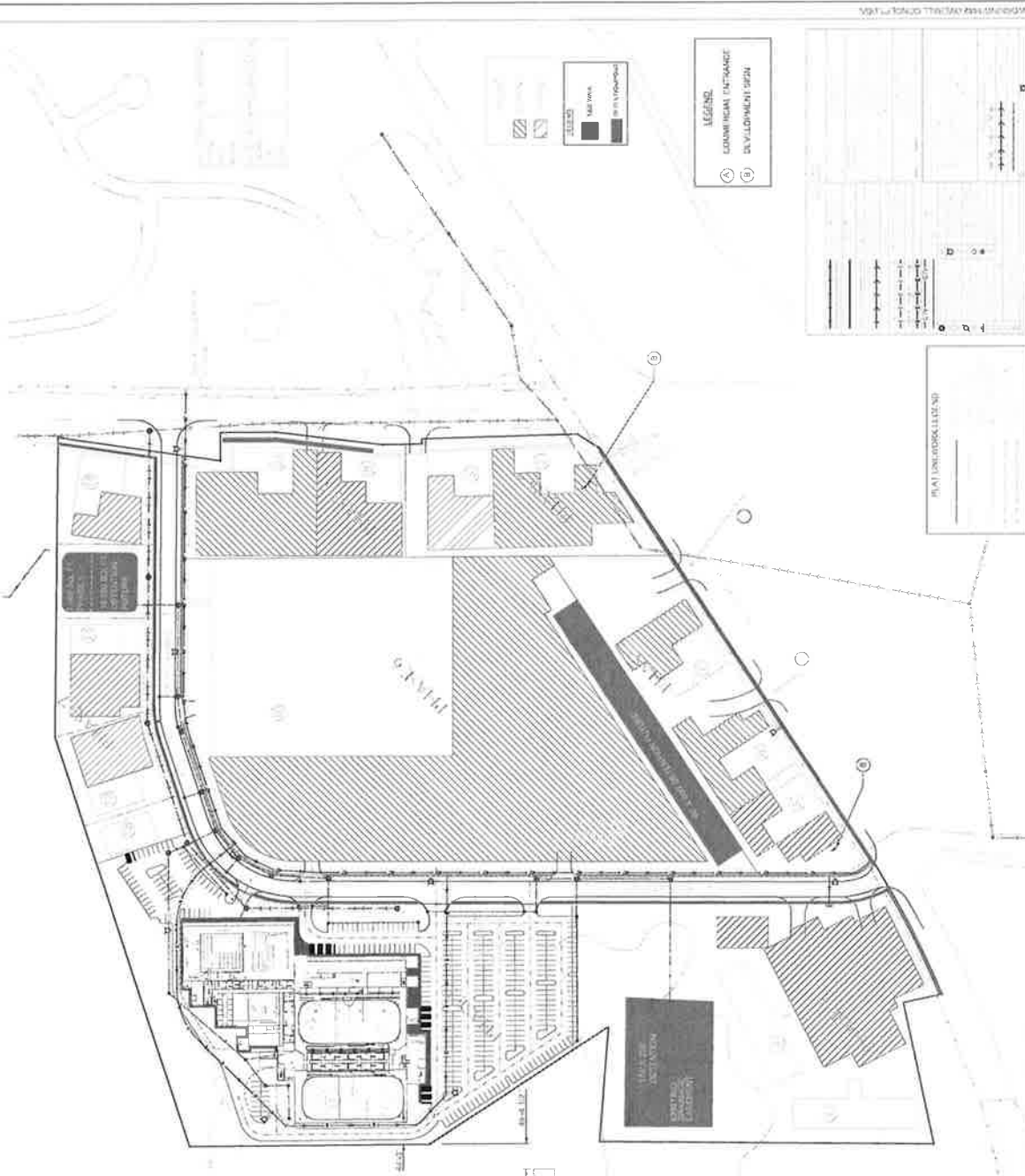
PHASE AREA TABLE

NUMBER ON PLAT	AREA OF PHASE
PHASE 1	384,213.56 SQ. FT. (8.8032 ACRES)
PHASE 2	137,232.70 SQ. FT. (3.14172 ACRES)
PHASE 3	317,247.26 SQ. FT. (7.28333 ACRES)
PHASE 4	103,510.95 SQ. FT. (2.37628 ACRES)
PHASE 5	572,908.81 SQ. FT. (13.12573 ACRES)
PHASE 6	177,860.34 SQ. FT. (4.06359 ACRES)
PHASE 7	
TOTAL AREA OF ALL PARCELS 1,819,723.04 SQ. FT. (41.76146 ACRES)	

PASTING BURN

PASTING BURN

NUMBER ON PLAT	PHASE	BUILDING USE	SIZE (IN SQ. FT.)	PARKING SPACES PROVIDED	PARKING SPACES REQUIRED
1	1	ICE RINK	132,400.00	381	381
2	2	FOOD/RETAIL	8,800.00	88	79 FOR FOOD 35 FOR RETAIL
3	3	FOOD/RETAIL	8,800.00	44	79 FOR FOOD 35 FOR RETAIL
4	4	HOTELS	30,000.00	213	145
5	5	FOOD/RETAIL	8,800.00	36	79 FOR FOOD 35 FOR RETAIL
6	6	FOOD/RETAIL	8,800.00	36	79 FOR FOOD 35 FOR RETAIL
7	7	FOOD/RETAIL	8,800.00	46	79 FOR FOOD 35 FOR RETAIL
8	8	FOOD/RETAIL	8,800.00	67	79 FOR FOOD 35 FOR RETAIL
9	9	FOOD/RETAIL	8,800.00	121	79 FOR FOOD 35 FOR RETAIL
10	10	RETAIL	180,000.00	771	720
11	11	OFFICE	6,000.00	52	24
12	12	OFFICE	6,000.00	52	24
13	13	OFFICE	6,000.00	52	24
14	14	FOOD/RETAIL	8,800.00	21	79 FOR FOOD 35 FOR RETAIL



LEGEND  
 (A) EXISTING  
 (B) DEVELOPMENT  
 (C) EXISTING ENTRANCE  
 (D) DEVELOPMENT ENTRANCE

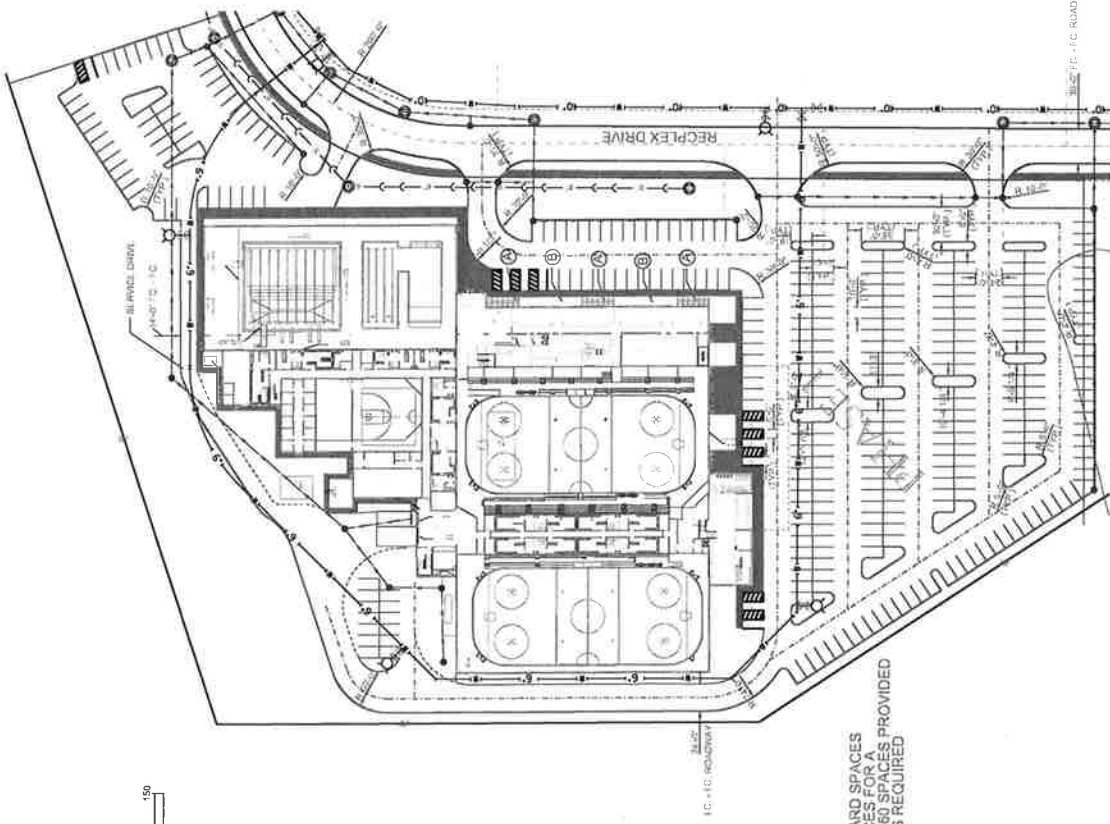
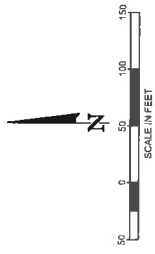
PLAT DEVELOPMENT

CURL & ASSOCIATES, INC.

OVERALL CONCEPT  
 PUD DEVELOPMENT OF  
 THE FOUR POINTS CENTER  
 O'FALLON, ILLINOIS  
 SI STRATEGY

PROJ. NO. C-1422.1  
 DATE 11/14/14  
 SHEET NO. 2  
 OF 5 SHEETS





351 STANDARD SPACES  
 114 SPACES FOR  
 TOTAL OF 365 SPACES PROVIDED  
 360 SPACES REQUIRED

**LEGEND**

① MEMORIAL/SPONSOR BRICK PAVERS

② LANDSCAPE AREA

**LEGEND**

SIDEWALK

**PLAN WORKSHEET LEGEND**

SYMBOL	DESCRIPTION
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**CURL & ASSOCIATES, INC.**



**PHASE ONE PLAN OF  
 PUD DEVELOPMENT OF  
 THE FOUR POINTS CENTER  
 O'FALLON, ILLINOIS  
 SI STRATEGY**

PROJECT NO.	C1442.1
DATE	11/14/14
SHEET NO.	4
OF 5 SHEETS	

**SEAL**

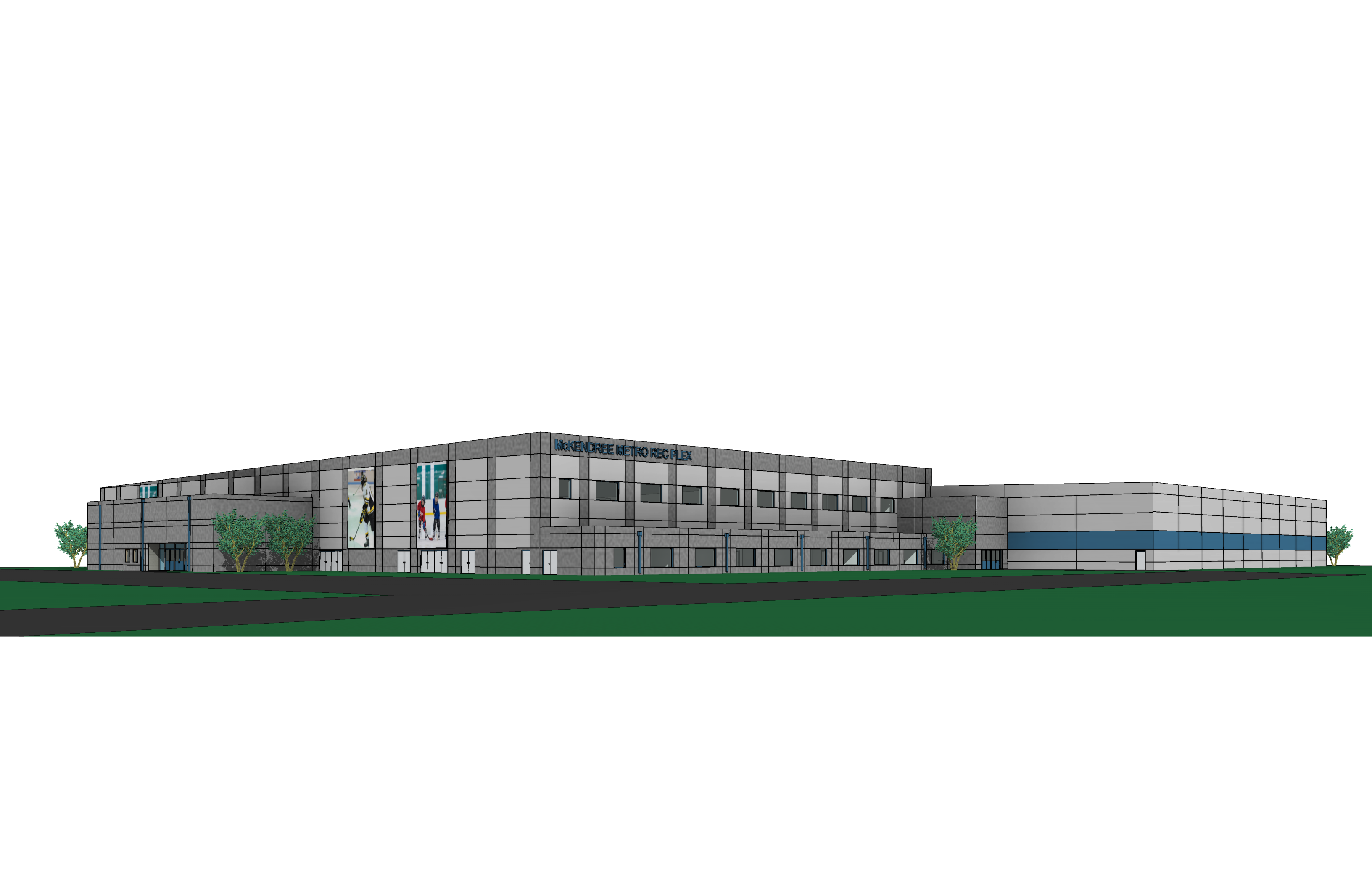
Professional Engineer  
 State of Illinois  
 License No. 000000000

**DATE**

**BY**

**FOR**

**PROJECT**







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## PROJECT REPORT

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TO: Planning Commission  
FROM: Justin Randall, Senior City Planner  
Ted Shekell, Community Development Director  
DATE: December 16, 2014  
PROJECT: Proposed Zoning Code Text Amendments to the Approved Street Tree List, Planned Use  
Validity and Signs Authorized Without Permit

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For the Planning Commission meeting Tuesday, December 16, 2014, staff is proposing a number of changes to the Code of Ordinances under the Public Hearing and application P2014-11. These amendments are described below.

### Amendments to Approved Street Tree List, Chapter 155: Design Manual, Appendix A

In February 2005, the City Council adopted the subdivision street tree planting requirements, which included a list of approved trees. Since its adoption, the Emerald Ash Borer has spread to the State of Illinois causing the death of ash trees. Also we have received input from Jamie Frank from the Parks and Recreation Department on a number of trees which have been added to the invasive plants list according to the Midwest Invasive Species Information Network. Below is analysis and recommendations on keeping or removing a number of trees on the approved tree list from the Community Development and Parks and Recreation Departments.

1) Callery Pear

*The O'Fallon Parks and Recreation Department has seen the Callery Pear invade native areas, Rock Springs Park is a prime example. Birds distribute the fruit and species can spread from a substantial distance away. Even the improved cultivars like Cleveland Select, Redspire and Aristocrat still have branching issues and susceptibility to fire blight. The risks, especially given how this species spread outweigh its continued use as an approved tree. The O'Fallon Parks and Recreation Department recommends removing the Callery Pear from the approved tree list.*

2) Goldenraintree

*Several Goldenraintree planted in Forest Park near natural areas that have not spread into those areas. The tree is not used widely as a street tree in the St. Louis metro but St. Louis city parks have a quite a few, but they are difficult to find in any large quantity. According to Jamie Frank, the tree should not be planted in large numbers or near a natural area or in the woods but in an urban environment like a tree lawn or tree box there should not be a risk of it becoming invasive, therefore staff is not recommending the removal of this tree at this time.*

3) Norway Maple

*The Norway Maple doesn't do well as a street tree in the lower Midwest in general because of the heat. The tree is used in limited numbers as a street and park tree when a specific foliage effect was needed (dark purple foliage). The risk of it spreading via its samaras (seed) by the wind is limited if it is planted in a downtown area or tree lawn away from wooded/native areas. Because of the trees inability to thrive do to the heat in the lower Midwest, staff recommends removing the Norway Maple from the approved tree list.*

4) Sawtooth Oak

*This tree has been planted in both parks and tree lawns and does not appear to spread to native areas from the urban environments in which they have been planted. There is little risk of a Sawtooth Oak growing planted in a 4 foot tree lawn of spreading wildly out of control via its acorns. This is a good durable tree for tough environment, but is not the ideal species for the edge of your wooded suburban lot or to reforest a wild area. However, in a downtown tree well, urban park or tree lawn, there is not a risk of it becoming a problem as an invasive. The O'Fallon Parks and Recreation Department would recommend keeping the tree on the approved tree list until more conclusive data is set out indicating its use in the urban environment is a problem.*

5) Gray Dogwood

*This tree is generally classified as a shrub and suckers profusely. The tree is more acceptable to be used as a native planting or in a landscape massing versus use as a street or parking lot tree. The O'Fallon Parks and Recreation Department recommends removing the Gray Dogwood from the approved tree list.*

As a result staff is recommending removing the following trees from the approved tree list:

- Callery (Bradford) Pear – *pyrus calleryana*
- Norway Maple – *Acer platanoides*
- Gray Dogwood – *Cornus Kousa*
- White Ash – *Fraxinus americana*
- Green Ash – *Fraxinus pennsylvanica*

**Amendment to length of validity of Planned Use Approval Chapter 158, Article 6, Section 158.119(F)**

Over the past few years there have been a few projects that have been approved by the City Council via the planned use process, but have not been constructed prior to the approval expiring. The length of validity of the planned use is 12 months, while typically appropriate, has caused issues with potential projects pending within the City of O'Fallon. When projects expire, the project is required to resubmit and seek reapproval, which costs the developer time and money. Staff is recommending extending the timeline for the validity of the planned use approval to 2 years and increasing the amount of Council extensions from 1 year to 3 years. Below are the current regulations and proposed amendments highlighted with strikethrough.

**Proposed Amendment to Section 158.119(F):**

*"Duration of validity. The approval may specify the duration of a planned use's validity, but in no event shall an approved preliminary site plan be valid for a period longer than ~~42 months~~ 2 years from the date of such approval. The City Council may grant no more than ~~one~~ three extensions not exceeding 12 months each upon written request. The approval of a revised preliminary site plan shall not automatically extend the time period during which the planned use is valid. In instances where there is another binding agreement between the city and the development with a longer duration of validity, the provisions of this section will not apply."*

**Amendment to the Temporary Sign Regulations, Chapter 158, Article 8, Section 158.163(B)**

The City Council approved temporary signage without a sign permit for establishments within the city, granting 1 sign on Fridays, Saturdays and Sundays, as well as Mondays when it is a federal holiday. The original approval was granted with a one year sunset provision; the City Council approved a two-year extension in 2012 to continue to allow the temporary signs. The last extension expires December 17, 2014, which will effectively end the allowance of a small temporary sign over the weekend for businesses and organizations in O'Fallon without City approval. This particular regulation is used quite often by businesses and would limit the ability for business to promote certain events on weekends. Additionally, staff is not aware of any major issues with the provision. Therefore, staff is

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recommending removing the sunset provision and making this regulation a permanent exemption for temporary signage on the weekends.

**Proposed Amendment to Section 158.163(B):**

*" (1) In lieu of such temporary non-commercial signs as are permitted without a sign permit elsewhere in Section 12.040, each establishment may display one (1) temporary sign made of paper, cardboard or other lightweight materials with comparable support materials designed for temporary display of Messages under this subsection without a Permit. Such Temporary Sign may be displayed on Fridays, Saturdays, and Sundays, as well Monday when it is a federally-recognized holiday. Such temporary sign shall not exceed twenty-four (24) square feet if affixed to the building wall or six (6) square feet if affixed to the ground. Such temporary sign must be located entirely on the zoning lot where the establishment is located and must be outside of the sight distance triangle.*

~~*"(2) This section is governed by a two-year sunset provision. Unless otherwise amended by the City Council, this section will be in effect only until 12-17-2014."*~~

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