



TUESDAY, JUNE 14, 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. **(P2016-05)** - Zoning Amendment Subject to the Planned Development Ordinance from "SR-1" Single-Family Residence Dwelling District to "SR-1(P)" Planned Single-Family Residence Dwelling District for First United Methodist Church parking expansion. The parcel is located on Southview Drive and is proposed to expand parking and connect eastward to the 504 East Highway 50 property. The applicant is First United Methodist Church.
 - b. **(P2016-06)** – Zoning Amendment Subject to the Planned Development Ordinance from St. Clair County "A" Agricultural District to "B-2(P)" Planned General Business District for O'Fallon Boat & RV Storage. The parcel is located at 8676 East US Highway 50, Lebanon. The applicant is Tom Williams.
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
May 24, 2016

Chairman Jeff Baskett called the meeting to order at 6:01 p.m. in the City Council Chambers and led the Pledge of Allegiance.

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

MINUTES: Motion was made by Pickett and seconded by Arell-Martinez to approve the minutes of April 12, 2016 meeting. 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. Present in the audience was City Alderman Ray Holden, City Alderman Ned Drolet, City Alderman Kevin Hagarty, O'Fallon Library Board member Linda Gruchala, O'Fallon Library Director Molly Scanlan, Woodgate Subdivision residents Lois Ridenour, Bill Chapman, Susan Edelman, and Mary Drolet, petitioner Chad Hartle of RCH Development, Inc., and O'Fallon Police Captain Jim Cavins. Baskett gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2016-03) –Zoning Amendment Subject to the Planned Development Ordinance from “B-1” Community Business District to “MR-2(P)” Planed Multi-Family Residence Dwelling District for “Lincoln Park Villas,” a 72-unit multi-family senior citizen community. Property is located at 1159 South Lincoln Ave., south of GCS Credit Union and the O'Fallon Public Library. The applicant is Chad artle, for RCH Development Inc.

Public hearing was opened at 6:03 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff's Project Report, among them:

The development is a 72 unit senior living community. There will be 18 one-bedroom units and 54 two-bedroom units. This comes to approximately 11.3 units per acre and falls within the limits of 16 units per acre maximum allowed. The project will extend the access to Civic Plaza. It currently ends at the Public Library and GCS Credit Union. The road will connect the Library and GCS Credit Union, will be 32 feet wide, and have a 60 foot right of way. There are currently water and sewer lines stubbed out, the proposed development will extend utilities. There will be four points of access to Civic Plaza. The proposed parking lot will contain 162 spaces, which is greater than the required 144

minimum parking spaces. The parking stalls will be 10 ft. x 19 ft., which meets code requirements, and drive aisles will be 24 feet wide. Sidewalks will be placed throughout along South Lincoln Ave. and Civic Plaza to provide pedestrian access.

A detention pond is proposed for the northwest corner of the subject property. There is also an existing detention basin in the southeast corner that will be utilized as well. This existing detention basis was sized to accommodate future development. The developer will provide landscaping as required by the code. This development requires 0.72 acres of Park Land dedication. In lieu of land, the development will be assessed a Park Land dedication fee of \$510 per unit. This fee is based on occupant load.

Elevations were presented by Randall. The structure will include stone, brick, and Hardie Board. Randall indicated the design and materials are consistent with residential development throughout the city. Staff believes this development will not cause any adverse impact on neighboring property.

Rohr asked about age restrictions for the proposed community. Randall stated there will be a 55+ age restriction. Rohr asked if, and how, the residences will be subsidized, such as Section 8 Housing. Randall referred to the developer for further clarification, and stated the developer has obtained IDHP financing.

Baskett stated the age restriction is recorded on the deed to the property. He inquired that if the restriction needed to be removed would it need to go through the city. Shekell stated yes, and the financing of the development is tied to the age restriction. Shekell also stated this development must stay in single ownership to ensure consistent management. There will be a deed restriction for single ownership as well.

Public comments were opened at 6:12 pm.

Petitioner Chad Hartle was sworn in. Hartle introduced himself as the developer. He stated the 54 two-bedroom units will be 865 sq. ft., and rent for \$670 per month. Hartle stated the average two-bedroom unit in O'Fallon rents for \$936. The 18 one-bedroom units will be 750 sq. ft. and rent for \$573 per month. Hartle stated the average one-bedroom unit in O'Fallon rents for \$840 per month. Hartle listed the facility amenities, including a club house with fitness equipment, a gathering room, full-time onsite property management, and a spare office to conduct events such as wellness screenings, tax preparation, and educational opportunities.

Hartle further stated he has been developing senior housing for 26 years. Hartle has created 25 developments, the majority of which are senior housing, and has never sold a development. The proposed development will have recorded deed restrictions through the Illinois Housing Development Commission requiring Hartle to rent to seniors age 55 and above.

Hartle intends to work closely with the O'Fallon Public Library, especially for the adult education program. Completing Civic Drive will also benefit the Library. Hartle has been working with the Library to develop signage that will incorporate both the development

and the Library. He further stated the proximity to the post office, banks, grocery stores, hospital, and other surrounding services make the proposed site desirable.

Hartle stated the proposed development will use Universal Design, including wide hallways and other safety measures as well as using energy efficient building practices, such as geothermal energy and heat pumps if the budget allows. The units will be rated and certified by the National Association of Home Builders as well as by the International Code Council. Hartle referenced a development he owns in Troy, Missouri, stating it is illuminated with 100% LED lights.

Hartle stated the current zoning of the subject property would allow for his development, however staff recommended rezoning to protect nearby residents to the east and west from any future business use. Hartle explained he will continue to own this development and there will be an investor who purchases the tax credits.

Hartle reiterated the intent of the development is to provide a place for seniors to live independently for many years. He stated the typical resident is a widow or widower that cannot, or does not want to, care for their home any longer. Hartle cited the average utility bills for his current developments as \$38 per month for a one-bedroom unit and \$58 per month for a two-bedroom unit. Hartle compared these averages to the average rate of \$100 - \$150 per month for traditional apartments. The proposed development units will be all electric, the resident will pay electric bill. At this time Hartle was unsure who will be responsible for the water bill.

Rohr asked for locations of Hartle's previous developments and Hartle provided various locations.

Rohr asked Hartle if the proposed development is the first he has completed in Illinois. Hartle stated he completed an affordable housing development in the early 1990's. He further stated it was a rural development program. Hartle explained at that time the program was administered by the Federal Government, however it has since shifted to the state level.

Rohr inquired about the rent discounts available due to the funding. Hartle stated the process to receive tax credits for these types of developments is very competitive. This year the State of Illinois awarded tax credits to 11 out of approximately 50 applicants, with the proposed development being the furthest south in the state to receive approval.

Hartle explained the neighbor notification process required for Planned Use developments, stating he sent the required notices along with an additional introductory notice describing the nature of the proposed development and providing his personal cell phone number.

Hartle emphasized his pride in his existing developments, describing improvements he has made to his early developments using tax credits to make those units more energy efficient and accessible.

Rohr asked how the developer plans to keep non-senior family members from moving in to the development. Hartle described the occupancy standards and stated any occupants must have a familial relationship. Hartle further stated this is not an issue in any of his other developments. The rules, regulations, and management is strict; disturbances are grounds for lease termination and eviction.

Rohr stated the rent rates are very attractive and is concerned families will move in due to the rate and the development will not remain a senior community.

Baskett asked if Hartle has seen similar rate spreads between senior developments versus traditional apartment housing in other markets.

Hartle stated the gap is actually larger in Missouri because there is an additional state housing tax credit. He stated the average rate of his one-bedroom unit in Missouri is \$390 per month and is nearly half the traditional apartment rate.

Baskett asked if Hartle experiences the afore mentioned concerns in the Missouri developments. Hartle stated he does not. Hartle further explained their occupancy standards require that a visitor can stay for no more than 14 days. If anyone moves in that is not on the lease, or has a visitor for more than 14 days, it is grounds for eviction. There are safeguards built in to protect the development and residents while abiding by the law. Hartle reiterated the aforementioned concerns have not been an issue and invited anyone to visit their existing developments.

Hartle stated the typical resident has one car or less, and does not believe all the required parking spaces will be utilized. Hartle went on to discuss the Walk Score rating, stating that typical communities south of Chicago have a Walk Score of 30 – 35. Lincoln Avenue in O'Fallon has a walk score of 84.

Susan Edelmann, a resident of Woodgate, was sworn in. Edelmann stated the businesses surrounding this development are near a very busy intersection, which may pose a danger to the residents of this development. Edelmann also stated she believes the area of the proposed development is a "growth corridor" and this development is not the best use of the land. Edelmann recommended medical office use and expressed concerns about low income housing deteriorating the city.

Bill Chapman, resident and board member of Woodgate, was sworn in. Chapman asked if the development will be Section 8 Housing. Hartle stated it will not be, and it cannot be, Section 8. Chapman expressed concerns about rent rates being too low and families with teenagers moving in to the development. Chapman asked how close the proposed building will be to the property line. Hartle requested the site plan be displayed again. Baskett stated the drawing shows a 10 foot setback. Shekell stated there is a 10 foot easement and the proposed building is right next to the easement. Shekell stated the city would like to see more room because the concrete patio pads will actually be located in the utility easement. If the city needed to access the easement the patios may need to be excavated. Hartle stated he would work to see if more room could be made. Shekell stated the typical rear setback is 25 feet. While this area is technically considered a side yard, for practical purposes, this area is the back.

Hartle stated they have been working very hard to address the drainage on the west side of the site. The front third drains forward on to Lincoln Ave., the back two-thirds drains to the south-west corner, however the majority drains to the detention basin. Shekell stated they would further discuss the setback, saying 25 feet would be best, 20 feet would be acceptable. Hartle stated he would like relief on the setback from Civic Plaza. This relief would allow him to adjust the rear setback.

Chapman asked for details regarding where the detention pond drains. Shekell provided details. Chapman stated the Woodgate neighborhood's main concern is drainage. Shekell stated that if water runoff is coming from the subject property, the development of the site will alleviate the problem. Shekell cited the development of Rasp Farms. Previously water ran off from Interstate 64, on to the vacant farmland, and into adjoining properties. The proposed development will be obligated by city and state law to address drainage problems on the subject property, which should help Woodgate.

Chapman again stated concern about the property line setback. Shekell said the city would like to see at least 20 feet.

Chapman asked if the trees along the fence line would be removed. Hartle stated he must remove them in order to alleviate the drainage. Shekell asked if Hartle will be adding a ditch. Hartle stated plan A is to create a swale and direct toward the detention pond. Plan B is an open concrete trough. Plan C is to create a swale in the parking lot or possibly a bio-detention area.

Shekell asked about plan for roof drains. Hartle explained the impact of adding impervious surfaces to a previously vacant land and basic principles for remediating it. Chapman mentioned drainage issues in Woodgate caused by traditional downspouts. Hartle suggested a joint venture between both Woodgate and himself to reshape the land to improve drainage for both parties. Chapman invited Hartle to visit Woodgate.

Hartle restated the low rent concern, stating that if he could reduce his rent \$100 or \$200 he would, because he knows it works and his tenants appreciate it.

Chapman stated the area's cost of living has gone down and he has seen vandalism along the fence line. Hartle invited Chapman and Woodgate to visit any of his other developments. Hartle described the tenant screening process, including background checks and landlord references.

Shekell mentioned the Crime Free Rental Housing Program and how the City helps to keep multifamily housing clean, safe, and sustainable.

Hartle described several developments he owns in Cape Girardeau. Hartle stated Cape Girardeau was experiencing some issues with rental housing and the mayor at the time asked Hartle to put on a landlord seminar which had 200 people in attendance. Hartle listed several mayors in Cape Girardeau and surrounding communities that could serve as references for the quality of his property management.

Baskett thanked Hartle for the information and asked that the focus of the discussion remain on the project at hand.

Chapman asked if there will be a privacy fence on the development along the side adjacent to the library. Hartle stated he believed there will be a berm. Randall confirmed there is a fence on the plans. Shekell mentioned concerns about headlights shining in the units.

Shekell introduced Molly Scanlan, O'Fallon Public Library Director. Shekell discussed the possibility of joint signage for the library and the proposed development. Scanlan stated that there is only one access point in and out of the library, and it is becoming increasingly dangerous. Scanlan said the Library needs a second access point. Shekell said the second entrance and exit point will be helpful as will the additional signage. Scanlan stated there is a need for a crosswalk as well.

Kevin Hagarty, Ward 3 Alderman, was sworn in. Hagarty asked Shekell and Randall to describe the future plans for Lincoln Ave. due to the increased traffic and upcoming developments. Shekell stated there will be a turn lane at Garden Salon and Rasp Farm. There will also be a traffic signal on Lincoln to serve Rasp Farm and the dental clinic on the west side of Lincoln. This will provide periodic breaks which should make it easier for pedestrians and vehicles crossing Lincoln. Shekell agreed a crosswalk should be looked in to.

Edelmann asked if the development was placed far enough back so that Lincoln Ave. could be widened in the future. Baskett stated the development is set back 50 feet.

Chapman asked for clarification on the entrance. Shekell described where it would be.

Baskett asked if this development required a traffic study. Shekell stated it was not necessary for this development. If this project were a business development it would likely have higher traffic volume.

Ned Drolet, Ward 6 Alderman, was sworn in. Drolet described various projects that had been proposed for the subject property in the past and stated he did not believe the proposed project was the best use of the property. Drolet stated he was also extremely concerned with drainage, and expressed hope that the proposed development will relieve some of the current problems.

Molly Scanlan, O'Fallon Public Library Director, was sworn in. Scanlan expressed support for the project. Scanlan stated that rental communities are more about the management quality than the price.

Public comments were closed at 7:07 pm.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

Staff recommends approval of the project with the following conditions. A park land dedication fee of \$510.00 per unit, totaling \$36,720.00, is required in lieu of land, a revised landscaping plan is required to include street trees and fencing, and the final plat must have deed restrictions that limit the age to 55 years and older as well as restrictions prohibiting the sale of individual buildings or lots.

Baskett stated that the Planning Commission should also take in to account the change to the side setback when making their recommendation to City Council. Baskett asked Shekell for a recommended measurement. Shekell stated 20 feet minimum for utilities and drainage. Randall mentioned that some allowances may need to be made along Civic Plaza if the minimum side setback requirement is changed. Shekell stated it will be worked out with the engineer.

Motion was made by Rogers to approve the Staff Recommendation with amendment to 20 foot setback and seconded by Pickett.

ROLL CALL: Arell-Martinez, aye; Cavins, aye; Pickett, aye; Rogers, aye; Rohr, nay; Baskett, aye. Motion to approve with amendment to setback and Staff's conditions passed.

The project moves to Community Development on June 13, 2016 at 6 pm. The public hearing was closed at 7:11 pm.

(P2016-04) – Text amendment to Title XV Land Use, Chapter 158 – Zoning Code of Ordinances regarding permitted principal structures in the SR-3, Single-Family Residence Dwelling District.

Public Hearing was opened at 7:12 pm. Randall described the principal structures currently permitted under SR-3 zoning classification and the general locations of SR-3 zoning within the City. There are four basic building types including conventional stick built, prefabricated, modular with permanent foundations, and manufactured homes. Both modular and manufactured require approval from the State of Illinois. SR-3 allows for stick built, prefabricated, and modular homes. Randall stated this has not been an issue in the past, and often modular homes look just like stick built homes.

Randall presented a recent modular home placed in the downtown area that has a side entry and does not match the general character of the surrounding homes. The structure was permitted under the current SR-3 zoning and the City had no recourse to deny the permit. Staff worked with property owner for weeks to persuade them to choose a different style home or construction, but was not successful. Randall said rather than make exceptions it was simpler to prohibit them.

Shekell agreed that it is easier to prohibit, and Staff received many complaints on the aforementioned building. He described modular homes, stating they are delivered in two pieces and have a seal on the electrical box from the Illinois Department of Public Health. They are similar to manufactured homes in this respect. Shekell stated the

aforementioned home was not inexpensive, it is just out of character with all other adjacent homes.

Pickett asked if there is any reference in the code to dictate the orientation of the home.

Shekell discussed the various inconsistencies of this home compared with the neighboring properties, citing the side entrance and low roof pitch. Shekell went on to describe the potential problems that could arise if this style of home continues to be permitted in the SR-3 district. Modular homes will continue to be permitted in the Mobile Home Districts as well as the Multi-Family Districts.

Rohr inquired about home orientation, asking if a traditional stick built home could be oriented this same way as the subject modular home. Rohr stated prohibiting modular homes is irrelevant if stick built homes can be built the same way. Shekell cited a previous situation that was similar with stick built homes. A moratorium had been placed to prevent those homes from being built, however the moratorium has expired.

Randall stated the subject property only became a problem due to the size of the lot. If the home were stick built, it would have been a typical shotgun style home, but due to this home being modular, it could not fit any other way.

Cavins asked for clarification as to where the front door faces. Randall showed the location and stated the front door of the subject home faces a home that is occupied by a familial relation.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

Staff recommends adopting the text amendment to prohibit a modular building structure in the SR-3 zone district.

Shekell stated Pickett has a good point regarding the home orientation.

Rohr asked how someone could propose a development with modular homes in the future. Shekell stated they would need to rezone the property for mobile homes. Shekell went on to describe the construction of modular homes. Randall cited Southview Gardens is a subdivision of all prefabricated homes.

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

ROLL CALL: Arell-Martinez, aye; Cavins, aye; Pickett, aye; Rogers, aye; Rohr, aye; Baskett, aye. All Ayes. Motion to approve passed.

This text amendment moves to Community Development on June 13th, 2016 at 6:00 pm.

The public hearing was closed at 7:27 pm.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that the next meeting is scheduled for June 14, 2016. There should be a public hearing for First United Methodist Church to expand their parking lot and an annexation for a Boat and RV storage facility on East Highway 50.

Shekell mentioned TownePlace Suites will begin this summer behind Bella Milano. The Developer is Brad McMillin.

Randall stated McMillin has entered in to a contract with the City for Old City Hall.

ADJOURNMENT:

Motion was made by Rohr and seconded by Arell-Martinez to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:34 pm.

Respectfully submitted,

Jessica Short, Transcriptionist

Minutes approved by Planning Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: June 14, 2016
PROJECT: P2016-05: First United Methodist Church Parking Lot Expansion, Planned Use

Location: 504 East Highway 50
Owner/Applicant: First United Methodist Church
Submitted: May 9, 2016

Introduction

The applicant and owner, First United Methodist Church, has filed an application requesting a parking lot expansion on an approximate 0.30-acre piece of land located between 900 Southview Drive and 501 Susan Court. The parcel is contiguous with the main campus of First United Methodist Church and is currently zoned SR-1, Single-Family Residence Dwelling District. The church is proposing to construct a 29 space parking lot and a curb cut onto Southview Drive on the currently vacant parcel.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: SR-1	North: Parsonage for First United Methodist Church
East: B-1	East: Main campus of First United Methodist Church
South: SR-1	South: Single-family residences in Southview Gardens subdivision along Susan Court
West: SR-1	West: Single-family residences in Southview Gardens subdivision along Southview Drive

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*. While typically places of worship are identified in the Institutional land use category, places of worship are also allowed in single-family residential districts as a planned use. Additionally, in the absence of an Institutional use, Single-Family Residential is an acceptable alternative land use. Therefore, the proposed parking lot expansion is consistent with the Comprehensive Plan.

Zoning Ordinance and Planned Use Ordinance: The proposed development is subject to Article 6 Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the SR-1, Single-Family Residence

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

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Dwelling District requirements of Article 2 Zoning District Regulations. Additionally, the project is subject to Article 7 Parking and Loading. The project, as proposed, meets all of the requirements of the City of O'Fallon Code of Ordinances.

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

Discussion Points/Issues

Land Use: The applicant is seeking approval to construct a 29 space parking lot expansion with access to Southview Drive on property owned by and adjacent to the First United Methodist Church campus. The vacant parcel was initially created as part of the original Southview subdivision and has been vacant since then because it was owned by an adjacent homeowner, who several years ago sold the lot to the Methodist Church for their parking lot expansion. The parcel is currently vacant, and the expansion of the church's parking lot into this lot requires a planned use approval. The church is proposing the parking lot to provide enough parking on-site for the congregation and not have to lease out parking across Highway 50 and pay for an O'Fallon police officer to assist with crossing Highway 50 on Sunday mornings. The applicant discussed multiple options of expanding the parking on-site and decided on an alternative that provides the most parking and that includes a new access point onto Southview Drive. The proposed access point onto Southview Drive will enter Southview Drive directly across from the second house on the west side of Southview Drive. An alternative parking lot design which eliminates the access point to Southview Drive and provides a landscape buffer along Southview Drive might help minimize the modest impact of the parking lot on the surrounding single-family residences. This option was discussed with the church, who ultimately felt that having direct access to Southview Drive was the best solution for their parking and access management issues.

Traffic Circulation/Parking

Ingress and Egress: The existing primary access to the property will remain on East Highway 50, with this new secondary access point to be constructed off of Southview Drive. The proposed parking lot design provides the best on-site circulation for the church by not creating a dead end parking lot. The new 24-foot access point is approximately 150 feet (south) from Highway 50. Use of the proposed access point onto Southview Drive should be minimal, since the main entrances to the church are located on Highway 50.

Parking: The site will provide for 29 additional parking spaces for the church site. The spaces are 10' x 19' parking spaces with 24' aisles (62' modules), which complies with City regulations. The parking lot has met the required 7-foot setback off the property line. The parking lot will be constructed of asphalt pavement consistent with City codes.

Lighting: The applicant is not proposing any additional lighting for the site. There are a number of lighted spaces on the east side of the building for patrons that visit the church after dusk. The lack of additional lighting will also help reduce the impact of the parking lot for the neighboring residential uses.

Sidewalk: The City's Code of Ordinances requires concrete sidewalks within the street right-of-way and adjacent to the property line for all new development. There is an existing sidewalk along Southview Drive that will be reconstructed and poured separately through the new entrance.

Utilities and Drainage: No utilities will be affected with the construction of the parking lot. The proposed parking lot is required to provide a stormwater detention plan for the additional impervious surface. Currently the site drains directly into a drainage ditch along the southern property line of the church. The design of the stormwater system will detain stormwater within the parking lot and slowly drain into the drainage ditch. The proposed parking lot addition is designed

and graded to flow to the southeast corner of the parking lot. The water will pool in the parking lot and slowly release into existing drainage ditch through a small curb cut. Additional rip rap is being provided to assist in slowing down the water flow and reduce the potential for erosion of the drainage ditch. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for final site approval. All drainage plans must be reviewed and approved by the Public Works Department.

Landscaping and Buffer Requirements: The applicant is proposing to construct a vinyl fence along the southern property line where the parking lot is adjoining a single family residence. Since the property to the north is owned and utilized as the parsonage for the church, the plan does not propose any additional fencing. The parking regulations will require one tree and one shrub within each of the landscape islands and one tree every 50 feet along the north, south and west (Southview Drive) property lines.

Review and Approval Criteria: Section 158.119 of Article 6 - Planned Uses lists several criteria for evaluating planned uses. As presently designed:

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 for provisions for the necessary public services, such as a sidewalk along Southview Drive. The parking lot does provide the required buffers and green spaces associated with a parking lot, meeting the 7-foot setback to neighboring property and providing landscape islands and plantings.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The proposed parking lot expansion may have some modest impact on a few of the homes on the west side of Southview Drive.. If the City Council is concerned about that, an alternative design would be to remove the access point onto Southview Drive and maintain a buffer or landscaping and/or fencing on the western property line adjacent to Southview Drive.
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.
The parking lot expansion may not be a community need but is needed according to the church for their internal operations.
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 as proposed will not impede the normal and orderly development and use of the surrounding property. However, the development as proposed may have a modest impact on the use, enjoyment, or value of a few neighboring single family properties. .
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.

The proposed development does not include a building.

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 SR-1 Single-Family Residence Dwelling District and the Parking and Loading requirements of the Code of Ordinances.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A vinyl fence along the southern property line.
2. A landscaping plan meeting the requirements of the Code of Ordinances must be provided. Additional landscaping plantings, including trees and shrubs, should be made at the entrance proposed for Southview Drive to minimize the visual impact of the new parking lot on neighboring homes.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Land Use Map

Attachment 4 – Site Plan



Planned Use / Re-Zoning Application
MAY - 9 2016
DATE PAID

NAME OF PROJECT: FIRST UNITED METHODIST CHURCH - PARKING LOT EXPANSION
ADDRESS/GENERAL LOCATION: 504 E. HIGHWAY 50 (501 Susan Ct fronting Southview Dr)
SUBDIVISION NAME & LOT NUMBER(S): SOUTHVIEW GARDENS ANNEX - LOT 1

PARCEL NUMBER(S): 04-32.0-104-054

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

PROPOSED NUMBER OF BUILDINGS: 0
PROPOSED GROSS FLOOR AREA: N/A
AREA IN ACRES: 0.21
PRESENT USE: GRASS LOT

APPLICANT INFORMATION:

NAME: UNITED METHODIST CHURCH
COMPANY: _____
ADDRESS: 504 E. HIGHWAY 50
PHONE: _____
FAX: _____
EMAIL: _____

DESIGN PROFESSIONAL INFORMATION:

NAME: RAUTASEL & ASSOCIATES, INC.
COMPANY: TONY SCHENK
ADDRESS: _____
PHONE: _____
FAX: _____
EMAIL: _____

Richard A. Furman for

SIGNATURE OF APPLICANT JAMES SIMPSON
CHAIR, TRUSTEES

SIGNATURE OF DESIGN PROFESSIONAL

<p>RECEIVED MAY 09 2016</p>	
<p>DATE RECEIVED: _____</p> <p>APPLICATION RECEIVED BY: <u>J. Randall</u></p> <p>APPLICATION FEE: <u>\$250.00</u></p>	<p>STAFF USE ONLY</p> <p>PROJECT ID #: <u>P2016-05</u></p> <p>STAFF ASSIGNED: <u>J. Randall</u></p> <p>PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u></p>

P2016-05: First United Methodist Church Parking Lot Expansion - Zoning Map



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



Subject
Property

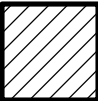
0 37.5 75 150 225 300 Feet



P2016-05: First United Methodist Church Parking Lot Expansion - Land Use Map



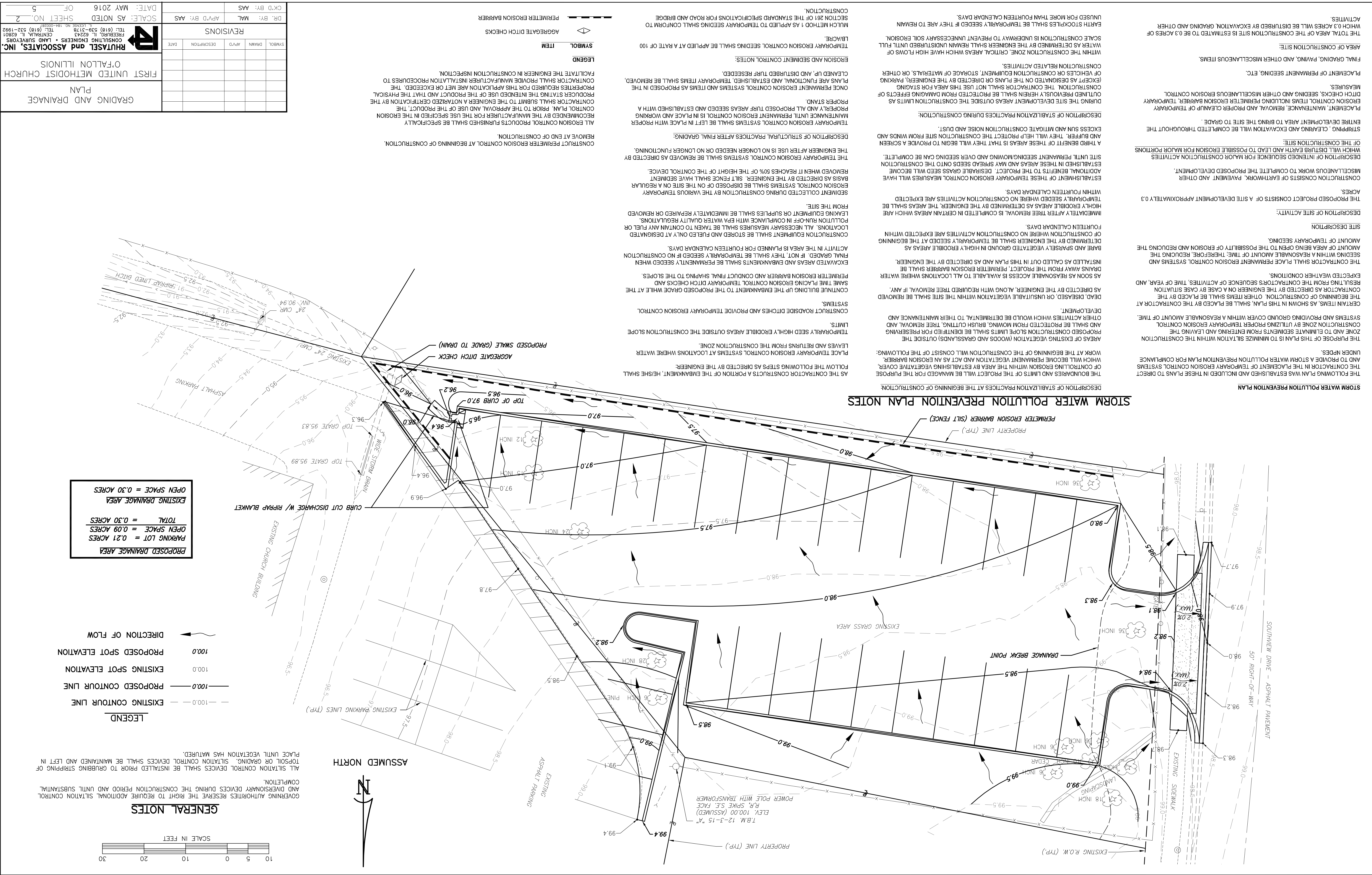
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject
Property

0 37.5 75 150 225 300 Feet



[illegible]



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: June 14, 2016
PROJECT: P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage, Planned Use

Location: 8676 East Highway 50
Owner/Applicant: Thomas Williams and James Ford
Submitted: May 18, 2016

Introduction

The applicants and owners, Thomas Williams and James Ford, have filed an application requesting approximately 0.74-acre of land located at 8676 East Highway 50, currently zoned in St. Clair County as A, Agricultural Industry District, be annexed and zoned to B-2(P), Planned General Business District, for a proposed boat, RV and vehicle storage center. The property has a 2,500 square foot building, which in the future may be used for indoor storage, but will be required to meet existing city occupancy, building and fire codes prior to being used for storage. The property was formerly used as a tow lot. The property is currently being used for a boat, RV and vehicle storage center, but was denied the proper zoning approvals from St. Clair County. The applicant is requesting to annex to the city and keep the boat, RV and vehicle storage center open.

The applicant is proposing to construct a wood or vinyl fence along the side property lines, extending the length of the storage area, as well as along the front to the entrance gate, which will remain chainlink. Additional improvements proposed for the site include an asphalted entrance and an approximately 22,000 square foot asphalt storage area to be constructed with a dust-free material.

Existing Conditions

Surrounding Zoning:

North: I
East: B-2(P)
South: Unincorporated
West: Unincorporated, I

Surrounding Land Use:

North: Industrial uses across Highway 50.
East: Commercial storage building
South: Agricultural
West: Agricultural / Weil- Lombardo Trailer Sales

Community Development Department

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

I:\P & Z\ZONEFILE\Petitioner Files\2016\8676 Highway 50 - Boat & RV Storage (P2016-06)\8676 East Hwy 50 Boat and RV Storage - Project Report 6-14-2016.docx

Applicable Ordinances, Documents and Reports

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

Zoning Ordinance and Planned Use Ordinance: The proposed development is subject to Article 6 Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the B-2, General Commercial District requirements. The project, as proposed, meets all of the B-2 District requirements; lot and yard dimensions, lot coverage and height requirements.

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

Discussion Points/Issues

Land Use: The applicant is seeking approval to operate a boat, RV and vehicle storage center. The center will not have an on-site office and the renters will receive a code to access the storage center at any time. The subject property was previously used for a tow lot in St. Clair County and is zoned A, Agricultural Industry District. The applicant transitioned the land use from the tow lot to the storage center and received violation notices from St. Clair County. The applicant applied for and was denied the necessary approvals from St. Clair County to operate a boat, RV and vehicle storage center. The applicant then discussed with City staff annexing the property into the City of O'Fallon. Staff discussed the use of the property as a boat, RV and vehicle storage lot and deemed it similar, if not less intense than a tow lot. The existing surrounding land uses are predominantly industrial and agricultural in nature, thus the existing land uses should not be impacted by the proposed boat, RV and vehicle storage center.

Traffic Circulation/Parking

Ingress and Egress: Access to the property will remain where existing off of East Highway 50. However, the applicant has agreed to improve the entrance from the existing gravel entrance to an asphalted entrance. Since the entrance accesses Highway 50, the applicant will need to receive the necessary permits for improvement of the entrance from IDOT. Additionally, the entrance is over 75 feet from Highway 50 to the gated entrance to the storage lot thereby allowing ample room for a vehicle towing a boat or camper to pull off the highway while accessing the storage center.

Parking: The site will provide for 12 rental spaces along the eastern property line and there will be 15 rental spaces along the western property line. The site currently has a gravel parking area, which will be required to be improved to a dust-free material (i.e., millings or oil and chip). There will not be any on-site transactions, thus there is no need for dedicated parking spaces for customers. It should be noted that since the site is existing and in a non-conforming state, the proposed development brings the site into much greater compliance with City codes. If the site was a "greenfield" being newly developed, or if the existing site was to be completely scraped, graded, and redeveloped, it would be expected to fully comply with City codes regarding asphaltting all proposed parking, driving, and storage areas. However, since the site is existing, non-conforming, and not being fully redeveloped, staff believes that the major improvements the applicant is making will bring the site into greater compliance with City codes.

Lighting: The applicant is not proposing any additional lighting for the site. There is an existing dusk to dawn light on the east side of the parking lot that provides some lighting of the storage area.

Sidewalk: The City's Code of Ordinances requires concrete sidewalks within the street right-of-way and adjacent to the property line for all new development. Given the location of the property, staff supports the developer's request for a variance to waive the requirement to construct sidewalks along the proposed development's property lines.

Utilities and Drainage: Currently the property does not have City water, however a 6" water line at the northwest corner of the property. Additionally, subject property is not connected to the municipal sanitary sewer, however there may be a potential to extend municipal sewer service and a 20' utility easement along the front of the property would be beneficial. Since the proposed development will not have any on-site office there will not be a need to provide sewer or private on-site sewage disposal system, at this time. Should the building become used for storage or office, there may be additional utility requirements necessary to meet all applicable building/City codes.

Building: There is an existing metal building that is located in the southeast corner of the property and is proposed to remain as constructed.

Landscaping and Buffer Requirements: The applicant is proposing to construct a wood or vinyl fence along the side property lines, extending the length of the storage area, as well as along the front to the entrance gate, which will remain chainlink. Due to the subject property's location and the existing surrounding agricultural and industrial uses, the proposed landscaping and buffer requirements (fence treatment) is designed to present a finished and decorative appearance on all sides, while limiting the views into the storage center.

Signage: The applicant has not proposed any signage at this point. However, they have discussed placing a sign on the fence once construction is complete. All signage will have to meet the City's signage regulations. No sign variances are requested.

Hours of Operation: The applicant has stated that the storage lot will be accessible to renters 24-hours a day 7-days a week.

Review and Approval Criteria: Section 158.119 of Article 6 - Planned Uses lists several criteria for evaluating planned uses. As presently designed:

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, with the exception of sidewalk construction.
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 and makes the adequate provisions for public services.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The conversion from a tow lot to a boat, RV and vehicle storage lot should not negatively affect adjacent properties. The comprehensive plan has indicated this as an area for business and industry.
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.
A community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The existing building is similar to and will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development meets the area-bulk requirements set forth in the B-2 General Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. The metal sided building is permitted to remain as constructed.
3. A wood or vinyl fence along the side property lines, extending the length of the storage area;
4. The entrance must be asphalted.
5. The storage area and drives must be constructed of a dust-free material.
6. A 20-foot utility easement shall be granted to the City along the northern property line.
7. In addition to the improvements required the items stored on-site must be stored in an orderly manner and all items must be must be operational and licensed. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

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: O'Fallon Boat & RV STORAGE

ADDRESS/GENERAL LOCATION: 8676 EAST HIGHWAY 50

SUBDIVISION NAME & LOT NUMBER(S): _____

PARCEL NUMBER(S): 04-27.0-401-012

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

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

CITY OF O'FALLON
MAY 18 2018
DATE PAID

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: A - ST. CLAIR COUNTY

PROPOSED ZONING: B-2 (P)

PROPOSED # OF LOTS: 1

PROPOSED # OF DWELLING UNITS: 0

PROPOSED NUMBER OF BUILDINGS: 1 - EXISTING

PROPOSED GROSS FLOOR AREA: _____

AREA IN ACRES: 0.77

PRESENT USE: _____

APPLICANT INFORMATION:

NAME: TOM WILLIAMS

COMPANY: _____

ADDRESS: 117 BROOKSIDE

O'FALLON, IL 62269

PHONE: 618.616.7542

FAX: _____

EMAIL: _____

DESIGN PROFESSIONAL INFORMATION:

NAME: _____

COMPANY: _____

ADDRESS: _____

PHONE: _____

FAX: _____

EMAIL: _____


SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: 5.16.2016

APPLICATION RECEIVED BY: Randall

APPLICATION FEE: \$250.00

STAFF USE ONLY

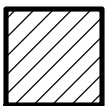
PROJECT ID #: P2016-06

STAFF ASSIGNED: Randall

PLAN REVIEW FEE DEPOSIT REC'D: N/A

P2016-06: 8676 E. Highway 50

Boat, RV and Vehicle Storage - Zoning Map



Subject
Property

0 37.5 75 150 225 300
Feet



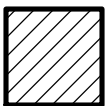
O'Fallon
ILLINOIS

P2016-06: 8676 E. Highway 50

Boat, RV and Vehicle Storage - Land Use Map



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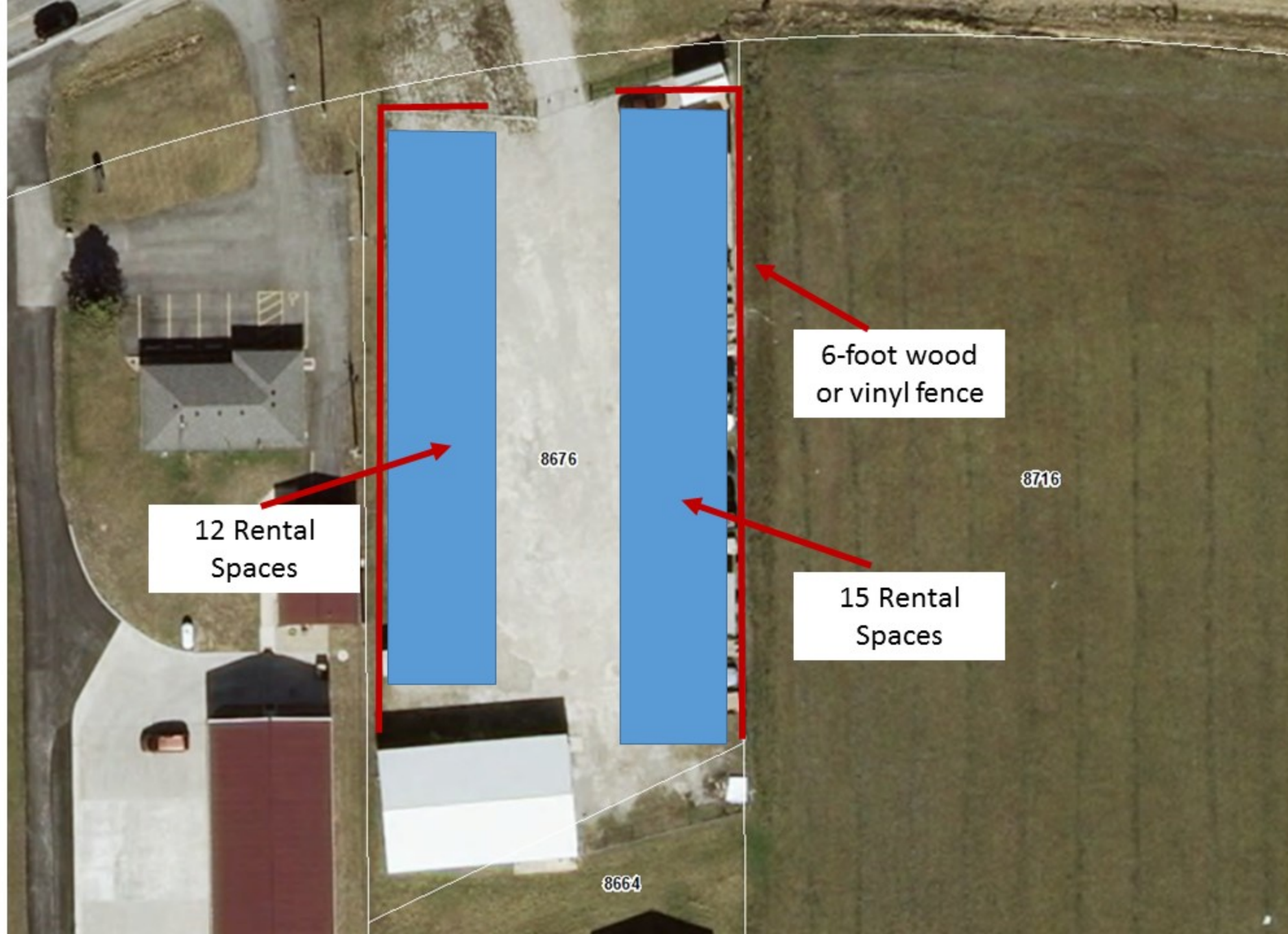


Subject
Property

0 37.5 75 150 225 300 Feet



O'Fallon
ILLINOIS



12 Rental
Spaces

6-foot wood
or vinyl fence

15 Rental
Spaces