



AGENDA

TUESDAY, JULY 14, 2015 @ 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. **(S15-05 and P2015-06)** – Zoning Amendment to SR-1 (upon annexation) and Preliminary Plat for the residential subdivision Bethel Farms, a 101.6 acres residential subdivision consisting of 101 lots. The property is generally located north of Bethel Road and west of Bowler Road. The petitioner is Richard J. Gorazd.
 - b. **(P2015-07)** - Zoning Amendment Subject to the Planned Development Ordinance to B-1(P) for a café with gaming and non-package alcohol sales. The property is located at 729 West Highway 50, Suite C. The petitioner is Gene Hebenstreit, Spin 2 Win dba Steph's Café.
 - c. **(P2015-08)** – Zoning Amendment Subject to the Planned Development Ordinance to MR-1(P) and preliminary plat for Resubdivision of Lake at St. Ellen Plaza, a proposed 10-lot residential subdivision for duplexes located east of Old Collinsville Road, south of Lake St. Ellen Drive. The petitioner is Lake St. Ellen, LLC.
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
April 28, 2015**

Chairman Larry Sewell 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, present. A quorum was declared present by Sewell.

MINUTES: Motion was made by Rogers and seconded by Rohr to approve the minutes of March 24, 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, Senior City Planner Justin Randall, and Assistant City Planner Anne Stevenson. Present in the audience were Stephen DeRiesthal of WP Glimcher, Chris Mulloy of Lincoln Crossing, LLC, Vern Malare, resident, and Claudia Cowin of Fezziwig’s Marketplace. Sewell gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2015-04) – Zoning Amendment Subject to the Planned Development Ordinance from “B-2” General Business District to “B-2(P)” Planned General Business District for reuse of the existing building located at 225 West First Street for a gourmet market, wine and tea sales, cooking classes, and small scale events. The petitioner is Tim Moore, Fezziwig’s Marketplace, LLC.

Public hearing was opened at 6:04 p.m. An overview of the project and staff report was presented by Stevenson. A map of the subject and surrounding properties was shown, along with a site photo of the current front elevation. Stevenson explained the activities proposed to take place at the site, including a gourmet market, wine and tea sales, cooking classes, and small scale events. Stevenson stated the kitchen area will be used for cooking classes, tastings and other small events. The petitioner does not intend to use this property as a restaurant. The 2nd floor of the building will be used for the proprietor’s office and additional storage.

Stevenson presented an aerial view of the site, detailing the existing courtyard and carriage house in the rear of the lot. Stevenson stated there are very few modifications being made to the building. The courtyard will be used for outdoor seating for customers to enjoy purchased beverages and the carriage house may be used in the future for small-scale special events. If the carriage house is used for special events, additional renovations may be needed and Special Event Permits may be required. The proposed

signage meets city regulations and Stevenson stated the sale of alcohol was the only trigger for Planned Use approval.

Stevenson presented a zoning map of the subject property and the surrounding properties as well as the future land use map. The future land use map currently shows the subject site as “Neighborhood Residential” and Stevenson pointed out this is inconsistent with current and future use and will be corrected in the near future. Stevenson stated the proposed reuse of the property will not negatively impact or impede the use or development of the surrounding properties.

Public comments were opened at 6:08 p.m.

Claudia Cowin of Fezziwig’s Marketplace was sworn in. Cowin spoke of the history of Fezziwig’s Marketplace, stating they have been in business for approximately eight years. Cowin described the nature of the business and normal operating hours.

Baskett asked for clarification why Fezziwig’s will not be considered a restaurant. Shekell explained a restaurant needs a minimum of 40 seats. Pickett asked if it was the same rule as what constitutes a bar. Shekell stated that it is similar.

Public comments were closed at 6:12 p.m.

Staff Recommendation:

Stevenson read over the Staff Recommendation as follows:

The Planned Use approval includes approval for alcohol sales for on and off premise consumption in the primary building and carriage house as well as an outdoor seating area with alcohol sales in the courtyard.

The property will not be used as a restaurant.

Future use of the rear carriage house may require additional building permits and conformance with the Building Codes and the Illinois Accessibility Code.

Sewell asked about hours and if business would occur “after hours” with special events held in the carriage house. Shekell stated they may need a Special Event Permit if it were a large event. Baskett stated he did not see a need to restrict their hours. Shekell agreed that the city could restrict the hours with the planned use, but using the hours associated by the liquor license seemed appropriate, considering the surrounding land uses.

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

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

The project moves to Community Development on May 11, 2015 at 6 p.m. The public hearing was closed at 6:19 p.m.

(P2015-05) – Zoning Amendment Subject to the Planned Development Ordinance from “B-1(P)” Planned Community Business District to “B-1(P)” Planned Community Business District for a 62,000 sq. ft. sporting goods retailer located at 1574 West Hwy 50. The petitioner is Chris Mulloy, Lincoln Crossing, LLC.

Public hearing was opened at 6:20 p.m. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown. Randall highlighted various points and issues from Staff’s Project Report dated April 28, 2015, among them:

The current use of the subject property is a 24,000 sq. ft. PetSmart and a 15,000 sq. ft. retail strip center. The proposed use is a 62,943 sq. ft. building to house Academy Sports, a sporting goods retail store.

The PetSmart store will have west wall moved inward to reduce the tenant space by approximately 4,500 sq. ft. This additional space will be used by the proposed Academy Sports building.

Ingress and egress will occur through existing access to Hwy 50 and cross-access through Walmart and Home Depot. The existing parking lot will be utilized. The current lot was striped with 9.5 ft. wide spaces. The proposed lot striping will require a variance, with 10 ft. wide spaces closest to the building and 9.5 ft. wide spaces further away. The overall parking for the site exceeds the minimum requirements.

Utilities are present on site; water is provided by the City of O’Fallon and sewer by Caseyville Township. There is an existing basin for storm water.

A variance is requested to allow the existing landscape islands, lights, and row length to remain the same. Some of the existing parking lot landscape islands do not meet the City requirements for number and location. Additionally, not all of the lighting is located in the landscape islands and some parking rows exceed 20 spaces without a landscape island.

Randall showed several building elevations and stated they meet the intent of the Commercial Handbook. The proposed signage will require a variance. The petitioner is requesting 3 individual signs totaling a maximum of 300 sq. ft. on the front elevation of the building.

Randall stated the proposed project will not negatively impact the adjacent properties, nor will it impede the development or use of the surrounding properties. The project conforms to the Comprehensive Plan, Commercial Handbook, and the Zoning Code with the exception of the requested variances.

Shekell added when Walmart became a supercenter they encountered similar issues with parking. Shekell stated the city rarely grants parking variances, but did allow Walmart 9.5 ft. wide spaces. The city is trying to be consistent with Academy Sports.

Baskett asked if lighting is adequate. Shekell stated the petitioner must prove it with a photometric plan.

Pickett asked if the parking is currently 9.5 ft. wide spaces and if it was previously permitted. Shekell stated he believed it was most likely approved with the original development. Pickett inquired what difference a half-foot makes in parking. Shekell explained that the difference is that smaller parking spaces result in more frequent complaints of door dings and damages to vehicles.

Pickett asked about the purpose of landscape islands. Shekell explained the islands help define drive aisles and make the parking lot more attractive. He further stated that they are expensive and difficult to add to an existing lot.

Public comments were opened at 6:32 p.m.

Stephen DeRiesthal of WP Glimcher was sworn in and introduced himself. Chris Mulloy of Lincoln Crossing, LLC was sworn in and introduced himself. Sewell asked about their business. DeRiesthal explained Academy Sports is a national sporting goods retailer with approximately 185 stores. The company is based out of Huston, Texas. Academy Sports is similar to Sports Authority, selling team sports gear and hunting equipment. DeRiesthal described it as “your average Joe” sporting goods store. He stated PetSmart will benefit from the downsizing as the pet supply industry is reducing their footprints of buildings nationwide. The request for the variances will relieve some of the financial burden and help offset the costs that will be incurred to downsize PetSmart. DeRiesthal also stated they will be upgrading the lighting in the parking lot to make it brighter.

Shekell added there are utilities running under the site and will be expensive to relocate and/or work around them. Fire access will be in rear of building and across the Home Depot lot.

Baskett asked if this was the last remaining out lot in this area. Shekell confirmed this and mentioned potential for future demolition of the old Payless and Dairy Queen buildings as well as a possible redevelopment of the RP Lumber site.

Public comments were closed at 6:39 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

A variance to allow the parking lot to be striped according to the site plan and allow the parking lot to remain as constructed in terms of existing landscape islands and lighting.

A variance to allow the front elevation to have three wall signs, not to exceed 300 sq. ft. in total size.

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

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

The project moves to Community Development on May 11, 2015, at 6 p.m. The public hearing was closed at 6:40 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that there are no petitions awaiting public hearing for neither May 12, 2015 nor May 26, 2015, so those meetings have been cancelled.

Shekell reported the following:

St. Elizabeth's Hospital's Certificate of Need was approved.

The ground breaking ceremony for the Plocher 5-story office building will take place on May 5, 2015.

Gander Mountain's grand opening is scheduled for May 28, 2015.

CarMax is expected to be in in May, hoping to start in August.

ADJOURNMENT:

Motion was made by Baskett and seconded by Rogers to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:43 p.m.

Respectfully submitted,

Jessica Warden, Transcriptionist

Minutes approved by Planning Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: July 14, 2015
SUBJECT: S15-05 & P2015-06: Bethel Farms - Preliminary Plat & SR-1 Zoning Amendment

Applicant: Rich Gorazd
Forest Hills Holding Co., LLC
513 Torchlight Lane
Lebanon, IL 62254

Owner: Forest Hills Holding Co., LLC
513 Torchlight Lane
Lebanon, IL 62254

Submitted: June 5, 2015

Project Summary

- Property located north of Bethel Road, and west of Bowler Road
- Annexation of 101.17 +/- acres (including approximately 22.5 acres currently in the City).
- Preliminary Plat of 101 single-family residential lots
- 22.5 acres zoned A - Agriculture in the City and 78.7 acres zoned A – Agriculture in the County
- Property to be zoned SR-1 in the City upon annexation
- Lot sizes ranging from 15,712 square feet to over 363,000 square feet, average lot size of 36,383 square feet
- The gross density is 1.19 lots per acre
- Single access point from Bethel Road, with a stub to property to the north for a potential connection to Kings Ridge Boulevard in Witte Farms. There is no connection to Bowler Road
- The developer will be tying onto the City of O'Fallon water and sanitary sewer services.

Background & Executive Summary

The applicant, Forest Hills Holding Co., LLC, is proposing to subdivide 101.17 acres of land currently zoned A-Agricultural in the City and in St. Clair County. The property has frontage on Bethel Road and Bowler Road, however the subdivision will only be accessing Bethel Road. The property is located approximately 0.6-mile northwest of the Bethel Road and Lincoln Avenue intersection. The applicant is proposing to divide the land into 101 single-family lots. Lot sizes range from 15,712 square feet to 363,000 square feet (8.35-acres) in size. The preliminary plat has a total of 5.01 acres of open space, designated within four outlots, all consisting of detention areas.

Community Development Department

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

A portion of the subdivision is currently in the City of O'Fallon (approximately 22.5 acres). The city requested a 300-foot path of annexation through the subject property to make the city contiguous with the Witte Farms for annexation of the subdivision. As a part of the path of annexation through the property, the city and developer entered into an annexation agreement, which provided a preliminary approval for the street layout and setting the parameters of sanitary sewer and water service for a future subdivision. The subdivision will also be subject to an annexation fee of \$2,250 per lot and a parkland fee of \$865 per lot.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb, except for the entrance which will be widened to support a median. Per the annexation agreement, the preliminary plat provides a stub street to the north, for a potential connection to the Witte Farms subdivision and a stub street to the southeast for a potential connection to undeveloped ground. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying onto the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Existing Conditions

Surrounding Zoning:

North: O'Fallon SR-1 & Unincorporated A

East: Unincorporated A & City SR-1

South: Unincorporated A

West: Unincorporated A

Surrounding Land Use:

North: Witte Farms and Lake O'Fallon Country Estates

East: Rural residential uses along Bethel & Bowler Road and Steeplechase subdivision

South: Rural residential and agricultural land uses along Bethel Road

West: Rural residential and agricultural land uses

There are portions of the site currently used for agriculture purposes; the remainder of the site is heavily wooded. The site has rolling topography throughout the site and includes steeper drainage areas with substantial tree cover along the east and west property lines. There is an approximate 0.6 acre lake in the southern portion of the development, near the entrance. Along the western property line is a creek, which is tributary of Ogles Creek. The creek has been identified as a riparian area. Ogles Creek does not traverse the property; however, based on the FEMA Flood Insurance Maps, a portion of the southeast corner property is located in the 100-year floodplain. There are no known environmental hazards on the site.

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 and Rural Residential. In Table 3.1 of the Comprehensive Plan, which identifies Future Land Uses, the Single Family Residential category indicates no more than 3 dwelling units per acre and the associated zoning district include SR-1 and SR-1B. The proposed residential development is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-1, Single Family Residence Dwelling District requirements.

Public Notice:

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

the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Rezoning Discussion Points

General Discussion:

There are two tracts of land requested to be annexed into the City. There is the large portion of land currently in the unincorporated St. Clair County, which consists of 78.7 acres. Additionally, there is a 22.5 acre tract of land that was annexed into the city as a path of annexation for the annexation of Witte Farms. The two parcels combined total 101.17 acres and have been requested to be annexed into the City of O'Fallon with a SR-1 - Single Family Residence Dwelling District designation. The city has already entered into an annexation agreement with the developer with the 22.5 acre path of annexation that was annexed as a part of the Witte Farms annexation.

SR-1 Zoning District:

The SR-1 and SR-1B districts allow for the same categories of land uses. The only difference between the two zone districts relate to the size of the side yard setback (SR-1 district requires a 10-foot side yard setback and the SR-1B district requires a 7.5-foot side yard setback). All other area and bulk regulations of the districts are identical.

Several SR-1 zoned subdivisions exist in this area of O'Fallon, including Witte Farms, Steeplechase, and The Estates at Forest Hills.

Preliminary Plat Discussion Points/Issues

General Discussion:

The Bethel Farms subdivision consists of 101.17 acres with 101 single family lots in a SR-1 zoning district. The project is proposed to develop in multiple phases. The lot sizes range from 15,712 square feet to over 363,000 square feet, with an average lot size of 36,383 square feet (8.35 acres) in size, all which meet the area/bulk requirements of the SR-1 district. A total of 5.01 acres of open space, designated within four outlots, consisting of the area near the entrance and detention and riparian areas throughout the subdivision. All outlots will be maintained by the homeowners association.

Access and Circulation:

The street layout of Bethel Farms was approved as a part of the negotiations for the path of annexation to Witte Farms. The annexation agreement that was approved by the City Council in August 2011 included the street layout for a future subdivision. The proposed street layout of Bethel Farms is identical to the agreed upon layout of the annexation agreement, including a variance to the length of a cul-de-sac for the most northerly east-west street due to topography.

The proposal will initially have only one access point for the subdivision on Bethel Road to the south. There is the potential for a future connection to the north to the Witte Farms subdivision, which could eventually connect Bethel Road to Witte Road to the northwest. The connection to Witte Road would provide a secondary outlet for both the Bethel Farms and Witte Farms subdivisions for the future and existing residents. However, staff has evaluated the subdivision as if the connection will not occur due to ownership and topography constraints. A "No Outlet" sign is required on Street 1 at its intersection with Simmons Road to inform drivers entering the subdivision there is no through access in the subdivision, until such time as a connection is made to Witte Farms.

The street layout is comprised of local streets reaching to the north and east. The streets in the subdivision are proposed to consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. There are eight cul-de-sacs throughout the subdivision, following the rolling topography of the site. One of the cul-de-sacs (Jacks Bend) exceeds the 800-foot block length provisions of the codes, which received approval as a part of the annexation agreement in 2011 to allow the 1,682-foot dead end street. Additionally, a portion of Bowler Road traverses the

eastern most portion of the property; however, the grade changes in the area of potential access are excessive, dropping approximately 20 feet in approximately 300 feet (20% grade).

Drainage and Detention:

The site topography shows multiple sub-basins areas for the property. Generally, the western portion of the development will drain to the west through a wooded area into a tributary of Ogles Creek. The tributary on the western edge of the development has been identified in the Comprehensive Plan to maintain a riparian corridor. The Comprehensive Plan and Section 158.193 identify the importance of preserving riparian corridors as a critical environmental resource within the community. The subdivision improvement plans will need to limit grading and preserve the vegetative cover located throughout the riparian corridor.

The developer's engineer is showing a number of outlots for stormwater detention areas. Outlot A is located in the northwest portion of the development, which will collect stormwater before discharging into the stream behind Lot 11 – Lot 18. Additional stormwater detention is designed for Outlot B is in the central portion of the development and will collect most of the stormwater for the eastern portion of the development. Outlot C will be comprised of the existing lake, which will be repurposed for stormwater detention. The last stormwater basin is located at the entrance located within Outlot D, which will contain a stormwater detention area to collect stormwater before draining into a tributary of Ogles Creek. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Utilities:

The developer will be tying into the City of O'Fallon water system with an extension of a 12-inch water main from the intersection of Bethel Road and Bellehaven Drive, the entrance of The Estates at Forest Hills. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system. The City and developer will be partnering on a sanitary sewer force main from the development to the Lincoln Farm Lift Station. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Flood Potential:

There is a portion of the site where Ogles Creek has a 100-year floodplain designation. The 100-year floodplain is located near the entrance, Outlot D, Lot 1 and Lot 2, as well as rear of Lot 76, Lot 77 and Lot 78. The developer has placed the majority of the floodplain in outlots to minimize the risk of a home flooding. Minimum finished floor elevation must be shown for all lots on the final plat, along with which lots are to be designated for walkouts, basements, or crawl-spaces to ensure that no structure will be adversely affected by any stormwater drainage and the 100-year floodplain.

Street Trees, Landscape Berms, and Buffers:

The developer will install street trees in the 7' wide lawn between the curb and sidewalk every 50' along the streets in the Bethel Farms subdivision. The applicant is also showing the required outlots along Bethel Road for the vegetative buffer between the subdivision and Bethel Road within Outlot D.

Open Space:

As detailed in Article 4 of Chapter 155 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 2.83 persons per detached Single Family unit, the subdivision's 101 lots requires a total of 1.71 acres of Park Lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 286 (101 x 2.83). A fee of \$87,365 will be necessary for the balance of 1.71 acres of park space if so required, equaling \$865 per house permit.

Criteria for considering General Rezoning applications:

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

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

Conclusion and Recommendation

Staff recommends approval of the Preliminary Plat and the Rezoning to SR-1 with the following conditions:

- 1. A variance to allow Jacks Bend to increase the maximum length of a dead end street from 800 feet to 1,682.
- 2. There will be a \$2,250 annexation fee per house permit and the park dedication requirement is 1.71 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$87,365, \$865.00 per house permit.

Attachments

- 1. Project Application & Narrative
- 2. Zoning Map
- 3. Surrounding Land Use Map
- 4. Preliminary Plat

RECEIVED JUN 05 2015

PETITION FOR ZONING AMENDMENT

Revised March 11, 2014

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

Amendment Request No. P2015-06
Date: _____

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

Date set for hearing: _____

Perm. Parcel No. _____

Date hearing held: _____

Fee paid: \$ 200.00 Date: 6-5-15 *3328

Newspaper: _____

Building Permit App. No. _____

Recommendation of Planning Commission: _____

Action by City Council: _____

☐ Denied

☐ Denied

☐ Approved

☐ Approved

☐ Approved with modification

☐ Approved with modification

Date: _____

Date: _____

CITY OF O'FALLON
JUN - 5 2015
DATE PAID



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): FOREST HILLS HOLDING COMPANY LLC Phone: 618-652-3388
Mailing address: 513 TORCHLIGHT LANE O'FALLON IL E-Mail: Lebanon IL 62254
- Applicant's name: RICHARD J. GORALD Phone: _____
Mailing address: SAME E-Mail: RICH@STATE1CONSTRUCTION.COM
- Property interest of applicant (Owner, Contractor, etc.): OWNER 04070200019 +20
- Address of property: BETHEL ROAD O'FALLON IL Parcel (Tax) ID #: 04070200019 \$ 20
- Present use of property: VACANT LAND Present Zone District: 020 CITY AG
Proposed use of property: RESIDENTIAL SUBDIVISION Proposed Zone District: SR-1
- Zone District Classifications of adjacent properties: COUNTY AGRICULTURE / COUNTY CITY RESIDENTIAL
- Area of land rezoning requested for: 1.01 acres/square feet.
- This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
- An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

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

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

Date: _____

Signature of Applicant: Richard J. Goral

Date: _____

Signature of Owner: _____

S15-05

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

\$1,160.00 *3323

Date: 5/14/15

Name of Subdivision: Bethel Farms

Name, Address, and Phone Number of Subdivider: Rich Gorazd, Inc.
513 Torchlight Lane Lebanon, IL 62254 (618) 632-3388

Name, Address, and Phone Number of Engineer: Sherbut-Carson-Claxton, LLC
4 Meadow Hts. Prof. Park Collinsville, IL 62234 (618) 345-5454

Section: 7 Township: 2 North Range: 7 West
Area of Tract: 101 Acres Number of Proposed Lots: 101 Zoning: SR-1

Property interest of applicant: (X) Owner () Contract Purchaser () Other

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

— PAYMENT OF FILING FEE	✓
— PAYMENT OF ENGINEERING PLAN REVIEW FEE	✓
✓ 6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY	✓
VARIANCES – (IF APPLICABLE) REQUESTS ATTACHED	N.A.
✓ NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT	✓
✓ COMPLETION OF PRELIMINARY PLAT CHECKLIST	✓
✓ COMPLETION OF PAYMENT RESPONSIBILITY FORM	✓
PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)	N.A.
✓ PHASE I DRAINAGE REPORT	✓
.PDF COPY OF PLAT	✓
SUBMITTAL IN CAD / GIS FORMAT (ON CD)	✓
— PROOF OF DEVELOPER'S OWNERSHIP INTEREST	✓

*** SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.


Applicant's Signature

SHERBUT-CARSON-CLAXTON, LLC
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

J.G. Sherbut, P.E., P.L.S. (1979-2004)
Keith G. Carson, L.S.

4 Meadow Heights Professional Park
Collinsville, Illinois 62234
(618) 345-5454
FAX 345-3017
Email: Info@Sherbutpc.com

Narrative
RECEIVED JUN 05 2015

David B. Claxton, P.E., L.S.
Michael J. Graminski, L.S.

May 15, 2015

City of O'Fallon
255 South Lincoln
O'Fallon, IL 62269

Re: Bethel Farms Preliminary Plat

Ladies and Gentlemen:

On behalf of our client, Mr. Rich Gorazd, owner/developer of the property, we are hereby submitting the attached Preliminary Plat for review and approval.

The proposed development consists of 101 acres on the north side of the City. The property lies north of Bethel Road (County Hwy. 45), and was formerly known as the Swain Farm. It is located in part of the east half of Section 7 township 2 north range 7 west in St. Clair County, Illinois. It has been previously pre-annexed to the City of O'Fallon and lies within an SR1 zoning district.

The development will be served with paved streets, storm water collection and detention facilities, and City of O'Fallon water distribution system with fire service facilities. Sanitary Sewer service will be provided by the City's collection system. The Development will be served by all available comfort utilities i.e., electric, gas, telephone, cable television, etc., all in accordance and in compliance with the City Development code and specifications.

The development will consist of approximately 101 single family residential lots with the homes to be comparable to the Cobblestone subdivision in North O'Fallon along Weil Road.

We believe the plat complies with the City's Subdivision and Development Control Ordinance and all other applicable regulations.

Enclosed are the following items:

1. 6 prints of the Preliminary Plat and one 11"X17" copy.
2. Phase 1 Drainage Report
3. Preliminary Plat Application
4. Preliminary Plat Checklist
5. Phase 1 Drainage Report Checklist
6. Plan Review Payment Responsibility Form.
7. Annexation Plat & Legal Description.
8. CD-ROM for Digital Plan Submittal

Checks for the Application Fee and Plan Review Fee will be delivered separately by the Developer.

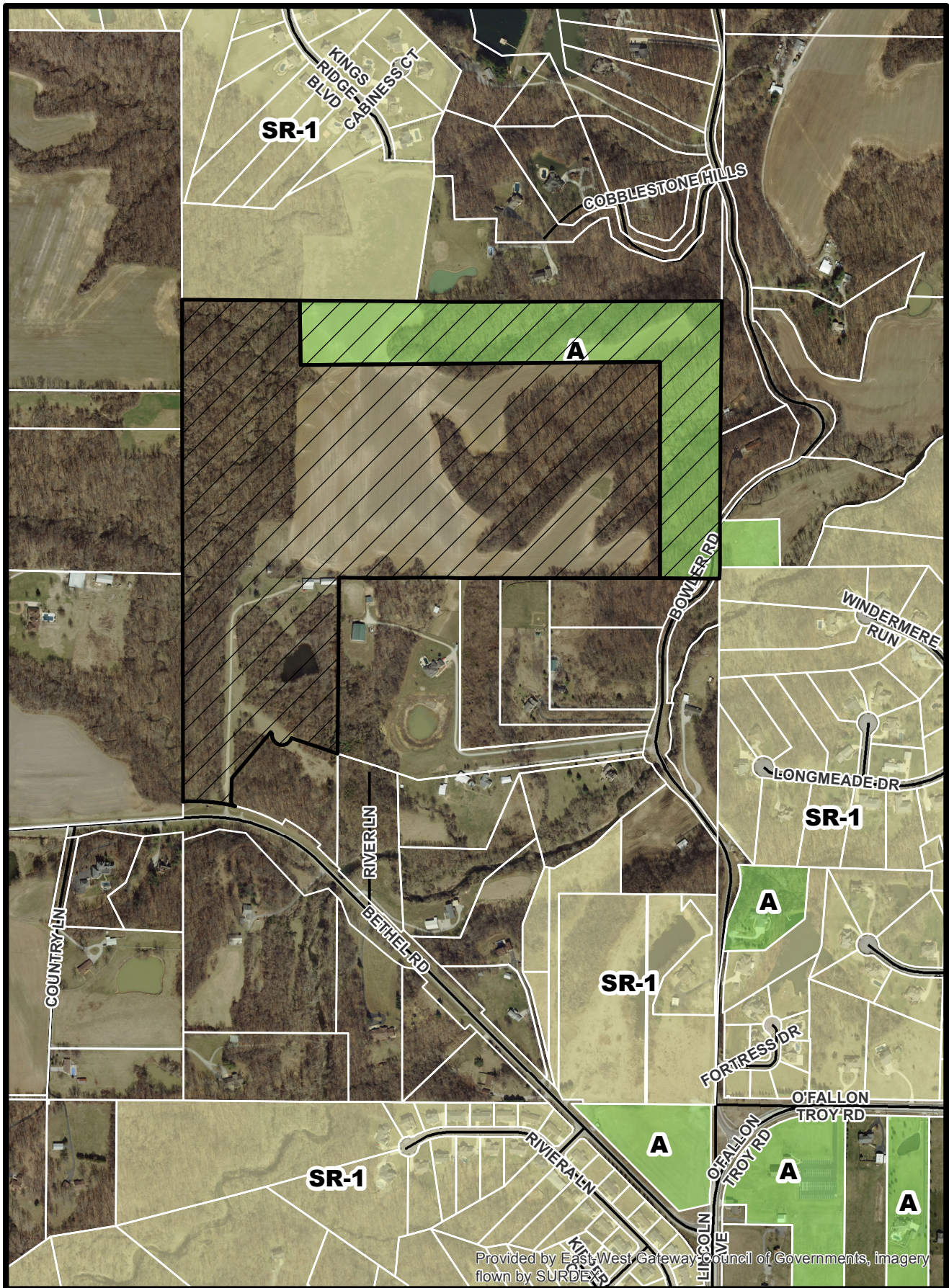
Respectfully submitted,

Sherbut-Carson-Claxton, LLC



David Claxton

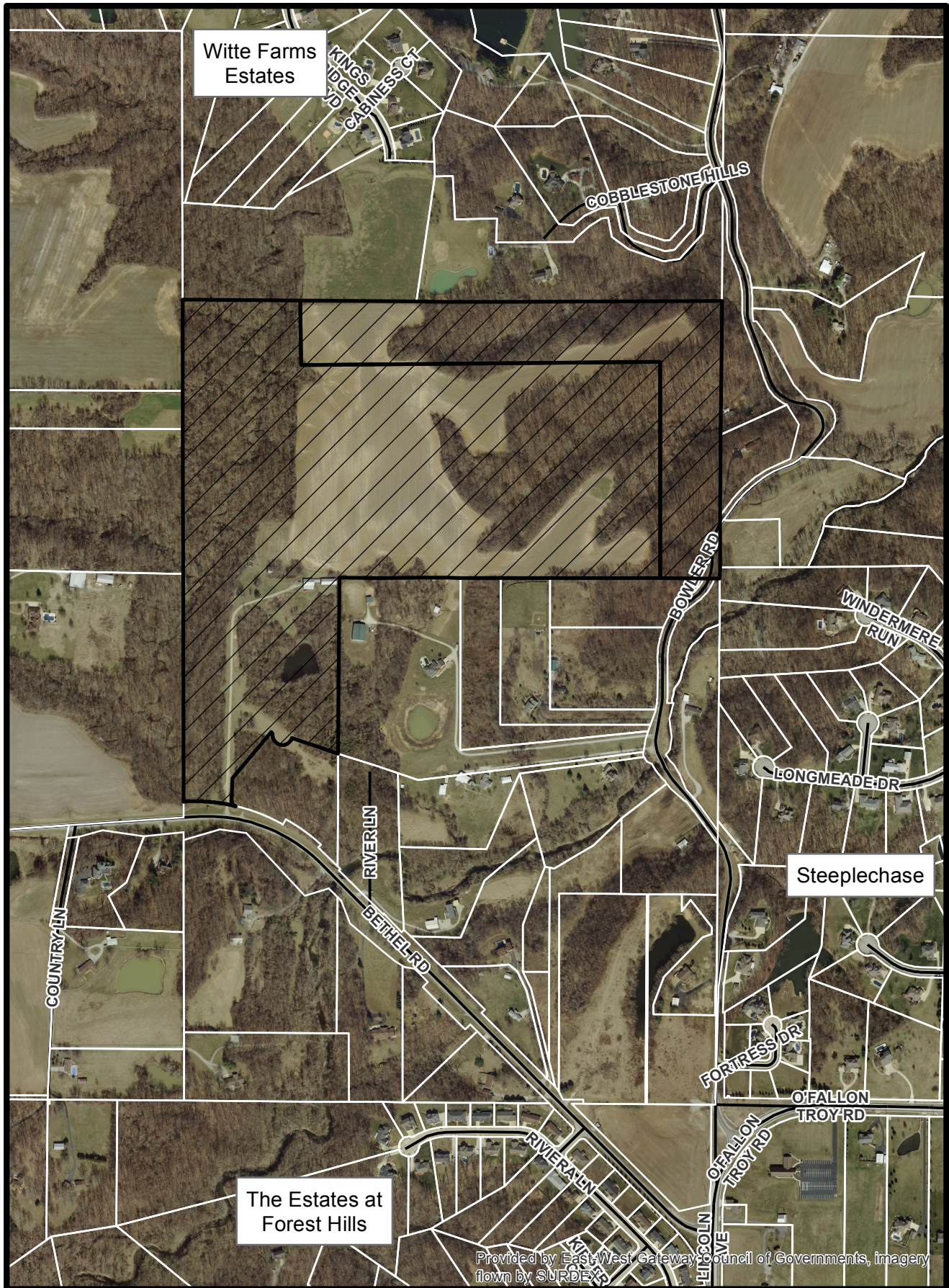
S15-05 & P2015-06: Bethel Farms - Zoning Map



0 305 610 1,220 1,830 Feet



S15-05 & P2015-06: Bethel Farms - Land Use Map



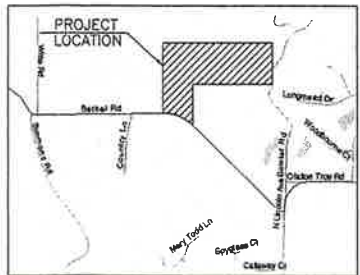
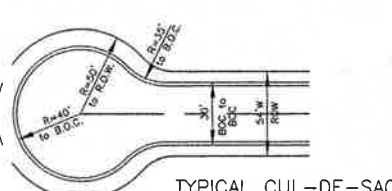
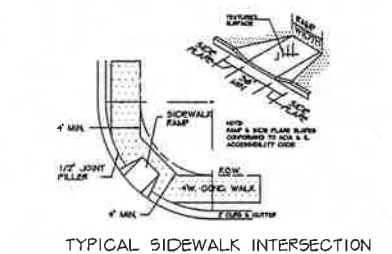
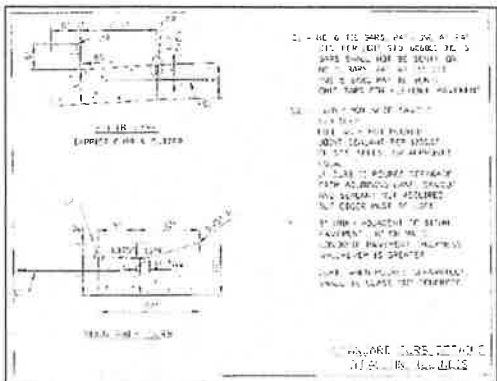
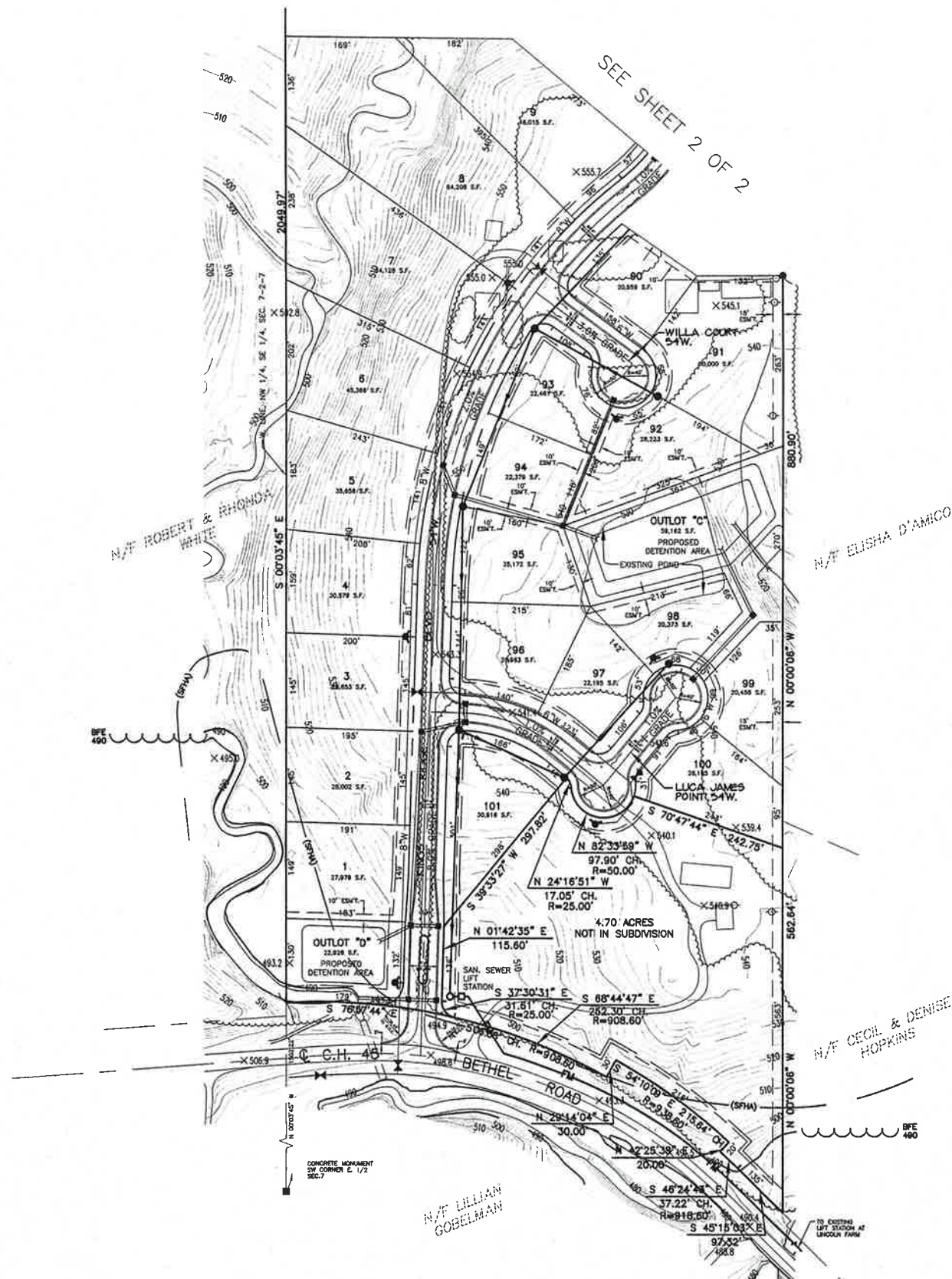
0 305 610 1,220 1,830 Feet



BETHEL FARMS

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

Scale: 1"=100'



- LEGEND**
- Denotes proposed 8" sanitary sewer
 - Denotes proposed fire hydrant assembly
 - Denotes proposed water valves
 - Denotes proposed storm water collection system
 - Denotes proposed water main
 - Denotes Approximate Special Flood Hazard Area Limits as scaled from FIRM Map No. 17183C0070E
 - Denotes Base Flood Elevation as per FIRM Map

- NOTES**
1. Dimensions shown hereon are approximate and are subject to change upon final platting.
 2. Easements shown hereon are 20 feet wide unless otherwise noted.
 3. Building set-back lines are 25 feet from right of way line.
 4. Lots shall conform to SR-1 Zoning Requirements.
 5. All radii at streets intersections and cul-de-sacs are 25 feet to R.O.W. and 35 feet to B.O.C.
 6. Easements shown hereon are for the use of Public and Quasi-Public utilities as their interests may appear.

AREA IN LOTS = 84.36 ACRES
AREA IN OUTLOTS = 5.01 ACRES
AREA IN ROW = 11.80 ACRES
AREA IN SUBDIVISION = 101.17 ACRES

Owner/Developer:
Rich Gorazd, Inc.
513 Torchlight Lane
Lebanon, Illinois 62254
(618) 632-3388

Sherbut-Carson-Claxton, LLC
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234
Phone: 618-345-5454
Fax: 618-345-3017

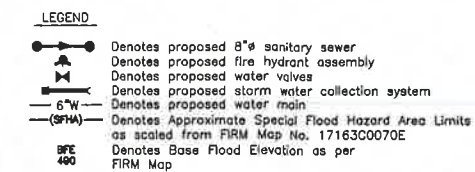
DATE	REVISIONS	
	DATE	REMARKS
MAY 15, 2015		
DRAWN		
CHECK		

DRAWING: PRELIMINARY PLAT
BETHEL FARMS

PROJECT NO. 2249
SHEET NUMBER: 1 OF 2

RECEIVED JUN 05 2015

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.



Rich Gorazd, Inc.
513 Torchlight Lane
Lebanon, Illinois 62254
(618) 632-3388

PROJECT NO.
2249

SHEET NUMBER :

SHEET 2 OF 2



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: July 14, 2015
PROJECT: P2015-07: Steph's Cafe, Planned Use

Location: 729 West Highway 50, Suite C
Applicant: Gene Hebenstreit
Owner: Blue Land, LLC
Submitted: June 8, 2015

Introduction

The applicant, Gene Hebenstreit for Spin 2 Win dba Steph's Cafe, has filed an application requesting a planned use for a vacant tenant space located at 729 West Highway 50, Suite C, currently zoned B-1 (P), Planned Community Business District for a café with alcohol sales and consumption. The use is proposed for 1,400 square feet in the middle of the building along Highway 50 (former Subliminal Subs location). The space is within an existing building, and there will be no exterior or interior improvements to the site, other than a sign. Due to the nature of land use as a video gaming café, with alcohol and a very limited food menu, staff has determined the land use to be consistent with a tavern / bar land use. Therefore, the use requires Planned Use approval because of the request for a tavern / bar land use with the sale and consumption of alcohol on site.

Existing Conditions

Surrounding Zoning:

North: SR-2 & O-1
East: B-1
South: B-1(P)
West: B-1

Surrounding Land Use:

North: Single Family Residences and Scott Credit Union
East: Centre Point Retail Center and Storage Center
South: Vacant land to rear of Frieze Harley-Davidson
West: Denny's

Please see the attached maps for more detailed information on surrounding zoning and land uses.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *General Commercial*, which is consistent with the proposed use.

Zoning Ordinance and Planned Use Ordinance: The proposed Steph's Cafe is subject to Article IX Planned Uses of the Zoning Ordinance, because staff has determined a video gaming café is considered a tavern / bar land use with the sale and serving of alcohol. The property is also subject to the B-1, Community Business 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

Steph's Café will be a video gaming café, which has been determined to be a tavern / bar land use. The café has a limited menu and will serve alcohol. The café will also have limited seating (plans show approximately 16 seats), and will have five (5) video gaming terminals.

Other uses within the center in adjacent tenant spaces include H&R Block, Sushi Ai, China King and a vacant tenant space. The subject property is surrounded by other retail and restaurant uses to the east and west and residential and vacant land to the north and south.

Liquor License

The applicant has requested the ability to serve alcohol at the restaurant for on-site consumption and install video gaming terminals upon approval. The applicant will not sell hard liquor or package sales of alcohol.

Site Plan

The tenant space is within an existing building and previously operated as a restaurant. No building or site changes have been proposed, only some interior changes will be constructed.

Traffic Circulation/Parking

Access to the site is from Principle Dr. to the west of the building. The site has 57 parking spaces, which can accommodate the video gaming café, using the tavern / bar / nightclub parking ratio of 10 spaces per 1,000 square feet plus 2 spaces per each 3 employees. The overall development will have a total of 1,400 square feet of tavern / bar space and 3,226 square feet of restaurant space, requiring 45 parking spaces. Because there is a limited amount of parking spaces on site, all other tenant spaces are capped at 4 spaces per 1,000 square feet.

Signage

The application does provide a location and design for a wall sign, but there has not been details provided on the size of the sign, so the signage will have to meet the sign requirements of Article 8 of Chapter 158: Zoning of the Code of Ordinances. Any wall signage will need to be submitted and review to ensure compliance with the City's requirements.

Hours of Operation

The petitioner has requested to be in operation 7-days a week from 6:00 AM – 1:00AM.

Review and Approval Criteria: Section 158.119 of Article 6 "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards for a tavern / bar land use.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development provides adequate provisions for public services and 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 video gaming café (tavern / bar) will not negatively affect adjacent properties. The Highway 50 corridor is a commercial corridor with a variety of retail, service and restaurant businesses.

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.

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 video gaming café may not be a need for the community.

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-1 Community Business District.

Staff Recommendation

Staff recommends approval of the Planned Use rezoning with the following additional conditions:

1. A liquor license will be required to serve alcohol at Steph's Café.
2. A video gaming establishment permit will be required to have video gaming at Steph's Café.
3. All video gaming activities shall comply with City of O'Fallon and state requirements.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map



**BUILDING
DEPARTMENT
ORIGINAL**

CITY OF O'FALLON

JUN - 8 2015

DATE PAID

NAME OF PROJECT: Steph's Cafe

ADDRESS/GENERAL LOCATION: 729 W Highway 50 Unit C

SUBDIVISION NAME & LOT NUMBER(S): _____

PARCEL NUMBER(S): 04-30.0-324-004

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 (P)

PROPOSED ZONING: B-1 (P)

PROPOSED # OF LOTS: 1

PROPOSED # OF DWELLING UNITS: 0

existing + PROPOSED NUMBER OF BUILDINGS: 1 (one) no change

PROPOSED GROSS FLOOR AREA: 1,400 square feet

AREA IN ACRES: .03 for our suite 1.031557 property

PRESENT USE: not in use

APPLICANT INFORMATION:

NAME: Gene Hebenstreit

COMPANY: Spin 2 Win dba Steph's Cafe

ADDRESS: 903 Old Route 66 N

Litchfield IL, 62056

PHONE: 217-825-4363

FAX: _____

EMAIL: gene@teamvictorylane.com

DESIGN PROFESSIONAL INFORMATION:

NAME: fb

COMPANY: _____

ADDRESS: _____

PHONE: _____

FAX: _____

EMAIL: _____

Gene Hebenstreit

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED JUN 08 2015

DATE RECEIVED: 6-8-15

APPLICATION RECEIVED BY: V. Evans

APPLICATION FEE: \$250.00 *3328

STAFF USE ONLY

PROJECT ID #: P2015-07

STAFF ASSIGNED: A. Randall

PLAN REVIEW FEE DEPOSIT REC'D: N/A

property owner Blue Land LLC
P.O. Box 502
Edwardsville, IL 62025
% Robert L. Plummer, Manager

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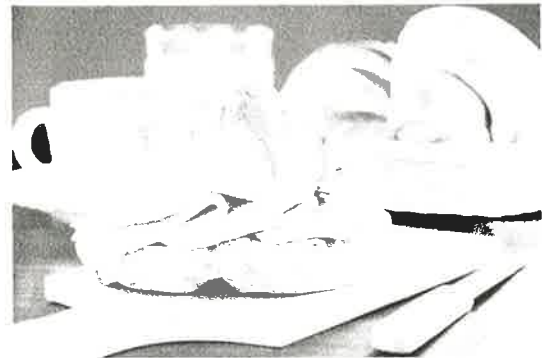
CONCEPT

Steph's Cafe will be neighborhood gathering place where adults can enjoy a light meal and gaming in a welcoming and comfortable atmosphere.

Steph's will feature:

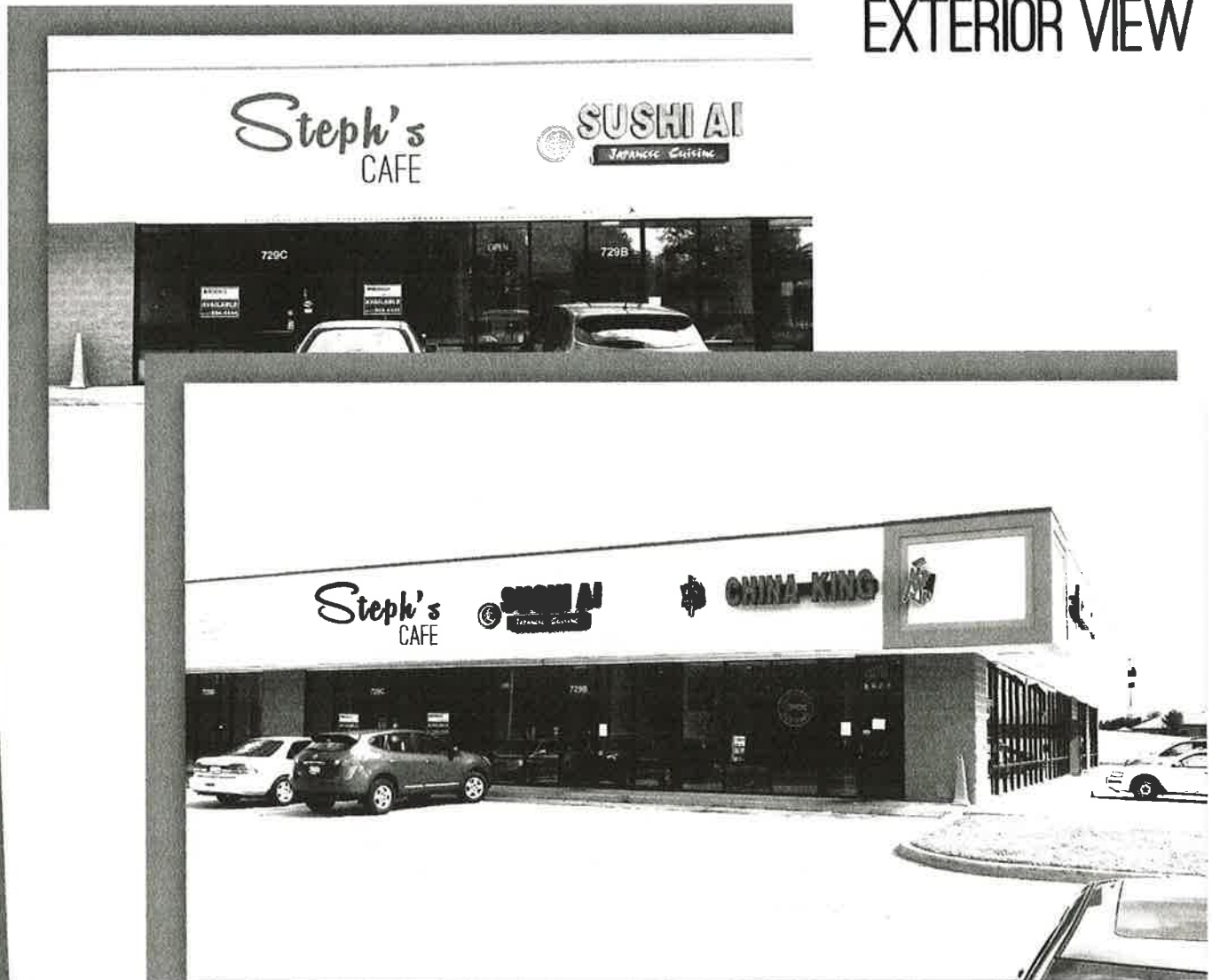
- Breakfast, lunch and dinner
- A variety of non-alcoholic beverages
- Beer and wine
- Superior customer service
- Contemporary design

• HOURS OF OPERATION
• 6 AM - 1 AM
• 7-DAYS A WEEK

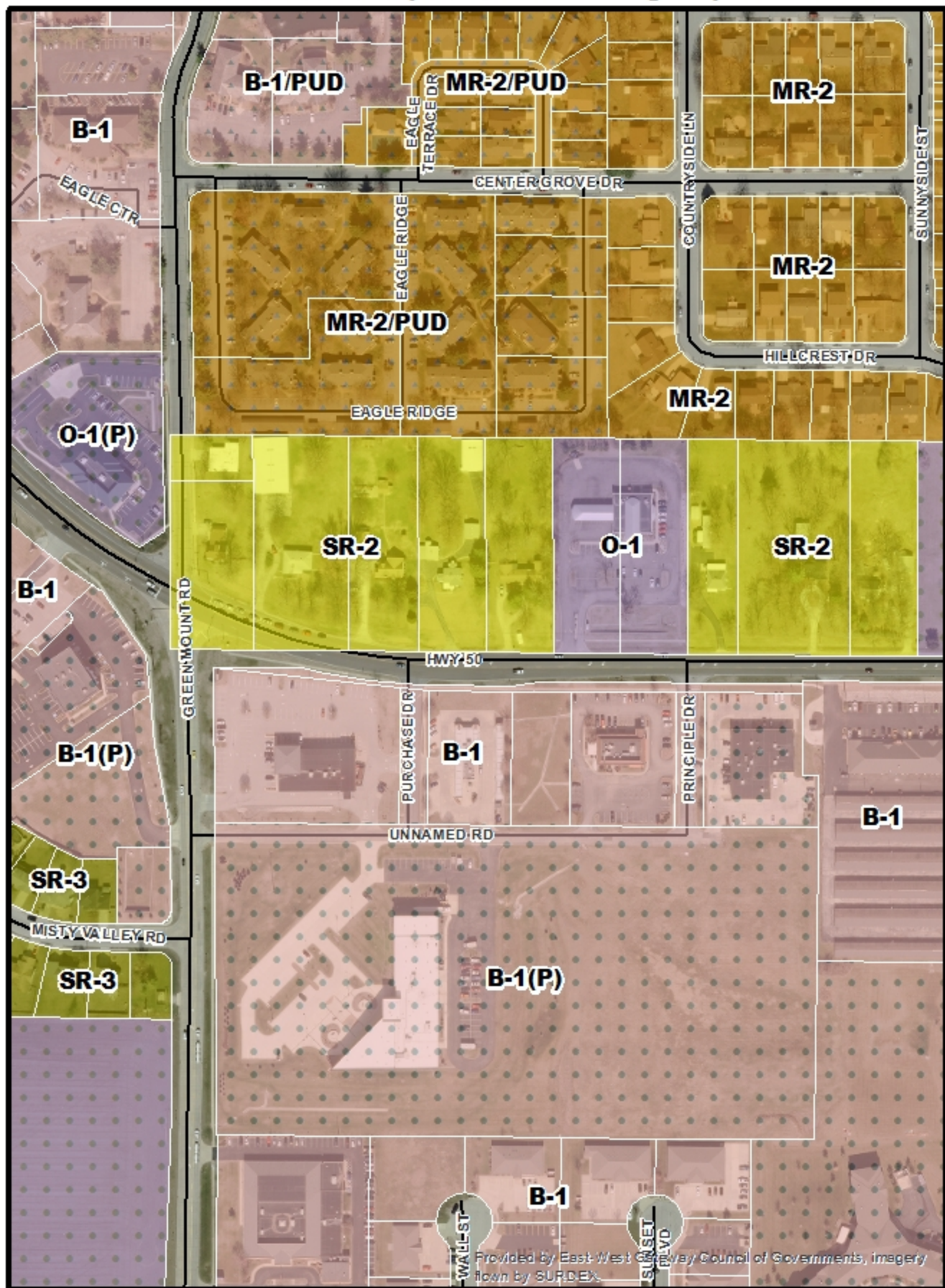


RECEIVED JUN 08 2015

EXTERIOR VIEW



P2015-07: Steph's Cafe - Zoning Map



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

P2015-07: Steph's Cafe - Land Use Map





PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: July 14, 2015
SUBJECT: S15-06 & P2015-08: Resubdivision of Lake at St. Ellen's Plaza:
Preliminary Plat & MR-1(P) Planned Use

Applicant: Lake St. Ellen, LLC
100 Regency Centre
Collinsville, IL 62234

Owner: Lake St. Ellen, LLC
100 Regency Centre
Collinsville, IL 62234

Submitted: June 11, 2015

Project Summary

- Property located on the west side of Old Collinsville Road, approximately 0.6-mile south of Highway 50
- Subject property consists of 5.18 acres of the previously approved and constructed 6-lot business park known as Lake at St. Ellen's Plaza
- Resubdivision of the 6 lots commercial lots into 10 two-family residential lots (20 proposed dwelling units)
- Rezone the property from B-1 (P) Planned Community Business to MR-1(P) Planned 2-, 3-, 4-Family Residence Dwelling District
- Lot sizes ranging from 19,000 square feet to 31,500 square feet, average lot size of 22,420 square feet
- The gross density is 1.93 lots per acre; 3.86 dwelling units per acre
- Single access point from Old Collinsville Road via Lake St. Ellen Drive
- The developer will utilize existing water (City of O'Fallon) and sanitary sewer (Caseyville Township) services

Background & Executive Summary

The applicant, Lake St. Ellen, LLC, is proposing to rezone and resubdivide 5.18 acres of a previously approved and constructed 6-lot business park known as Lake at St. Ellen's Plaza. The property is located on the west side of Old Collinsville Road, south of Highway 50. The property was rezoned in 2000 to B-1(P) as a part of a larger mixed use development, including the 6-lot business park and 67 duplex/villa lots (134 dwelling units). Three of the four phases of the duplex/villa development have been constructed, with the fourth phase pending until the Ashland Road extension is completed. The commercial portion of the development has not seen any development pressure since the project was constructed. Due to the lack of development of the commercial portion of the development, the applicant is requesting to convert the commercial portion of the project to the duplex/villa development.

Community Development Department

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

The applicant is requesting to rezone the property to MR-1(P), Two-, Three-, Four-Family Residence Dwelling District, with a planned use to allow for the duplex/villa development. In addition to the zone change and planned use, the applicant is seeking approval of a preliminary plat to resubdivide the 6 commercial lots into 10 lots for duplexes/villas (20 total dwelling units). The lot sizes range from 19,000 square feet to 31,500 square feet with an average lot size of 22,420 square feet.

The majority of the infrastructure and utilities associated with the subdivision has been constructed. The street is constructed in 50-foot right-of-way with 30 feet of pavement back of curb to back of curb. The development is serviced by an existing 8-inch water line (City of O'Fallon) and an 8-inch sanitary sewer line (Caseyville Township). Additionally, there is an existing storm sewer system constructed to convey stormwater to a detention area, which a portion will be relocated to be located on a new property line. Sidewalks will need to be installed on both sides of Executive Plaza Drive and along Old Collinsville Road. Electric and gas services are serviced by Ameren IP. Telephone and internet services are available through AT&T and cable and internet services are available through Charter.

Existing Conditions

Surrounding Zoning:

North: B-1
East: MR-1(P)
South: B-1(P)
West: B3 & BP (Fairview Heights)

Surrounding Land Use:

North: St. Clair Bowl
East: Lake at St. Ellen subdivision with duplexes
South: True Vine Christian Center Church
West: The Louvre Salon & Spa and Casey Gas Station

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as General Commercial and Neighborhood Residential. In Table 3.1 of the Comprehensive Plan, which identifies Future Land Uses, the Neighborhood Residential category indicates no more than 7 dwelling units per acre and the associated zoning district include SR-2 and SR-3, but indicates attached villas may be permitted through the planned use process. The proposed residential development is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the MR-1, Two-, Three-, Four-Family Residence Dwelling District requirements.

Public Notice:

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

Rezoning & Planned Use Discussion Points

General Discussion:

There are six tracts of land requested to be rezoned to MR-1(P), Two-, Three-, Four-Family Residence Dwelling District, totaling 5.18 acres. The initial zoning for the Lake St. Ellen's development zoned the residential component MR-1(P), which conforms to the Comprehensive Plan.

MR-1 Zoning District:

The MR-1 district allows for the development of Two-, Three-, and Four-Family dwelling units. The Old Collinsville Road corridor has a mixture of land uses, including a number of multi-family uses (Autumn Pine Apartments and Townhomes just to the north and the Lake St. Ellen's development to the east). Sound planning principles would tend to stray away from rezoning commercial property to residential land uses. However in this particular case, the site was approved for a professional service type business park and has remained undeveloped for 15 years. The lack of development in this subdivision with all utilities constructed indicates there is not a high demand for additional commercial services in this area of O'Fallon. Due to the mixture of commercial and higher density residential land uses in the area, if the property is not going to be developed commercially, the best use for the property would be two-family dwelling units.

Preliminary Plat Discussion Points/Issues

General Discussion:

The resubdivision of Lake at St. Ellen's Plaza consists of 5.18 acres with 10 two-family lots in a MR-1(P) zoning district. The lot sizes range from 19,000 square feet to 31,500 square feet with an average lot size of 22,420 square feet, all which meet the area/bulk requirements of the MR-1 district.

Access and Circulation:

The resubdivision will utilize the existing street layout of Lake at St. Ellen's Plaza, which was approved and constructed previously. Executive Plaza Drive is a 400 foot long cul-de-sac, with access to Old Collinsville Road via Lake St. Ellen Drive. The street is constructed as local streets with 50-foot right-of-way with 30 feet of pavement back of curb to back of curb.

Drainage and Detention:

The site has an existing stormwater system that will require some modification to relocate one of the existing stormwater lines from an existing property line to the new property line. All drainage modifications must be reviewed and approved by Public Works Department.

Utilities:

The developer will be utilizing the existing water and sewer services. The City of O'Fallon provides water to the site, with an 8-inch water line, while the Caseyville Township has provided the subdivision with sanitary sewer service. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet services are available through AT&T and cable and internet services are available through Charter.

Street Trees, Landscape Berms, and Buffers:

The developer will install street trees in the 7' wide lawn between the curb and sidewalk every 50' along the streets in the Lake St. Ellen's Plaza subdivision. Additionally, the applicant will need to provide the required vegetative buffer and berm between the subdivision and Old Collinsville Road on the preliminary plat.

Open Space:

As detailed in Article 4 of Chapter 155 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 1.97 persons per attached single family unit/duplexes, the subdivision's 20 dwelling units requires a total of 0.24 acres of Park Lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 40 (20 x 1.97). A fee of \$12,241 will be necessary for the balance of 0.24 acres of park space if so required, equaling \$612 per unit (\$1,224 per lot).

Criteria for considering General Rezoning applications:

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

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

Conclusion and Recommendation

Staff recommends approval of the Preliminary Plat and the Planned Use rezoning to MR-1(P) with the following conditions:

- 1. Sidewalks will need to be installed on both sides of Executive Plaza Drive and along Old Collinsville Road.
- 2. The park dedication requirement is 0.24 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$12,241, \$612.00 per unit (\$1,224 / lot).

Attachments

- 1. Project Application & Narrative
- 2. Zoning Map
- 3. Surrounding Land Use Map
- 4. Preliminary Plat



Planned Use / Re-Zoning Application

NAME OF PROJECT: Resubdivision of Lake St. Ellen PlazaADDRESS/GENERAL LOCATION: Executive Plaza DriveSUBDIVISION NAME & LOT NUMBER(S): Lake St. Ellen Plaza - Lot No. 1-6PARCEL NUMBER(S): 03350101002, -003, -004, -005, -006, 007

CITY OF O'FALLON

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

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

JUN 12 2015

DATE PAID

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1(P)PROPOSED NUMBER OF BUILDINGS: 10PROPOSED ZONING: MR-1 (P)PROPOSED GROSS FLOOR AREA: 2,714PROPOSED # OF LOTS: 10AREA IN ACRES: 5.18PROPOSED # OF DWELLING UNITS: 20PRESENT USE: COMMERCIAL

APPLICANT INFORMATION:

NAME: _____

COMPANY: Lake St. Ellen, L.L.C.ADDRESS: 100 Regency Centre
Collinsville, Illinois 62234PHONE: (618) 346-7878FAX: (618) 346-7877

EMAIL: _____

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: Clifford G. HuelsmannCOMPANY: Netemeyer Engineering Assoc., Inc.ADDRESS: 3300 Highline Road
Aviston, Illinois 62216-1018PHONE: (618) 228-7816FAX: (618) 228-7900EMAIL: cliff@netemeyerengineering.com

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: RECEIVED JUN 11 2015

APPLICATION RECEIVED BY: _____

APPLICATION FEE: \$250.00

STAFF USE ONLY

PROJECT ID#: P2015-08STAFF ASSIGNED: J. RandallPLAN REVIEW FEE DEPOSIT REC'D: N/A

6

CITY OF O'FALLON
JUN 12 2015
DATE PAID

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

RECEIVED JUN 12 2015

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

S15-06

Date: 6-5-15

Name of Subdivision: Resubdivision of Lake St. Ellen Plaza

Name, Address, and Phone Number of Subdivider: Lake St. Ellen, L.L.C.

100 Regency Centre, Collinsville, Illinois 62234

Name, Address, and Phone Number of Engineer: Netemeyer Engineering Associates, Inc.

3300 Highline Road, Aviston, Illinois 62216-1018 (618) 228-7816

Section: 35 Township: 2 North Range: 8 West

Area of Tract: 5.18 ac. Number of Proposed Lots: 10 Zoning: Proposed MR-1(P)

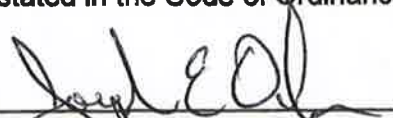
Property interest of applicant: ☒ Owner () Contract Purchaser () Other _____

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL	(YES or NO)
PAYMENT OF FILING FEE	<u>Y</u>
PAYMENT OF ENGINEERING PLAN REVIEW FEE	<u>Y</u>
6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY	<u>Y</u>
VARIANCES – (IF APPLICABLE) REQUESTS ATTACHED	<u>N</u>
NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT	<u>Y</u>
COMPLETION OF PRELIMINARY PLAT CHECKLIST	<u>Y</u>
COMPLETION OF PAYMENT RESPONSIBILITY FORM	<u>Y</u>
PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)	<u>Y</u>
PHASE I DRAINAGE REPORT	<u>Y</u>
.PDF COPY OF PLAT	<u>Y</u>
SUBMITTAL IN CAD / GIS FORMAT (ON CD)	<u>Y</u>
PROOF OF DEVELOPER'S OWNERSHIP INTEREST	<u>Y</u>

***SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.


Applicant's Signature

RECEIVED JUN 11 2015

NARRATIVE

RESUBDIVISION OF LAKE ST. ELLEN PLAZA

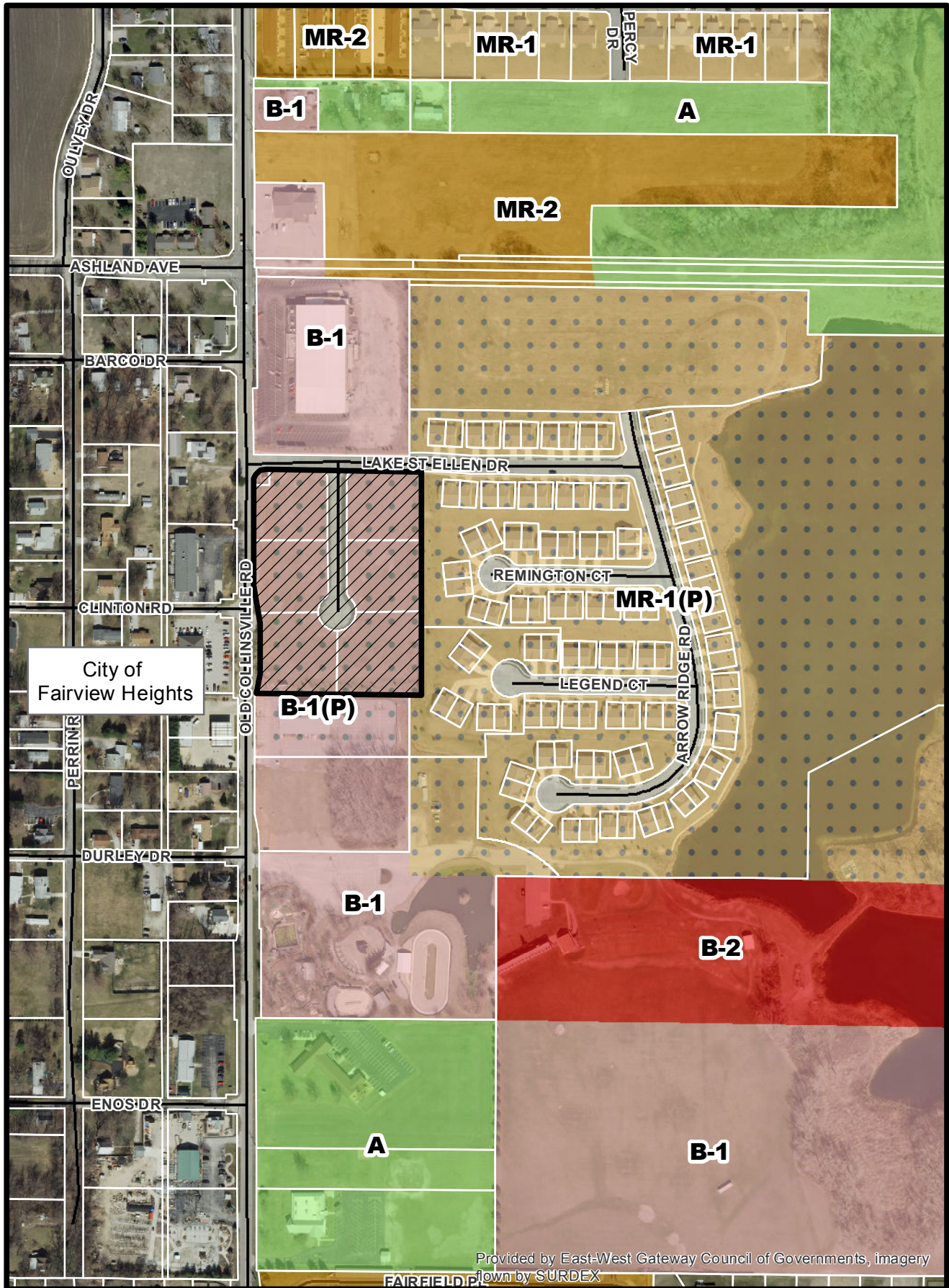
Part of the Northwest of Section 35,
Township 2 North, Range 8 West of the 3rd P.M.,
City of O'Fallon, St. Clair County, Illinois

This request is for rezoning of the existing commercial development Lake St. Ellen Plaza from B-1(P) Planned Community Business District to MR-1(P) Planned 2-, 3-, 4-Family District. The existing six (6) commercial lots contain a total of 5.18 acres and will be re-subdivided into ten (10) residential lots. The ten (10) proposed duplexes will be approximately 2,714 square feet per building and are permitted within the MR-1(P) zoning district classification. There is one existing entrance on the north side of this proposed development from the existing Lake St. Ellen Drive as shown on the preliminary plat. The street, storm sewer, sanitary sewer, and water have been installed. Drainage detention has been previously approved by the city for the commercial development.

Utilities including sewer, water, gas and electric for this proposed building are to come from existing and proposed lines along the R.O.W. of the existing Executive Plaza Drive. The adjacent properties to the Northwest and Southwest are zoned B-1, the properties to the North and South are zoned B-1, and the property to the East is zoned MR-1 (P).

The applicant, Lake St. Ellen, L.L.C., is owner of the property.

S15-06 & P2015-08: Lake at St. Ellen's Plaza - Zoning Map



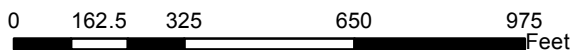
0 162.5 325 650 975 Feet

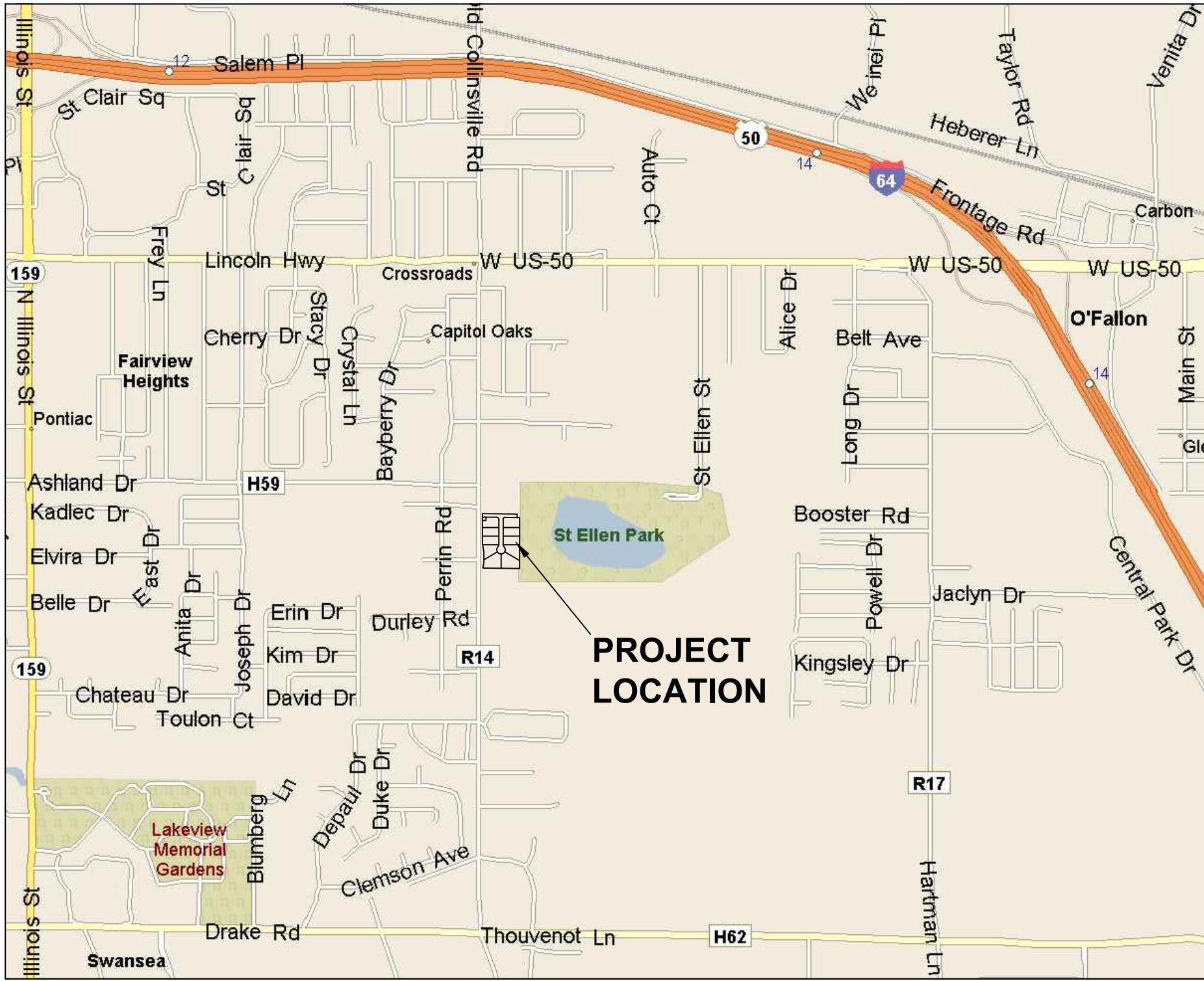


S15-06 & P2015-08: Lake at St. Ellen's Plaza - Land Use Map

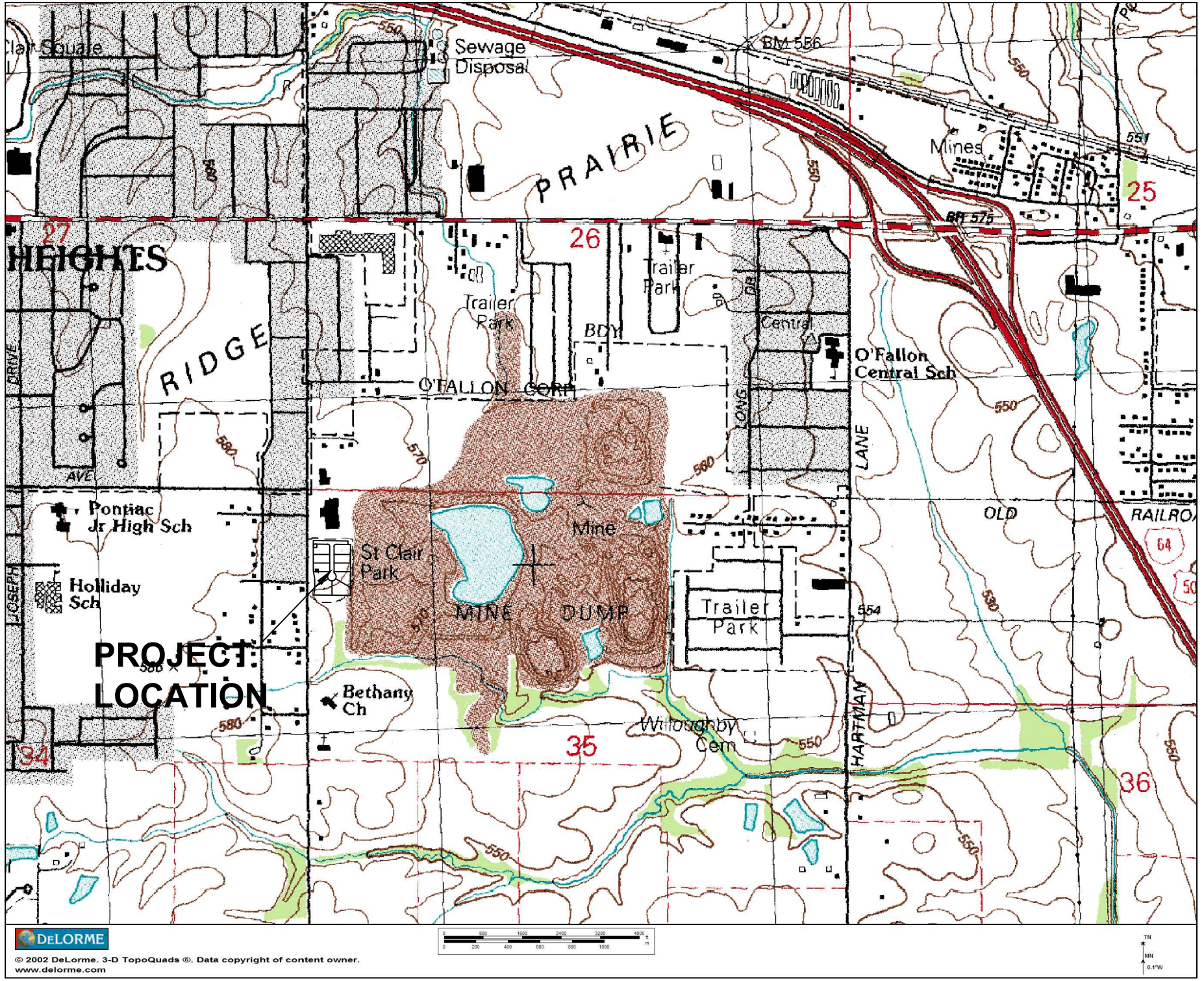


Subject
Property

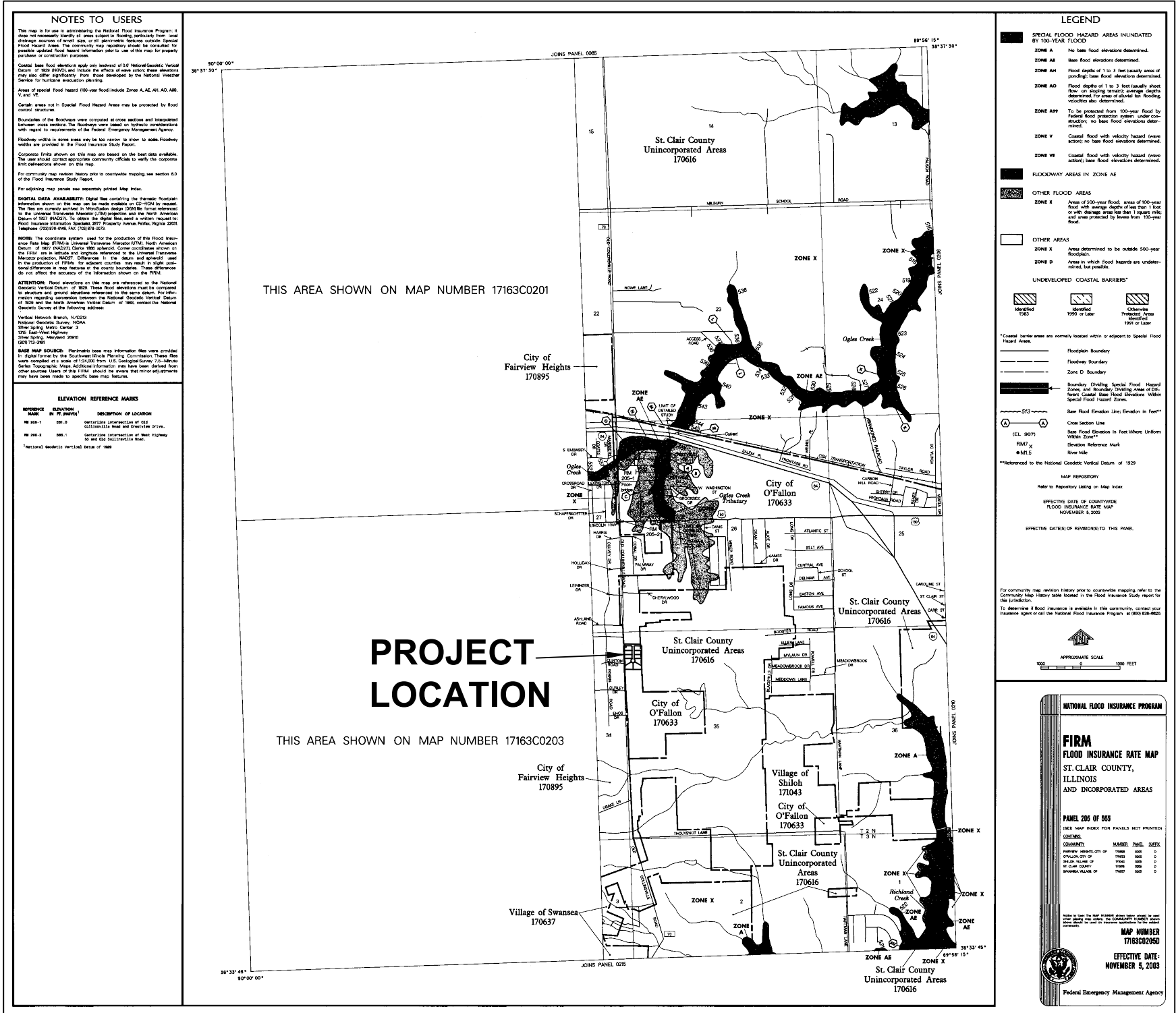




VICINTY MAP
N.T.S.



USGS MAP
N.T.S.



FEMA FIRM
N.T.S.

PRELIMINARY PLANS FOR RESUBDIVISION OF LAKE ST. ELLEN PLAZA

PART OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 103, PG. 57

PROPOSED ZONING - MR-1

JUNE 5, 2015

INDEX OF SHEETS

SHEET 1 - COVER SHEET
SHEET 2 - PRELIMINARY PLAT

SITE ADDRESS:

O'FALLON, IL 62269

EXISTING ZONING: B-1(P)

PROPOSED ZONING: MR-1(P)

BUILDING INFO:

10 RESIDENTIAL LOTS:

TOTAL GROSS AREA:	5.18 ac.
PROPOSED R.O.W.	0.93 ac.
RESIDENTIAL LOT	4.22 ac.
COMMON AREA	0.03 ac.

APPLICANT & CONTRACT OWNER:

LAKE ST. ELLEN, LLC
100 REGENCY CENTRE
COLLINSVILLE, ILLINOIS 62234
PH: (618) 346-7878 FAX: 618-346-7877

ENGINEER / SURVEYOR:

NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 HIGHLINE ROAD
AVISTON, ILLINOIS 62216-1018
PH: 618-228-7816 FAX: 618-228-7900

LIST OF UTILITIES

TELEPHONE - AT&T 203 GOETHE STREET COLLINSVILLE, ILLINOIS 62234 PHONE: 618-346-6490	GAS - ILLINOIS POWER COMPANY P.O. BOX 428 BELLEVILLE, ILLINOIS 62222 PHONE: 618-236-6248	SEWER - CASEYVILLE TOWNSHIP SEWER SYSTEM 1 ECOLOGY DRIVE O'FALLON, ILLINOIS 62269 PHONE: 618-632-2414
ELECTRIC - ILLINOIS POWER COMPANY P.O. BOX 428 BELLEVILLE, ILLINOIS 62222 PHONE: 618-236-6248	WATER - CITY OF O'FALLON 255 SOUTH LINCOLN AVE. O'FALLON, ILLINOIS 62269 PHONE: 618-624-4500	CABLE T.V. - CHARTER COMMUNICATIONS 317 WEST MAIN STREET BELLEVILLE, ILLINOIS 62220 PHONE: 618-222-3116

J.U.L.I.E. - 1-800-892-0123

CITY COUNCIL APPROVAL

The Preliminary Site Plan for RESUBDIVISION OF LAKE ST. ELLEN PLAZA was approved by the City Council of the City of O'Fallon, Illinois on the _____ day of _____, 20____.

Mayor _____ Date _____

Attest:

City Clerk _____ Date _____

NETEMEYER ENGINEERING
ASSOCIATES, INC.

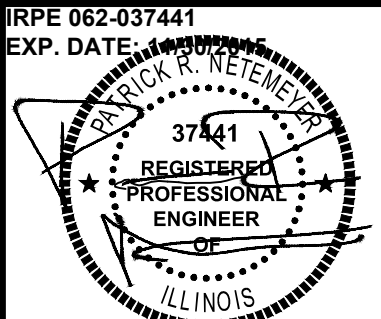
3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900

RESUBDIVISION OF LAKE ST. ELLEN PLAZA
PART OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 103, PG. 57

OSBORN DEVELOPMENT
100 Regency Centre, Collinsville, Illinois 62234
PH: (618) 346-7878

OWNER/DEVELOPER:

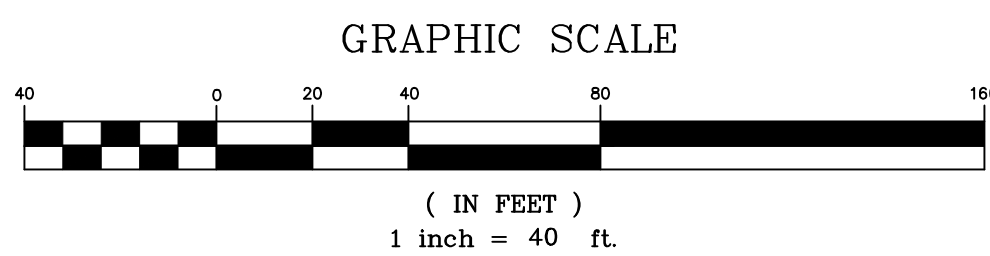
REVISIONS	
NO.	DATE



PATRICK R. NETEMEYER
JOB NO: 2008-225
DWG.: OSBORN-LAKE-ST-ELLEN-PLAZA-1
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 6-5-15
COVER SHEET

SHEET NO:

1

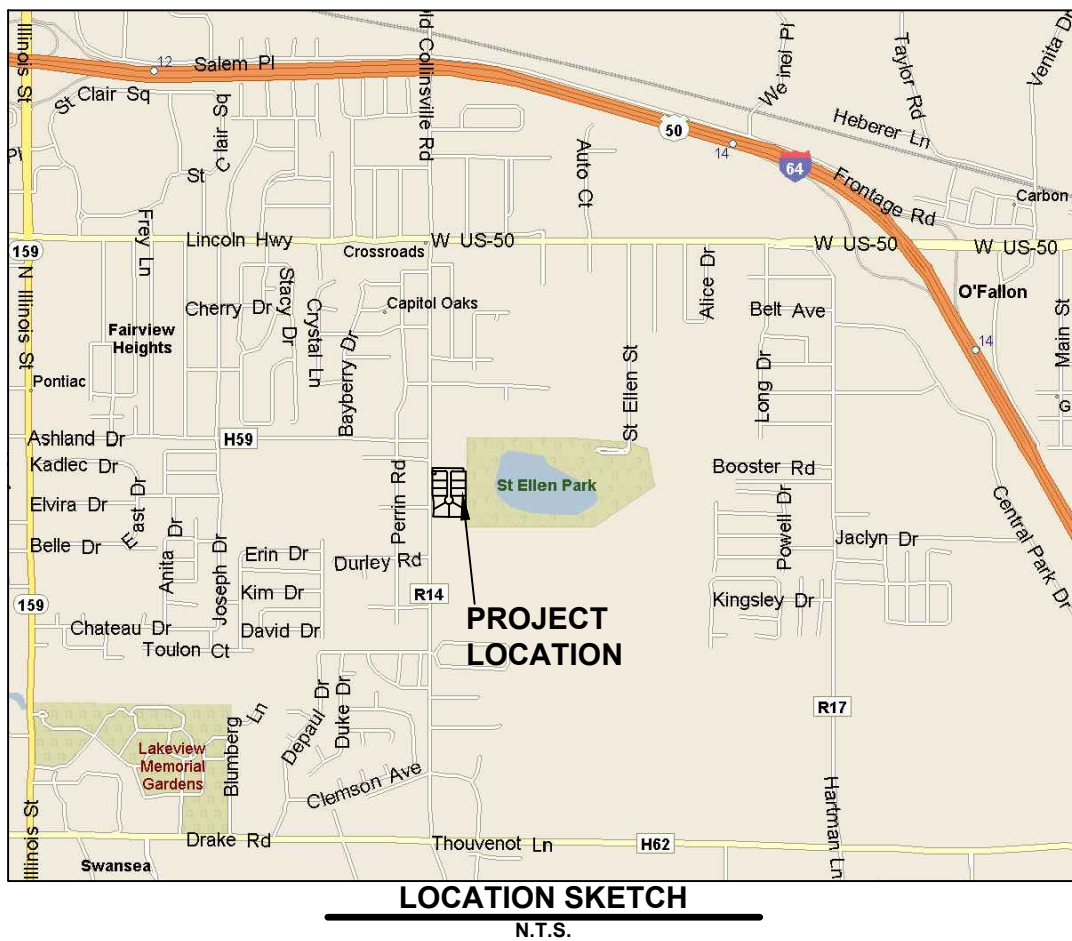
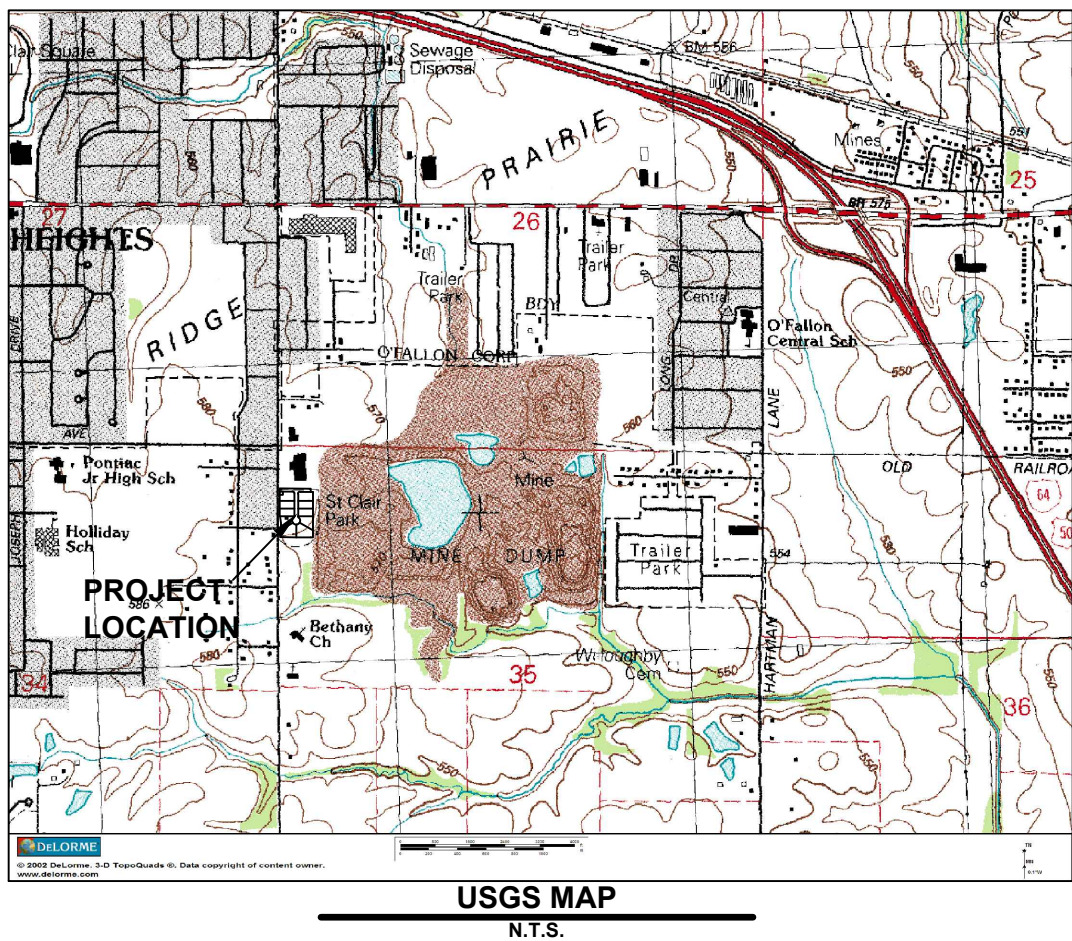
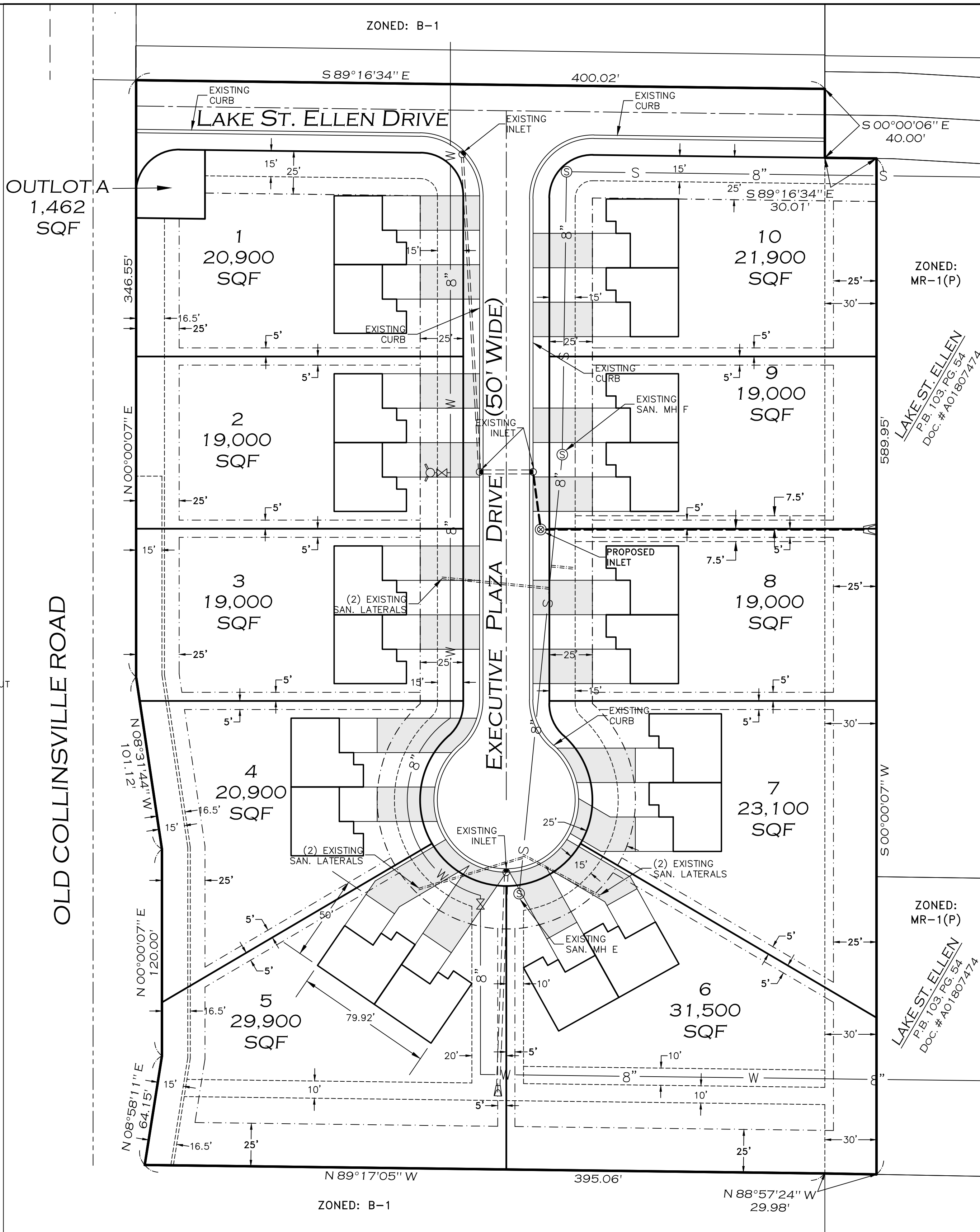


The Preliminary Site Plan for RESUBDIVISION OF LAKE ST. ELLEN PLAZA was approved by the City Council of the City of O'Fallon, Illinois on the _____ day of _____, 20____.

Attest:

10 RESIDENTIAL LOTS:

TOTAL GROSS AREA:	5.18 ac.
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RESIDENTIAL LOT	4.22 ac.
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ASSOCIATES, INC.**

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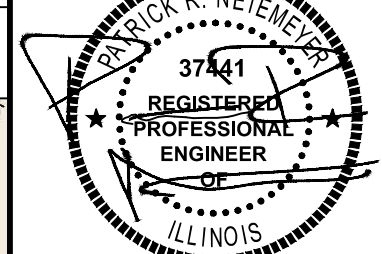
RESUBDIVISION OF LAKE ST. ELLEN PLAZA
PART OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD P.M.,
CITY OF O'FAHON, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 103, PG. 57

OSBORN DEVELOPMENT
100 Regency Centre, Collinsville, Illinois 62234
PH: (618) 346-7878

OWNER/DEVELOPER:

REVISIONS	
NO.	DATE

IRPE 062-037441
EXP. DATE: 14/05/2015



PATRICK R. NETEMEYER	
JOB NO:	2008-225
DWG.:	OSBORN-LAKE-ST-ELLEN-PLAZA-
DRAWN BY:	CGH
CHECKED BY:	PRN
ISSUE DATE:	6-5-15
PRELIMINARY PLAT	

SHEET NO: