



## AGENDA

TUESDAY, NOVEMBER 22, 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 – ELECTION OF OFFICERS (In light of Vice-Chairman Baskett's resignation from the Commission)
7. Public Hearings –
  - a. **(P2016-14)** - Zoning Amendment Subject to the Planned Development Ordinance from "B-1" Community Business District to "B-1(P) Planned Community Business District for Flyin' Aces Lounge, a bar in an existing building. The property is located at 829 Seibert Road. The applicant is Nathan Schmidt, K&S Enterprises, 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  
September 27, 2016**

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

Sewell welcomed everyone and explained the role of the Planning Commission.

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

**MINUTES:** Motion was made by Rohr and seconded by Rogers to approve the minutes of July 12, 2016, meeting. All Ayes. Motion carried.

Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall.

Shekell introduced new Planning Commissioner Bob Dunn.

**UNFINISHED BUSINESS:** None.

**PUBLIC HEARINGS:**

**(P2016-12) – Zoning Amendment Subject to the Planned Development Ordinance from “B-1” Community Business District to “B-1(P)” Planned Community Business District for BP Station Improvements. The parcel is located at 720 South Lincoln Avenue. The applicant is Mike Drummonds, STL ECO ENERGY & ELECTRIC; on behalf of the owner, Nick Patel, Krishna Gas, Inc.**

Public hearing was opened at 6:05 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:

- Demolition of existing 960 sq ft convenience market (c-store) and rebuild 4,173 sq ft building further back on the lot; no traffic will be able to access the rear of the building adjacent to the residential properties to the northeast
- Presently four gas pumps; six are proposed, with a future addition of two more
- Access points from Lincoln Avenue and Highway 50 will be reconstructed in existing locations, IDOT did not warrant any changes to the location of the Highway 50 entrance
- Required number of parking spaces will be provided
- Traffic flow will likely increase, but should have better traffic flow on the lot
- IL Accessibility Code compliant path from building to ROW

- Modified detention basin at the back of the property into the AutoZone detention pond for stormwater drainage plan; will maintain or improve existing drainage conditions
- Building meets Commercial Design Handbook and dumpster enclosure will match principal building; building design is consistent with AutoZone
- 6 ft high vinyl privacy fence will be constructed on the rear property line
- The existing freestanding signs will stay, any wall signage will be required to meet City sign code
- Photometric plan is compliant with City codes; lights on site will be shielded and there will be no lighting at the back of the property
- Hours of operation to remain 24-hours a day, 7 days a week
- No carwash

Randall and Shekell concluded the presentation that the rebuilt c-store should not negatively affect the adjacent properties. Furthermore, with the building being larger and set further back on the lot, the storage buildings being removed, and the fence being placed lower to the ground, the redevelopment should serve as a better noise, lighting, and trash buffer to the adjacent properties.

Shekell reported staff had considered cross-access to AutoZone but that was going to remove some of AutoZone parking. IDOT has approved keeping the entrance how it is.

Public comments were opened at 6:20 pm.

Michael Drummonds, applicant, was sworn in and testified there will be no great impact on the surrounding area; buffering and moving the building should solve some of the current problems.

Greg Thomas, 710 South Lincoln, was sworn in. Asked for clarification of the location of the proposed building and stated the new “buffer” fence needs to be right on the ground, not two feet off the ground as it is now. For more than a year now, trash blows under the fence. Drummonds said there is no problem with the replacement fence being installed at ground level and clarified the direction the building will face (southwest) and there are no side or back windows on the building.

Mary Rose Johnston, 709 South Vine, was sworn in and testified that she has concerns with increased traffic, stated there is always trash in her yard, and there is loud music for 15-20 minutes at a time from customers in the parking lot at early hours in the morning (3-5:30am). More people means more trash and more noise.

Sewell asked Shekell about the City’s noise ordinance and hours. Shekell responded the cut off for construction is 10pm and the police do get involved with noise disturbances. Shekell reiterated that the building is going to be moved back and the fence will be placed at ground level which will help with the trash and noise concerns.

Randall and Shekell stated that cars presently can park approximately 30ft from the rear property line. With the new building, cars will be approximately 60 ft from the rear

property line, with the building between the cars and the rear property line. Dunn pointed out the location of the dumpster enclosure and the proposed fence.

Wendy Johnson, 712 South Lincoln, was sworn in. W. Johnson testified that pedestrian traffic and automobile accident rates will increase and questioned how the City proposes to decrease activity and how safety is being addressed and what the accident rate is in the corridor. W. Johnson also questioned how the flooding behind the houses fits into the planning activity for the City. Sewell asked the City or the developer to address some of W. Johnson's concerns, although all cannot be due solely to this development.

Tommy Johnson, 712 South Lincoln, was sworn in. T. Johnson stated lights shine onto their property and rodents have become a problem. Drummonds stated the owner will take care of the rodent problem, but also asked the residents to help the situation by bringing this to the owner's attention when they start noticing any concerns with the property that he may not be aware of. Drummonds stated that if there is any residual trash from the property, it will go into the detention area, not under a fence onto the adjacent properties. Also, the enclosure around the dumpster will be higher than the dumpster to help contain any loose trash.

T. Johnson stated that he parks his work vehicle in the back of his property and requires immediate access to it at all times, even during the reconstruction process. Drummonds stated construction will only be done during the day, and residents will always have access to their own property.

Ricardo Garcia, 711 South Vine, was sworn in. Garcia testified that since AutoZone was built, there is more foot traffic behind the buildings and people see onto his property better leading to a security/safety concern. Garcia stated concern with debris being hurled from lawn mowers because the lawn people do not pick up trash before mowing. Drummonds reported the fence will connect and there will be no foot traffic or vehicle traffic in the back of the store. He will address the lawn care company to pick up trash before they mow instead of mowing over it.

Sewell asked the City to talk more closely with the developer about the concerns of the existing conditions and what they should be able to accomplish on the site.

Garcia stated there is a manhole in his back yard and how that ties into the project. Randall stated the sewer will tie into the sewer line.

Baskett summarized for the audience that the area shown in green on the site plan behind the building will not be accessible to foot or vehicle traffic. The property will either remain as it is, or it will be rebuilt as a gas station. The probability of the property being torn down and redeveloped as a park or an office building are unlikely. The redevelopment will make the traffic, noise, and trash situations better for all the properties nearby.

Matt Gilreath, Ward 3 alderman, was sworn in and stated that all the concerns brought up by the residents are valid and added that there is a ward meeting next month. He will be sending an email to the police department tomorrow regarding the noise and trash issues

that have been brought up tonight. Gilreath asked if the property values around the development will increase or decrease with this redevelopment. Shekell responded that this will be a significant improvement to the present site and they have worked with the developer for several months. This development is going to be as compatible as possible because present codes for sound and lighting are much more stringent than they were when the building was originally built.

Rice asked if the developer would consider changing the hours of operation so that the business is not opened all night. Drummonds said he will ask the owner and Sewell asked the City to talk with the developer about the late-night concerns being worked out. Shekell stated they will approach the owner with the concerns.

W. Johnson asked if there had been any consideration to relocate and buy-out the people in this area. Shekell responded that this is in the Central City TIF area; however, the developer is not using TIF incentives and he knows of no plans for purchasing properties. There may be plans in the future for Southview Plaza to be redeveloped and Lincoln Park Villas was approved for rezoning.

W. Johnson specified that the roads in the new corridor are not being improved. Shekell reported there could be improvements in the future, but presently there are no re-development interests from this property northward to City Hall that he is aware of. W. Johnson commented that it would be nice for the City if all the corridor were being redeveloped. Shekell replied that redevelopment of South Lincoln corridor is not a project currently on the City's road project list.

Public comments were closed at 6:54 pm.

**Staff Recommendation:**

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

- Final construction plans will need to include final stormwater detention calculations.
- Dumpster enclosure will need to be constructed of similar materials of the building.
- Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

Motion was made by Cavins and seconded by Baskett to approve the Staff Recommendation as written and amended.

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

The project moves to Community Development Committee on October 10, 2016, at 6 pm. The public hearing was closed at 6:56pm.

**(P2016-13 and S16-09) – Zoning Amendment Subject to the Planned Development Ordinance from “SR-1B” Single-Family Residence Dwelling District to “SR-1B(P)” Planned Single-Family Residence Dwelling District for “The Enclaves at Augusta Greens” (previously “Villas at Augusta Greens”, a 39-lot planned single-family residential development preliminary plat subdivision. The parcel is generally located north of Milburn School Road, north of Skyline Church, and east of Old Collinsville Road. The applicant is Steve Macaluso, MSJB Investments, LLC**

Public hearing was opened at 6:58 pm. Randall explained the property was previously approved as Tuscany Trails, a 212-lot single-family development. When the development didn't come to fruition, it became the subject of a greenspace subdivision conservation charrette with a riparian area and no tree cover. The results of the Conservation Subdivision Design Workshop are reflected in the proposal. 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:

- Background of the annexation, zoning, and previous approval
- The relationship and layout design of the two developments:
  - Augusta Greens
    - 117 SR-1B lots
    - Denny Blumberg will be the builder of Phase One
  - The Enclave at Augusta Greens (construction Phase Two)
    - Designated as an outlot within Augusta Greens - requires preliminary plat approval
    - 39 SR-1B(P) lots – requires planned use approval
    - Spencer Homes in Edwardsville will be builder
    - The unique design creates a lot out of the building pad, which will be owned by the homeowner
      - building pad will meet the SR-1B setbacks from all typical property lines and adjacent principal structures, and not exceed the maximum allowed 30% lot area coverage for the overall development.
      - areas between the building pads will be considered common ground; maintained by a Home Owners Association.
- Initial construction will consist of Phases One and Phase Two
- Variance request for block length on eastern property line at 2,400 ft
- Access points from Milburn School Road and Old Collinsville Road
- 30 ft right-of-way easement along the eastern edge of the property for future planning of potential Savannah Hills Boulevard extension; if the property to the east is developed in the future, a 30 ft right-of-way easement along that property's western edge would combine with this easement and become a 60' ROW collector street. The City's Master Plan shows a road coming west out of Windsor Creek over to Old Collinsville Road. This would be a north/south collector from Milburn School to Augusta Greens
- Riparian corridor will be greenspace and detention
- Utilities
- Sidewalks

- Public Works has recommended the developer pay the cost of the sidewalks along Old Collinsville Road now, and in the future when Old Collinsville Road is reconstructed, the sidewalks can be constructed in the proper location and grade.
- Landscaping and open space
- Annexation fee (\$2,250 per house) and park land dedication fee (\$867 per house)

Shekell reported that the northeast corner of Old Collinsville Road and Milburn School Road was purchased 10 years ago and the City has not heard of any development interest.

Rohr stated Baby Boomer-type homes such as these (The Enclave) are being needed in our area more than before. Shekell stated many of these are zero-entry homes.

Public comments were opened at 7:29pm.

Steve Macaluso, member of MSJB Investments, was sworn in. He acknowledged the staff report is very complete and added the differences between the previous approval of 212 single-family lots and 3 acres of greenspace compared to the proposed 156 units with 11 acres of greenspace is a more responsible use of the land. They are using the landscape of the land to their advantage with respects to drainage and greenspace.

Joseph Obal, Trustee for Obal Family Trust, 726 Milburn School Road, was sworn in. Obal cited concern with drainage going onto his property and into his lake. Obal also asked about the asking prices of the homes.

Mike Rathgeb, Spencer Homes, was sworn in. The homes in The Enclave may range from \$300k to low \$400k, will be brick and stone exterior, with hardwood floors, tile showers, basements; however, the final cost will be determined by the design requests of the homeowners. There are no club houses or pools proposed at this time. Rathgeb gave an invitation to the Brookshire Hamlet in Edwardsville on October 18<sup>th</sup> from 4-7 to view their homes.

Denny Blumberg was sworn in. The homes in Augusta Greens are anticipated to start around \$265k and up from there. Homes will have 3-car garages.

Baskett asked about the riparian corridor and drainage. Randall stated that most stormwater will drain through the corridor; all drainage will be subject to final engineering and meet city codes, which prohibits runoff to negatively affect surrounding properties.

Public comments were closed at 7:36pm.

### **Staff Recommendation:**

Staff recommends approval of the Planned Use and Preliminary Plat for The Enclave at Augusta Greens with the following conditions:

1. The lot size minimum shall be permitted at following standards:
  - a. 2,400 square feet for 7 building pads,

- b. 2,800 square feet for 7 building pads,
  - c. 3,000 square feet for 14 building pads,
  - d. 3,500 square feet for 11 building pads,
2. The setback of the building pads shall be 25 feet from the right-of-way lines, 15 feet between building pads in the typical side yard application and a minimum 50 feet between building pads in the typical rear yard application.
3. The maximum lot coverage for the building pads shall be 100%.
4. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
5. For the Enclave, there will be a \$2,250 annexation fee per house permit (\$87,750) and the park land dedication fee of \$867 per house, (\$33,813).

Motion was made by Keeler and seconded by Rohr to approve the Staff Recommendation as written.

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

The project moves to Community Development Committee on October 10, 2016, at 6 pm. The public hearing was closed at 7:39pm.

#### **ITEMS REQUIRING ACTION:**

**(S16-08) – “Augusta Greens” Preliminary Plat; zoned “SR-1B”; proposed 117 single-family home lots with a separate parcel to be developed as the 39-lot planned single-family residential development to be known as “The Enclaves at Augusta Greens” (previously “Villas at Augusta Greens”). The applicant is Steve Macaluso, MSJB Investments, LLC**

Staff recommends approval of the Preliminary Plat for Augusta Greens with the following conditions:

1. A variance to increase the maximum block length from 1,400 feet to 2,400 feet.
2. In lieu of constructing a sidewalk on Old Collinsville Road, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with payment for the cost of construction for each phase associated with the requirement of a sidewalk along Old Collinsville Road.
3. The sidewalk along Street #1, south of Street #2 must meet the Illinois Accessibility Code, which may require the width to be increased to 5 feet.
4. The annexation agreement states an 8” water line must be constructed along Old Collinsville Road, if the City deems a 12” water line is appropriate, the City will pay for upsizing of the pipe to a 12” water line.
5. Provide for an outlot for the berm and landscaping necessary along Old Collinsville Road and the eastern property line adjoining the right-of-way for the proposed extension of Savannah Hills Road. Adjust the lot sizes to maintain the required 10,000 square foot minimum.



6. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
7. There will be a \$2,250 annexation fee per house permit (\$263,250) and the park land dedication fee of \$867 per house (\$101,439)

Motion was made by Rogers and seconded by Keeler to approve the Staff Recommendation as written.

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

The project moves to Community Development Committee on October 10, 2016, at 6 pm. Items Requiring Action closed at 7:42pm.

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

**REPORTS AND COMMUNICATION:**

Randall announced that there are no meetings scheduled on October.

Shekell briefed the Commission on various projects throughout the community.

Sewell announced that after 10 years on the Commission, this was Baskett's last meeting. Baskett was thanked for his service to O'Fallon and to the Commission, and his insightfulness will be well missed.

**ADJOURNMENT:**

Motion was made by Rogers and seconded by Keeler to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:51pm.

Respectfully submitted,

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Vicki Evans, Transcriptionist

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Minutes approved by ??/??/20?? Planning Commission



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## PROJECT REPORT

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TO: Planning Commission  
FROM: Justin Randall, Senior City Planner  
THRU: Ted Shekell, Community Development Director  
DATE: November 22, 2016  
PROJECT: P2016-14: Flying Aces Lounge- Planned Use Rezoning

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Location: 829 Seibert Road

Applicant: K & S Enterprises, LLC, 3410 Fairway Drive, Highland, IL 62249  
Owner: Gary & Sue Clinton, 2620 Lauren Lake Drive, Belleville, IL 62221  
Submitted: October 19, 2016

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### Project Summary

The applicant, Nathan Schmidt of K & S Enterprises, LLC, has filed an application requesting approval to operate a 1,400 square foot restaurant and alcohol sales in an existing retail center located at 829 Siebert Road. The retail center is located just west of the Shiloh gate at Scott Air Force Base. The applicant is requesting the property be rezoned from "B-1" Community Business District, to "B-1(P)", Planned Community Business District to allow the restaurant with alcohol sales. The restaurant interior will seat approximately 50 persons, including the bar seating. Proposed hours of operation will be Sunday to Saturday 11:00 AM to 1:00 AM. The entire retail center building is approximately 8,300 SF in size and has a mixture of tenants.

### Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: A, Agricultural (City)	North: Agricultural
East: B-1, Community Business (City)	East: Retail and SAFB
O-3, Scott Airport Overlay (County)	
South: O3, Scott Airport Overlay (County)	South: Residential
West: B-1, Community Business (City)	West: Office and SAFB
O-3, Scott Airport Overlay (County)	

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### 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 project.

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\Flyin' Aces Lounge (P2016-14)\Flying Aces Lounge PC Report 11-14-16.docx

#### Code of Ordinances:

The zoning hearing has been triggered due to §158.116 of the O'Fallon Code of Ordinances which requires planned use approval for "any proposed amendment or change in zoning to a use offering liquor sales and/or consumption on- or off-premises." Due to this requirement, the applicant is requesting a change of zoning from B-1 Community Business District, to B-1(P), Planned Community Business District. The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the B-1 Community Business District.

#### 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.

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#### Discussion Points/Issues

##### Land Use

The subject property is identified as *General Commercial* on the Future Land Use Map of the Comprehensive Plan, and commercial, office and Scott Air Force Base operations surround the subject property to the north, east, west and south. The building is a multi-tenant retail space and has previously been used for multiple restaurants and multiple retail/office uses. A restaurant with alcohol sales is a consistent land use in the *General Commercial* land use category. The closest residence is approximately 320' south of the retail center.

##### Building

As noted, the entire retail center is approximately 18,300 square foot in size, totaling three buildings. The building in which the proposed restaurant is located is approximately 8,500 square feet. The proposed restaurant will occupy approximately 1,400 square feet and a number of other retail, office and restaurant tenants. The interior finish of the restaurant will include small kitchen, restrooms, bar, and table seating.

##### Parking

The existing paved parking area provides 86 parking spaces; however, the site has no accessible spaces. These parking spaces are shared by all tenants of the retail center. Restaurants require 9 spaces per 1,000 square feet and retail and office uses require 4 spaces per 1,000 square feet. Overall, there is 18,276 square feet of building, which if all of the site was retail would require 73 parking spaces. The site currently has two restaurants, Subway (1,200 square feet) and Shannon's Kitchen (1,200 square feet) and this would be the third restaurant for a total of 3,800 square feet. The restaurant tenant spaces would 34 parking spaces and the remain building would require 58 spaces for a total of 92 parking spaces, 6 less than the amount provided. Additionally, since the site currently does not have any accessible spaces and 3 spaces are required by law, staff is recommending with the approval of the restaurant land use the site need to have at least one accessible space per building.

Additionally, the restaurant spaces are small in nature and do not have a ton of seating like a typical restaurant. However, if additional restaurant spaces are going to be leased in the plaza, there will need to be analysis to ensure there will not be a parking problem in the future.

Therefore, based on the nature of the restaurants and the ability to get accessible parking spaces up to code, staff recommends approval of a reduction in the parking required for the plaza.

##### Signage

The building is permitted to display one wall sign in accordance with the City's sign regulations. A separate sign permit will be required to display such signage.

##### Hours of Operation

It was noted that proposed hours of operation will be 11:00 AM to 2:00 AM daily. This is consistent with a Class A Liquor License.

### Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,  
*The project meets all applicable zoning standards.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development 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 new restaurant will not negatively affect adjacent properties. There are a number of commercial businesses, including restaurants, in the existing plaza.*
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)  
*The proposal is consistent with the Comprehensive Plan and the Commercial Design Handbook is not applicable in this case.*
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.  
*The proposed development is designed to be operated to protect the public health, safety and welfare.*
6. An identified community need exists for the proposed use.  
*Yes, a community need exists for the proposed use.*
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.  
*The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.*
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.  
*The existing building is similar to and will not detract from many of the structures surrounding the property.*
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.  
*The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.*

### Staff Recommendation

Staff recommends approval of the Planned Use Rezoning to allow the Flying Aces Lounge restaurant and alcohol sales at 829 Seibert Road with the following conditions:

1. A variance to the number of required parking spaces, so long as 3 accessible spaces are provided in accordance with the Illinois Accessibility Code.
2. This Planned Use rezoning approval includes approval of a restaurant with alcohol sales at 829 Seibert Road.
3. A liquor license will be required to serve alcohol at this location.
4. Any building modifications will require a Building Permit.
5. Temporary and permanent signage will require a Sign Permit.

### Attachments

Attachment 1 – Project Application

Attachment 2 – Narrative

Attachment 3 – Zoning Map, Future Land Use Map and Aerial Map



Planned Use / Re-Zoning Application

NAME OF PROJECT: Flying Aces Lounge

ADDRESS/GENERAL LOCATION: 829 Seibert Road, O'Fallon, IL

SUBDIVISION NAME & LOT NUMBER(S): SCOTT GATE PLAZA

PARCEL NUMBER(S): 09-10.0-301-004

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

- ☒ PLANNED USE - \$250 - CHANGE OF USE  
☐ RE-ZONING (STANDARD MAP AMENDMENT)

CITY OF O'FALLON  
OCT 19 2016  
DATE PAID

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1

PROPOSED NUMBER OF BUILDINGS: N/A

PROPOSED ZONING: B-1(P)

PROPOSED GROSS FLOOR AREA: 1,200 SQ. FT

PROPOSED # OF LOTS: N/A

AREA IN ACRES: N/A

PROPOSED # OF DWELLING UNITS: N/A

PRESENT USE: VACANT RETAIL SPACE

APPLICANT INFORMATION:

NAME: Nathan Schmidt (KYS Enterprises, LLC)

COMPANY: K & S Enterprises, LLC

ADDRESS: 3410 Fairway Dr

Highland, IL 62249

PHONE: 618-975-5878

FAX: \_\_\_\_\_

EMAIL: Schmidtty-28@hotmail.com

Nathan Schmidt

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: N/A - EXISTING BUILDING

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: 10-19-16  
APPLICATION RECEIVED BY: J. Randall  
APPLICATION FEE: \$250.00

STAFF USE ONLY

PROJECT ID #: P2016-14  
STAFF ASSIGNED: J. Randall  
PLAN REVIEW FEE DEPOSIT REC'D: N/A

## **K & S Enterprises, LLC**

### **D/B/A: Flyin' Aces Lounge**

Chris Korte and myself (Nathan Schmidt) are seeking a business approval to construct a store in the City of O'Fallon, Illinois. We would like to present to you the idea of building an upscale lounge at the address of 829 Seibert Road, O'Fallon, Illinois. Our idea came to us as we were searching for the perfect location, we feel as if the lounge would be very successful in the Scott Gate Plaza. I have reached out to Gary Clinton and signed a lease with him for the retail space he has to offer. With the space provided we wish to establish an upscale lounge in which the tenants of Scott Air Force Base and surrounding area may use to relax, meet friends, grab a bite to eat, or have a beverage. There will also be comfortable seating and television provided for games and such. We believe there will be a significant amount of people wanting a clean upscale environment. With that being said our food items would include homemade pizzas, wings, and various appetizers. We would also like to incorporate a cocktail list to quench their thirst. The target market we are seeking is adults ages 21-55 which can be achieved from the traffic count that enters and leaves Scott Air Force Base on a daily basis. We are requesting a liquor license from the city of O'Fallon and insure our city, state, and federal requirements are maintained, as well as good standing with the city. Thank you for your time and we look forward to doing business in O'Fallon, Illinois.

Nathan Schmidt

618-975-5878

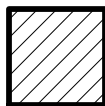
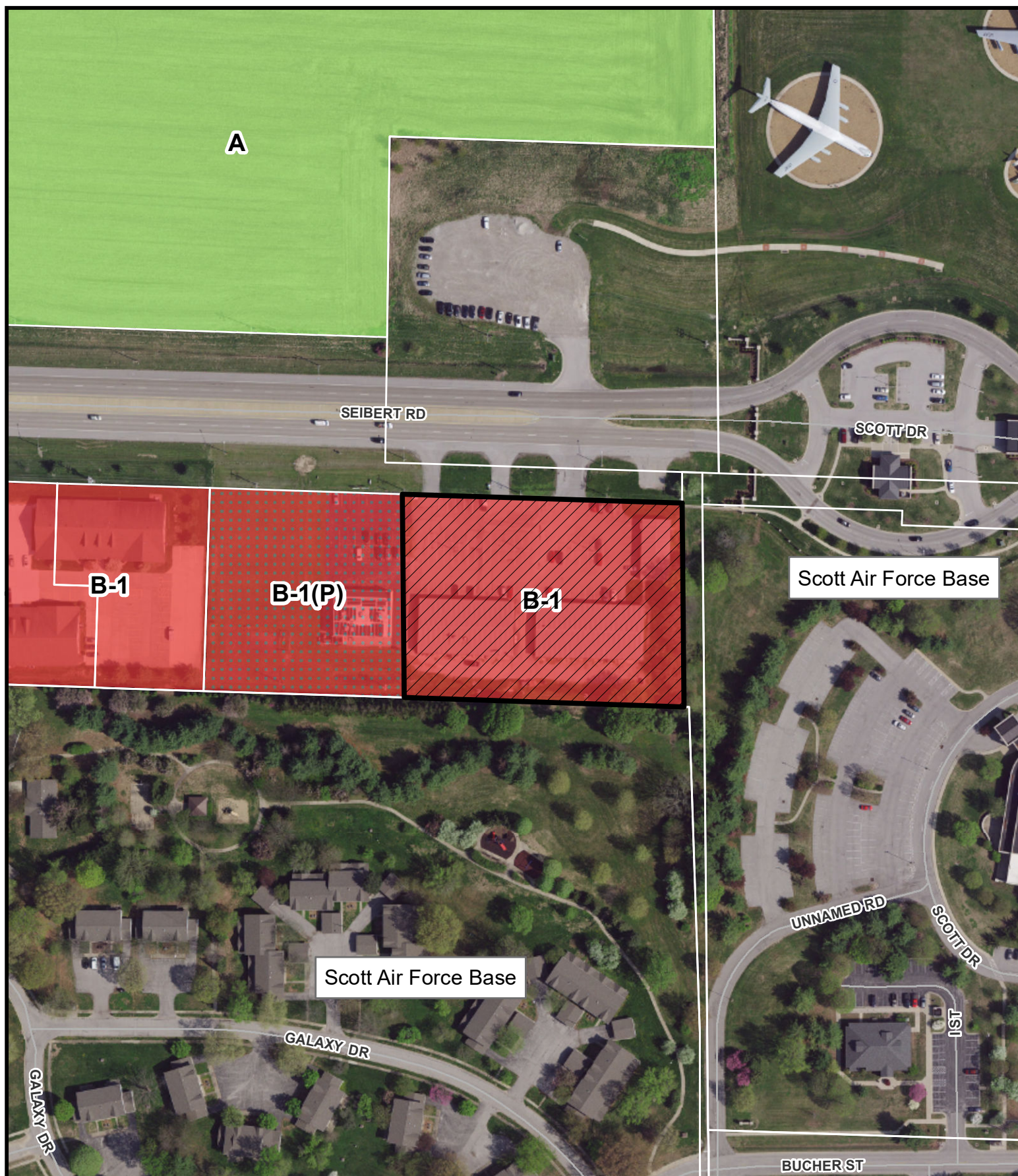


Scott Gate Plaza  
805-873 Seibert Rd (829 Seibert)





# P2016-14: Flying Aces Lounge - Zoning Map



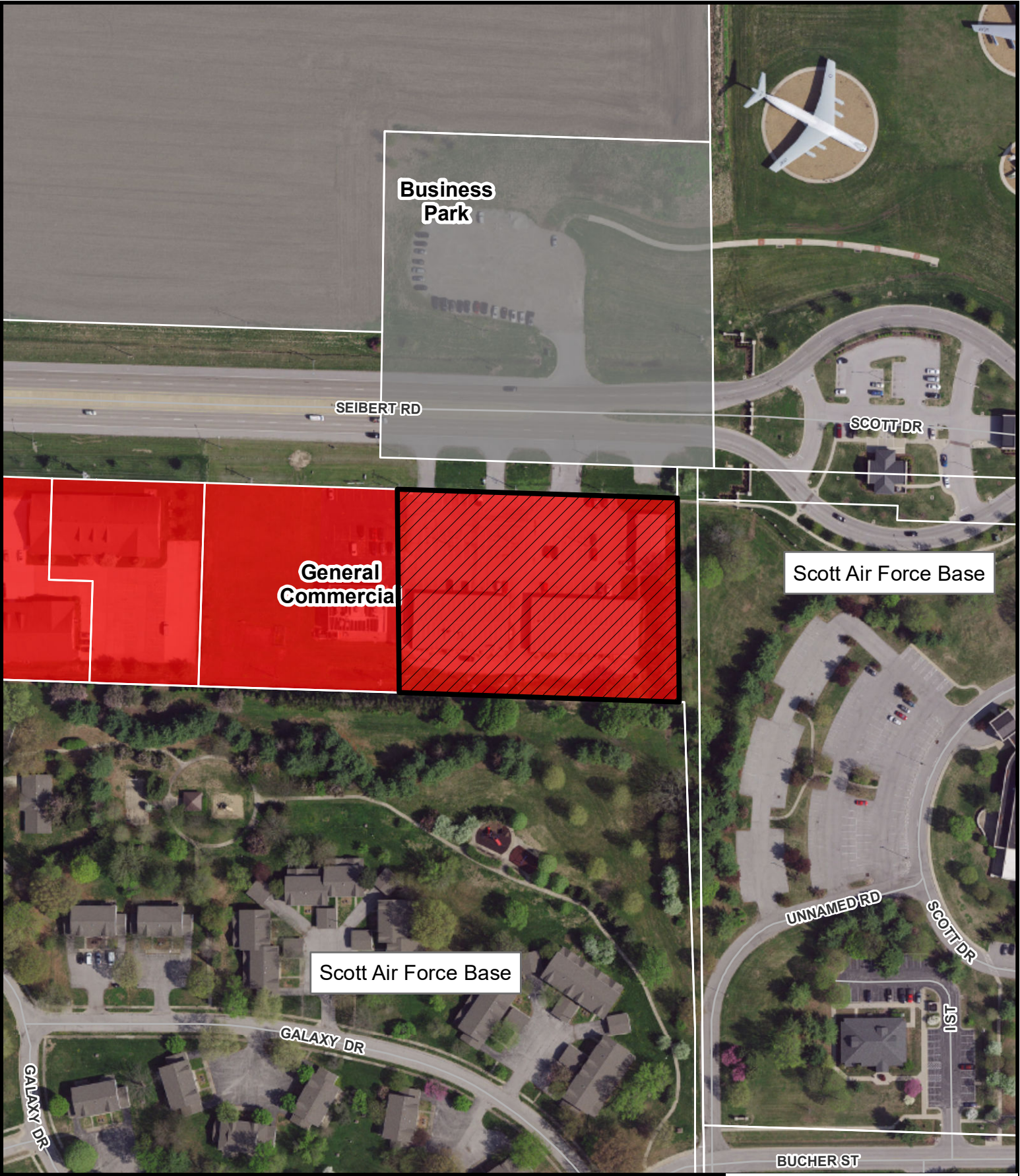
Subject  
Property

0 45 90 180 270 360 Feet

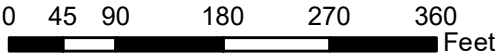




# P2016-14: Flying Aces Lounge - Future Land Use Map



Subject  
Property





This aerial map shows the Scott Air Force Base and its surrounding infrastructure. Key features include:

- Seibert Rd:** A major road running horizontally across the upper portion of the map.
- Scott Dr:** A road that curves around the right side of the base, featuring a large circular ramp.
- Galaxy Dr:** A road running horizontally across the lower portion of the map, below the base.
- Bucher St:** A road running horizontally at the very bottom of the map.
- Unnamed Rd:** A road that curves around the bottom right of the base.
- 1st St:** A small road running vertically on the right side of the map.
- Scott Air Force Base:** The central area of the map, which is the focus of the map. A specific area within the base is highlighted with a black box and diagonal lines.
- Other Features:** The map also shows various parking lots, buildings, and green spaces. A large aircraft is visible on the right side of the map, near the circular ramp.