



TUESDAY, MAY 24, 2016 @ 6:00 P.M.

O'FALLON CITY HALL - 255 SOUTH LINCOLN AVENUE

1. Call to order by Chairman.
2. "Pledge of Allegiance to the Flag."
3. Roll Call and Establishment of Quorum.
4. Reading and approval of the minutes of the previous meeting.
5. Recognition of visitors and their purpose.
6. Unfinished Business
7. Public Hearings –
 - a. **(P2016-03)** - Zoning Amendment Subject to the Planned Development Ordinance from "B-1" Community Business District to "MR-2(P)" Planned Multi-Family Residence Dwelling District for "Lincoln Park Villas", a 72-unit multi-family senior citizen community. Property is located at 1159 South Lincoln, south of GCS Credit Union and the O'Fallon Public Library. The applicant is Chad Hartle, for RCH Development Inc.
 - b. **(P2016-04)** – Text amendment to Title XV Land Use, Chapter 158 – Zoning Code of Ordinances regarding permitted principal structures in the SR-3, Single-Family Residence Dwelling District.
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 12, 2016

Chairman Larry Sewell called the meeting to order at 5:59 p.m. in the City Council Chambers and led the Pledge of Allegiance.

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

MINUTES: Motion was made by Baskett and seconded by Keeler to approve the minutes of February 9, 2016. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Senior City Planner Justin Randall and Assistant City Planner Anne Stevenson.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2016-02) - Zoning Amendment Subject to the Planned Development Ordinance from “B-2” General Business District to “B-2(P)” Planned General Business District for an existing art studio to allow students to bring and consume alcoholic beverages on site. No alcohol sales will be conducted on site. Property is located at 300 West State Street. The applicant is Lori Lambeth, Courage & Grace.

Public hearing was opened at 6:01 p.m. Stevenson showed maps of the subject and surrounding properties, their zoning, and the Future Land Use Map of the area. Stevenson presented an overview of the development and detailed:

- Synopsis of business activities
- Clerical error likely in the Future Land Use Map in the Comprehensive Plan
 - Shows property is Multi-Family Residential
 - Future Land Use Map is planned to be amended in the near future
 - Error does not impact this commercial use as rezoning to a different category is not requested
- City is presently drafting code language to create a new liquor license that will allow for BYOB (bring your own bottle) liquor consumption which will accommodate this type of request.
 - New code language proceeding to Community Development concurrent with this Planned Use.
- Approval of this Planned Use would not negatively impact the area.

Public comments were opened at 6:05 p.m.

Ward 3 Alderman Kevin Hagarty was sworn in and asked if neighbors were notified and if there were any responses. Stevenson responded the notification process as required

was performed by the City and by the applicant to the property owners within 250 ft, and that no responses were received. Hagarty asked if there were other similar businesses in the surrounding area and if there had been any problems reported. Stevenson responded there are similar businesses in Shiloh and Stevenson had not heard of any problems in those areas.

Cindy Hawkins was sworn in testifying she owns this property and the residences behind the building and believed this concept will be a nice addition to the neighborhood.

Kari Welker was sworn in testified this has brought a lot of life to the corner and to O'Fallon businesses and it is completely beneficial.

Pickett asked what the hours of operation would be and Stevenson responded that the liquor license as currently drafted would allow them to have alcohol consumption as late as midnight.

Sewell asked if it would be open 2-3 times per week.

Jennifer Adank, one of the business owners, was sworn in. Adank stated demand has been high and they have been open 4-5 nights a week mostly with private parties, but also hold 4-6 public workshops. Increased business has resulted in some weeks when they were open 7 days. Adank commented that their business promotes team building for office parties and they typically are closed by 10 p.m.

Baskett asked if the liquor license is attached to the business or the property and Randall reported that it was tied to the business. If this business were to move out and a new business were to move in, that new business would need a new liquor license.

Sewell clarified for consumption only and no alcohol for sale.

Public comments were closed at 6:11 p.m.

Staff Recommendation:

Stevenson read over the Staff Recommendation as follows:

Staff recommends approval of the project with the following conditions:

1. The planned use approval allows for consumption of alcohol inside the building only. Alcohol will not be sold, but customers will be allowed to bring their own beverages from home and consume them on site while they are participating in classes. Should the tenants at any time want to begin to sell alcohol or allow consumption outdoors, a revised planned use will be required.
2. On-site consumption will require issuance of a liquor license, pending creation of a "BYOB" liquor license by City Council.

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

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

The project moves to Community Development on April 25, 2016, at 6 p.m. The public hearing was closed at 6:14 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Stevenson announced there are no petitions awaiting public hearing for neither April 26th nor May 10th, so those meetings have been cancelled.

ADJOURNMENT:

Motion was made by Keller and seconded by Baskett to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:16 p.m.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: May 24, 2016
SUBJECT: P2016-03: Lincoln Park Villas – MR-2 Zoning Amendment & Planned Use

Applicant: Chad Hartle
RCH Development, Inc.
2201 Walton Drive
Jackson, MO 63755

Owner: GCS Federal Credit Union
3970 Maryville Road
Granite City, IL 62040

Submitted: April 18, 2016

Project Summary

- Property located on the west side of Lincoln Road, just south of GCS Credit Union and O'Fallon Public Library.
- Senior Living Development consisting of 6.98 acres.
- 13 proposed buildings ranging from 4 units to 8 units.
- Community Building, with a fitness area, gathering space and offices for the development and special outside services.
- Zoned B-1(P) – Planned Community Business District.
- Requested to be rezoned to MR-2(P), Planned Multi-Family Residential Dwelling District.
- Connecting Civic Plaza to the drive just south of GCS Credit Union.
- The gross density is 11.3 units per acre.
- The developer will be tying into the City of O'Fallon water and sanitary sewer services.
- Planned Use is also approving preliminary plat, location of street and new utilities.
- A final plat will need to be filed prior to final approval.

Background & Executive Summary

The applicant, RCH Development, Inc., is proposing to create a 72 unit multi-family community for seniors 55 years of age or old, including a clubhouse facility with fitness equipment, open gathering areas, and offices. The developer has stated the property will be deed/plat restricted to limit the age of renters to 55 year of age and older. The property is located on the west side of Lincoln Avenue, just south of GCS Credit Union and O'Fallon Public Library. The 72 unit senior living community has a calculated density of 11.3 units / acre and provides 162 parking spaces for the

Community Development Department

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

development. There is a proposed detention pond in the northwest corner of the development, which will tie into the detention basins behind the library and an existing detention pond that will serve a portion of the development and the GCS Credit Union site.

The development will connect the existing Civic Plaza that ends at the library parking lot to the street providing access to GCS Credit Union. The proposed extension of Civic Plaza will be consistent with the existing Civic Plaza, maintaining the 60-foot right-of-way and 30-foot of pavement face of curb to face of curb. The development will only have access to Civic Plaza. Civic Plaza will have two connections to Lincoln Avenue. There are no other connections to the south or west due to existing development. Sidewalks have been incorporated into the preliminary site plan on both sides of Civic Plaza, along Lincoln Avenue and throughout the development.

The developer will be tying into 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.

The property is currently zoned B-1(P), Planned Community Business District and the developer is requesting the property to be rezoned to MR-2, Multi-Family Residential Dwelling District. Although multi-family is allowed in the B-1 district, MR-2 is the more appropriate zoning district due to the residential developments to the east and west of the site. The development will have a park land fee of \$510 per unit. Additionally, the extension of Civic Drive, a public street, will create two lots for the development. The Planned Use is approving two lots, the location of the street/right-of-way width and utility extensions. This project only functions if all buildings and lots stay under one common ownership, which can be accomplished with a note on the final plat. Since the development will be extending a city street and public utilities, there will be a need for subdivision improvement plans and a final plat approved by the City Council.

Existing Conditions

Surrounding Zoning:

North: B-1(P) & SR-1

East: SR-2

South: B-1 & B-1(P)

West: MR-2/PUD

Surrounding Land Use:

North: GCS Credit Union, O'Fallon Public Library
US Post Office.

East: Single-family residential development of
Southview Gardens subdivision.

South: Multiple office buildings along Springfield
Court.

West: Multi-family residential development of
Woodgate subdivision.

The site is currently used for agriculture purposes. The site is generally flat, with a slight grade from Lincoln Avenue to the northwest corner. The site does not have any floodplain, nor any areas identified as a riparian area. 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 Office. Within the Office District, Nursing Homes are identified as an allowed use. While this is not a nursing home, the development of senior housing community is comparable and consistent with the Office designation.

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-2, Multi-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.

Discussion Points/Issues

General Discussion:

The Lincoln Park Villas senior community development consists of 6.98 acres with 72 units in a requested MR-2 zoning district. The developer has stated the property will be deed/plat restricted to limit the age of renters to 55 years of age and older. The proposed development will have an overall density of 11.3 units per acre, well under the 16 units allowed under the MR-2 zoning district. Additionally, the proposed development meets all the other area/bulk requirements of the MR-2 district. The 72 units will be built to meet the Green Building Standards to reduce utility costs and all units will include high efficiency appliances. The units will be a mixture of one and two bedrooms. The one bedroom units are approximately 750 square feet and the two bedrooms are approximately 865 square feet. In addition to the 72 units, a clubhouse facility will be constructed with a fitness area, gathering space and offices. The intent is for third party services to be able to use an office, such as nurses, tax return preparers, educational providers and other services to be provided for the residences. This project only functions if all buildings and lots stay under one common ownership, which can be accomplished with a note on the final plat.

Access, Circulation and Parking:

The proposal will extend the existing Civic Plaza (a public street), which provides access to the library and access for GCS Credit Union. The completed Civic Plaza will create two points of access for the development (and the library) to Lincoln Avenue. The proposal will have four points of access onto Civic Plaza. Civic Plaza is proposed to be constructed within a 60-foot right of way and a width of 30 feet, face of curb to face of curb. This is consistent with the existing street segments of Civic Plaza from Lincoln Avenue to the library parking lot and Lincoln Avenue to the rear of the GCS Credit Union property.

Within the development, the access to the buildings is comprised of 24-foot wide drive aisles with parking spaces. The layout provides sufficient on- and off-site circulation. The site is required to provide 2 parking spaces per unit, totaling 144 parking spaces. The site is designed with 162 parking spaces to accommodate the residents and their guest. The development has provided sidewalks along both sides of Civic Plaza and sidewalks that connect all of the units to the parking lot, as well as to Civic Plaza. Additionally, sidewalks will be provided along Lincoln Avenue.

Drainage and Detention:

The site topography shows two drainage sub-basin areas for the property. Generally, the eastern portion of the site flows to the south towards an existing detention basin, designed to collect stormwater for the eastern portion of the subject property and the GCS Credit Union development. The remainder of the subject property generally drains to the northwest corner of the property, where a large detention basin is proposed. 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 the Public Works Department.

Utilities:

The developer will be tying into the City of O'Fallon water system. The development will complete a loop of two 8" lines that stub at the end of the library property and the end of the GCS Credit Union Property. Within the development 8" water lines will be utilized to provide water to the units. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed development into the existing sanitary sewer main that runs through the subject property. 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.

Street Trees, Landscape Berms, and Buffers:

A preliminary landscape plan has been submitted for the parking lot areas and open spaces. The developer will be required to install street trees in the 7' wide lawn between the curb and sidewalk every 50 feet along the streets in the development. The regulations will require a vinyl fence along the eastern property line that adjoins the GCS Credit Union property. A berm along Civic Plaza and Lincoln Avenue is not required because the buildings will be oriented so the front elevations are facing the streets.

Building Elevations and Signage:

The developer has provided building elevations for the senior living facility that are consistent with other residential and multi-family developments within the city. The elevations are constructed of varying building materials, including fiber cement siding, stone veneer, brick veneer, columns and varying roof pitches. The development has proposed as many front elevations as possible to be seen from Lincoln Avenue and Civic Plaza. However Building 2 and Building 3 will have highly visible rear elevations. Building 2 adjoins the parking lot of the library and Building 3 adjoins the rear of GCS Credit Union, both will be aided by the vinyl fence required in the landscaping package.

The developer has provided an area near the intersection of Lincoln Avenue and Civic Plaza to construct a monument sign. The City and developer are in discussions to create a sign that will provide a space for the O'Fallon Public Library, however final design and sizing has not been finalized.

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 developments are constructed. Based on the average density of 1.66 persons per apartment unit, the development's 72 units requires a total of 0.72 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 120 (72 x 1.66). A fee of \$36,720 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.72 acre of park space, totaling \$510 per unit.

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 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 Lincoln Park Villas project 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 Lincoln Park Villas with the following conditions:

1. There will be a park land dedication requirement of 0.72 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$36,720, \$510.00 per unit.

2. A revised landscaping plan is required to including street trees and fencing.
3. A final plat is required with a note restricting the limit the age of the renters to 55 or older
4. A final plat is required with an note restricting the sale of individual lots and buildings.

Attachments

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Site Plans
5. Building Elevations



APR 18 2016

DATE PAID

Planned Use / Re-Zoning Application

NAME OF PROJECT: Lincoln Park VillasADDRESS/GENERAL LOCATION: Rear 85% of 1159 S. Lincoln Av. O'Fallon, IL.

SUBDIVISION NAME & LOT NUMBER(S): _____

PARCEL NUMBER(S): 04310216037

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 NUMBER OF BUILDINGS: 13PROPOSED ZONING: Planned Use - M12-2(P)PROPOSED GROSS FLOOR AREA: 68,714PROPOSED # OF LOTS: 1AREA IN ACRES: 6.98PROPOSED # OF DWELLING UNITS: 72PRESENT USE: vacant land

APPLICANT INFORMATION:

NAME: Chad HartleCOMPANY: RCH Development, INC.ADDRESS: 2201 Walton Dr.Jackson, MO. 63755PHONE: 573-576-5433FAX: 573-243-9802EMAIL: rent2u@sbcglobal.net

DESIGN PROFESSIONAL INFORMATION:

NAME: Tim PruettCOMPANY: Rhutasel and AssociatesADDRESS: 4 Industrial DriveFreeburg, IL. 62243PHONE: 618-539-3178FAX: 618-539-3174EMAIL: tim.pruett@rhutasel.net

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: April 18, 2016
 APPLICATION RECEIVED BY: V. Evans
 APPLICATION FEE: \$500.00

STAFF USE ONLY

PROJECT ID #: P2016-03
 STAFF ASSIGNED: J. Randall
 PLAN REVIEW FEE DEPOSIT REC'D: yes

RCH DEVELOPMENT, INC.
2201 Walton Drive
Jackson, Mo. 63755
573-243-1463



P2016-03
narrative for
Lincoln Park
Villas

RECEIVED APR 18 2016

The proposed development is a 72 unit multifamily community for seniors 55 years of age or older that includes a clubhouse facility with fitness equipment, open seating area for resident gatherings, office and spare office for third part services such as visiting nurses, tax return preparers, educational providers and private meetings. We anticipate tying in to existing programs for seniors such as blood pressure clinics, check-ups, lunch n' learns on health topics, and general health care programs.

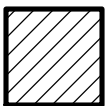
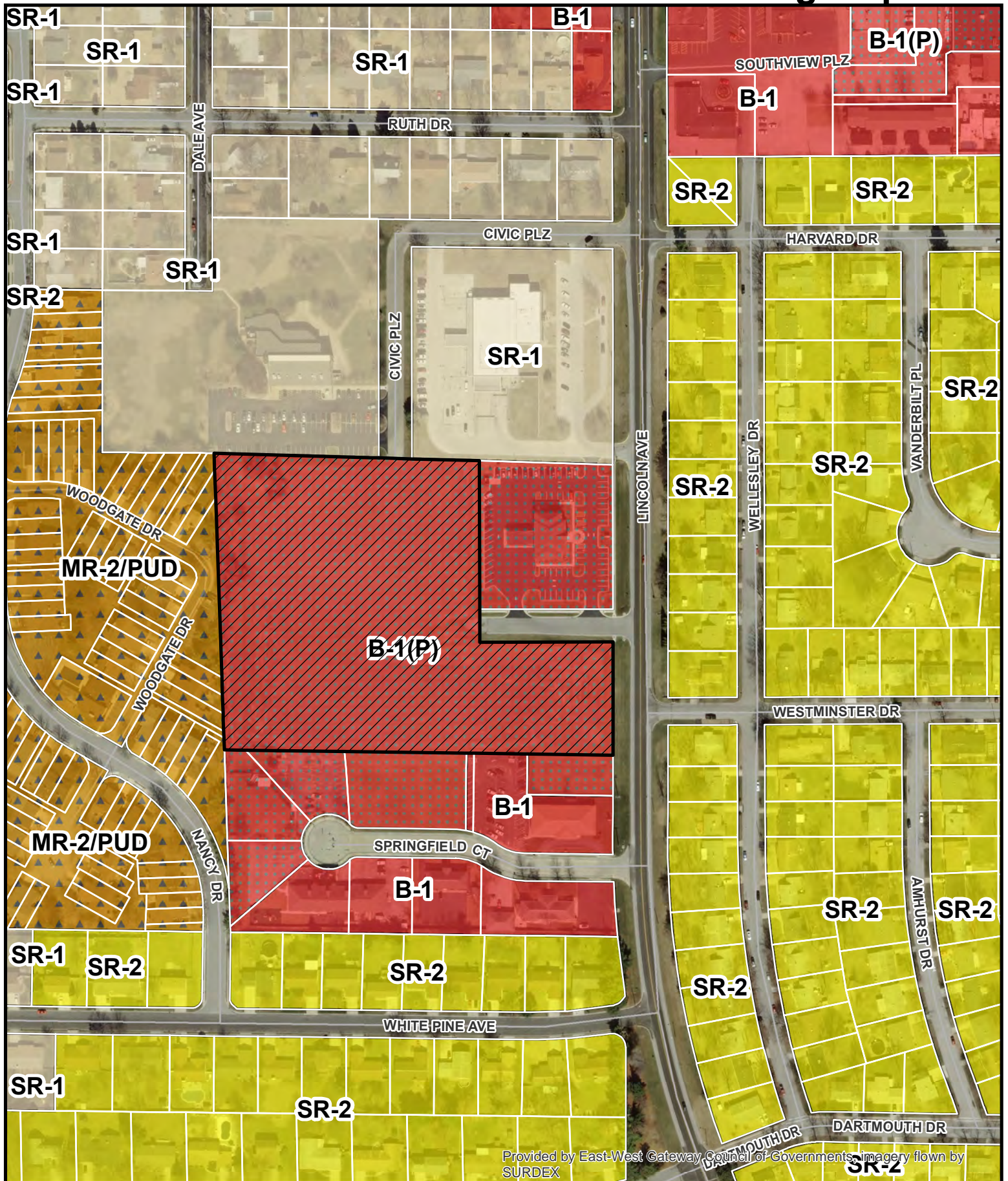
Each villa will be built according to the National Association of Home Builders and International Code Council National Green Building Standards and will be constructed using Universal Design concepts. The 2 bedroom units will be approximately 865 sq. ft. in size and the 1 bedroom units approximately 750 sq. ft. Both unit sizes will feature high efficiency HVAC, washers and dryers, dishwashers, garbage disposals, microwaves as well as stoves and refrigerators.

The close proximity of this site to the City Park, Public Library, Post Office, shopping and medical services makes it ideal for senior living. A facility of this type helps senior maintain their independent living status longer than they are able to do in their homes as well as provide a social atmosphere that is conducive to a healthy lifestyle.

RCH Development, INC.


Chad Hartle
President

P2016-03: Lincoln Park Villas - Zoning Map



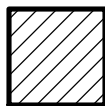
Subject
Property

0 65 130 260 390 520
Feet



O'Fallon
ILLINOIS

P2016-03: Lincoln Park Villas - Land Use Map



Subject
Property

0 60 120 240 360 480 Feet



O'Fallon
ILLINOIS

PRELIMINARY SITE PLAN
FOR
LINCOLN PARK VILLAS
RCH DEVELOPMENT, INC.
ST. CLAIR COUNTY, ILLINOIS
CITY OF O'FALLON

INDEX OF SHEETS

- 1. COVER SHEET
- 2. SITE PLAN
- 3. UTILITY AND GRADING PLAN
- 4. BUILDING SCHEDULE

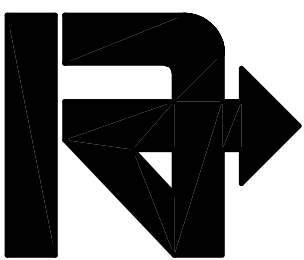
SUMMARY TABLE

AREA - TOTAL	304,285 SF
LOT 2	243,399 SF
LOT 3	33,413 SF
LOT 2 & 3 COMBINED	276,812 SF
ROW	27,473 SF
MAX. GROSS FLOOR AREA ALLOWED PER ORDINANCE	
LOT 2 & 3	
PROPOSED GROSS FLOOR AREA	
LOT 2 & 3	68,718 SF
% BUILDING COVERAGE ON LOT	
LOT 2 & 3	24.8%
EXISTING ZONING	B-1(P)
PROPOSED ZONING	MR-2(P)
	LOT 2 & 3
OFF-STREET PARKING REQUIRED (2/DWELLING UNIT)	144
OFF-STREET PARKING PROVIDED	154/8
MAX. BUILDING HEIGHT ALLOWED	35 FT
PROPOSED BUILDING HEIGHT	20 FT
SITE COVERAGE	
BUILDINGS	68,718 SF
PARKING	68,269 SF
SIDEWALK	26,179 SF
OPEN SPACE	113,646 SF
SCHEDULE	
START: NOVEMBER, 2016	
COMPLETE: JANUARY, 2018	



LOCATION MAP
N.T.S.

PART OF THE N.E. 1/4 OF SECTION 32
T. 2 N., R. 7 W. OF THE 3RD P.M.



RHUTASEL and ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

CORPORATE OFFICE

4 INDUSTRIAL DRIVE, PO BOX 97
FREEBURG, ILLINOIS 62243
(618) 539-3178

IL. LICENSE NO. 184-000287

OWNER

RCH DEVELOPMENT, INC.
MR. CHAD HARTLE
2201 WALTON, SUITE A
JACKSON, MO 63755
PHONE: (573)-243-1463

ARCHITECT

#9 DESIGN, LLC.
135 SOUTH PALMER DRIVE STE 200
ELMHURST, ILLINOIS 60126
PHONE: (630)-279-9990

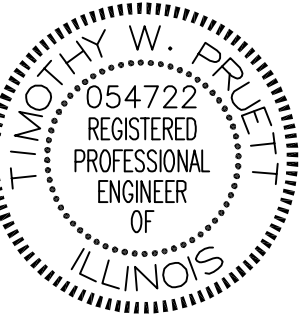
CITY COUNCIL APPROVAL:

THE PRELIMINARY SITE PLAN FOR THE LINCOLN PARK VILLAS WAS
APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS,
ON THE _____ DAY OF _____, 2016.

MAYOR _____ DATE _____

Attest:

CITY CLERK _____ DATE _____



Timothy W. Pruett

Date of Signing

Date of License Expiration

WATER AND SEWER

CITY OF O'FALLON
255 SOUTH LINCOLN AVE.
O'FALLON, ILLINOIS 62269
618-624-4500

TELEPHONE

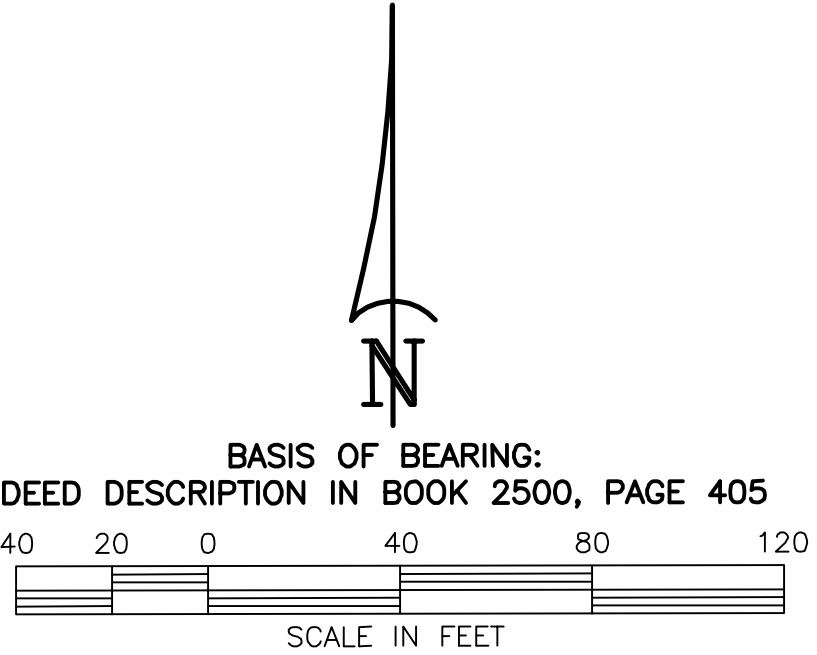
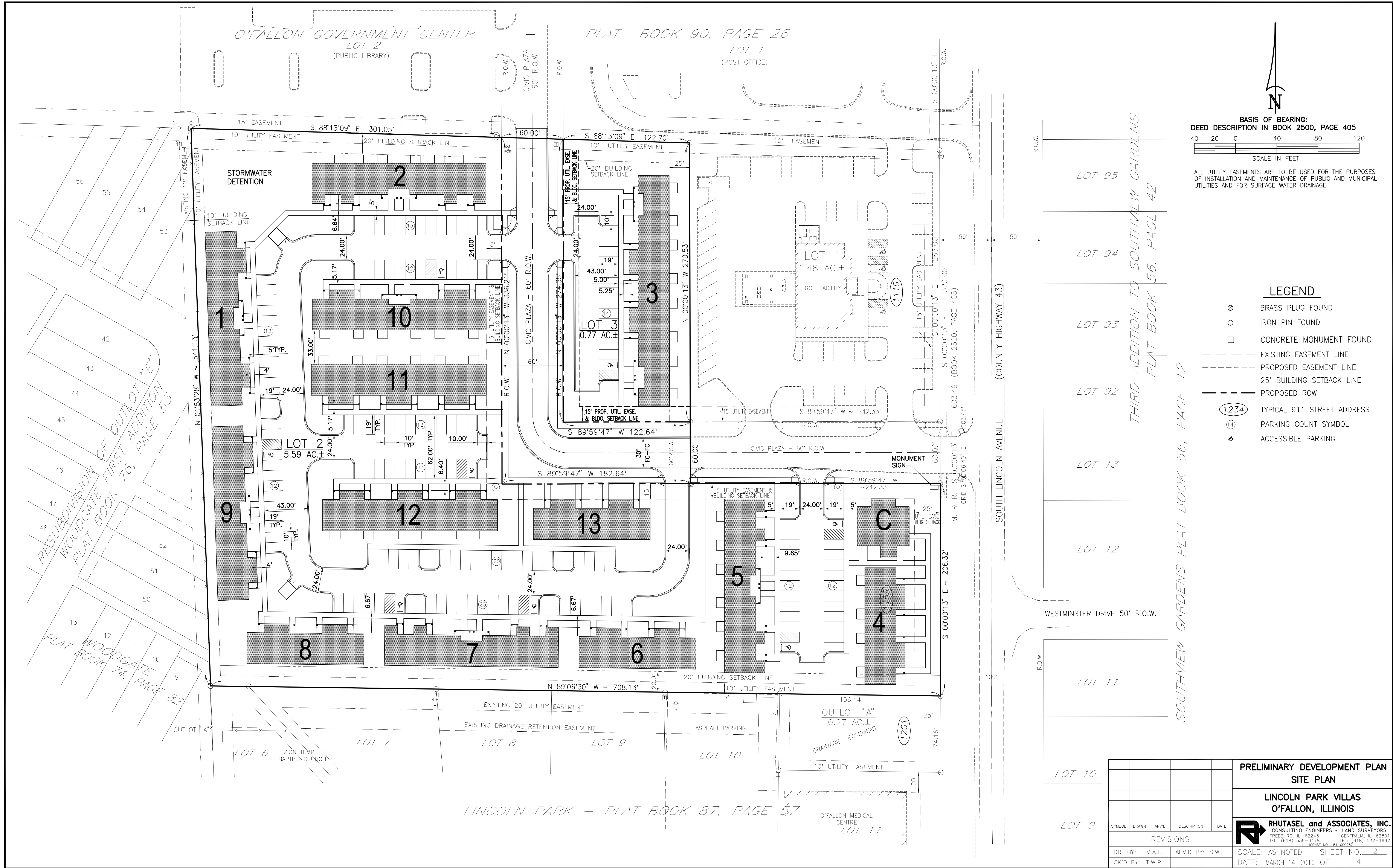
AT&T
203 GOETHE
COLLINSVILLE, IL 62234
618-346-7292

ELECTRIC AND GAS

AMEREN IP
1050 WQEST BLVD.
BELLEVILLE, ILLINOIS 62221
800-755-5000

CABLE

CHARTER COMMUNICATIONS
317 WEST MAIN ST.
BELLEVILLE, IL 62220
888-438-2427

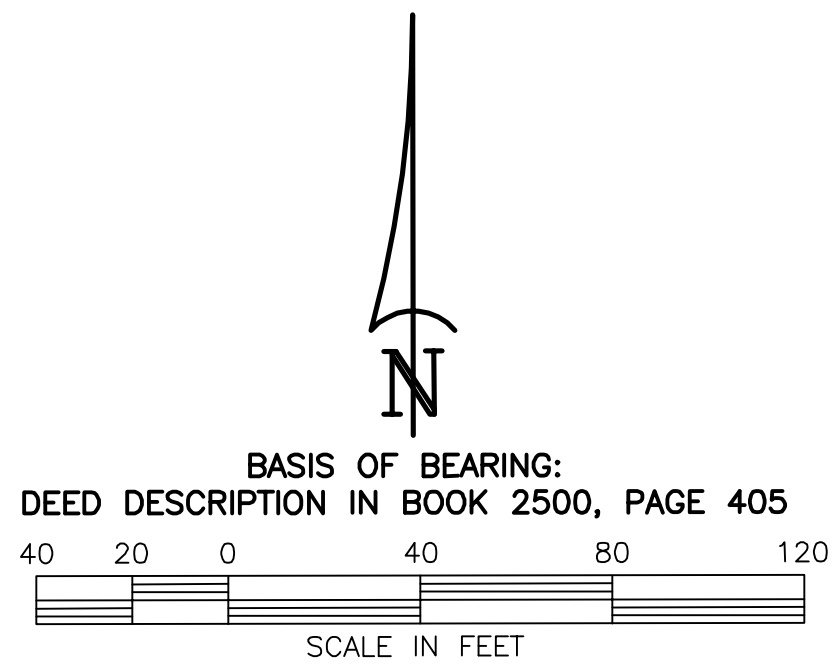
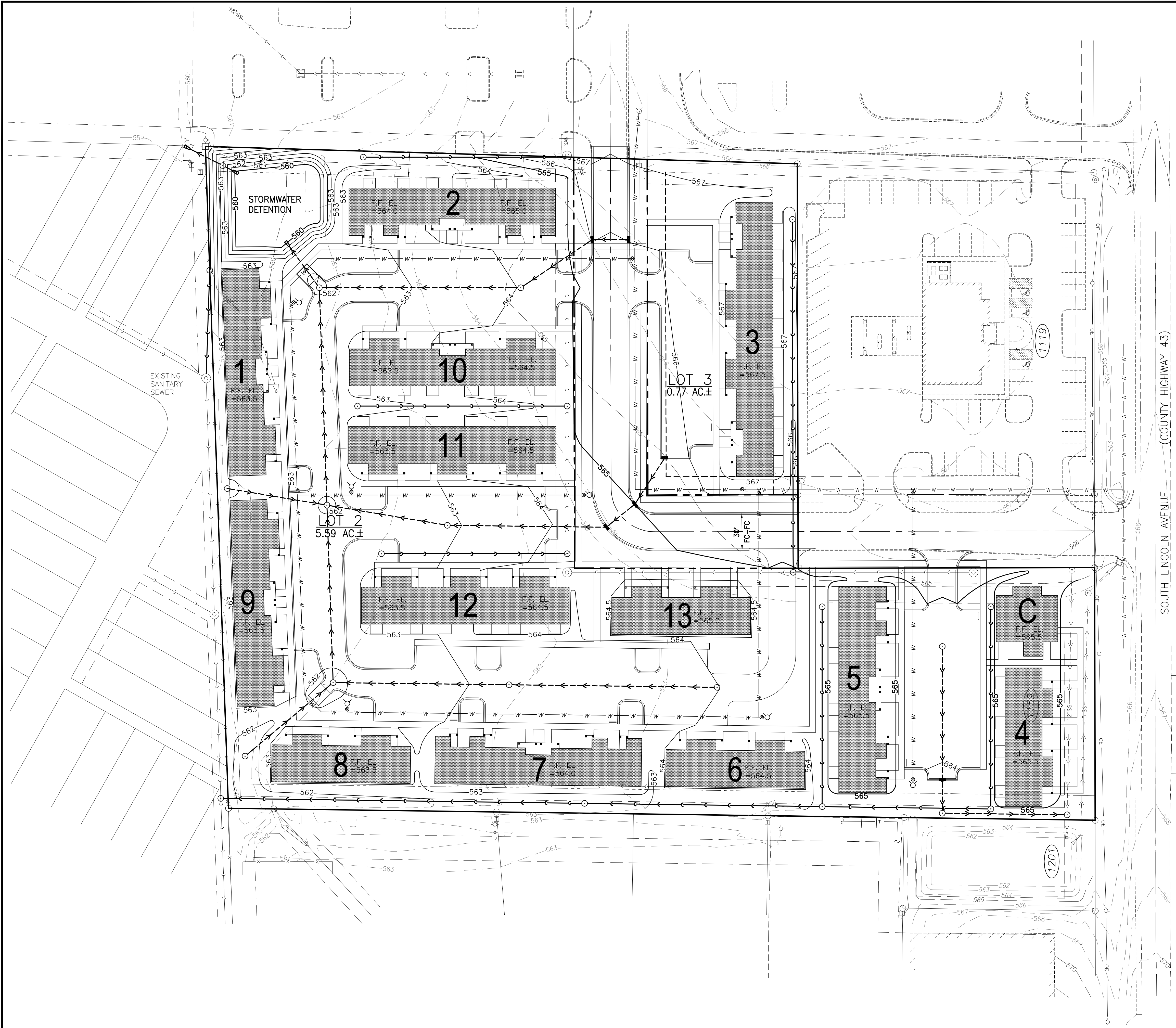


BASIS OF BEARING:
DEED DESCRIPTION IN BOOK 2500, PAGE 405

ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE.

- LEGEND**
- ⊗ BRASS PLUG FOUND
 - IRON PIN FOUND
 - CONCRETE MONUMENT FOUND
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - - - 25' BUILDING SETBACK LINE
 - - - PROPOSED ROW
 - (1234) TYPICAL 911 STREET ADDRESS
 - ⑭ PARKING COUNT SYMBOL
 - ♿ ACCESSIBLE PARKING

PRELIMINARY DEVELOPMENT PLAN SITE PLAN			
LINCOLN PARK VILLAS O'FALLON, ILLINOIS			
RHUTASEL and ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS FREEBURG, IL 62243 TEL: (618) 530-3178 FAX: (618) 530-3179			
REVISIONS			
DR. BY:	M.A.L.	APV'D BY:	S.W.L.
CK'D BY:	T.W.P.		
SCALE: AS NOTED		SHEET NO. 2	
DATE: MARCH 14, 2016		OF 4	



ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE.

- LEGEND
- ⊗

BRASS PLUG FOUND

○

IRON PIN FOUND

□

CONCRETE MONUMENT FOUND

EXISTING EASEMENT LINE

PROPOSED EASEMENT LINE

25' BUILDING SETBACK LINE

PROPOSED ROW

(1234)

TYPICAL 911 STREET ADDRESS

⊙

EXISTING SANITARY MANHOLE

⊕

PROPOSED FIRE HYDRANT

⊙

PROPOSED WATER VALVE

⊙

PROPOSED STORM MANHOLE

■

PROPOSED STORM CURB INLET

○


PROPOSED SANITARY MANHOLE

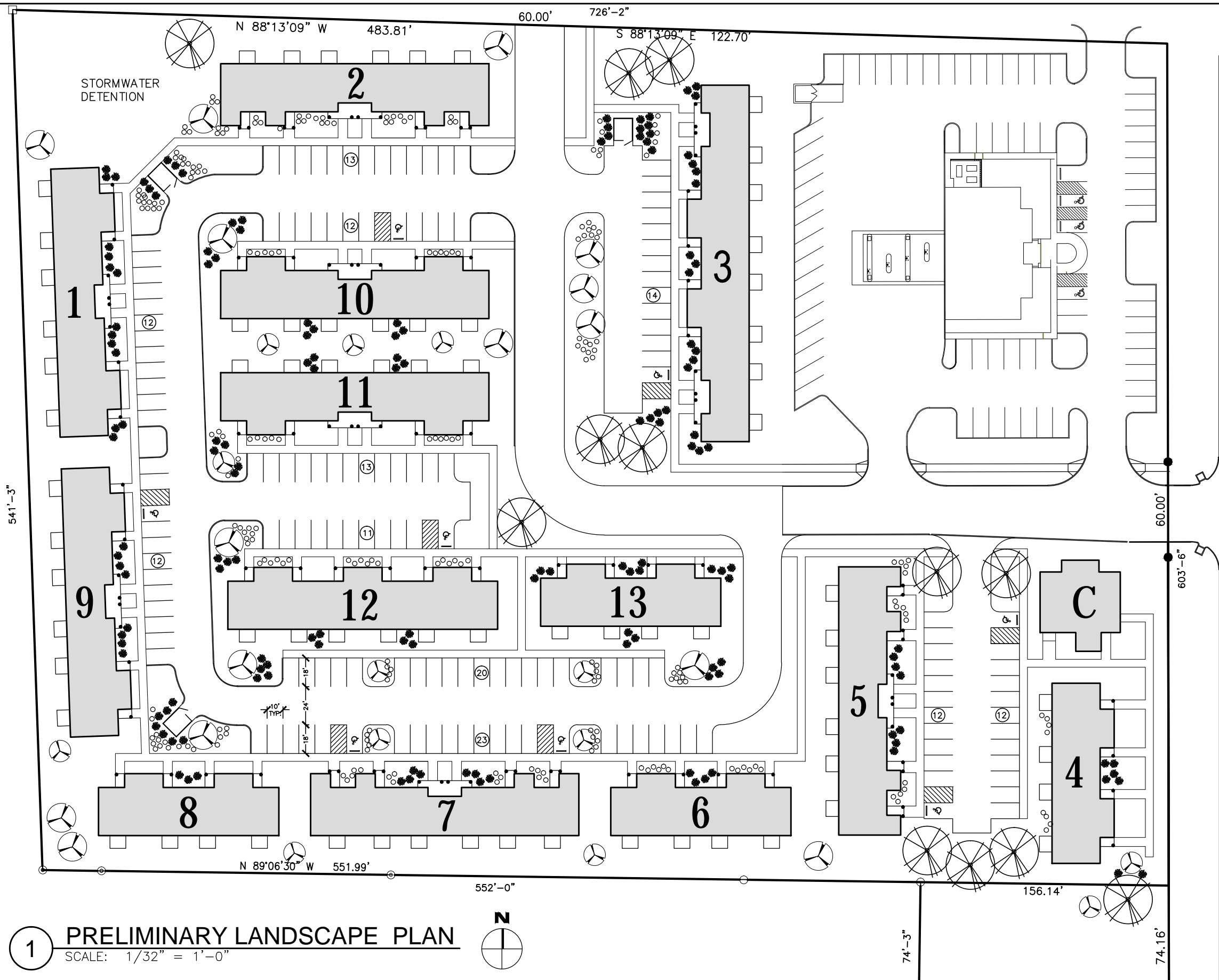
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PROPOSED WATER MAIN

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

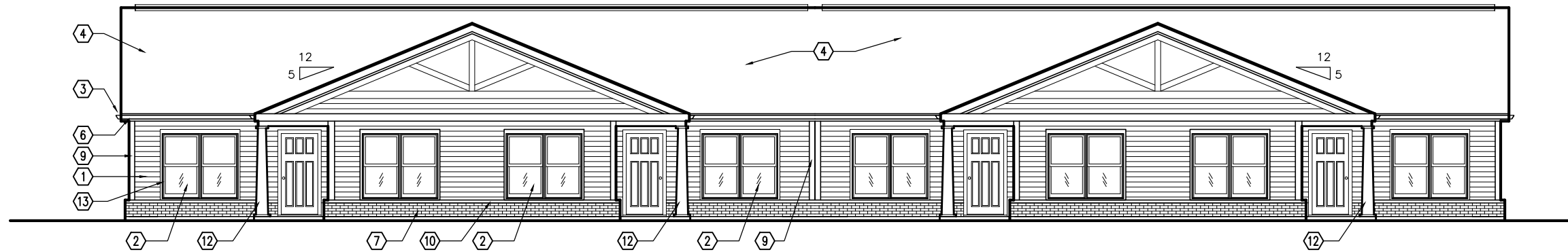
				PRELIMINARY DEVELOPMENT PLAN	
				UTILITY AND GRADING PLAN	
				LINCOLN PARK VILLAS	
				O'FALLON, ILLINOIS	
				 RHUTASEL and ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS FREEBURG, IL 62243 CENTRALIA, IL 62801 TEL: (618) 539-3178 TEL: (618) 532-1992 ILL. LICENSE NO. 184-200267	
				REVISIONS	
DR. BY:	M.A.L.	APV'D BY:	S.W.L.	SCALE: AS NOTED SHEET NO. 3	
CK'D BY:	T.W.P.			DATE: MARCH 10, 2016 OF 4	



LANDSCAPE LEGEND	
	8 – RED MAPLE (ACER RUBRUM L.)
	14 – EASTERN REDBUD (CERCIS CANADENSIS)
	3 – NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS)
	23 – COMMON LILAC (SYRINGA VULGARIS)
	38 – CHINESE JUNIPER (JUNIPERUS CHINENSIS)

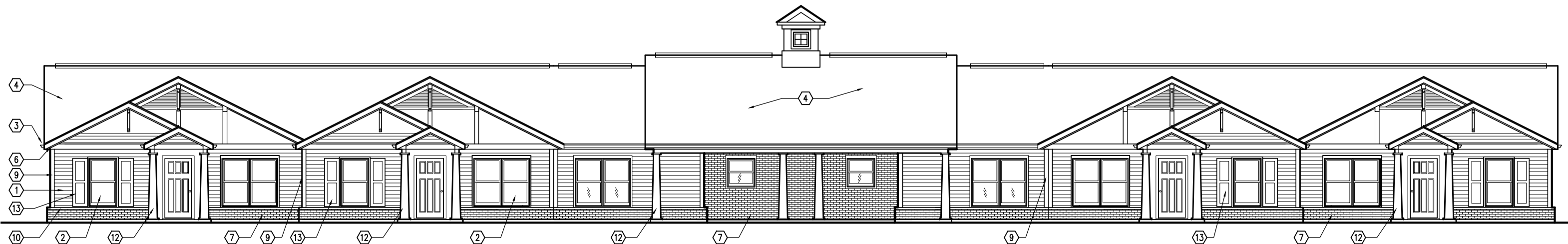
S. LINCOLN AVE

1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1/32" = 1'-0"



ELEVATION KEYNOTES	
1	PREFINISHED FIBER CEMENT LAP SIDING WITH 4" PROFILE
2	PREMIUM VINYL LOW E INSULATED GLASS WINDOW
3	PREFINISHED SEAMLESS GUTTER
4	ENERGY STAR RATED ASPHALT SHINGLES
5	STONE VENEER
6	ALUMINUM FASCIA AND SOFFIT
7	4" THICK BRICK VENEER
8	PREFINISHED SEAMLESS DOWNSPOUT
9	1 x 6 PREFIN. FIBER CEMENT TRIM BOARDS
10	PRECAST CONCRETE STONE CAP
11	DECORATIVE BRACKET
12	LOAD BEARING FIBERGLASS COLUMN
13	VINYL SHUTTER
14	PREFINISHED FIBER CEMENT BOARD & BATTEN SIDING
15	PREFINISHED FIBER CEMENT SHINGLE SIDING

1 EXTERIOR FRONT ELEVATION - 4 UNIT BUILDING
 SCALE: 3/32" = 1'-0"
 BUILDINGS 4, 6, 8 AND 13



2 EXTERIOR FRONT ELEVATION - 6 UNIT BUILDING - TYPE A
 SCALE: 3/32" = 1'-0"
 BUILDINGS 2, 5 AND 7

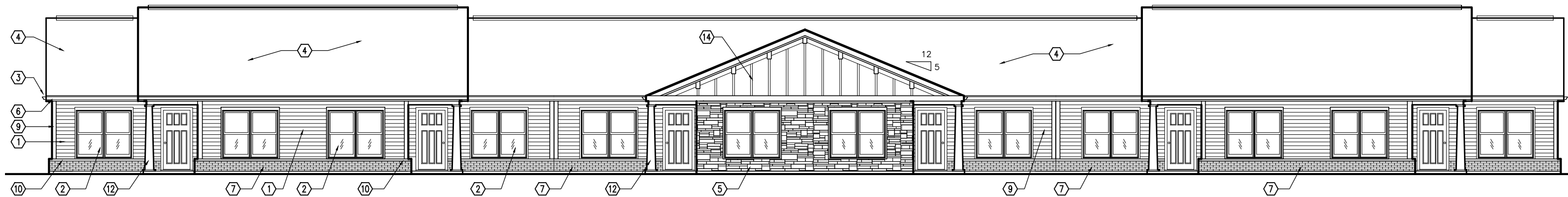
RCH DEVELOPMENT, INC.
 2201 WALTON DRIVE, SUITE A
 JACKSON, MO 63755

LINCOLN PARK SENIOR VILLAS
 1159 SOUTH LINCOLN AVENUE
 O'FALLON, ILLINOIS 62269

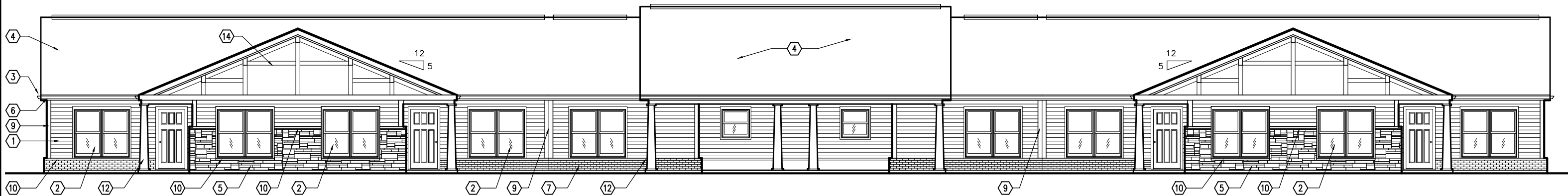
#9 Design, LLC
 135 S. Palmer Drive, Suite 200
 Elmhurst, IL 60126

DATE
 2/29/2016

A2.0



1 EXTERIOR FRONT ELEVATION - 6 UNIT BUILDING - TYPE B
 SCALE: 3/32" = 1'-0" BUILDINGS 11 AND 12



2 EXTERIOR FRONT ELEVATION - 6 UNIT BUILDING - TYPE C
 SCALE: 3/32" = 1'-0" BUILDINGS 1, 9 AND 10

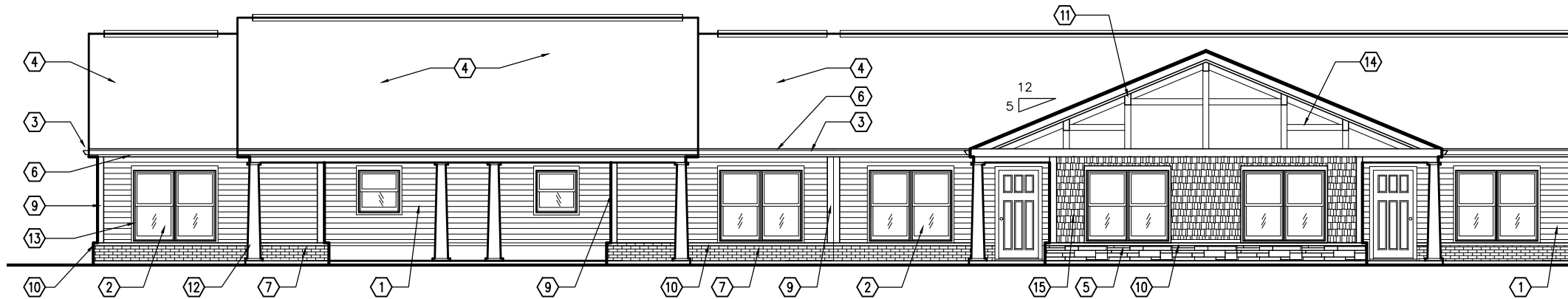
RCH DEVELOPMENT, INC.
 2201 WALTON DRIVE, SUITE A
 JACKSON, MO 63755

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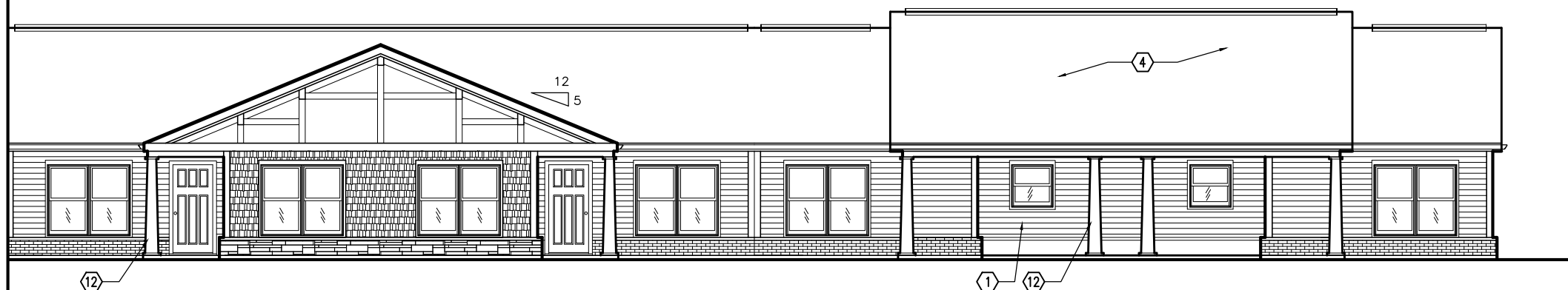
#9 Design, LLC
 135 S. Palmer Drive, Suite 200
 Elmhurst, IL 60126

DATE
 2/29/2016

A2.1



1 EXTERIOR FRONT ELEVATION - 8 UNIT BUILDING - PARTIAL
 SCALE: 3/32" = 1'-0"
 BUILDING 3



2 EXTERIOR FRONT ELEVATION - 8 UNIT BUILDING - PARTIAL
 SCALE: 3/32" = 1'-0"
 BUILDING 3



3 EXTERIOR FRONT ELEVATION - COMMUNITY BUILDING
 SCALE: 3/32" = 1'-0"

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 1159 SOUTH LINCOLN AVENUE
 O'FALLON, ILLINOIS 62269

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 135 S. Palmer Drive, Suite 200
 Elmhurst, IL 60126

DATE
 2/29/2016

A2.2



LINCOLN PARK SENIOR VILLAS
O'Fallon, Illinois

May 16, 2016



#9 Design, LLC.

RCH DEVELOPMENT, INC.
2201 Walton Drive, Suite A
Jackson, MO. 63755



MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: May 24, 2016
SUBJECT: P2016-04: Proposed Text Amendment – Permitted Principal Structures in the SR-3 Zone District

Current Issue

City staff is proposing a text amendment to prohibit new modular homes in the SR-3 Single Family Residence Dwelling District, which will not affect existing modular homes currently in an SR-3 zone district. There has not been a problem with the regulations as currently drafted until recently, a modular home was placed on a lot in an SR-3, Single-Family Residence Dwelling District that is inconsistent with the stick built homes surrounding the modular home. The home is not oriented towards the street and appears to look like a manufactured home. Modular and manufactured homes are homes that are constructed in a factory and brought to the site as a whole home or in large modules and are regulated by the State of Illinois. The City's Code differentiates between modular homes (placed on a permanent foundation) and manufactured homes (able to be relocated easily), however the City's regulations do not regulate orientation or style of the modular homes. The home was approved by city staff as it met all current codes, however, this new structure has spurred discussion on how to regulate the vast differences between the design characteristics of modular homes.

Proposal

There are two potential options to regulate modular homes in the SR-3 zone districts; prohibit modular homes or require a special use permit. Staff has evaluated surrounding communities and each takes a different approach, between what residential districts they are permitted and whether a special use is required. Staff also researched modular home options that could be purchased. There is a vast difference in the design characteristics offered by different modular home manufactures, from the basic double-wide home with very little character and minimum roof pitch to a very ornate two-story home. Due to the wide variety of options available, staff believes it would be very difficult to regulate the aesthetics and design of the home. Therefore, the proposed text amendment would prohibit a modular home in the SR-3 zone district. Modular homes would still be allowed in the MR-1, MR-2, MH-1 and MH-2 zone districts. This will cause some non-conforming structures throughout the city, but will not affect existing modular home and only prohibit any new ones to be place in the SR3 zone district. The following are the proposed changes to the City's Code of Ordinances:

- **§158.037 (6) SR-3, Single-Family Residence Dwelling District.**
 - (a) *Permitted principal structures.* Building structures of the following classes: Class 1, conventionally-built building structures; and Class 2, prefabricated building structures; ~~and Class 3, modular building structures.~~

Recommendation

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

Community Development Department

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