



AGENDA

TUESDAY, AUGUST 25, 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. **(S15-08 and P2015-09)** – Zoning Amendment to SR-2 and Preliminary Plat for the residential subdivision Parkview Meadows, an 18.18 acres residential subdivision consisting of 49 lots. The property is generally located on the east side of Obernuefemann Road, 0.25 mile north of West State Street. The petitioner is Chris Matteo, Fulford Homes.
 - b. **(S15-09 and P2015-10)** – Zoning Amendment to SR-1B (upon annexation) and Preliminary Plat for the residential subdivision Illini Trails 3rd Addition, a 24.88 acres residential subdivision consisting of 57 lots. The property is located at the southwest corner of Lincoln Avenue and Kyle Road. The petitioner is Chris Matteo, Fulford Homes.
 - c. **(P2015-11)** – Text Amendment to Title XV Land Use, Chapter 158 – Zoning of the Code of Ordinances regarding garages/storage structures attached to the principle residential structure.
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
July 14, 2015

Chairman Larry Sewell called the meeting to order at 6:00 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, 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 Rogers and seconded by Baskett to approve the minutes of April 28, 2015. All Ayes. Motion carried.

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

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(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

Public hearing was opened at 6:03 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. The proposed development is consistent with the Comprehensive Plan. Randall highlighted various points and issues from Staff's Project Report dated July 14, 2015:

- Concept of future roadway design lay-put and water and sewer outlined in previously approved annexation agreement with the developer.
 - Variance request for length of cul-de-sac due to topography
- Diverse topography of the property influencing the layout of the streets, lots, detention areas, and increased number of cul-de-sacs,
- Stub street locations

Shekell explained the City's block length restrictions are in place for the benefit of public services and residential access.

Rogers asked about slope of the driveways and roadways. Shekell indicated the existing privately developed lots in this area have steep-grade driveways and were approved under St. Clair County jurisdiction. Roads within this development cannot exceed the maximum 8% slope allowed by City standards.

Keeler asked about the 100 year flood plain. Randall reported those areas had been noted and the developer will have to work with FEMA to ensure the homes are built outside of the floodplain or those areas would have to be placed in outlots.

Public comments were opened at 6:17 p.m.

Rich Gorazd, applicant, was sworn in. Gorazd stated the land was purchased in 2004 and development was put on hold during the recession. Economic changes have made it more feasible to proceed with development at this time. Minimal density is proposed. Naturally flat land was ideal for placement of roadways. 75 of 100 lots will be wooded. Gorazd made it clear that they are cognizant of the impact on adjoining properties.

Steve Noblitt, adjoining property owner, was sworn in. Noblitt asked about the stub-street and drainage along the southern line of the proposed development. Noblitt noted there is nothing wrong with drainage now.

David Claxton, engineer with Sherbut, Carson, Claxton, LLC, was sworn in. Claxton testified they designed drainage from the middle of the homes towards the streets will be directed to the storm sewer system and diverted to the detention basin. From the rear of the home, drainage would be dispersed into the rear yard grassy areas which have a much lower run-off factor than the farm fields present now. Drainage should be improved from where it is now.

Gorazd recollected similar concerns were made when Cobblestone Ridge was proposed. Because of the professionally designed development, drainage patterns are better now than they were before.

Gorazd stated the stub-street on the south side of the development runs the length of the lot to which it is adjacent. Shekell echoed Gorazd statement that the City's code requires stub-streets to adjacent properties in the event of future growth, if the topography permits potential future connection.

David Lawrence was sworn in. Lawrence stated concerns with construction runoff and stressed maximum protection is necessary. Gorazd stated the existing pond is in one of the proposed detention areas. The pond will have to be drained to ensure proper stormwater development throughout the project, but it will be drained at a controlled rate.

Baskett asked about the City's development oversight. Shekell explained the City requires stormwater detention to be designed to accommodate a 100-year storm event. After the site is re-graded and built, the runoff is not to exceed at a rate as what it is presently. The City has professional engineers and an outside drainage consultant, and the developer has a professional engineer whose purpose is to ensure there is no negative impact to the adjoining properties.

Gorazd responded to Lawrence the approximate cost of homes in this development will be \$450k median range and this subdivision has the most potential of all his developments with the large lots and low density.

Bob White, adjoining property owner, was sworn in. White asked about the building material on the homes. Gorazd replied they will be similar to the Cobblestone Ridge homes with 3-sides brick, minimum 2,000 sq. ft. homes, side-load garages, steep roofs, and maintenance-free fencing to name a few of the aesthetics. The average lot is \$100k.

Public comments were closed at 6:36 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

- A variance to allow Jacks Bend to increase the maximum length of a dead end street from 800 feet to 1,682.
- 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.

Baskett asked if the requested street variance was historically consistent. Shekell relayed that while this may be a topic of City Council discussion, it is an obvious exception due to the topography, and Staff cannot justify recommending against the variance. Randall compared the recommendation to the recently approved Reserves at Timber Ridge subdivision with similar topography.

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

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

The project moves to Community Development on July 27, 2015, at 6 p.m. The public hearing was closed at 6:40 p.m.

(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

Public hearing was opened at 6:40 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, along with a site photo taken by Staff. The subject property is consistent with the Comprehensive Plan. Randall highlighted various points and issues from Staff's Project Report dated July 14, 2015.

Randall explained that with the limited menu and serving alcohol, this video gaming café is determined to be more of a tavern / bar land use than a restaurant. Video gaming establishment permit and liquor license will be required. Randall continued that any additional tenant space will be limited to land use parked at 4 spaces per 1,000 sq. ft. similar to office-type uses.

Shekell pointed out that the activity of video gaming has been approved by City Council as a lawful activity, and while there may not be a community need determined in evaluating the criteria for planned uses, this use does meet the remaining factors and is overall balanced in meeting the City's requirements. Shekell also explained there is more scrutiny of video gaming being placed in taverns / bars than restaurants. There are less restrictions of distance between restaurants (that serve alcohol and have video gaming) and schools and churches.

Pickett asked if there are any other video gaming locations such as this, where video gaming is the primary use for the location in O'Fallon and Shekell responded that this is the first one but there likely will be more.

Cavins and Sewell commented on the hours of operation, 6am – 1am, and that breakfast will be served. Sewell continued that there is likely no food ordering requirement in the establishment.

Baskett asked if this is similar to one in Fairview Heights and Shekell affirmed it is. Shekell also reported to Baskett that Fairview Heights has noticed no increase in criminal activity around the business since it began operation.

Pickett asked if the location in Fairview Heights serves alcohol and Shekell replied the State requires a liquor license be in place for a video gaming license to be obtained. Pickett asked if there were any restrictions on times that alcohol can be served and Shekell reported the City has 7 or 8 kinds of liquor licenses and one of the classification factors is closing time.

Shekell continued that the City had prohibition of gambling machines in O'Fallon. After the referendum passed in April, the City Council abolished the prohibition and defaulted to the State law. The State passed a law allowing gambling machines under certain circumstances which include local and state liquor licenses and video gaming licenses. There are currently 28 machines licensed in the City and likely there will be 3 or 4 more petitions coming forward similar to this location.

Sewell asked if there were distance restrictions between similar establishments and Shekell responded that there currently are none. Shekell also cited there are 47 facilities in the City with a liquor license that will allow for application of a video gaming license. Those facilities have principal uses other than video gambling which is ancillary. This establishment's primary use is video gambling which is why the project is being brought before the Planning Commission.

Sewell summarized that the responsibility of the Commission is to respond with what is allowed, how it is allowed, and where. Shekell stated there is residential across the street but those homes are up for auction and will likely not be residential use. Furthermore, the Comprehensive Plan has a Land Use of Office for those properties.

Sewell asked if there was extra security required and Shekell responded there is not. Shekell continued that there is a maximum of 5 machines per State law.

Cavins expressed concern about stopping minors from entering the business. Shekell replied it will be monitored as patrons must be at least 21 to enter the gaming area, or the establishment jeopardizes losing their liquor license.

Public comments were opened at 7:00 p.m.

Gene Hebenstreit, petitioner, was sworn in. He has locations in Highland, Carlinville and Vandalia. He usually has one employee at a time in the cafe. They are very strict in their enforcement of no one underage admitted. They require no extra police protection and do have cameras which are monitored regularly. Hebenstreit proposes more food here than at his other locations and they are working with a reputable caterer.

Public comments were closed at 7:03 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

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

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

Sewell reminded the Commissioners that the citizens of O'Fallon have spoken through their vote (to allow gambling) and the responsibility of the Planning Commissioners is not to vote their personal opinion, but to vote for the betterment of the community as a whole. Sewell also noted there are establishments with video gaming machines in use presently.

ROLL CALL: Arell-Martinez, nay; Baskett, aye; Cavins, aye; Keeler, nay; Pickett, nay; Rogers, Aye; Sewell, aye. Ayes- 4, Nays - 3. Motion to approve with conditions passed.

The project moves to Community Development on July 27, 2015, at 6 p.m. The public hearing was closed at 7:07 p.m.

(S15-06 and (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.

Public hearing was opened at 7:07 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, along with a site photo taken by Staff. The proposed development is consistent

with the Comprehensive Plan. Randall highlighted various points and issues from Staff's Project Report dated July 14, 2015.

Baskett inquired about the berm requirement. Randall stated there is a 30' landscaped berm requirement on the Old Collinsville side of the development. Shekell added the landscape is for aesthetics and privacy. The developer or home owners association is required to maintain these areas in perpetuity.

Pickett asked if these are going to be rental. Shekell responded the units to the east had an owner occupied concept, but many are rental and these will have the same option.

Public comments were opened at 7:15 p.m.

Don Osborn, applicant and member of Lake St. Ellen, LLC and partner of Osborn Homes, was sworn in. The entire area was zoned in 2000 and the PUD office lots were for sale. There have been very few inquiries on these office lots in the last 15 years as there is no demand for office market in this area. Lake St. Ellen LLC wants to build the same size structures as those built in the rear development (to the east). These units will have 2-car driveways and garages, brick fronts, architectural shingles, and full basements. They currently have a waiting list for the rentals in the constructed part of the development.

Shekell added that the City has had no problems with the units or the management of the property which serves as good testimony to Osborn and his company with their applicant screening.

Public comments were closed at 7:19 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

- Sidewalks will need to be installed on both sides of Executive Plaza Drive and along Old Collinsville Road.
- The park dedication requirement is 0.24 acre with the requirement being fulfilled through a fee in lieu of land in the amount of \$12,241, \$612.00 per house permit

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

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

The project moves to Community Development on July 27, 2015, at 6 p.m. The public hearing was closed at 7:20 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Shekell announced that there are no petitions awaiting public hearing for neither July 28th nor August 11th, so those meetings have been cancelled.

There was general discussion about the City Council's impression of gaming machines, the cost of the video gaming machine license (\$1,000 per machine), impact studies of gaming, the distribution of revenue, and physical placement of machines within the business.

Randall announced the local section of APA will have a Citizen & Planning Commission Workshop on September 29th, 6:30pm – 8:30 pm, at the Gateway Convention Center in Collinsville.

ADJOURNMENT:

Motion was made by Baskett and seconded by Rohr to adjourn. All Ayes. Motion carried. The meeting was adjourned at 7:30 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: August 25, 2015
SUBJECT: S15-08 & P2015-09: Parkview Meadows - Preliminary Plat & SR-2 Zoning Amendment

Applicant: Chris Matteo
Fulford Homes
1116 Hartman Lane
Shiloh, IL 62221

Owner: Karen Brown
513 Turtle Creek Court
O'Fallon, IL 62269

Submitted: July 17, 2015

Project Summary

- Property located on the east side of Obernuefemann Road, 0.25-mile north of State Street.
- Subdivision of 18.18 +/- acres
- Preliminary Plat of 49 single-family residential lots
- Zoned A - Agriculture
- Requested to be rezoned to SR-2, Single Family Residential Dwelling District
- Lot sizes ranging from 8,093 square feet to 15,135 square feet, with an average lot size of 9,957 square feet
- The gross density is 2.69 lots per acre
- Two points of access to Obernuefemann Road, one through the existing Brookside Estates subdivision.
- The developer will be tying into the City of O'Fallon water and sanitary sewer services.

Background & Executive Summary

The applicant, Fulford Homes, is proposing to subdivide 18.18 acres of land currently zoned A, Agriculture. The property is located 0.25-mile north of State Street on the west side of Obernuefemann Road (just north of the Family Sports Park entrance). The applicant is proposing to divide the land into 49 single-family lots. Lot sizes range from 8,093 square feet to 15,135 square feet, with a density of 2.69 dwelling units per acre. A total of 4.07 acres of open space, designated within three outlots, consisting of area on the perimeter of the development for landscaping and detention areas.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Obernuefemann and provides a connection to the existing Brookside Estates

Community Development Department

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

subdivision. The subdivision will not have a connection to the east because of an existing spike strip prohibiting the developer to connecting to the Westbrook subdivision. Additionally, there will not be a connection to the north because of the existing development and grade differentials with the residences along Madison Drive. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

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 A, Agricultural and the developer is requesting the property to be rezoned to SR-2, Single Family Residential Dwelling District. Parkview Meadows and the SR-2 zone district are consistent with Brookside Estates to the south and Westbrook subdivision to the north and east. The subdivision will have a park land fee of \$865 per lot.

Existing Conditions

Surrounding Zoning:

North: SR-3

East: SR-3

South: SR-2

West: A

Surrounding Land Use:

North: Single-family residential development of the Westbrook subdivision.

East: Single-family residential development of Westbrook subdivision.

South: Single family residential development of Brookside Estates.

West: Family Sports Park.

The site is currently used for agriculture purposes. The site is generally flat, with gently rolling slopes averaging approximately 7% slopes. The property contains a drainage swale that conveys stormwater through the site from the Family Sports Park to the south. An addition ditch conveys water from the Brookside Estates to the north on the eastern side of the property. The site does not have any floodplain, nor any areas identified as a riparian area. However, the existing Brookside Estates subdivision has a major drainage issues near the southern property line of the proposed subdivision which will need to be addressed through the development of Parkview Meadows. 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 Neighborhood Residential. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Neighborhood Residential category indicates developments should be limited to a density of no more than 7 dwelling units per acre and the associated zoning district include SR-2 and SR-3. The proposed residential development with a density of 2.69 dwelling units per acre and proposed SR-2 zoning designation 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-2, 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:

The proposed subdivision consists of 18.18 acres of land requested to be rezoned to SR-2, Single Family Residence Dwelling District. The proposed subdivision is located next to other similarly zoned developments, including Westbrook subdivision and Brookside Estates. The area of the proposed subdivision has been designated as Neighborhood Residential on the Future Land Use Map, which the request to rezone the property to SR-2, Single Family Residence Dwelling District conforms to the Comprehensive Plan.

SR-2 Zoning District:

The SR-2 district allows for single-family dwellings and the accessory uses associated with a residential dwelling unit. The minimum lot area is 8,000 square feet, setbacks include a 25-foot front yard, 7.5-foot side yard and a 25-foot rear yard. The lots within the proposed Parkview Meadows subdivision meets all the area/bulk regulations of the SR-2 zone district.

Side Yard Setbacks:

The subdivision ordinance requires a minimum of 10 feet for side yard easements for utility and drainage purposes, however, the SR-2 zoning district allows for a minimum of 7.5 feet for a side yard setback, thereby potentially leading to a conflict between the two. If a conflict exists between the easement and setback, the easement will prevail – no permanent building or structure will be permitted within a 10-foot side yard easement.

Preliminary Plat Discussion Points/Issues

General Discussion:

The Parkview Meadows subdivision consists of 18.18 acres with 49 single-family lots in a requested SR-2 zoning district. The project is proposed to develop in multiple phases. The lot sizes range from 8,093 square feet to 15,135 square feet. The development has an average lot size of 9,957 square feet in size and a density of 2.69 dwelling units per acre. The proposed lots meet the area/bulk requirements of the SR-2 district. A total of 4.07 acres of open space, designated within three outlots, consisting of area on the perimeter of the development for landscaping and detention areas within the development. All outlots will be maintained by the homeowners association.

Access and Circulation:

The proposal will have two points of access for the subdivision on Oberneufemann Road. The subdivision will have one access point directly onto Oberneufemann Road, 0.25-mile north of State Street. The second point of access will be to Oberneufemann Road through the Brookside Estates subdivision via Derrick Drive. The subdivision will not have a connection to the east because of an existing spike strip prohibiting the developer to connecting to the Westbrook subdivision. Additionally, there will not be a connection to the north because of the existing development and grade differentials with the residences along Madison Drive.

The street layout is comprised of local streets. 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 three cul-de-sacs throughout the subdivision, following the rolling topography of the site and drainage ways. The development has provided sidewalks along both sides of all streets within the subdivision. A sidewalk along Oberneufemann Road will also be construct and a crosswalk to allow for a designated crossing for pedestrians to the Family Sports Park.

Drainage and Detention:

The site topography shows multiple drainage sub-basin areas for the property. Generally, the western portion of the site flows to the south towards the Brookside Estates subdivision. The drainage in this particular area also drains Oberneufemann Road and portions of the Family Sports Park. This stormwater causes major issues with the

residences on the north side of Brookside Estates. The applicant's engineer is creating a large system of detention ponds to slow the water coming off Obernuefemann Road onto the site. As the water is collected, the design is for the water to enter a swale. The swale will be located in common ground, so homeowners will not own the swale and potentially fill the swale with dirt. The major stormwater issues facing Brookside Estates subdivision was caused by homeowners filling in a swale located in an easement in the backyards of a number of lots. The applicant's engineer has indicated that the creation of this swale between Parkview Meadows and Brookside Estates will help convey stormwater through the site and reduce the amount discharged onto the Brookside Estates subdivision. 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 a connection of the subdivision to a 12" water main located along Obernuefemann Road and looping the system to an 8" water main located at the southeast corner of the development. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer mains in the Brookside Estates subdivision along Derrick Drive and Natasha Circle. 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:

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

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 49 lots requires a total of 0.832 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 138 (49 x 2.83). A fee of \$42,433 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.832 acre of park space, totaling \$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 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 Rezoning to SR-2 with the following conditions:

1. There will be a park land dedication requirement of 0.832 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$42,433, \$865.00 per house permit.

Attachments

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

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.")

RECEIVED JUL 23 2015

Date: July 20, 2015Name of Subdivision: Parkview Meadows

CITY OF O'FALLON

Name, Address, and Phone Number of Subdivider: Fulford Homes - Chris Matteo

JUL 23 2015

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

DATE PAID

Name, Address, and Phone Number of Engineer: Woolpert, Inc - David Dillow, PE343 Fountains Parkway, Suite 100, Fairview Heights, Illinois 62208Section: 30Township: 2NRange: 7WArea of Tract: 18.18 acres Number of Proposed Lots: 49 Zoning: Existing-A, Proposed - SR-2Property interest of applicant: () Owner ☒ Contract Purchaser () Other _____**APPLICANT'S CHECKLIST****REQUIREMENTS FOR SUBMITTAL**

(YES or NO)

PAYMENT OF FILING FEE

YES \$640 ✓

PAYMENT OF ENGINEERING PLAN REVIEW FEE

YES \$2650 ✓

✓ 6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY

YES

- VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED

NO

✓ NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT

YES

✓ COMPLETION OF PRELIMINARY PLAT CHECKLIST

YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM

YES

- PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)

NO

✓ PHASE I DRAINAGE REPORT

YES

✓ .PDF COPY OF PLAT

YES

✓ SUBMITTAL IN CAD / GIS FORMAT (ON CD)

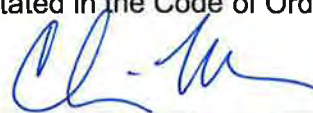
YES

PROOF OF DEVELOPER'S OWNERSHIP INTEREST

YES

*** 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 JUL 23 2015

Fulford Homes

Parkview Meadows Residential Subdivision

Proposed SR-2 Zoning

Obernuefemann Road at O'Fallon Family Sports Park Road

July, 2015

Development Narrative:

The Parkview Meadows Subdivision is located east of Obernuefemann Road across from the O'Fallon Family Sports Park.

The proposed subdivision includes 49 lots on approximately 18.2 acres of gently rolling farmland (row crops with average slopes of approximately 7%). The site also contains a drainage swale that conveys stormwater through the site from the Sports Park and also the Brookside Subdivision to the south.

Included in the overall approximately 18 acre property are 2.9 acres of public right-of-way, 4.1 acres of common ground, and 11.2 acres of residential lots – for a density of 2.7 lots per acre.

Parkview Meadows is being designed with lots of comparable size to the adjacent homes north, east, and south of the site. Even with comparable adjacent uses, the proposed homes will include buffer landscape easements along the north property line where the proposed lots will abut existing lots. Landscape buffering will also be provided along Obernuefemann Road and along the west side of the site adjacent to a machine shed on the adjacent property.

To improve existing drainage problems in the Brookside subdivision, a swale is proposed along the south Parkview Meadows/north Brookside property line. This swale will help convey stormwater through the Parkview Meadows site and also improve storm sewer discharge from Brookside.

Parkview Meadows is a rectangular site with a jurisdictional drainage swale running from the south property line diagonally across the site. To minimize impact to the jurisdictional swale and work with the relatively narrow width of the property, a gently curving roadway is proposed across the site. The roadway will begin at Obernuefemann Road and cross the swale at only one point and terminate with a cul-de-sac. An additional roadway connection to Derrick Drive in Brookside is also proposed.

The proposed infrastructure for this development will include city water and sanitary sewer main extensions to provide service for each lot. Storm drainage will be provided via swales and storm sewer. Drainage leaving the site will be slowed to existing condition rates with detention basins and swales. In addition to slowing runoff from the proposed subdivision, Parkview Meadows will also help accommodate drainage from the park (from the west) and Brookside (from the south).

The demographics of the residents for this development will be younger families with children, with the homes priced around \$160,000 to \$250,000. The single family homes constructed with this development will include ranch and 2-story models with sizes

ranging from 1,200 square feet to 2,700 square feet. All homes will have a 2-car attached garage with 3 car garages available on certain lots. The homes will all be built by Fulford Homes, with each model customized by the homeowner based on their selection of brick or vinyl siding, colors, windows, roofing, etc. To avoid areas of the development all looking alike, Fulford will not allow two homes of the same plan/elevation to be built adjacent to one another.

This project is being submitted in compliance with O'Fallon SR-2 zoning. Specific items for Parkview Meadows include:

- A minimum lot area of 8,000 square feet is proposed.
- The Preliminary Plat design provides an average lot size of 9,957 square feet.
- A mean lot depth of 100 feet is proposed.
- A minimum lot width of 60 feet at the building line is proposed (note that the dimension shown on the Preliminary Plat is at the lot line, widths at the building line are 60 feet minimum).
- A minimum rear yard setback of 25 feet is proposed.
- A minimum side yard setback of 7.5 feet is proposed.

PETITION FOR ZONING AMENDMENT

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. P2015-09Date: July 23, 2015Date set for hearing: Aug 25, 2015 (Do not write in this space -- For office use only)

Date hearing held: _____

Newspaper: O'F. Progress

Recommendation of Planning Commission:

☐ Denied☐ Approved☐ Approved with modification

Date: _____

Perm. Parcel No. _____

Fee paid: \$ 20000 Date: 8-4-15

Building Permit App. No. _____

Action by City Council:

☐ Denied☐ Approved☐ Approved with modification

Date: _____

CITY OF O'FALLON

AUG - 4 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): MMAAC, LLC Phone: 618-632-7231
 Mailing address: 513 Turtle Creek Ct, O'Fallon, IL E-Mail: _____
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779
 Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser
- Address of property: 226 Obernuefemann Rd Parcel (Tax) ID #: 04300101046
- Present use of property: Agriculture Present Zone District: A
 Proposed use of property: Single Family Residential Parkview Meadows Proposed Zone District: SR-2
- Zone District Classifications of adjacent properties: N=SR-3 S=SR-2 E=SR-3 W=A
- Area of land rezoning requested for: 18.18 Ac 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.

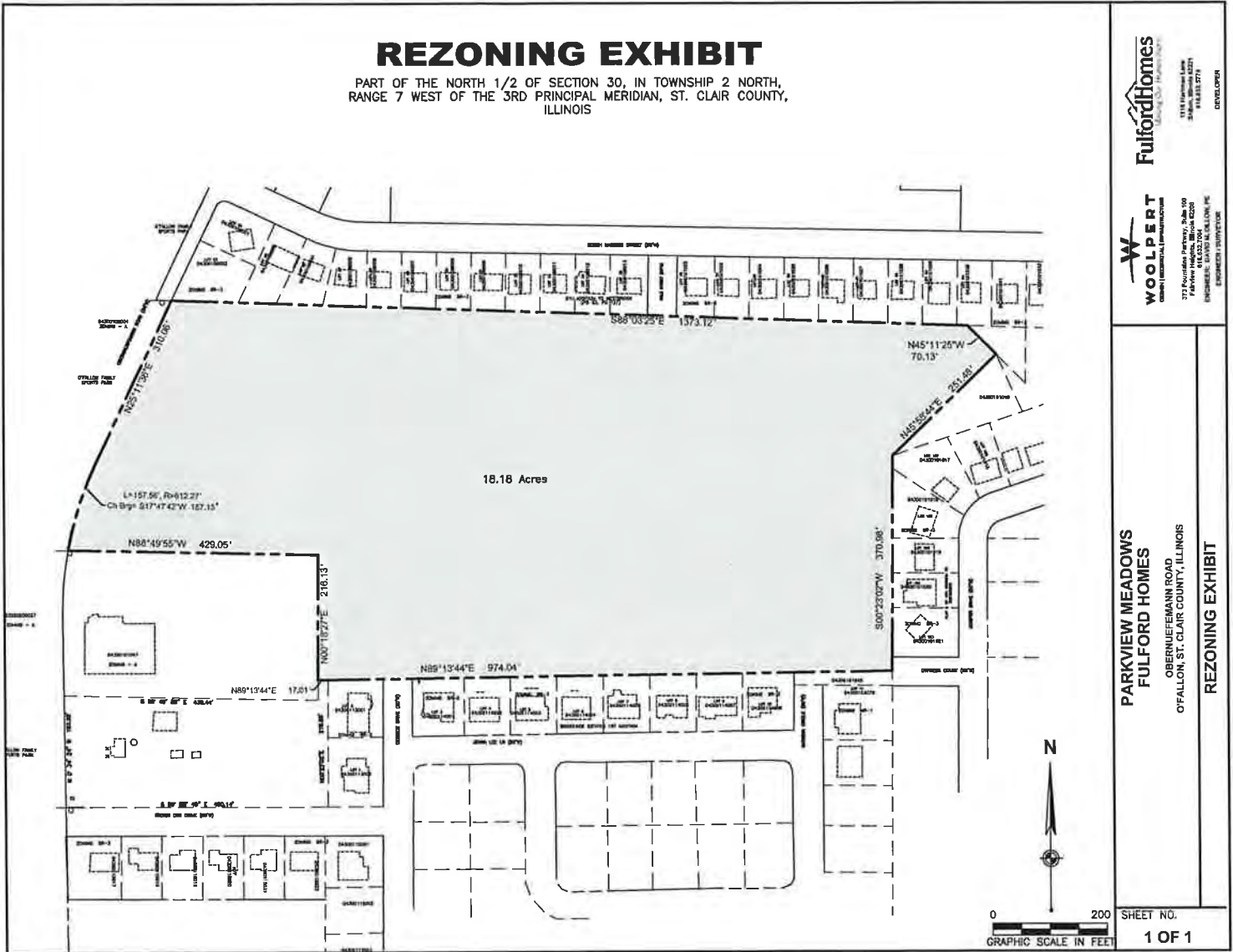
I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

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: 8/4/15Signature of Applicant: [Signature]Date: 8/4/15Signature of Owner: [Signature] (CONTRACT OWNER)

REZONING EXHIBIT

PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY,
ILLINOIS



FulfordHomes
Using Our Experience

1918 Westwood Lane
St. Charles, Illinois 62279
618.833.8778
DEVELOPER

WOOLPERT
CONSULTING ENGINEERS, INC.

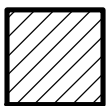
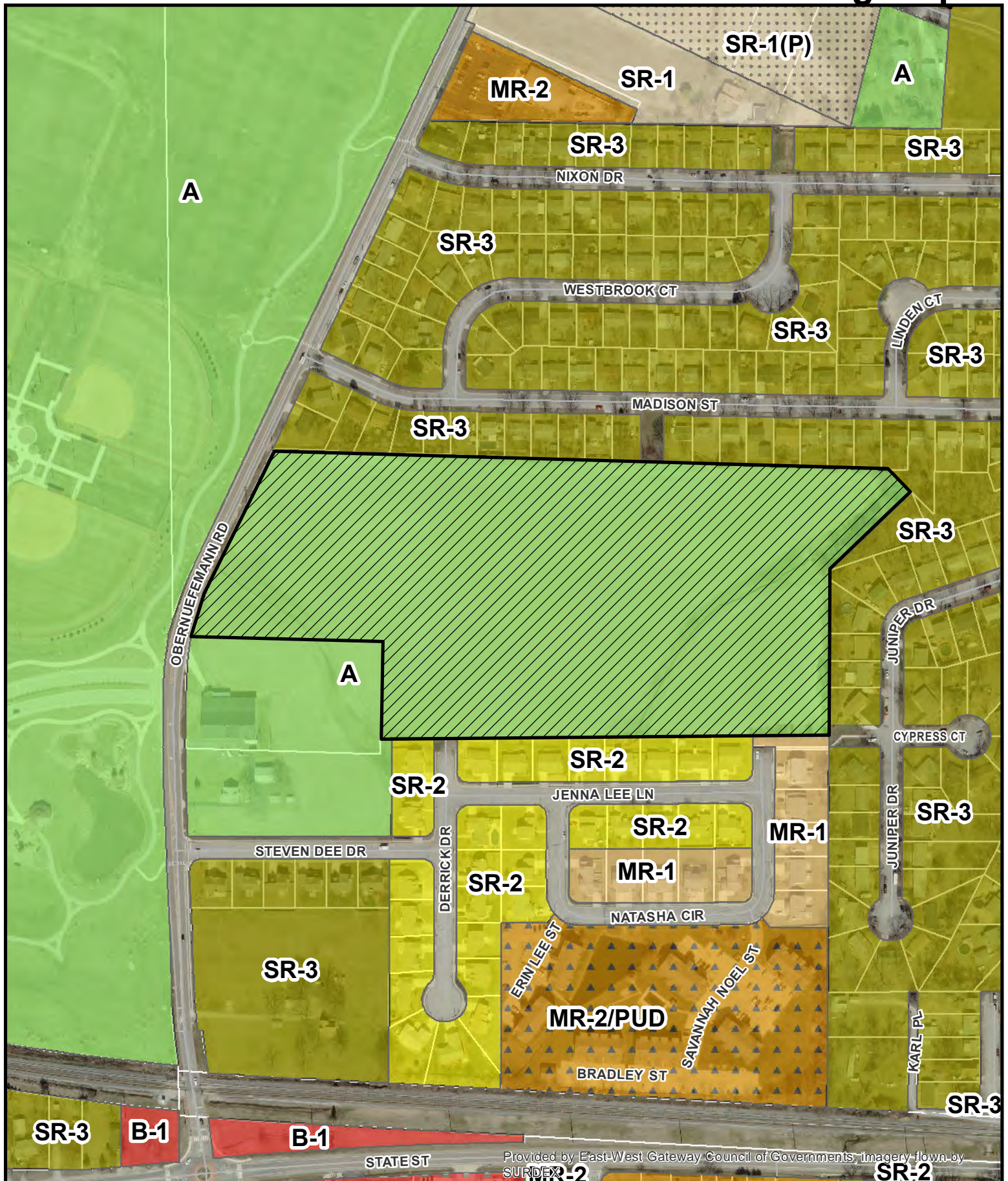
2777 Foxfield Parkway, Suite 100
St. Charles, Illinois 62279
618.833.8778
ENGINEERED CONSULTING

**PARKVIEW MEADOWS
FULFORD HOMES**
OBERWUEFEMANN ROAD
OTFALLON, ST. CLAIR COUNTY, ILLINOIS

REZONING EXHIBIT

SHEET NO.
1 OF 1

S15-08 & P2015-09: Parkview Meadows - Zoning Map



Subject
Property

0 80 160 320 480 640 Feet

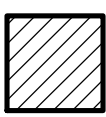


O'Fallon
ILLINOIS

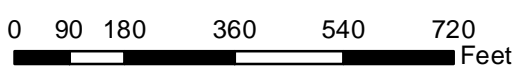
S15-08 & P2015-09: Parkview Meadows - Land Use Map



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

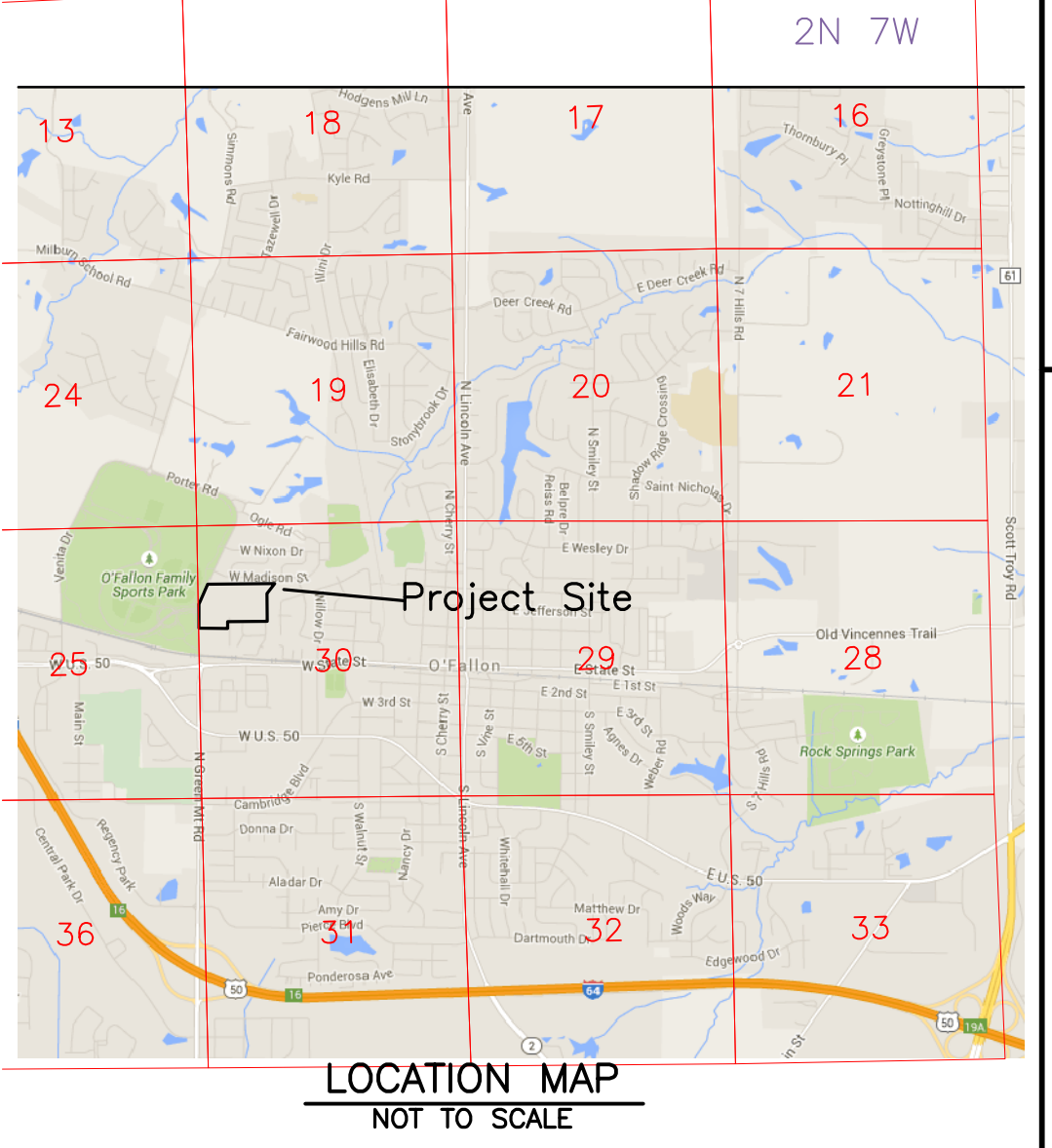


Subject Property



PRELIMINARY PLAT
PARKVIEW MEADOWS

PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH, RANGE 7
WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



REVISION

No. DATE

PROJECT NO: 75555

DATE 7/20/15

DES. DR. CKD.

Fulford Homes
Building Our Future

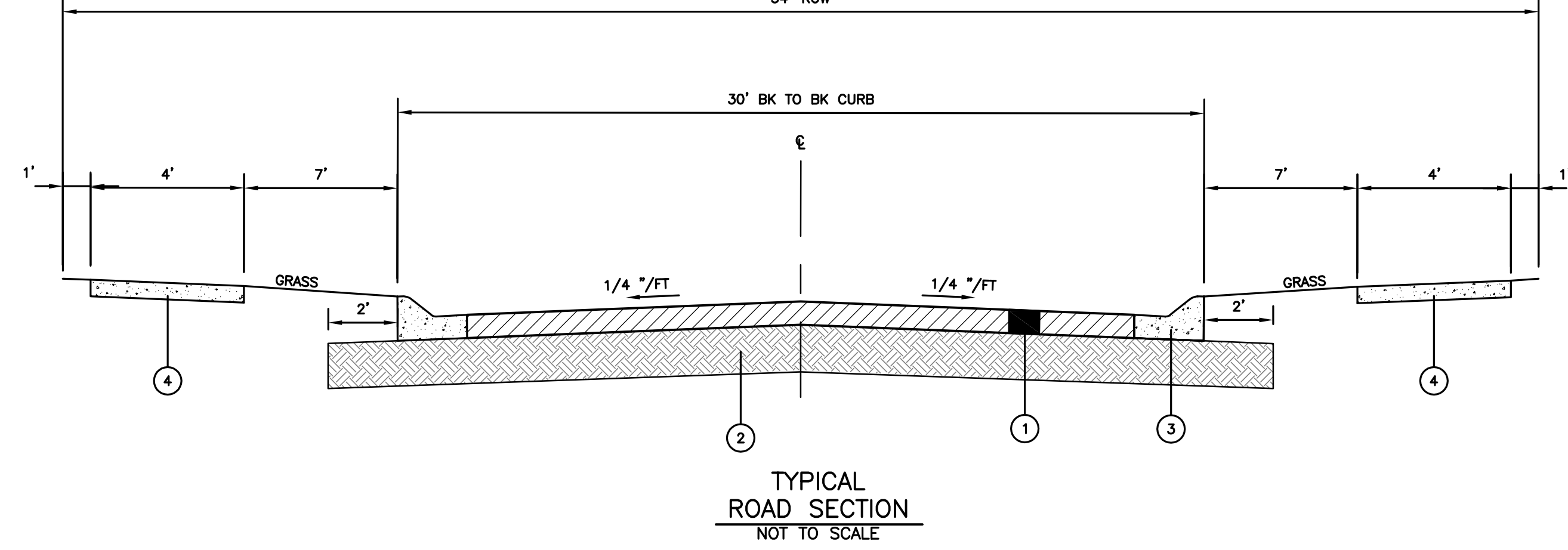
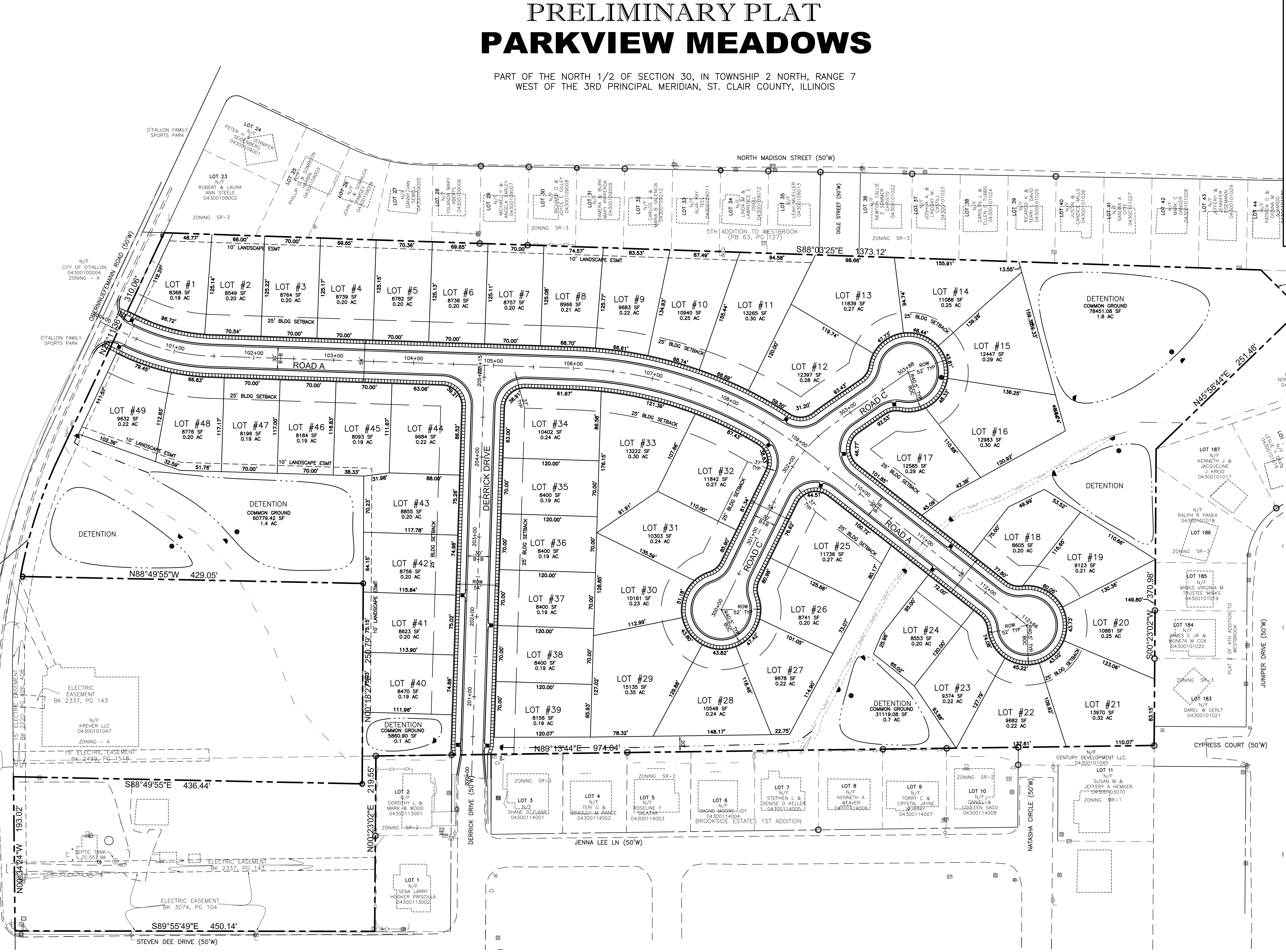
WOOLPERT
Survey & Mapping
11115 Hartman Lane
Fairview Heights, Illinois 62221
ENGINEER: DAVID R. DILLOW, PE
04/10/2015

PARKVIEW MEADOWS
FULFORD HOMES
OBERNEUEFEMANN ROAD
OFALLON, ST. CLAIR COUNTY, ILLINOIS

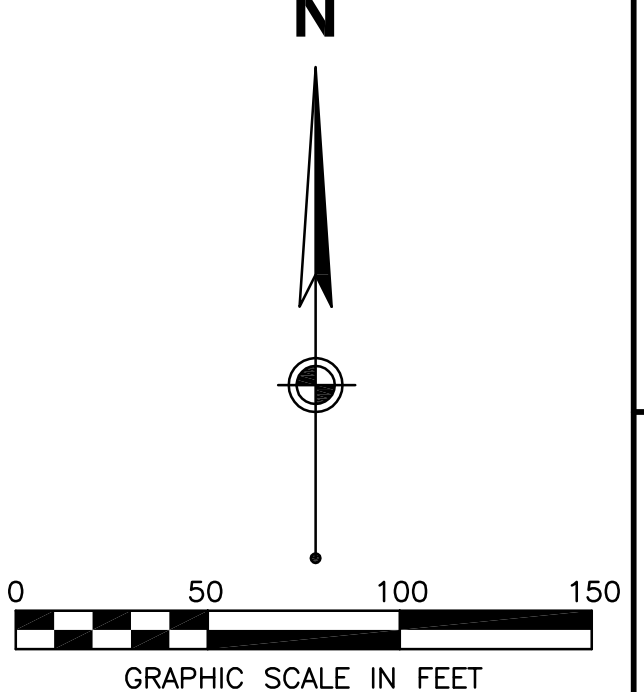
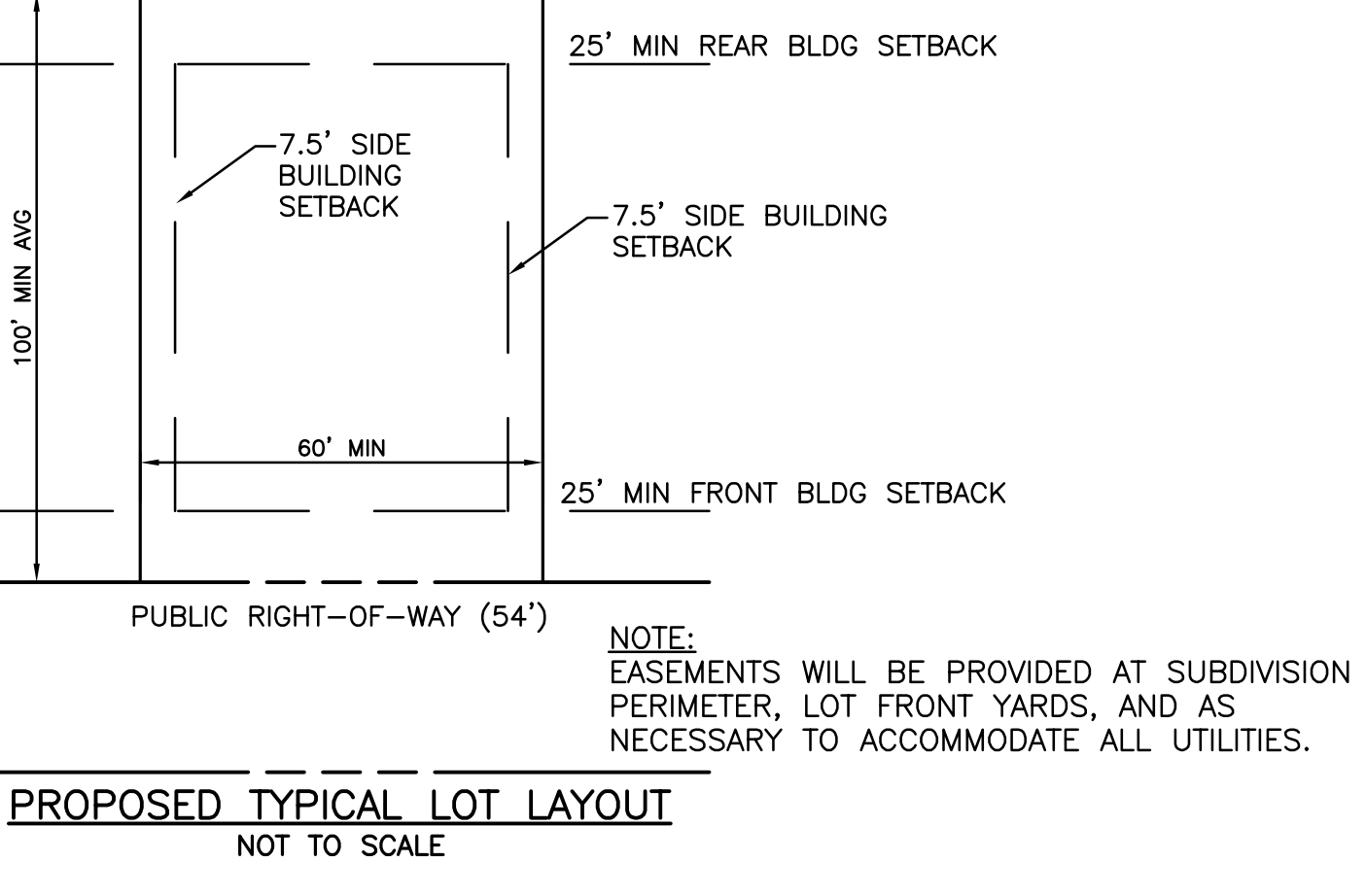
PRELIMINARY PLAT

SHEET NO.
1 of 3

SITE DATA	
TOTAL DEVELOPMENT	
HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 9,957 SF (0.23 AC)
MIN LOT SIZE	= 8,093 SF (0.19 AC)
MAX LOT SIZE	= 15,135 SF (0.35 AC)
GROSS AREA	= 792,040 SF (18.18 AC)
PUBLIC ROW AREA	= 126,859 SF (2.90 AC)
NET AREA	= 487,869 SF (11.20 AC)
NUMBER OF LOTS	= 49
DENSITY	= 2.69 UNITS/ACRE
COMMON GROUND AREA	= 177,312 SF (4.07 AC)
NOTES:	
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.	
ALL UTILITIES SHALL BE UNDERGROUND	
EASEMENTS NOT SHOWN FOR CLARITY. EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.	
ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.	
OWNER:	KAREN BROWN 513 TURTLE CREEK CT O'FALLON, IL 62269 PHONE: 618.632.7231
DEVELOPER:	CHRIS MATTEO FULFORD HOMES 1116 HARTMAN LANE SHILOH, IL 62221 PHONE: 618.632.5779
ENGINEER:	DAVID DILLOW, PE 062-047964 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
LAND SURVEYOR:	KELLY HARRIS, PLS 3749 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
EXISTING ZONING:	AGRICULTURAL (A)
PROPOSED ZONING:	SR-2 (SINGLE FAMILY)
PROPOSED ZONING REQ:	8,000 SF MIN LOT 60' MIN LOT WIDTH 100' AVG LOT DEPTH
FLOODPLAIN:	FIRM MAP NUMBER 171630C0206D EFFECTIVE DATE NOVEMBER 5, 2003 ZONE "X" (NO SHADING)
SEWAGE DISPOSAL:	CITY OF O'FALLON
WATER SUPPLY:	CITY OF O'FALLON
ELECTRIC SERVICE:	AMEREN IP PROPOSED UNDERGROUND SERVICE
GAS SERVICE:	AMEREN IP



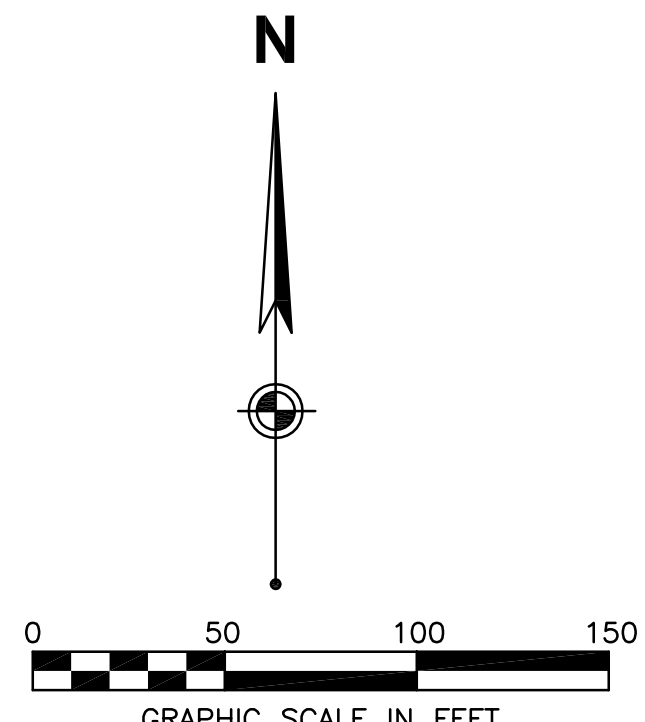
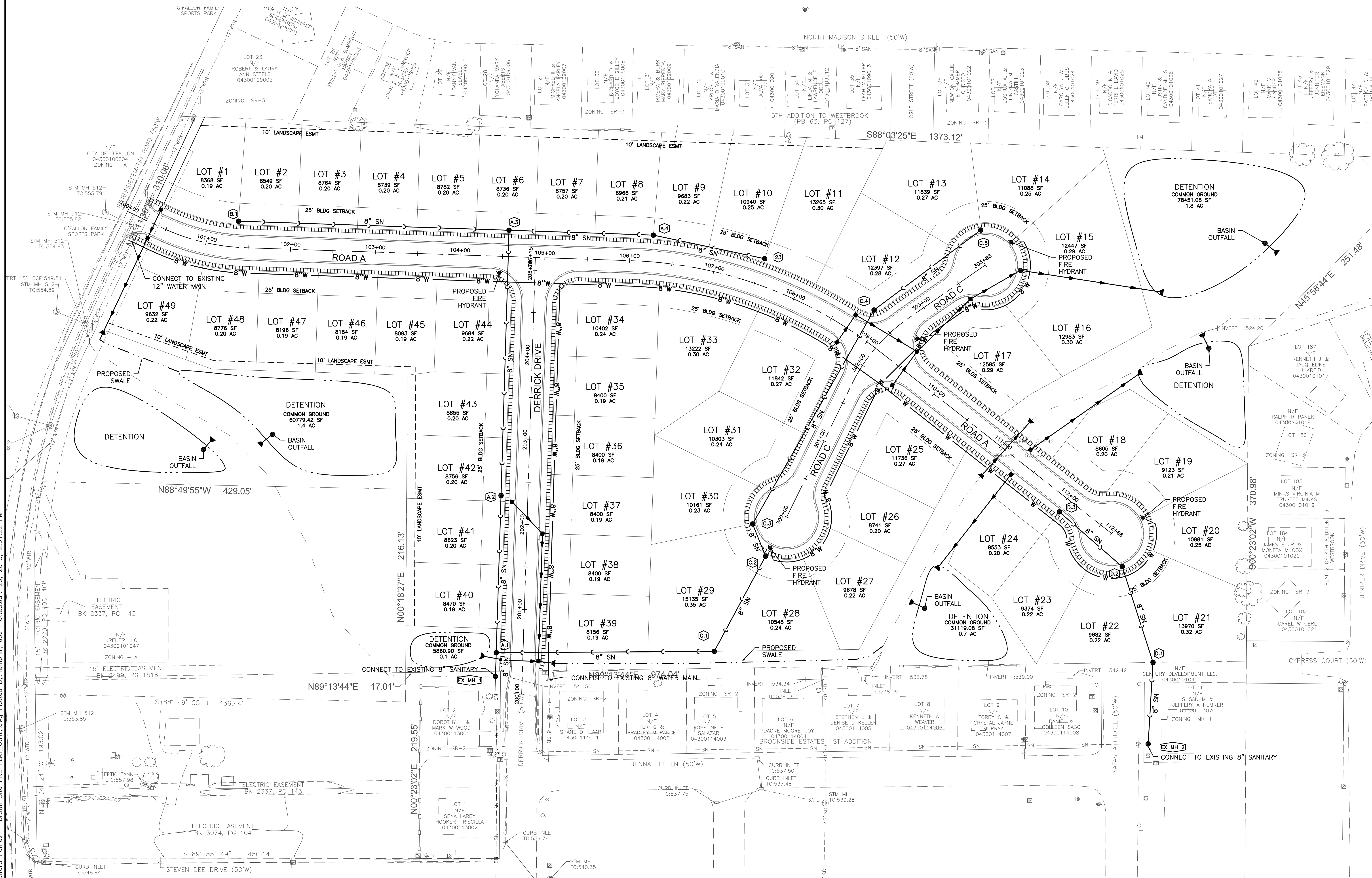
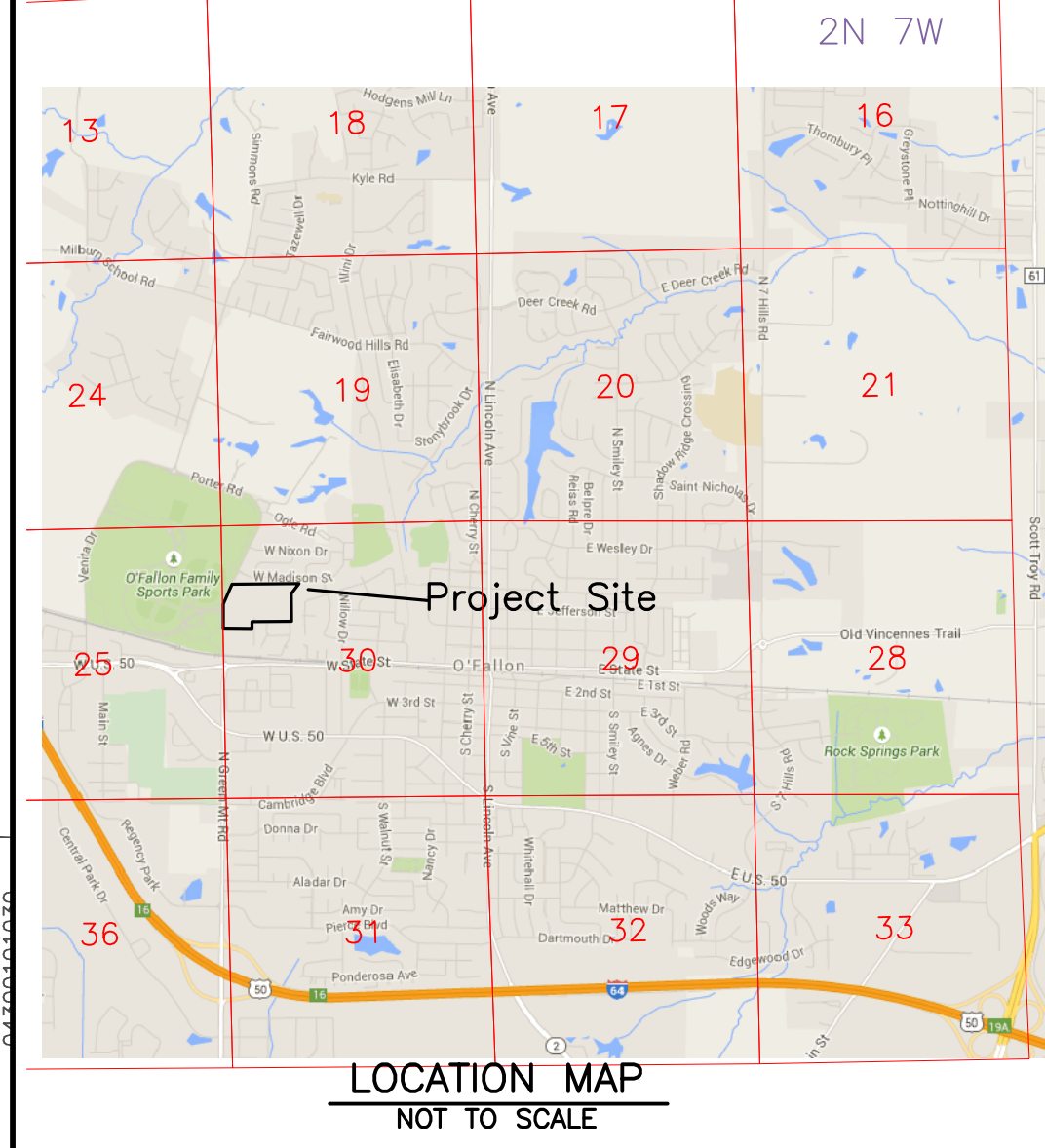
- TYPICAL ROADWAY SECTION LEGEND**
- ① 7" NON-REINFORCED PCC PAVEMENT OR 7" BIT CONC
 - ② 12" STABILIZED SUBGRADE
 - ③ 2" MOUNTABLE CONCRETE CURB & GUTTER PER CITY OF O'FALLON STANDARDS
 - ④ 4" THICK PCC SIDEWALK (6" THICK THROUGH DRIVEWAYS)



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PRELIMINARY UTILITY PLAN
PARKVIEW MEADOWS

PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH, RANGE 7
WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



REVISION	
No.	DATE

PROJECT NO: 75555	
DATE	DES.
7/20/15	
DR.	CKD.

1116 Hartman Lane
Shiloh, Illinois 62221
618.221.2175

373 Fountain Parkway, Suite 100
Shiloh, Illinois 62221
618.221.2175

ILLINI TRAILS ADDITION 4
FULFORD HOMES
NORTH LINCOLN AVE & KYLE ROAD
OFALLON, ST. CLAIR COUNTY, ILLINOIS

PRELIMINARY UTILITY PLAN

SHEET NO.

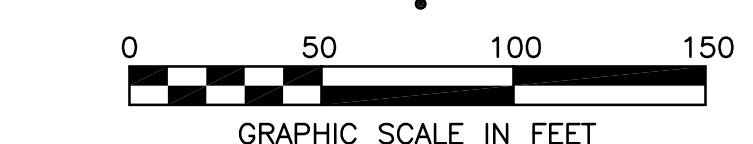
2 of 3

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PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH, RANGE 7
WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS

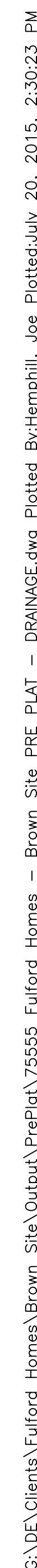
NOTE:
EASEMENTS NOT SHOWN FOR CLARITY
EASEMENTS WILL BE PROVIDED AT
SUBDIVISION PERIMETER, LOT FRONT
YARDS, AND AS NECESSARY TO
ACCOMMODATE ALL UTILITIES.

	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPERTY LINE
	PROPOSED INLET
	PROPOSED STORM SEWER
	EXISTING FLOW PATTERN
	PROPOSED ROADWAY DRAINAGE
	END SECTION WITH RIP RAP PROTECTION



**PARKVIEW MEADOWS
FULFORD HOMES**
NORTH LINCOLN AVE & KYLE ROAD
O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PHASE 1 DRAINAGE PLAN





PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: August 25, 2015
SUBJECT: S15-09 & P2015-10: Illini Trails – 3rd Addition - Preliminary Plat & SR-1B Zoning Amendment

Applicant: Chris Matteo
Fulford Homes
1116 Hartman Lane
Shiloh, IL 62221

Owner: Presbytery of Giddings-Lovejoy
2236 Tower Grove Avenue
St. Louis, MO 63110

Submitted: July 17, 2015

Project Summary

- Property located at the southwest corner of Lincoln Avenue and Kyle Road
- Annexation of 24.88 +/- acres
- Preliminary Plat of 57 single-family residential lots
- Zoned A - Agriculture in the County
- To be zoned SR-1B in the City upon annexation
- Lot sizes ranging from 10,003 square feet to 20,865 square feet, with an average lot size of 12,290 square feet
- The gross density is 2.29 lots per acre
- Two points of access to Kyle Road, one through the existing subdivision. No access to Lincoln Avenue was provided to reduce curb cuts on Lincoln Avenue.
- The developer will be tying into the City of O'Fallon water and sanitary sewer services.

Background & Executive Summary

The applicant, Fulford Homes, is proposing to subdivide 24.88 acres of land currently zoned A, Agriculture in St. Clair County. The property is located at the southwest corner of the intersection of Lincoln Avenue and Kyle Road. The applicant is proposing to divide the land into 57 single-family lots. Lot sizes range from 10,003 square feet to 20,865 square feet, with a density of 2.29 dwelling units per acre. A total of 4.00 acres of open space, designated within four outlots, consisting of area on the perimeter of the development and detention areas within the development.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Kyle Road, but not Lincoln Avenue to reduce curb cuts on a major north / south

Community Development Department

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

street. Lincoln Avenue is classified as a minor arterial street and entrances and exits should be limited according to the Comprehensive Plan. The proposed subdivision provides a connection to the existing Illini Trails subdivision, but will not have a connection to the south because of the existing single family residence. 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.

The property is located in the unincorporated areas of St. Clair County and will be annexed into the City of O'Fallon with a zoning designation of SR-1B, consistent with Illini Trails to the west and Gettysburg at Lincoln Farm to the north. An annexation agreement will include an annexation fee of \$2,250 per lot and a parkland fee of \$865 per lot.

Existing Conditions

Surrounding Zoning:

North: A(P)/B-1(P), SR-1, SR1B

East: Unincorporated A

South: Unincorporated A & O'Fallon SR-1

West: SR-1B

Surrounding Land Use:

North: Vacant land previously approved for a neighborhood commercial center. Single-family residential developments of Gettysburg at Lincoln Farm and Nolin Creek Estates.

East: Agricultural land uses

South: Single family residences and the Manors at Fairwood Hills single-family subdivision

West: Illini Trails single-family subdivision

The site is currently used for agriculture purposes. The site is generally flat, with gently rolling slopes averaging approximately 3% slopes. The property is a local high point with all drainage currently discharging to the adjacent property. The site does not have any floodplain, nor any areas identified as a riparian area. Additionally, 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 Institutional. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Institutional category states that "in the absence of an Institutional use, Single-Family Residential is an acceptable alternative land use." 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 with a density of 2.29 dwelling units per acre and proposed SR-1B zoning designation 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-1B, 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:

The proposed development consists of five tracts of land and the applicant is requesting to have the properties annexed into the City. The property is contiguous to the City of O'Fallon, adjoining Illini Trails 1st Addition to the west. The five tracts of land consist of 24.88 acres and requested to be annexed into the City of O'Fallon with a SR-1B - Single Family Residence Dwelling District designation.

SR-1B 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-1B zoned subdivisions exist in this area of O'Fallon including, Illini Trails (1st and 2nd Additions), Gettysburg at Lincoln Farm, and Winding Creek Estates.

Side Yard Setbacks:

The subdivision ordinance requires a minimum of 10 feet for side yard easements for utility and drainage purposes, however, the SR-1B zoning district allows for a minimum of 7.5 feet for a side yard setback, thereby potentially leading to a conflict between the two. If a conflict exists between the easement and setback, the easement will prevail – no permanent building or structure will be permitted within a 10-foot side yard easement.

Preliminary Plat Discussion Points/Issues

General Discussion:

The Illini Trails 3rd Addition subdivision consists of 24.88 acres with 57 single-family lots in a requested SR-1B zoning district. The project is proposed to develop in multiple phases. The lot sizes range from 10,003 square feet to 20,865 square feet. The development has an average lot size of 12,290 square feet in size and a density of 2.29 dwelling units per acre. The proposed lots meet the area/bulk requirements of the SR-1B district. A total of 4.0 acres of open space, designated within four outlots, consisting of area on the perimeter of the development for landscaping and detention areas within the development. All outlots will be maintained by the homeowners association.

Access and Circulation:

The proposal will have two points of access for the subdivision on Kyle Road. The subdivision will have one access point directly onto Kyle Road, west of Lincoln Avenue. The second point of access will be to Kyle Road through the original Illini Trails subdivision via Shawnee Circle. The subdivision will not have direct access to Lincoln Avenue since Lincoln Avenue is considered a minor arterial and attempting to reduce curb cuts on a major north / south street. Additionally, there is not a stub to the south because of the existing single-family home.

The street layout is comprised of local streets. 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 five cul-de-sacs throughout the subdivision, following the rolling topography of the site. The development has provided sidewalks along both sides of all streets within the subdivision. A sidewalk was constructed with the reconstruction of Kyle Road, however the section of Lincoln Avenue the development fronts does not have sidewalks. The section of Lincoln Avenue has not been reconstructed to an urban section, but does have wide shoulders. At this time, the Public Works Department has recommended the developer pay the cost of construction of the sidewalk along Lincoln Avenue. In the future when Lincoln Avenue is reconstructed, the sidewalks can be constructed in the proper location.

Drainage and Detention:

The site topography shows multiple drainage sub-basin areas for the property. Generally, the northern portion of the development will drain to the north into a proposed drainage basin. The southern portion of the development will

drain to the southeast, with a series of detention ponds that will drain into the ditch line of Lincoln Avenue, which drains into a tributary of Engle Creek. The developer's engineer is showing detention basins in common ground between Lot 54 and Lot 55 (along Kyle Road), a detention in the center of the development, a detention area along Lincoln Avenue and along the southern property line. 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 a connection of the water main to Illini Trails 1st Addition and looping the water system with a connection to the existing 12" water main along Lincoln Avenue. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer mains in Illini Trails 1st Addition. 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:

The developer will install street trees in the 7' wide lawn between the curb and sidewalk every 50' along the streets in the Illini Trails subdivision. The applicant is also showing the required outlots along Kyle Road and Lincoln Avenue for the vegetative buffer between the subdivision and the two streets.

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 57 lots requires a total of 0.966 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 161 (57 x 2.83). A fee of \$49,266 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.966 acre of park space, totaling \$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 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 Rezoning to SR-1B with the following conditions:

1. In lieu of constructing a sidewalk on Lincoln Avenue, 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 a check in the amount agreed upon.
2. There will be a \$2,250 annexation fee per house permit and the park land dedication requirement is 0.966 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$49,266, \$865.00 per house permit.

Attachments

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

Review Fee - \$150 + \$570 = \$720

CITY OF O'FALLON, ILLINOIS

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

S15-09

CITY OF O'FALLON
JUL 23 2015
DATE PAID

(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.")

Date: July 20, 2015

Name of Subdivision: Illini Trails 3rd Addition

Name, Address, and Phone Number of Subdivider: Fulford Homes - Chris Matteo

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

Name, Address, and Phone Number of Engineer: Woolpert, Inc - David Dillow, PE

343 Fountains Parkway, Suite 100, Fairview Heights, Illinois 62208

Section: 18 Township: 2N Range: 7W

Area of Tract: 24.88 acres Number of Proposed Lots: 57 Zoning: SR-1B

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

St. Clair County - Ag

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

PAYMENT OF FILING FEE

YES

\$720⁰⁰

PAYMENT OF ENGINEERING PLAN REVIEW FEE

YES

\$2,770⁰⁰

☒ 6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY ☒

YES

☒ VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED

NO

☒ NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT

YES

☒ COMPLETION OF PRELIMINARY PLAT CHECKLIST

YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM

YES

☒ PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)

NO

☒ PHASE I DRAINAGE REPORT

YES

☒ .PDF COPY OF PLAT

YES

☒ SUBMITTAL IN CAD / GIS FORMAT (ON CD)

YES

PROOF OF DEVELOPER'S OWNERSHIP INTEREST

YES

*** 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

Fulford Homes

Illini Trails 3rd Addition Residential Subdivision Proposed SR-1B Zoning SW Quadrant North Lincoln Avenue at Kyle Road July, 2015

Development Narrative:

The 3rd Addition to the Illini Trails Subdivision is located south of Kyle Road and will extend the Illini Trails subdivision east to North Lincoln Avenue.

The proposed 3rd Addition includes 57 lots on approximately 25 acres of gently rolling farmland (row crops with average slopes of approximately 3%). A local high point on the property to the north, south, east, and west. All of the site discharges to adjacent properties and receives no off-site drainage.

Included in the overall approximately 25 acre property are 4.8 acres of public right-of-way, 4.0 acres of common ground, and 16.08 acres of residential lots – for a density of 2.3 lots per acre.

The 3rd Addition is being designed as a compatible and complementary extension of the existing Illini Trails. The landscaped buffer along Kyle Road will be extended along the entire Kyle Road frontage. A similar buffer will be provided along the North Lincoln frontage.

While the 25 acre property is very close to a square shape, curved streets and cul-de-sacs were used in the design to provide a comfortable and safe neighborhood for families with young children. The curved streets and relatively large percentage of cul-de-sac lots will help avoid concentrated traffic and encourage slower speeds within the subdivision. It will also provide a comfortable neighborhood layout for a sense of community with walking and interaction within the development.

Access to the 3rd Addition will come from an existing right-of-way stub to Sauk Trail and a new intersection on Kyle Road. Traffic flow within the subdivision will be a loop with five relatively short cul-de-sacs around the perimeter of the property.

The proposed infrastructure for this development will include city water and sanitary sewer main extensions to provide service for each lot. Storm drainage will be provided via swales and storm sewer. Drainage leaving the site will be slowed to existing condition rates with detention basins and swales.

The demographics of the residents for this development will be first and second time move up buyers as well as those looking to downsize, with the homes priced around \$200,000 to \$360,000. The single family homes constructed with this development will include ranch and 2-story and 1.5 story models with sizes ranging from 1,500 square feet to 3,000 square feet. All homes will have a 2-car attached garage with most have the option of a 3 car garage. The homes will all be built by Fulford Homes, with each model customized by the homeowner based on their selection of brick or vinyl siding,

colors, windows, roofing, etc. To avoid areas of the development all looking alike, Fulford will not allow two homes of the same plan/elevation to be built adjacent to one another.

This project is being submitted in compliance with O'Fallon SR-1B zoning. Specific items for the 3rd Addition include:

- A minimum lot area of 10,000 square feet is proposed.
- The Preliminary Plat design provides an average lot size of 12,290 square feet.
- A mean lot depth of 100 feet is proposed.
- A minimum lot width of 75 feet at the building line is proposed (not that the dimension shown on the Preliminary Plat is at the lot line, widths at the building line are 75 feet minimum).
- A minimum rear yard setback of 25 feet is proposed.
- A minimum side yard setback of 7.5 feet is proposed.

PETITION FOR ZONING AMENDMENT

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. P2015-10
 Date: July 23, 2015

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

Date set for hearing: Aug 25, 2015 Perm. Parcel No. _____
 Date hearing held: _____ Fee paid: \$ 200.00 Date: 08-4-15
 Newspaper: O'F Progress 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
 AUG - 4 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): Presbytery of Giddings - Lovejoy Phone: 314-772-2395
 Mailing address: 2236 Tower Grove Ave, St Louis, MO 63110 E-Mail: _____
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779
 Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser 04180407008/007/006/002
- Address of property: N Lincoln Ave at Kyle Road Parcel (Tax) ID #: 04180400032
- Present use of property: Agriculture Present Zone District: County - A
 Proposed use of property: Single Family Residential Illini Trails 3rd Addit Proposed Zone District: SR-1B
- Zone District Classifications of adjacent properties: N=A/B-1 S=Uninc E=Uninc -A W=SR-1B
- Area of land rezoning requested for: 24.88 Ac 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: 8/4/15

Signature of Applicant: [Signature]

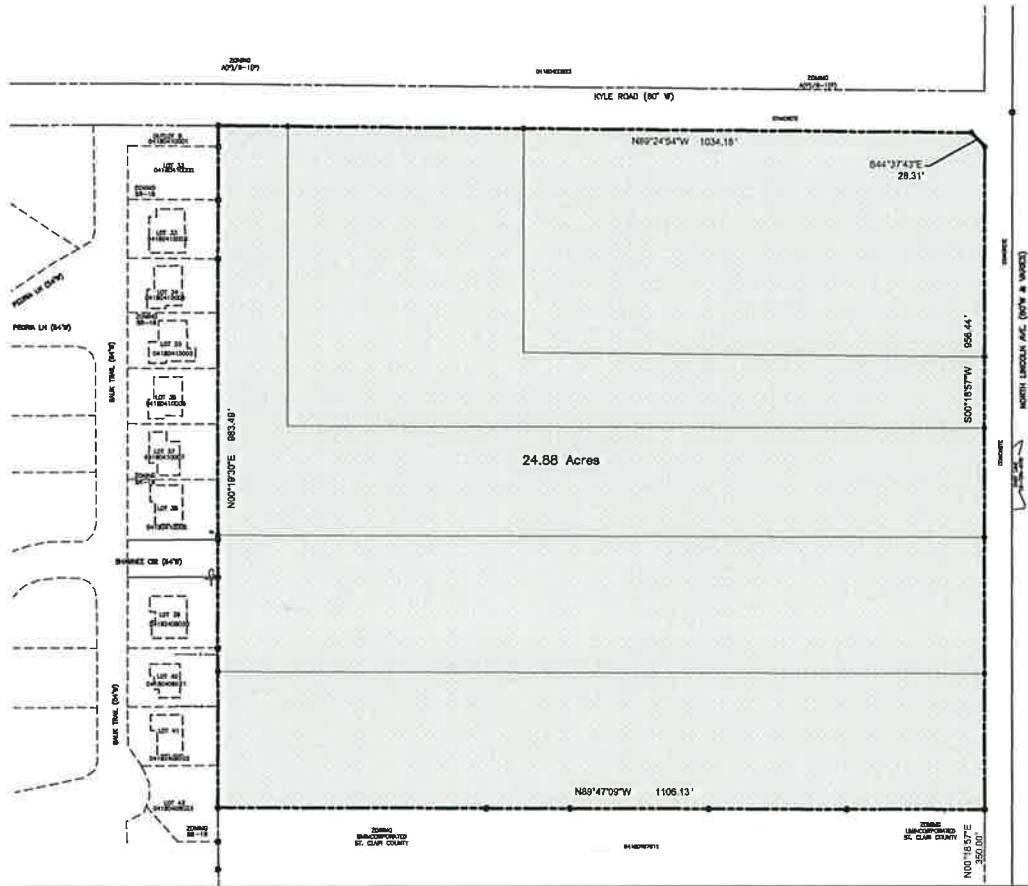
Date: 8/4/15

Signature of Owner: [Signature] (CONTRACT OWNER)

RECEIVED AUG - 4 2015

REZONING EXHIBIT

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18,
IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL
MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



FulfordHomes
Real Estate

WOOLPERT
Surveying & Mapping

ILLINI TRAILS 3RD ADDITION
FULFORD HOMES

NORTH LINCOLN AVENUE & KYLE ROAD
OF FALLON, ST. CLAIR COUNTY, ILLINOIS

SHEET NO.
1 OF 1

1115 Margaret Lane
Bella, Illinois 62221
618.333.7775
DEVELOPER

373 Foxfield Parkway, Suite 100
Fenton, Illinois 62029
ENGINEER: DAVID M. CLARK, P.E.
ENGINEER / SURVEYOR

REZONING EXHIBIT

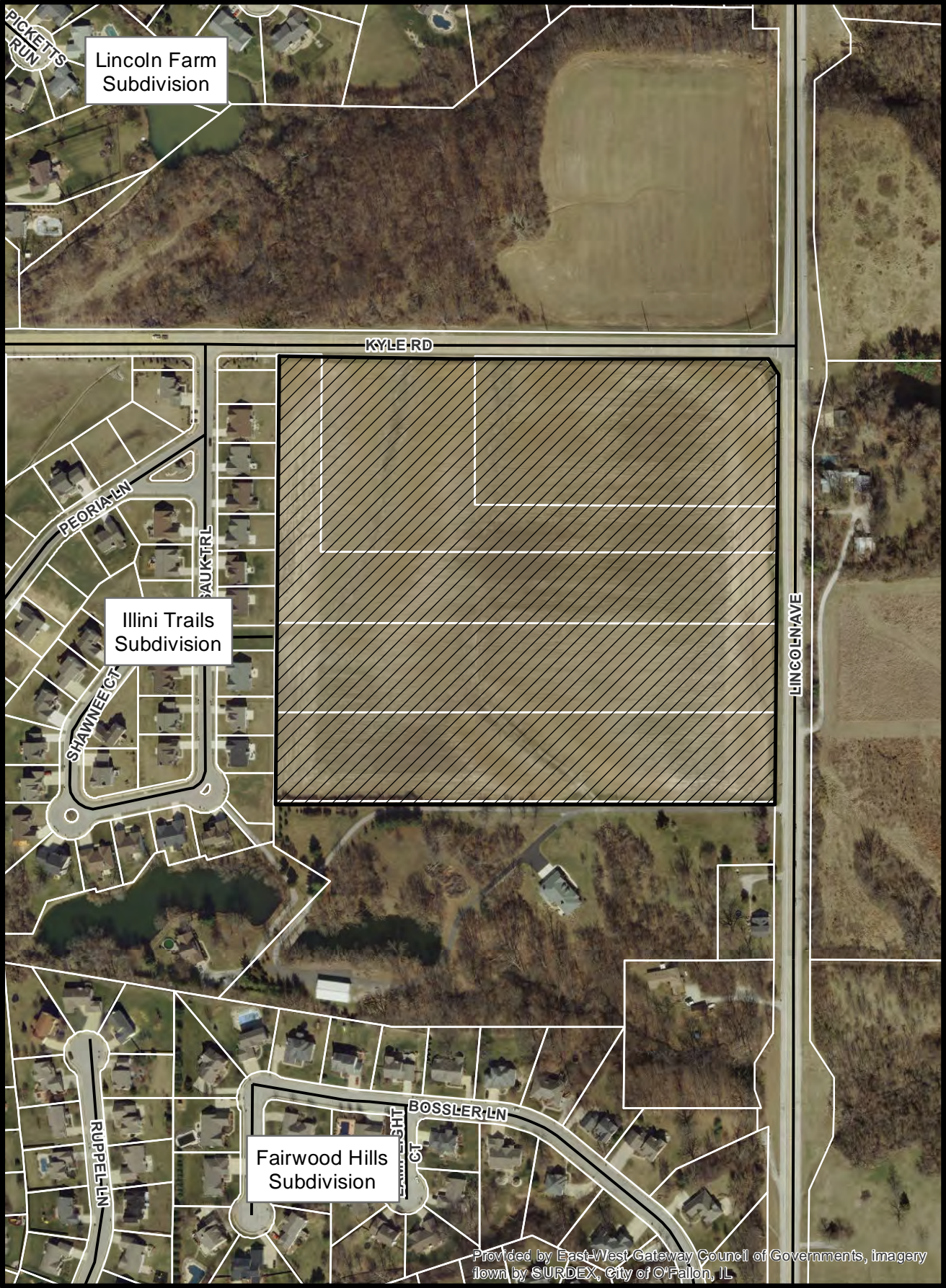
S15-09 & P2015-10: Illini Trails - 3rd Addition - Zoning Map



0 135 270 540 810 Feet



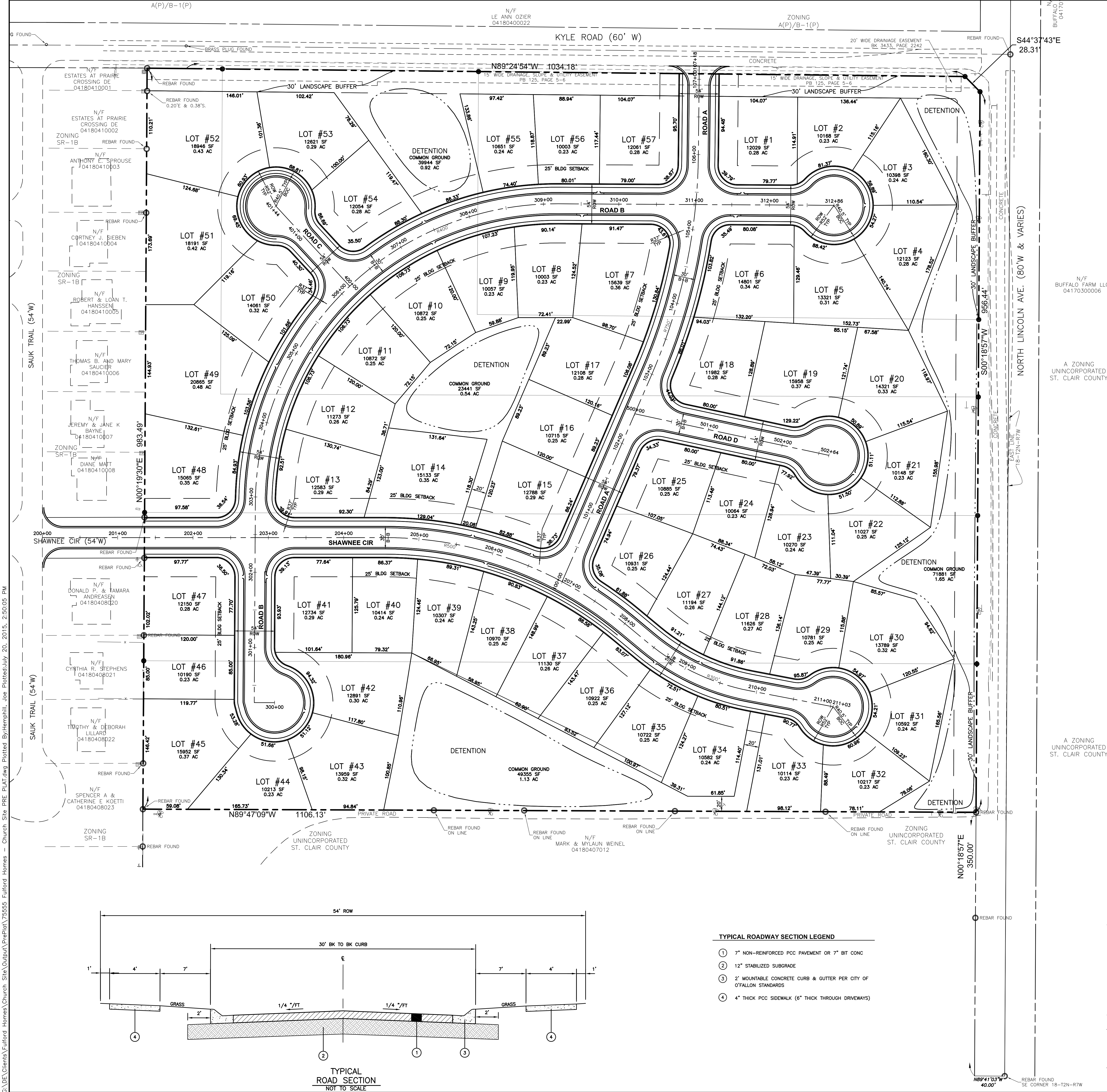
S15-09 & P2015-10: Illini Trails - 3rd Addition - Land Use Map



 Subject Property

0 135 270 540 810 Feet

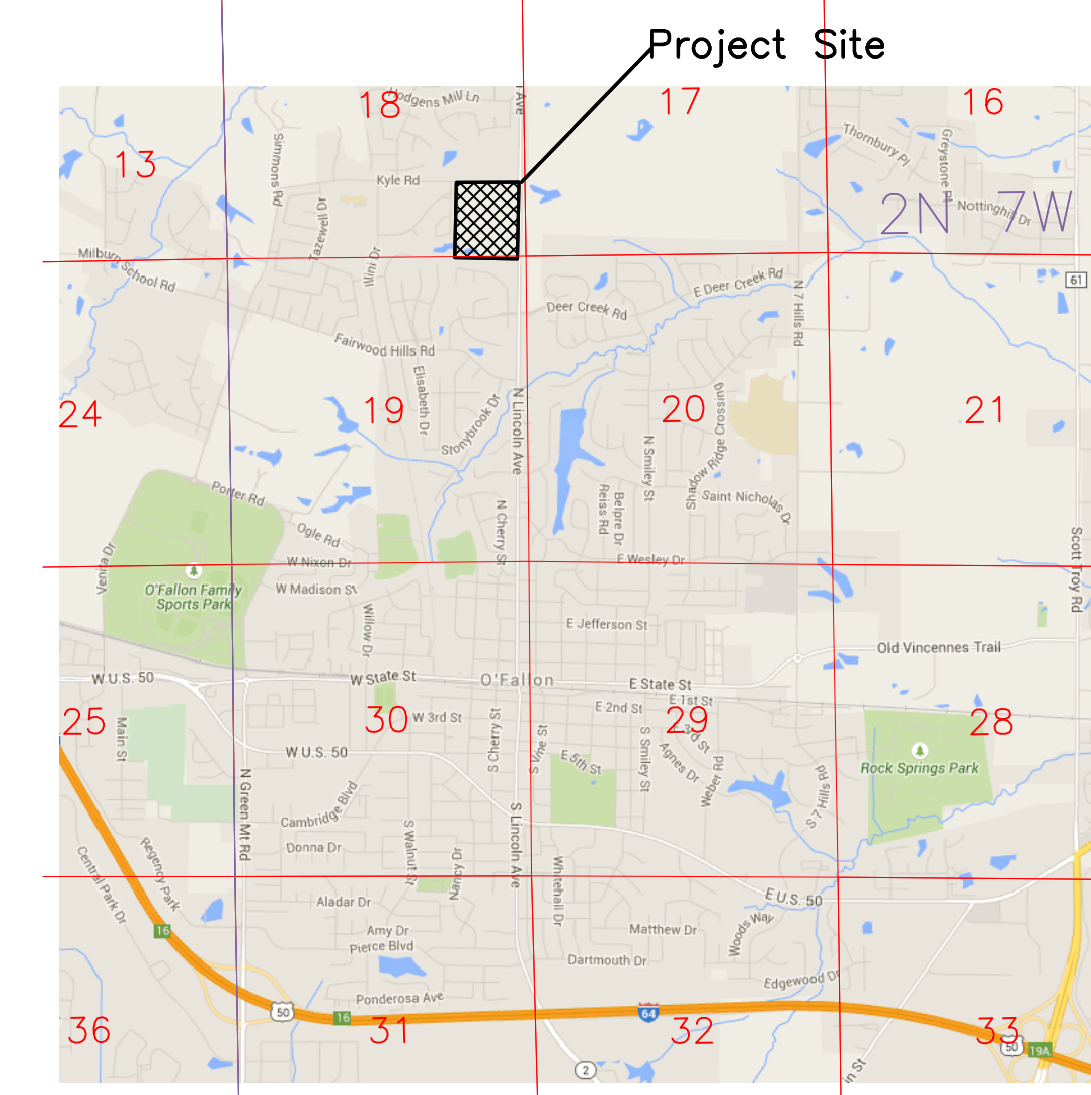




PRELIMINARY PLAT

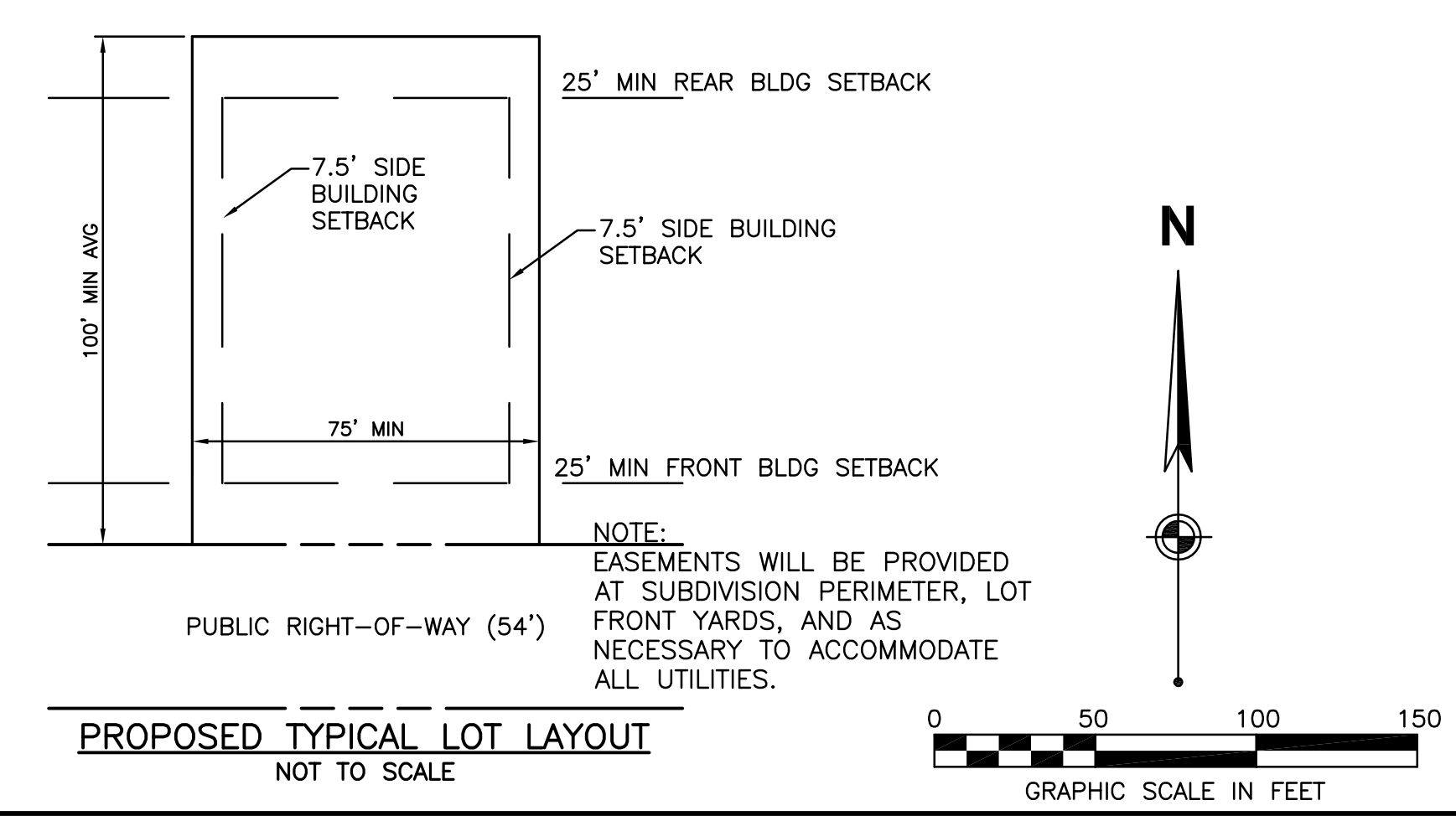
ILLINI TRAILS 3RD ADDITION

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS

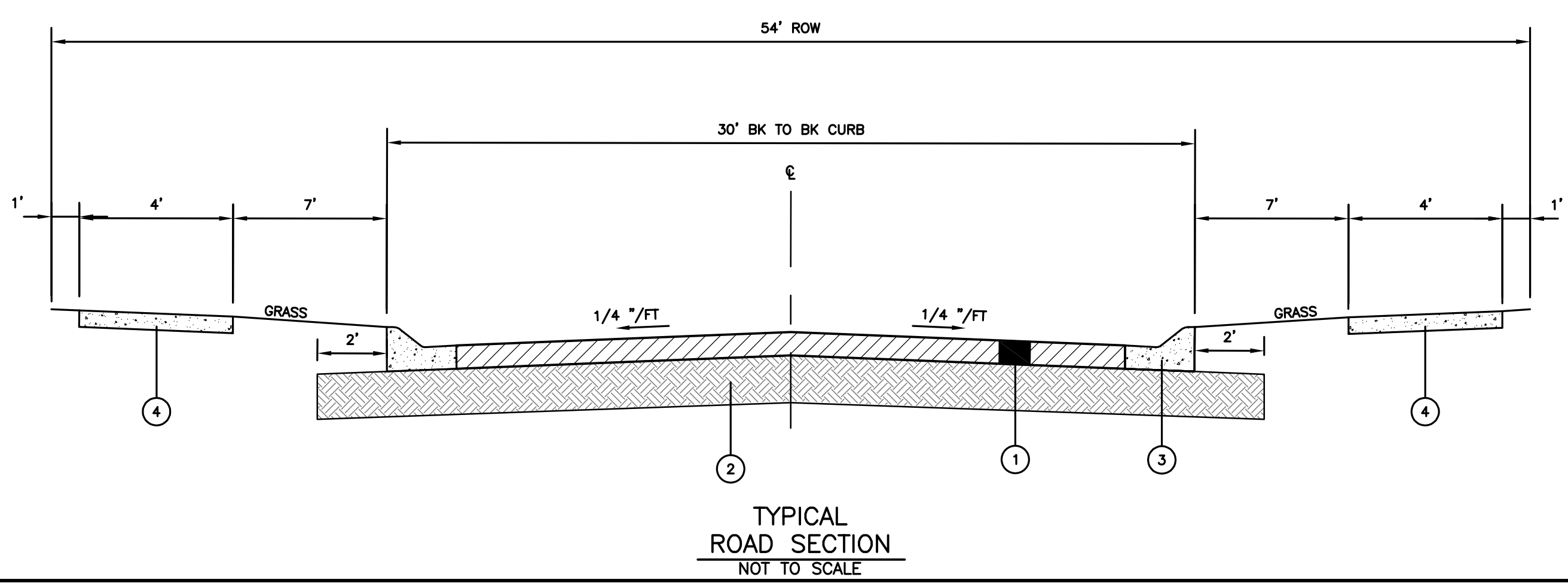


LOCATION MAP
NOT TO SCALE

SITE DATA	
TOTAL DEVELOPMENT	
HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 12,290 SF (0.28 AC)
MIN LOT SIZE	= 10,003 SF (0.23 AC)
MAX LOT SIZE	= 18,997 SF (0.44 AC)
GROSS AREA	= 1,083,685 SF (24.88 AC)
PUBLIC ROW AREA	= 209,109 SF (4.8 AC)
NET AREA	= 700,551 SF (16.08 AC)
NUMBER OF LOTS	= 57
DENSITY	= 2.29 LOTS/ACRE
COMMON GROUND AREA	= 4.0 ACRES
NOTES:	
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.	
ALL UTILITIES SHALL BE UNDERGROUND	
EASEMENTS NOT SHOWN FOR CLARITY. EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.	
ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.	
OWNER:	PRESBYTERY OF GIDDINGS-LOVEJOY 2236 TOWER GROVE AVENUE ST. LOUIS, MO 63110 PHONE: 314.772.2395
DEVELOPER:	CHRIS MATTEO FULFORD HOMES 1116 HARTMAN LANE SHILOH, IL 62221 PHONE: 618.632.5779
ENGINEER:	DAVID DILLON, PE 062-047964 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
LAND SURVEYOR:	KELLY HARRIS, PLS 3749 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
EXISTING ZONING:	UNINCORPORATED ST. CLAIR COUNTY
PROPOSED ZONING:	CITY OF O'FALLON SR-1B
PROPOSED ZONING REQ:	10,000 SF MIN LOT 75' MINIMUM LOT WIDTH 100' MEAN LOT DEPTH
FLOODPLAIN:	FIRM MAP NUMBER 17163C0206D, EFFECTIVE DATE NOV 5, 2003. ZONE "X" (NO SHADING)
SEWAGE DISPOSAL:	CITY OF O'FALLON
WATER SUPPLY:	CITY OF O'FALLON
ELECTRIC SERVICE:	AMEREN IP
PROPOSED UNDERGROUND SERVICE	
GAS SERVICE:	AMEREN IP



- TYPICAL ROADWAY SECTION LEGEND**
- 7" NON-REINFORCED PCC PAVEMENT OR 7" BIT CONC
 - 12" STABILIZED SUBGRADE
 - 2' MOUNTABLE CONCRETE CURB & GUTTER PER CITY OF O'FALLON STANDARDS
 - 4" THICK PCC SIDEWALK (6" THICK THROUGH DRIVEWAYS)



G:\DClients\Fulford Homes\Church Site Pre Plat.dwg Plotted By:Hemphill, Joe Plotted:July 20, 2015, 2:50:05 PM

REVISION		PROJECT NO:		DATE	
		75555		7/20/15	
		DES.			
		DR.			
		CKD.			

1116 Hartman Lane
Shiloh, Illinois 62221
618.632.5779

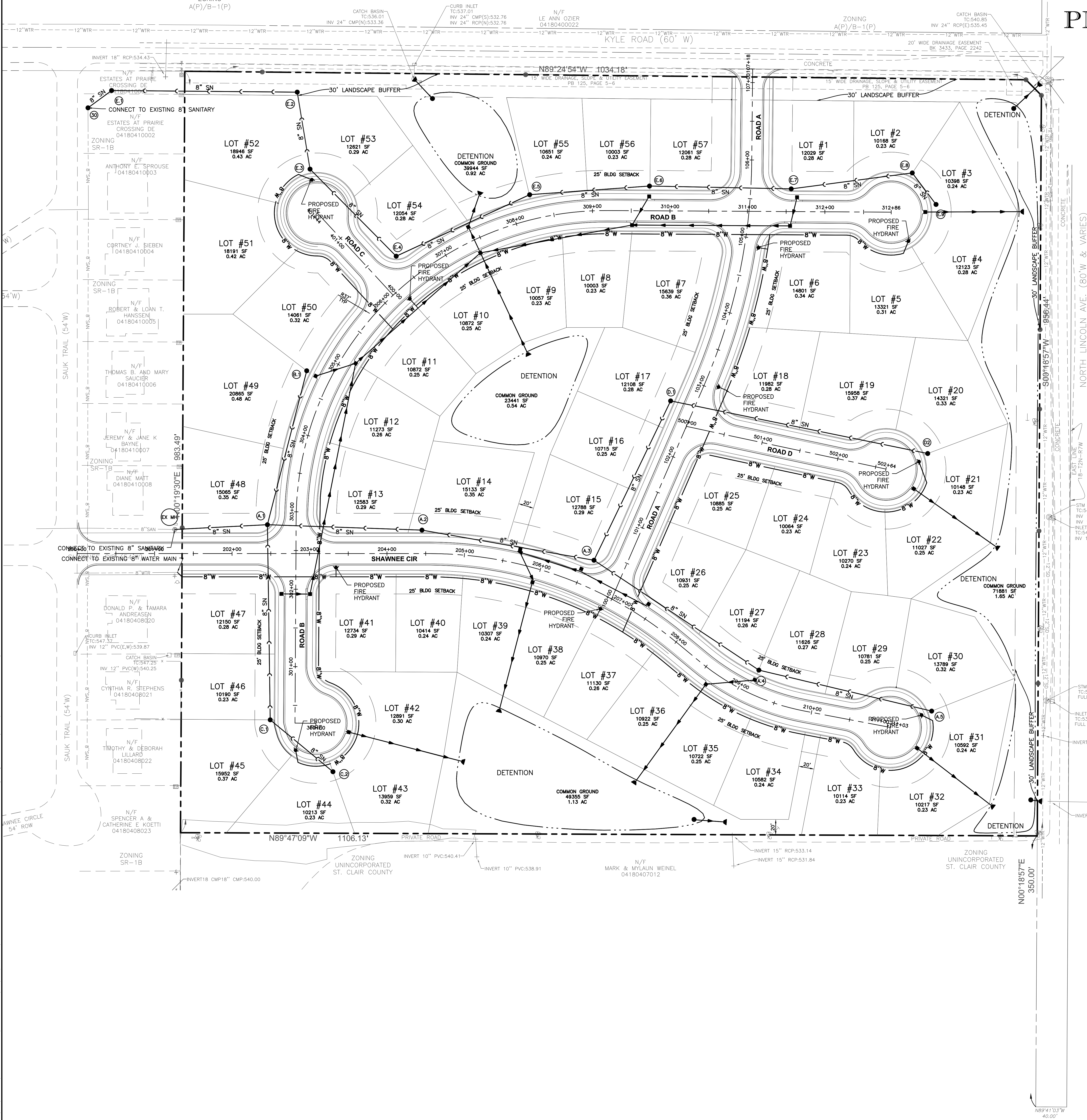
373 Fountain Parkway, Suite 100
Fairview Heights, Illinois 62208
618.632.7004

ILLINI TRAILS 3RD ADDITION
FULFORD HOMES
NORTH LINCOLN AVE & KYLE ROAD
OFALLON, ST. CLAIR COUNTY, ILLINOIS

PRELIMINARY PLAT

SHEET NO.
1 of 3

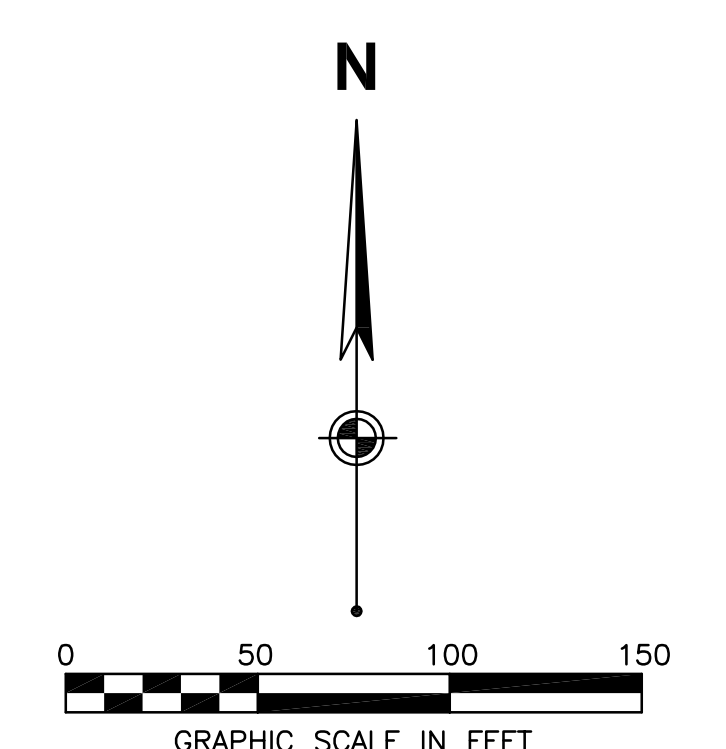
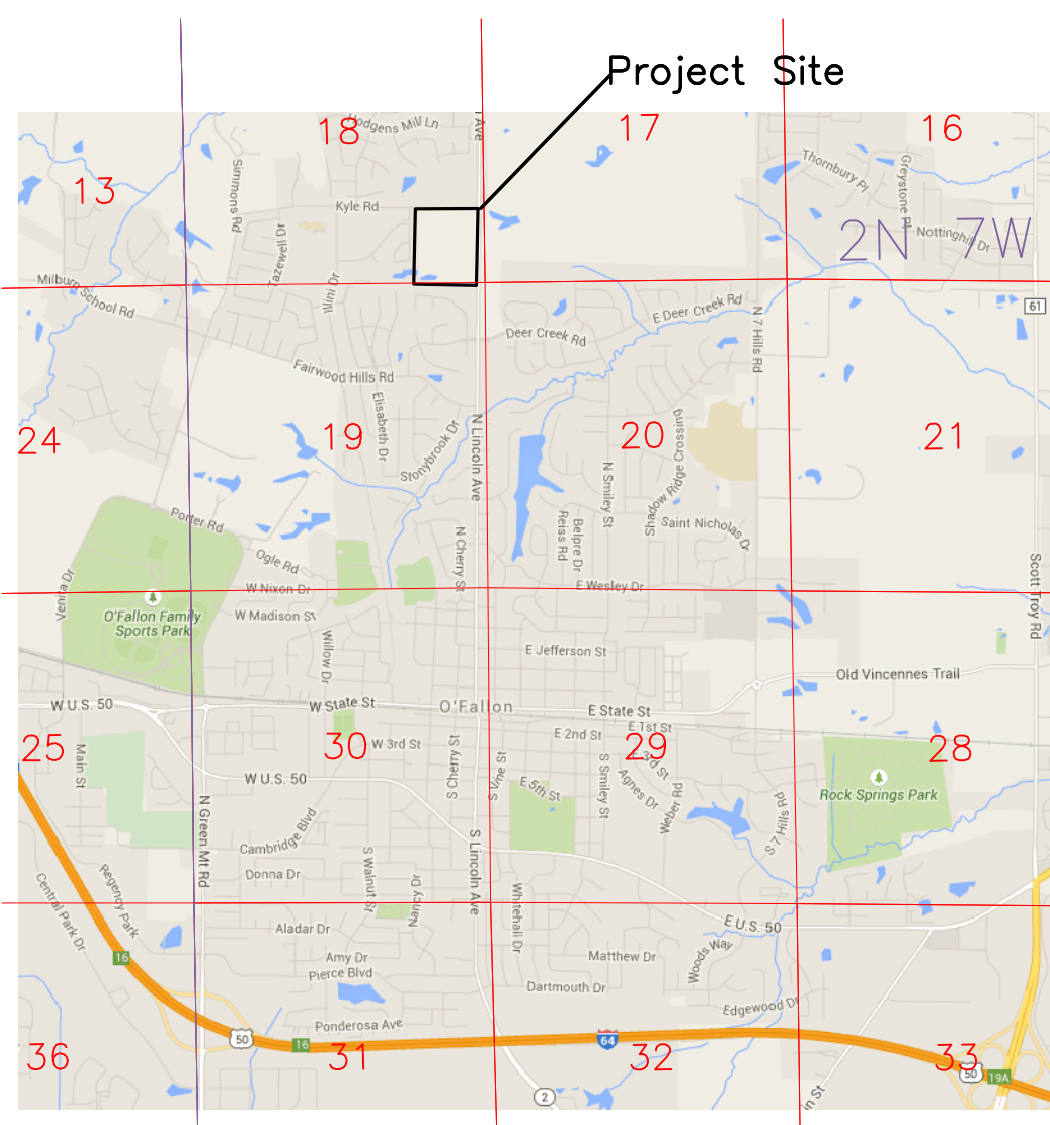
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PRELIMINARY UTILITY PLAN

ILLINI TRAILS 3RD ADDITION

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



REVISION	
No.	DATE

PROJECT NO:	75555
DATE	7/20/15
DES.	
DR.	
CKD.	

1116 Hartman Lane
Shiloh, Illinois 62221
618.221.1775

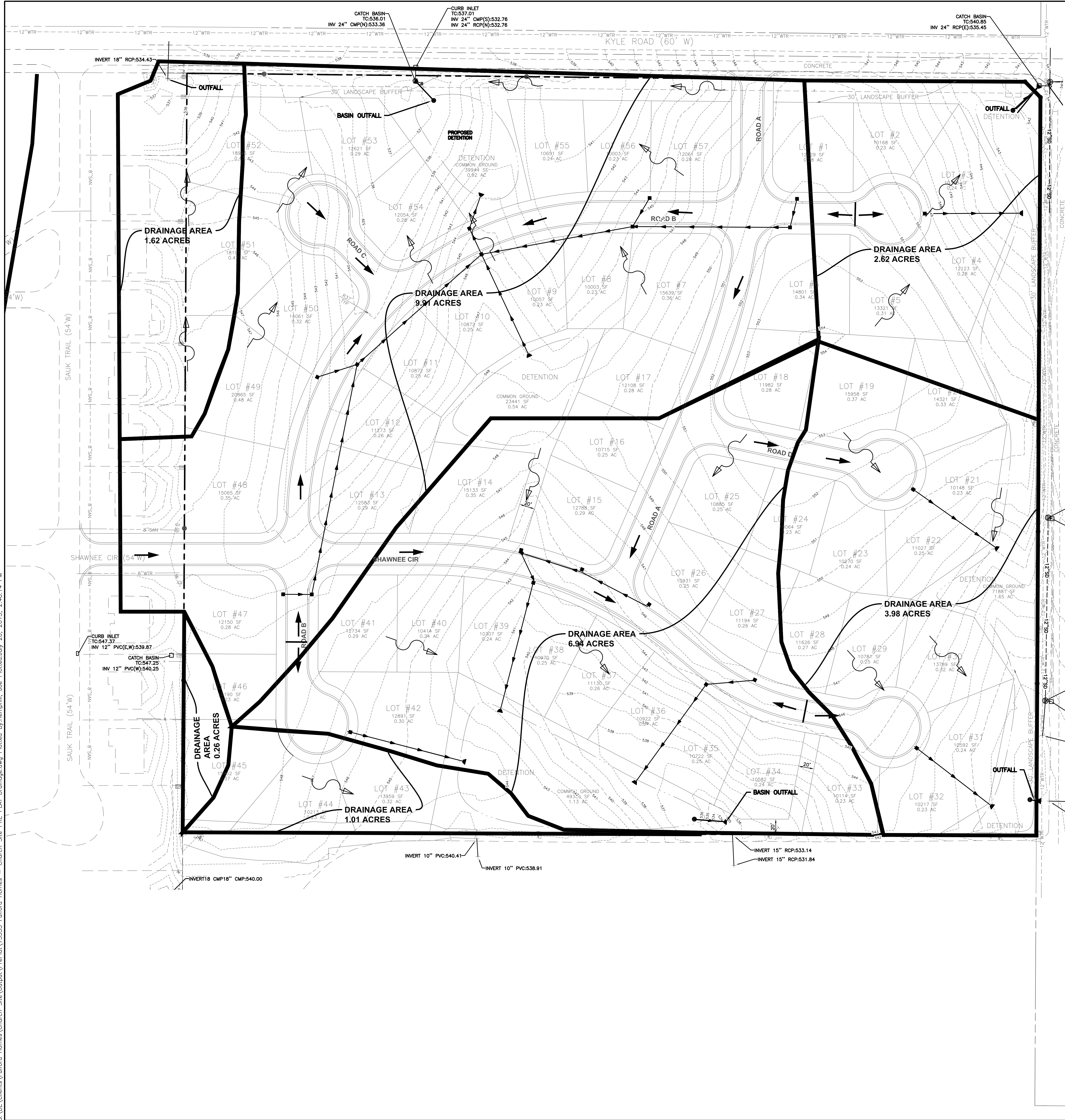
373 Fountain Parkway, Suite 100
Fairview Heights, Illinois 62208
ENGINEER: DAVID R. DILLON, PE
ENGINEER SURVEYOR

ILLINI TRAILS 3RD ADDITION
FULFORD HOMES
NORTH LINCOLN AVE & KYLE ROAD
OFALLON, ST. CLAIR COUNTY, ILLINOIS

PRELIMINARY UTILITY PLAN

SHEET NO.
2 of 3

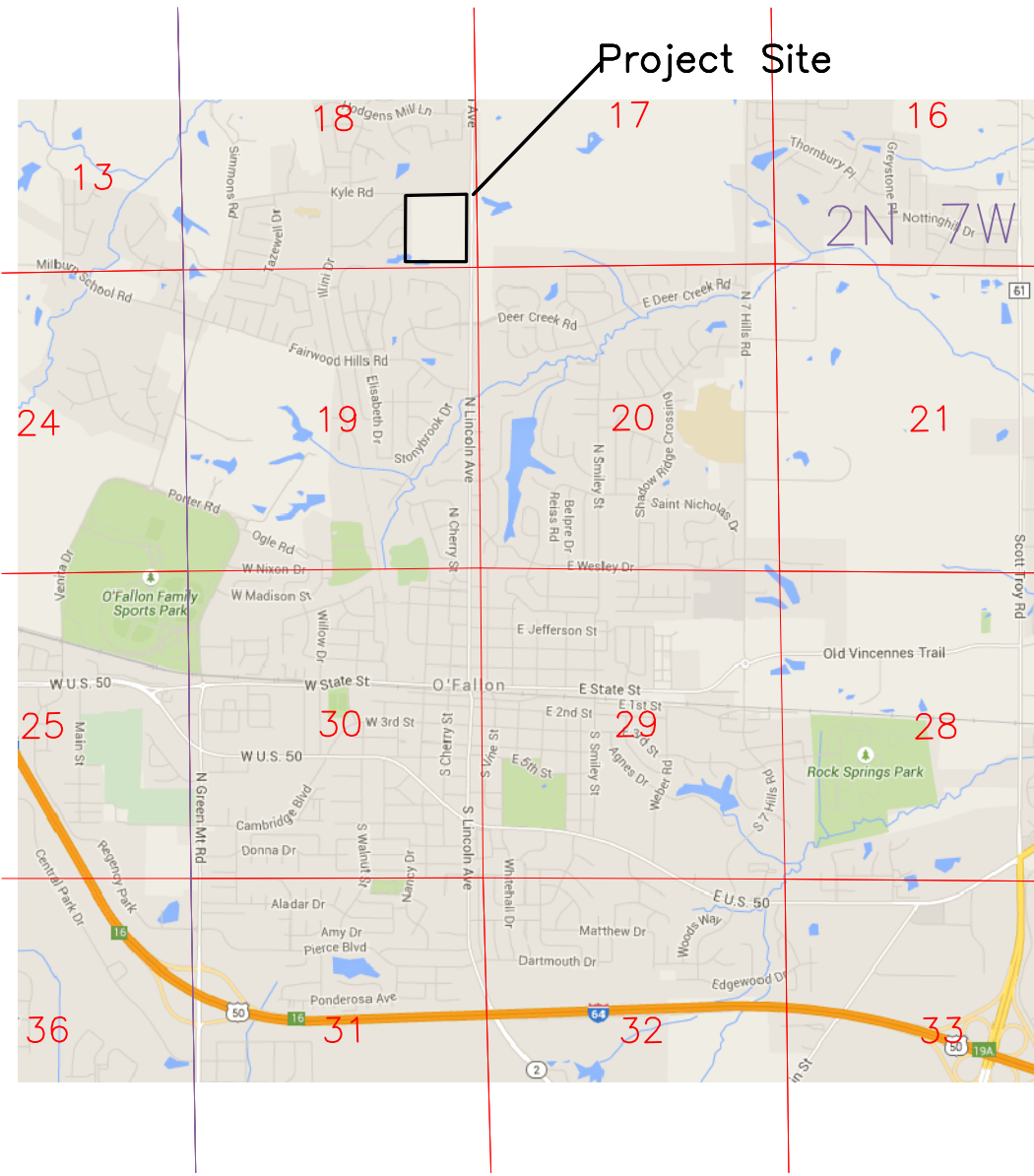
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PHASE 1 DRAINAGE PLAN

ILLINI TRAILS 3RD ADDITION

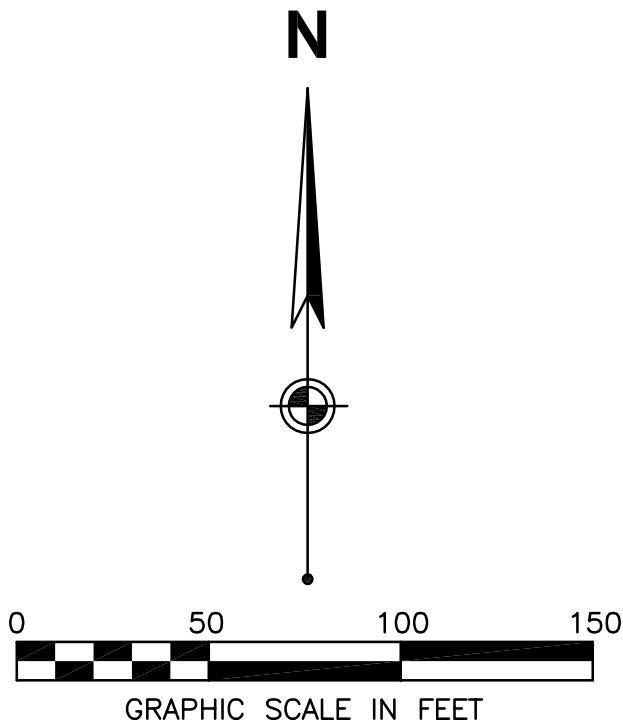
PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



- LEGEND**
- 101--- EXISTING MINOR CONTOUR
 - 100--- EXISTING MAJOR CONTOUR
 - PROPERTY LINE
 - PROPOSED INLET
 - PROPOSED STORM SEWER
 - EXISTING FLOW PATTERN
 - PROPOSED ROADWAY DRAINAGE
 - ▶ END SECTION WITH RIP RAP PROTECTION

SCS SOIL CLASSIFICATION	SCS SOIL DESCRIPTION
79B	Menfro silt loam, 2 to 5 percent slopes
79C2	Menfro silt loam, 5 to 10 percent slopes, eroded
79D3	Menfro silty clay loam, 10 to 18 percent slopes, severely eroded
267A	Caseyville silt loam, 0 to 2 percent slopes
477B	Winfield silt loam, 2 to 5 percent slopes
477C2	Winfield silt loam, 5 to 10 percent slopes, eroded

NOTE:
EASEMENTS NOT SHOWN FOR CLARITY
EASEMENTS WILL BE PROVIDED AT
SUBDIVISION PERIMETER, LOT FRONT
YARDS, AND AS NECESSARY TO
ACCOMMODATE ALL UTILITIES.



ILLINI TRAILS 3RD ADDITION
FULFORD HOMES
NORTH LINCOLN AVE & KYLE ROAD
OFALLON, ST. CLAIR COUNTY, ILLINOIS
DRAINAGE & TOPOGRAPHY PLAN

PROJECT NO:	75555
DATE	7/20/15
DES.	
DR.	
CKD.	

WOOLPERT
COUNTY CLERK, ILLINOIS
1116 Hartman Lane
373 Fountain Parkway, Suite 100
Fairview Heights, Illinois 62208
ENGINEER: DAVID R. DILLON, PE
ENGINEER SURVEYOR

FulfordHomes
Building Our Future Today



MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: August 25, 2015
SUBJECT: P2015-11: Proposed Text Amendment – Attached Garage/Storage Space

Current Issue

A small home with an extremely large attached garage was recently constructed in O'Fallon. The building was approved by city staff as it met all current codes, however, this new structure has spurred discussion on regulating the size of attached garage/storage space in a residence. Currently, the city has regulations in place that limit only detached garage/storage buildings in size in height.

Proposal

The proposed text amendment would restrict the size and height of attached garage/storage areas by limiting the maximum size based on the ground floor living space of the attached home. The following are the proposed changes to the City's Code of Ordinances:

- §158.016 Definitions.
 - **Living Space.** Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing washing and sanitation purposes.
- Create a new §158039 General Supplementary Regulations subsection (D)
 - (D) *Attached garage/storage in a Residential Dwelling District.*
 - The attached garage/storage space in a residential dwelling unit shall not exceed 50% of the dwelling unit's ground floor living space, as defined. Single-family lots are permitted to have a 500-square foot attached garage/storage area regardless of the footprint of the living space in the dwelling unit, but must comply with all other requirements.
 - The height of the attached garage/storage area may not exceed the shortest ridgeline of the area of the dwelling unit defined as living area, not to exceed 25 feet and two stories.
 - The building material of the attached garage/storage area shall be constructed with material consistent with the dwelling unit.

Recommendation

Staff recommends adopting the text amendment for regulating the size and height of an attached garage/storage area.