



AGENDA

TUESDAY, SEPTEMBER 22, 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. **(P2015-12)** – Zoning Amendment from “SR-1” Single-Family Residence Dwelling District to “RR” Rural Residential for 786 North Seven Hills Road. The petitioners are Thomas & Lisa Hudder.
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.

Community Development Department

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

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DRAFT MINUTES
O'FALLON PLANNING COMMISSION
August 25, 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, excused; 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 Keeler to approve the minutes of July 14, 2015. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present was Senior City Planner Justin Randall. Sewell gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(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.

Public hearing was opened at 6:04 p.m. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, their zoning, and Comprehensive Plan Land Use were shown. Randall highlighted various points and issues from Staff's Project Report dated August 25, 2015, among them:

- Preliminary Plat
- Access roadway connection to Brookside Estates and Obernuefemann and circulation within the development
- Drainage and detention – will help reduce flooding to Brookside Estates
- Proposed home elevations

Public comments were opened at 6:09 p.m.

Christopher Matteo, president of Fulford Homes was sworn in. Matteo testified:

- Home elevations will be varied in that same elevations are not allowed side by side
- Will be consistent with other Fulford subdivisions with a park-like feel
- Home prices range from \$160's to \$240's
- Homes range from 1,250 sq ft to 2,700 sq ft

- 3 year build out planned

Dave Dillow, Woolpert Engineering, was sworn in. Dillow explained drainage from the Family Sports Park comes onto this property on the west side of the development. Water will be captured in the detention areas and will be will metered out and slowed to reduce the rate and amount of runoff into the development. A swale will be built along the south side of the property then will angle to the north east into an additional detention area.

Matteo responded to Sewell that they have not built any of the subdivisions surrounding this area.

Michael Smith of 504 Persimmon was sworn in testifying the drainage ditch area next to them has recently been renewed by the City, has since been operating at capacity, and one section of rock put down has been washed away. He asked if he was going to be affected by this new development. Dillow explained the multiple detention areas will slow water and move the water westward to a larger detention area.

Wendy Hobson of 226 Derrick was sworn in and stated the water flows down the hill in Brookside, further south on Derrick Drive . She asked if the detention proposed will slow that water down, too. Dillow explained that are was well south of the proposed subdivision and there would be a relatively negligible benefit on this area.

Claudia Walker of 705 W Madison was sworn in and asked how this development would affect their property as they live further away. Randall explained the notification received by the petitioner and the City were required per State Statute.

Smith asked what would happen to the wooded area. Dillow said once the grading for the individual lots begins, they can determine the clearing limits. They will minimize the number of trees that are cleared.

Lela McFalls of 1024 Steven Dee was sworn in and asked when construction would begin. Matteo replied it could be this fall after the crops have been harvested.

McFalls asked if there had been any consideration for a turn lane considering the park is just across the road which has resulted in an increase in traffic accidents. Randall relayed that while a development of this size does not qualify for the necessity of a traffic study for the potential of a turn lane, he will forward the question to the Public Works Department. If warranted, a traffic study could identify if the park has impacted the area enough to merit a turn lane.

Sewell explained that the order of review for the project through City Committees and City Council multiple times will ensure the City Council is aware of the traffic concerns.

Mark Hobson of 226 Derrick was sworn in and stated appreciation of the drainage discussion, but wanted to know if the new road drains will tie into the existing ones in Brookside. Dillow responded that they will not be connected.

Public comments were closed at 6:28 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

- The park land dedication requirement is 0.832 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$42,433.00, \$865.00 per house permit.

It was discussed and decided not to add condition of the traffic study as this would be burdened solely upon the petitioner.

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

ROLL CALL: Arell-Martinez, 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 September 14, 2015, at 6 p.m. The public hearing was closed at 6:31 p.m.

(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

Public hearing was opened at 6:32 p.m. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, their zoning, and Comprehensive Plan Land Use were shown. Randall highlighted various points and issues from Staff's Project Report dated August 25, 2015, among them:

- Current Institutional Land Use allows single family residence zoning
- Preliminary Plat
- Access to Kyle Road and existing Illini Trails subdivision
- No access to North Lincoln Avenue, a minor arterial road
- Sidewalks along Lincoln are not recommended at this time as Lincoln may become an urban section in the future and sidewalk locations cannot presently be determined
- Annexation
- Proposed home elevations

Public comments were opened at 6:35 p.m.

Christopher Matteo, president of Fulford Homes was sworn in and stated their desire to continue the extension of the Illini Trails community. Matteo described:

- Cul-de-sacs and connection onto Kyle Road will reduce the race-way affect through the development.
- Most of the lots back up to common ground.
- Existing Illini Trails home elevations will be expanded upon and homes in this development may be larger.
- Entrance monuments along Kyle Road.
- Development in phases starting on the western edge working eastward.
- This development will be part of the Illini Trails Home Owners Association

Matteo explained to Keeler there will be 3' to 6' high berms with landscaping along Lincoln and landscaping will continue on the Kyle Road side.

Public comments were closed at 6:43 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

- 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.
- 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 \$49,266.00, \$865.00 per house permit.

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

ROLL CALL: Arell-Martinez, 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 September 14, 2015, at 6 p.m. The public hearing was closed at 6:45 p.m.

(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.

Public hearing was opened at 6:47 p.m. Randall explained a situation which has spurred discussions regarding the size of attached garage/storage space in relation to the living space. The proposed text amendment will be similar to the size and height restrictions for accessory structures.

Public comments were opened at 6:50 p.m.

No one stepped forward.

Public comments were closed at 6:50 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

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

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

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

The project moves to Community Development on September 14, 2015, at 6 p.m. The public hearing was closed at 6:51 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced there are no petitions awaiting public hearing for September 8th; therefore, that meeting has been cancelled. There is one petition awaiting public hearing for September 22nd.

Randall invited the Commissioners to a Citizen Planners Workshop on September 29th at Collinsville City Hall. RSVP to Randall by September 15th.

Randall also invited Commissioners to attend UMSL Chancellor's Planning & Zoning Certificate Program.

ADJOURNMENT:

Motion was made by Keeler and seconded by Rogers to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: September 22, 2015
SUBJECT: P2015-12: Hudder

Location: 786 North Seven Hills Road, O'Fallon, IL
Applicant: Thomas and Lisa Hudder
Owner: Thomas and Lisa Hudder
Submitted: August 21, 2015

Background & Executive Summary

The subject property is approximately 10.36 acres in size and is zoned SR-1 Single-Family Residence Dwelling District, as are all parcels immediately adjacent to it, including Thornbury Hill subdivision to the northeast and Manors at Thornbury Hill subdivision to the east.

The petitioners purchased the property on August 10, 2010. A variance for the owners to keep three horses at the property was granted by the Zoning Hearing Officer on March 4, 2011 (ZHO2011-01). In 2013, two variances were granted by the Zoning Hearing Officer to allow the construction of a 2,532 square foot pole barn that exceeded the height of the shortest ridgeline of the residential structure by 10 feet - 2 inches.

The City of O'Fallon Comprehensive Plan Future Land Use Map designates the subject property as "Rural Residential", with a recommendation for creating a new zoning category to preserve "rural character" and "large lot development." At the time of the variances, the City had not created the new zoning category. The Rural Residential District was approved by the City Council in January 2014. The petitioner is now seeking to have the property rezoned to the Rural Residential District to ensure the proper zoning is in place if they were to sell the property in the future.

Existing Conditions

Surrounding Zoning:

North: SR-1

East: SR-1

South: St. Clair Co. SR-3 & O'Fallon SR-1

West: SR-1

Surrounding Land Use:

North: Single-family residences in the Thornbury Hill subdivision.

East: Single-family residences in the Manors at Thornbury Hill subdivision.

South: Single-family residences on large tracts of land.

West: Single-family residences on large tracts of land.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Rural Residential. The proposed rezoning to RR, Rural Residential District is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the RR, Rural Residential 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 property consists of 10.36 acres on the east side of Seven Hills Road, just south of the Thornbury Hill subdivision. The property is one of three large lots with access off of Seven Hills Road and has been granted variances in the past granting the ability to have three horses and a large barn to house the horses. The Comprehensive Plan for the Seven Hills Road Sub-Area and Corridor Plans identified appropriate land uses in the area from Troy-O'Fallon Road south near Old Vincennes Trail would primarily be low density single-family uses, institutional uses agricultural land with limited livestock and open space uses.

Additionally, the Future Land Use map designates the subject property as Rural Residential. Rural Residential Land Use Category designated land should incorporate existing environmental conditions to preserve rural character and large lot developments. The subject property is a prime example for the Rural Residential Land Use Category and the rezoning to the Rural Residential District is the appropriate zoning district to achieve the goals and objectives of the Comprehensive Plan.

Rural Residential District:

The Rural Residential District (RR) was created as recommended in the Comprehensive Plan to preserve the rural character of portions of the City. The land uses categories are a melding of land uses in the Agricultural District and the single-family residential district. The intent was to reduce some of the more intense agricultural uses allowed in the Agricultural District, while allowing some additional uses not allowed in the single-family residential dwelling districts. Some of those rural uses include the ability to have some limited livestock and larger accessory structures on a property zoned Rural Residential.

The Rural Residential District allows some agricultural uses with limitations:

Agricultural uses, but not including stockyards, commercial livestock or poultry feeding nor agricultural processing plants. All outdoor areas used for animals shall be fenced, shall not be within 10 feet of the side or rear property lines, and shall not be within 25 feet of any public right of way. Animal types and counts shall be regulated as follows:

- a. Horses, donkeys, emus, ostriches, llamas, alpacas - two animals per acre, max three animals; and
- b. Sheep or goats - two animals per acre, max six animals; and
- c. Chickens - six hens per acre, max 12 hens, no roosters allowed.

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Additionally, the following additional regulations apply only to accessory buildings (garages, shed, etc.) only in the RR Rural Residential zoning district. These regulations do not apply to pools, decks or covered patios.

- a. The ground floor area of each accessory building shall not exceed 2,500 sq. ft. (total floor area not to exceed 5,000 sq. ft.).
- b. The setback requirement between accessory buildings on the same lot shall be a minimum of ten linear feet.
- c. Any accessory structure used for animals must be a minimum of 25 feet from any side or rear property line.

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 subject 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 requested rezoning to the RR, Rural Residential District.

Attachments

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

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. **P2015-12**
Date: **August 21, 2015**

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

Date set for hearing: _____

Perm. Parcel No. **04 - 16 - 308 - 001**

Date hearing held: _____

Fee paid: \$ **N/C** Date: **8-21-15**

Newspaper: _____

Building Permit App. No. **waived per J. Randall**

Recommendation of Planning Commission:

Action by City Council:

() Denied

() Denied

() Approved

() Approved

() Approved with modification

() Approved with modification

Date: _____

Date: _____

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): **THOMAS & LISA HUDDER** Phone: **628-1851**
Mailing address: **786 N. SEVEN HILLS ROAD** E-Mail: **Thudd@ucac.com**
- Applicant's name: **- SAME AS ABOVE -** Phone: _____
Mailing address: _____ E-Mail: _____
- Property interest of applicant (Owner, Contractor, etc.): **OWNER**
- Address of property: **786 N. SEVEN HILLS ROAD** Parcel (Tax) ID #: **04-16-0-308-001**
- Present use of property: **SINGLE-FAMILY RESIDENTIAL** Present Zone District: **SR-1**
Proposed use of property: **SINGLE-FAMILY RESIDENTIAL** Proposed Zone District: **RR**
- Zone District Classifications of adjacent properties: **SR-1**
- Area of land rezoning requested for: **10.36** (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.

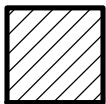
Date: **8/21/15**

Signature of Applicant: **Lisa A. Hudder**

Date: **8/21/15**

Signature of Owner: **Lisa A. Hudder**

P2015-12: Hudder - Zoning Map



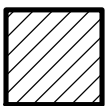
Subject
Property

0 130 260 520 780 1,040 Feet



O'Fallon
ILLINOIS

P2015-12: Hudder - Land Use Map



Subject
Property

0 130 260 520 780 1,040 Feet



O'Fallon
ILLINOIS