O'FALLON PLANNING COMMISSION

AGENDA

TUESDAY, MARCH 24, 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. **(P2015-03)** - Zoning Amendment Subject to the Planned Development Ordinance from "O-1" Planned Office District and "B-1(P)" Planned Community Business District to "B-1(P)" Planned Community Business District for a 60,000 sq. ft., 5-story office building with retail. The property is located at the northwest corner of Regency Park Drive and North Green Mount Road. The petitioner is Rachelle Lengermann, Plocher Construction, for Green Mount Development Group, LLC.
8. Reports of Standing and Special Committees – no reports
9. Reports and Communications
10. Adjournment

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.

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

DRAFT MINUTES
O'FALLON PLANNING COMMISSION
March 10, 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, excused; Al Keeler, excused; Rebecca Pickett, present; Joe Rogers, present; Ray Rohr, present; Larry Sewell, present. A quorum was declared present by Sewell.

MINUTES: Motion was made by Baskett and seconded by Rohr to approve the minutes of January 13, 2015. All Ayes. Motion carried.

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

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2015-01) - Zoning Amendment Subject to the Planned Development Ordinance from "B-1(P)" Planned Community Business District to "B-1(P)" Planned Community Business District for Gateway Classic Cars to host private and public events. The property is located at 1237 Central Park Drive and the petitioner is Sal Akbani, Fairmont Venture Partners, LLC.

Public hearing was opened at 6:04 p.m. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown. Randall highlighted various points and issues from Staff's Project Report dated March 10, 2015.

Staff does not have concerns with the smaller public assembly events as the facility can meet the demands of parking and current operations. However, larger public assembly events raise concerns for demands on parking and impact on traffic in the Central Park corridor. The building is designed to hold just under 1,400 people and the parking accommodates just fewer than 1,300 people.

Randall explained that this proposed planned use will not provide a blanket approval for the public assembly events, rather it allows City Council to know in advance that such larger events can be expected to be brought before Council for approval of specific events through the Special Event Permit application process.

Shekell explained places of public assembly or activities require authority for consideration by the City Council. He also explained the Special Event Permit process

whereas some can be administratively approved and others require City Council approval. All are reviewed by Public Safety and Fire Department.

Public comments were opened at 6:15 p.m.

John Busch, Events Coordinator for Gateway Classic Cars, was sworn in. They plan six to eight large events each year which would maximize their parking. Sewell asked Shekell if there was a stress point to how many of these large events would be considered by the City. Shekell explained that each event will be considered on its own merit. Considerations include alcohol being served, outdoor vs. indoor event, and parking arrangements. Shekell reported that Menards communicated with him to address concerns with their parking area being utilized for the events. Consideration for issues at an event could support more detailed scrutiny for future events.

Sewell asked for an explanation of a large event. Busch described most are car shows. Cars would be on display with spectators in the parking lot. If more parking is needed, they will work out agreements with adjacent business owners to utilize their parking and have spectators shuttled from their cars to the display venue. Busch indicated they already have a verbal agreement with At Home. There will be music outside directed towards the center of the parking lot from the front of the building and the building would serve as a partial noise buffer to the apartments behind the facility.

Busch continued they are planning a motorcycle expo event will be a Friday night and Saturday. They would be mostly inside but there would be some outside vendors. There will be alcohol served, an indoor band, and educational seminars.

Spring Fling is a charity car show with vendors outside and inside, classic cars are parked in the lot, and spectator parking is along the sides of the building. There were no issues with parking last year other than customers shopping at Menards walked over to the Gateway Classic Car facility, and this has been discussed with Menards. Busch explained a traffic flow plan with the west entrance being the entrance to the event, and the east entrance being the exit from the event. He proposed they can direct traffic to exit to the right only if necessary to reduce the hazard of turning left onto Central Park Dr. This is an alcohol-free event. All events are usually during fair weather.

Curt Schroeder of Greensfelder, Hemker & Gale, attorney on behalf of Darrell Shelton, one of the developers of the Central Park area, was sworn in. Schroeder indicated Shelton strongly opposes the proposed amendment and any events of this size, and is concerned about the effect on Central Park Plaza. Schroeder stated apprehensions regarding the facility not being meant for these types of events and 5,000 to 10,000 people will cause a major issue with parking.

Schroeder continued with Shelton's concerns regarding:

- Attendee activities that will spill over onto Shelton's adjacent property.
- Future developers could observe these events and be deterred by the perceived parking issues.
- Safety issues from event attendees parking wherever they can find parking and walking to the event since on-site parking may not be available.

- Developers are required to “park the property” when planning their projects and plan for on-site parking accordingly. The same should be required here.
- Sales of beverage, food, and liquor would have an impact on restaurants in Central Park.
- The building was not constructed to support these size crowds so restroom facilities are likely insufficient.

Baskett asked Shekell if they have heard from other businesses. Shekell reported he had only heard of Shelton’s concerns and has talked with Menards, who is open to discuss shared, organized parking. Shekell compared these larger events to those held by Frieze Harley-Davidson as it is directly across from the Misty Valley subdivision. The Police Department and Fire Department are involved in the reviews and the required events are brought before City Council. Shekell recapped that no specific event is approved with this petition and there is criteria that would still require City Council approval.

Shekell explained to Pickett’s inquiry that the events are perpetually reviewed and approved. Long-term blanket approvals are not given. The success of, or issues with, a particular event can weigh in on future event approvals. It is the business owner’s responsibility to ensure the events are managed appropriately and conditions for approval are monitored.

Busch reported last year’s Spring Fling event averaged approximately 2,000 people. This year’s motorcycle expo could draw 8,000-10,000 people over the 2-day event. With the constant turn-over throughout the day, there could be as many as 4,000-5,000 people at the busiest time of 10am to 1pm.

Sewell asked Shekell for his opinion of Menards’ concerns and he ranked it a 3-4 out of 10. They just wanted assurance that their parking would not be used without permission, but they could consider roping off a section for Gateway Classic Cars. Busch stated he has discussed options with them and a mutual agreement was reached.

Busch and Rohr explained there were no parking issues with last year’s largest event of 2,000 people. Rohr, a Shriner, attended this fundraising event and assisted with parking.

Shekell reported to Baskett that Enjoy Church has an arrangement with At Home for off-site parking and shuttling, and they are also working on a long-term arrangement with Balke-Brown. There are no other known events that the City knows of which require off-site parking and shuttling. Ashland Extension could come through and create a corner near At Home, and redevelopment there could result in their parking lot not being as large.

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

<u>Staff Recommendation:</u>

Randall read over the Staff Recommendation.
Staff recommends approval of the use, with the following conditions:

1. The occupancy of the building shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the current parking (431 spaces) the maximum occupancy is limited to 1,293 people.
2. Any event in which the expected attendance will exceed 1,200 people, or require areas of existing parking to be used for the event, or otherwise meets a requirement of a Special Event as defined in Chapter 118 of the Code of Ordinances, a Special Event Permit is required.
3. No parking shall occur off-site, without a Special Event Permit issued by the City Council and without written proof provided to the city of such offsite parking arrangements.
4. No parking shall occur on Central Park Drive.

Baskett asked if potentially affected property owners are notified of Special Event Permits. Shekell stated it is not a default notification, but City Council does sometimes ask the adjacent property owners be made aware of the proposed event so any possible concerns can be addressed.

Sewell asked if the police emphasize patrol during larger events. Shekell answered the application is reviewed by the Police Dept who make that determination. Security and patrol, if OFPD provided, are paid for by the applicant and is a condition for approval.

Randall added that consideration was given with the size of the building, bathroom facilities, and fire exits. Conclusion was that 1,383 people can be adequately provided for.

Shekell responded to Pickett that prior to City Council review, Special Event Permit applications are reviewed at Community Development Committee meetings. These meetings are open to the public where they can become aware of these events. Shekell concluded there is additional scrutiny for outdoor events.

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

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

The project moves to Community Development on March 23, 2015, at 6 p.m. The public hearing was closed at 6:50 p.m.

(S15-02 and P2015-02) – Zoning Amendment from St. Clair County Agricultural and "RR" Rural Residential, to O'Fallon "SR-1B" Single-Family Residence Dwelling District upon annexation for the preliminary plat of the residential subdivision Reserves of Timber Ridge. The 102+ acre property is generally located at 1309 Simmons Road and extends westward. The petitioner is Reserves of Timber Ridge LLC.

Public hearing was opened at 6:50 p.m. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown. Randall highlighted various points and issues from Staff's Project Report dated March 10, 2015. Randall displayed several maps and a photo of the property and indicated where a 300 ft strip of land is being annexed as a path of annexation to the development.

In presenting the preliminary plat, Randall reported:

- 157 Single-family Lots
- SR-1B Zoning (minimum 10,000 sq ft lots, and 7 ½ ft side-yard setback)
    - SR-1B zoning is consistent with many of the existing and nearby subdivisions
- 11,250 – 334,000 sq.ft.
    - 24,915 sq.ft. average
- 1.88 lots / acre
- 6.56 Acres of Open Space
- Design of a 4-acre lake

Randall reported the applicant is continuing to work on connecting this development to Pausch Rd as a residential connector street. Shekell explained this is why there are stub streets proposed in the plat and connectivity to Pausch is in line with the intent of the Northwest Traffic Study.

Randall continued that site-distance safety at the subdivision entrance will be addressed throughout the process of final development approval.

Public comments were opened at 7:05 p.m.

Marsha Maller, Professional Engineer with Thouvenot, Wade & Moerchen, was sworn in and spoke as the engineer for the developer. She testified Pausch Rd is approximately 100 feet away from the edge of the development on the west side. The farmer who owns the land and the Pausch Rd right-of-way is not ready to sell the property. The grand entrance will have a 30 ft rise, landscaping, and a monument sign. The grade of the entrance will not exceed the 8% maximum slope of a street allowed by the City. Trees will be removed to improve the line of sight at the entrance.

Applicant Denny Blumberg was sworn in. He reported that Maller performed a traffic study and there were 1.2 cars per minute. Blumberg stated the farmer to the west is giving easements and has been most cooperative, but he is just not ready to sell the property at this time.

Blumberg reported Reserves of Timber Ridge, LLC, has agreed to pay the appropriate annexation and park dedication fees, grant a bicycle facility easement and is working on the sewer availability. He has been in discussion with the property owners to the south regarding an easement but nothing has been finalized. Homes will be similar to Windsor Creek and Parcs at Arbor Green subdivisions.

Blumberg revealed the US Postal Service has a new law that collector post boxes are required – no new single-family developments can have individual mailboxes.

They anticipate starting construction this year with 32 lots in the first phase. The whole project is predicted to be completed in 3-5 years depending on economic indicators. Homes may start at $275,000.

Bill Stimson, resident of 1229 Simmons Road, was sworn in. He wanted to address and/or confirm if the development was proposed to go west of Pausch Rd, what sanitary sewer options were, and if a Simmons Rd turn lane was needed.

Charlene McGinthy, 1233 Simmons Road, was sworn in. Her concerns were the increased traffic on the hilly and curvy road. There have been two fatalities on the roadway, her driveway is in a blind spot, and people drive very fast and cause many hazards. Windermire Ridge subdivision increased traffic greatly on Simmons Rd and asked if there had been any studies done regarding the traffic and a turn lane on Simmons. She questioned if the road was a Township road and who would maintain it. McGinthy testified the subject property is on top of a hill and excessive runoff will go into the dam area and eventually Ogles Creek. She concluded that they are slowly losing their piece of serenity with all the development in the area.

Maller explained how a traffic study is conducted and how determinations are made with reference to IDOT charts. The result of the traffic study conducted on this property indicated it falls within 70% of needing a turn lane or traffic signal per the requirements of IDOT. Simmons Road is a Township road and the $2,250 per lot annexation fee will go towards projects such as road improvements when the roads are under control of the City.

Maller continued that the lake and dam are preliminarily classified as a Class 3 lake and dam with Illinois Department of Natural Resources and no permit is required, and the calculations analysis will be forwarded to IDNR. The dam is 20’ – 22’ tall and will provide detention to the west and this development. Approvals will be ascertained during the final improvement plan review process with the City. The bottom of the lake will be approximately 10 feet and there will be 15 feet of differential. There will be pipes down to the creek and forced emergency overflow structures are required through IDOR.

Shekell reported Engineering staff concurred with the traffic and turn lane findings. Most of Simmons Rd is outside the City jurisdiction. As the City takes over sections of a road, the City has an agreement with O’Fallon Township that they will to continue to maintain the entire roadway in exchange for tax money.

Stimson asked if his property is affected by the annexation of this property. Shekell explained that as he has Caseyville Township water, he will not be required to annex at least for now.

Public comments were closed at 7:30 p.m.

<u>Staff Recommendation:</u>

Randall read over the Staff Recommendation.

- Staff recommends approval of the project, with the following conditions:
  - A variance to allow Street 9 to increase the maximum length of a dead end street from 800 feet to 1,532.
  - A variance to remove the requirement of a landscaped berm along Simmons Road.
  - The park dedication requirement is 2.66 acres with the requirement being fulfilled through a fee in lieu of land in the amount of $135,864; $865.00 per house permit.
  - Prior to final approval of the construction plans, the developer/engineer will need to ensure the entrance is designed to achieve adequate visibility and sight distances at the intersection with Simmons Road

Rogers objected to the zoning of SR-1B because of the 7 ½ ft setback, preferring it to be 10 ft. Most of the lots are 90 ft wide and seems to be more congested. Shekell responded the SR-1B does make it a little tighter, but changing it to SR-1 would reduce the number of lots. Most lots will have a 10 ft sideyard setback provided, but SR-1B does allow for the flexibility of a 3-car garage if desired. Baskett noted that SR-1B is consistent with surrounding zoning.

Baskett asked if the Township needs to approve the access. Shekell stated the section of the roadway becomes the City of O'Fallon's once annexed.

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

ROLL CALL: Arell-Martinez, aye; Baskett, aye; Pickett, aye; Rogers, nay; Rohr, aye; Sewell, aye. Ayes – 5; Nays - 1. Motion to approve with conditions passed.

The project moves to Community Development on March 23, 2015, at 6 p.m. The public hearing was closed at 7:38 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:
Shekell announced that there is one petition awaiting public hearing for March 24th.

ADJOURNMENT:

Motion was made by Rohr and seconded by Baskett to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

_____
Vicki Evans, Transcriptionist

_____
Minutes approved by Planning Commission

PROJECT REPORT

TO:	Planning Commission
FROM:	Justin Randall, Senior City Planner
	Ted Shekell, Community Development Director
DATE:	March 24, 2015
PROJECT:	P2015-03: Green Mount Professional Building – Planned Use

Location:	Northwest corner of Green Mount Road and Regency Park (1405 North Green Mount Road)
Ward:	1
Applicant:	Rachelle Lengermann of Green Mount Development Group
Owner:	Green Mount Development Group
Submitted:	February 18, 2015

Introduction

The applicant, Rachelle Lengermann of Green Mount Development Group has filed an application requesting approval of a planned use for parcels of land generally located at 1405 North Green Mount Road, currently zoned B-1(P), Planned Community Business District and O-1(P), Planned Office District to be rezoned to B-1(P), Planned Community Business District and a Planned Use for the construction of a 60,000 square foot, 5-story Class A office building, associated parking, and landscaping.

Existing Conditions

Subject Property

The subject property for the proposed Green Mount Professional Building is an approximate 3.55 multi-parcel property. The property is located on the northwest corner of intersection of Green Mount Road and Regency Park.

The property is currently vacant and slopes down from Green Mount Road to a service road for the Regency Conference Center. The proposed office site is undermined by the St. Ellen Mine, which is located at a depth of approximately 120 to 135 feet. To reduce the risk of mine subsidence, a program of grouting the mine voids is proposed for the areas under and around the office building footprint. The site will utilize a 4.64 acre stormwater retention facility on the St. Elizabeth site, behind the Hilton Garden Inn and Conference Center. The subject property is located outside of any floodplain.

Surrounding Properties

The property surrounding the proposed Green Mount Professional Building is a mixture of non-residential uses, including commercial, office, and restaurants. The following is detailed information on the surrounding zoning and land uses.

Surrounding Zoning:	Surrounding Land Use:
North: O-1(P)	North: St. Elizabeth's Hospital site
East: A, SR-2	East: O'Fallon Assembly of God & Cambridge Commons residential subdivision
South: B-1(P)	South: Bella Milano, Global Brew, Egg and I, PNC Bank and Green Mount Corporate Center
West: B-1(P)	West: Hilton Garden Inn & Regency Conference Center & vacant land

Applicable Ordinances, Documents and Reports

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

Code of Ordinances: The proposed 5-story 60,000 square foot Class A office building is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements and the Commercial Design Handbook

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Land Use

The Green Mount Profession Building is a 60,000 square foot, 5-story building. The proposed Class A office building is expected to have a mixture of uses, the first floor has the potential for a bank, retail or restaurant, while the remaining floors will be office uses. The second floor is a proposed medical office, the third and fourth floor is proposed as a law firm and the fifth floor is a financial management firm. The fifth floor is proposed at 9,326 square feet with the remaining 2,674 square feet as a rooftop garden / open space.

Traffic Circulation/Parking

Existing Infrastructure: Two major arterial roads will deliver traffic to the site, Interstate 64 to the south and Highway 50 to the north. Green Mount Road conveys traffic from Exit 16 off Interstate 64 north to the site. Green Mount Road also provides a connection to Highway 50 bringing traffic south to the site. Green Mount Road is currently a two-lane St. Clair County roadway with a middle turn lane.

Regency Park also will convey traffic to the site. Regency Park intersects Green Mount Road at a signalized intersection just south of the site. Regency Park then moves to the northwest to a signalized intersection with Highway 50, just east of Exit 14 off Interstate 64. Regency Park is a two-lane city street with a middle turn lane.

Traffic Improvements: The City of O'Fallon has comprehensively evaluated the impact of the existing development and new development in the area, with the St. Elizabeth's Hospital and other potential development in the area. The City had a traffic consultant provide a detailed traffic study on the area. The traffic report recommends the

improvement of Green Mount Road to four lanes with dedicated turn lanes and landscaping area adjacent to the roadway and within a center median.

Ingress and Egress: Access to the site will be by means of three points of access, two on Green Mount Road and one off Regency Park. The site's two entrances on Green Mount Road are existing entrances placed with the last improvements to Green Mount Road. The southernmost entrance on Green Mount Road is a right-in, right out and the northern entrance is currently designed for full access. The reconstruction of Green Mount Road will add a planted median, which will require the northern entrance to be reconstructed to be a right-in, right-out.

Access from Regency Park is from the existing service road to the Regency Conference Center. The service road is located on an adjacent parcel, however is located within an access easement and is not a city street. The service road is approximately 38 feet wide at Regency Park and tapers down to 24 feet as it travels north. Access to the parking lot of the Green Mount Professional Building from this road is set back over 400 feet, which will allow for additional stacking for the left turn to get to the signalized intersection of Regency Park and Green Mount Road.

On-site circulation: Once on-site, staff believes there is sufficient traffic circulation within the parking lot to maintain an efficient flow of traffic onto and throughout the site. However, there is an opportunity for improvement to the site's accessibility to Green Mount Road. The plans for the St. Elizabeth's Hospital site indicated a future connection to the south, which could be accomplished with an extension of the service road to the St. Elizabeth's site. The developer and the hospital are currently looking into the feasibility of making the connection with the development of the hospital and the Green Mount Professional Building.

Parking: The applicant has included a breakdown of the uses within the building. The ground floor has two proposed uses, 5,275 square feet of retail/bank space and 5,842 square feet of retail/restaurant use requiring a total of 73 parking spaces for the ground floor. The 2nd floor (12,000 square feet) will be for medical offices requiring 54 parking spaces. The 3rd and 4th floor (24,000 square feet) will be for office uses, requiring 96 parking spaces. The 5th floor (9,326 square feet) will also be office space, requiring 37 parking spaces. Overall, the development is required to provide 260 parking spaces according to city code.

The development proposes providing 250 parking spaces. The reduction of 10 parking spaces (or 3.8% of the required parking) is being requested as a variance. A variance is only needed if a restaurant is located on the ground floor and takes up the whole 5,842 square feet designated in the parking calculations. Additionally, the concern over the restaurant parking is only during the lunch hours and early dinner hours, when the building has all offices open, after 5:00 PM the office parking demand will diminish and plenty of parking will be available for a potential restaurant use. A summary of the information Plocher Construction provided to justify this parking reduction is summarized below:

1. The designed parking spaces run east to west on the majority of the lot. This allows for proper flow in and out of the lot with access from both Green Mount Road (to the East) and a common access road to the west. This layout also allows for a pedestrian to safely walk down the drive aisles as opposed to swerving in and out of spaces. If the spaces were running north to south (which would provide additional parking spaces), it is our belief that this creates an unnecessary safety hazard for pedestrians. Pedestrian safety is very important to the building owners and the tenants.

	Proposed Space	Parking Rate	Total Spaces Required
1st Floor			
Bank	5,275	4 per 1,000 s.f.	21
Retail / Restaurant	5,842	9 per 1,000 s.f.	52
2nd Floor			
Medical	12,000		30
3rd Floor			
Law Office	12,000		42
4th Floor			
Law Office	12,000		43
5th Floor			
Financial Planning	9,326		25
		Total	213

2. The majority of the tenants for the building and their subsequent actual parking requirements are already known and have signed leases. *While the code states 260 parking spaces are required, the table below states what the actual maximum needs are for the building tenants' employees, visitors and clients.*

Additionally, the owners of Green Mount Development Group, LLC have properties with tenants similar to this one across the metro east area and there have not been any issues with lack of parking based on the maximum needs stated above.

3. The original parking layout for the project included more spaces than the code required but a portion of the eastern edge of our development is needed for the Green Mount Road widening project thus eliminating approximately 10-15 parking spaces that otherwise would have been available. Additionally, the owners of the development are continuing their efforts to acquire additional property to the north or west. If a small piece of land is acquired to the northwest of this property, there is an opportunity to pick up 14 additional spaces. Since negotiations to acquire additional land are ongoing, the owners can not commit to adding those additional spaces, but they are continuing to work towards that solution.

Additionally, to maximize the parking spaces to the fullest potential of the existing site, there are a couple parking lot design standards that vary from the requirements of the city. The city's code requires parking lots that are to accommodate over 5 parking spaces to be setback from the property line 7 feet. Along the eastern property line (Green Mount Road), the setback is down to 5 feet and in the northwest corner a drive aisle is only a foot from the property line. There is also a location in which there is 27 parking spaces without a break, the code requires a break in parking every 20 parking spaces.

There is potential to additional land to be added in the northwest corner from St. Elizabeth's Hospital, which would square off the property and be used to provide additional parking spaces. Staff is concerned over the lack of 10 parking spaces, but understands the concerns of the applicant over pedestrian safety and on-site circulation. Additionally, a variance is only needed if a restaurant is located on the ground floor and takes up the whole 5,842 square feet designated in the parking calculations. Additionally, the concern over the restaurant parking is only during the lunch hours and early dinner hours, when the building has all offices open, after 5:00 PM the office parking demand will diminish and plenty of parking will be available for a potential restaurant use. At this time, staff is satisfied that the site has enough parking, however staff recommends the applicant continue to discuss with St. Elizabeth's Hospital to acquire the area in the northwest corner to address the lack of parking spaces.

Parking space size: Code requires 10' x 19' parking spaces with 24' aisles (62' modules). The proposed development provides 10' x 20' parking spaces with 24' drive aisle, which complies with the regulations. The site also meets the requirements for accessible parking.

Parking lot lighting: The plan generally meets the lighting code requirements. The poles are located in landscape islands and the photometric plan indicates adequate levels of lighting across the area. Additional details on the lighting standards will need to be provided to ensure lighting is directed toward the ground to reduce glare as required in Section 158.143.

Utilities and Drainage

Public Utilities

There are multiple water mains adjacent to the site including a 16" water main along the south side of Regency Park, a 12" water main on the east side of Green Mount Road and an 8" water main that was stubbed to the end of the service. The proposed water service for the building will come off the 8" water line located along the west side of the service road.

Sewer service will also be provided to the office building via City infrastructure. The site will be served with a sewer line under Green Mount Road. A separate grease trap will be installed to accommodate a potential restaurant. Although the facility is currently located within Caseyville Township Sewer District FPA, the City believes it has authority to provide sewers to the office building, given changes in the FPA rules and processes, particularly given our sewer's close proximity to the site.

Drainage

Storm water will be accommodated by utilizing the existing retention (wet) basin at the southern end of the St. Elizabeth's site.

Building and Site Improvements

The proposed 60,000 square foot Class A office building will have four-side visibility. The building elevations meet many of the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components including 360 degree architecture, awnings and varying roof lines. The exterior building materials include a mix of stone, white/silver metal panels and glass. The mechanical units are located behind a screen wall on the ground. The dumpster is located at the north end of the parking lot area within a brick enclosure.

Sidewalk

Per City requirements, a sidewalk is to be installed in front of all new developments. The plan is showing the existing sidewalks along Regency Park and Green Mount Road. The Green Mount Road improvements, resulting from the St. Elizabeth Hospital development and the widening of Green Mount Road, include a 10-foot multi-use pedestrian/bikeway along Green Mount Road.

Landscaping and Buffer Requirements

Parking Lot Landscaping

At this time, a landscaping plan has not been completed and submitted for the site. A landscape plan will have to meet the City's requirements for landscaping the parking lot, street landscaping. The site plan shows two areas in which the 7-foot buffer around the perimeter of the parking lot is not met; along Green Mount Road and in the northwest corner of the site. Staff recommends a reduction of the required buffer because the reconstruction of Green Mount Road will provide additional green space to make up for the 2 feet the applicant is seeks for a reduction. Staff also recommends a reduction in the northwest corner of the lot, the property line constrains the design, coupled with the need for all of the parking spaces that can be designed for the site. Additionally, the reconstruction of Green Mount Road will have a number of trees planted as a part of the construction project, however the landscaping plan will need to address street trees along Regency Park and landscaping in the parking lot islands, which the city code requires two trees and two shrubs within each of the landscape islands.

Buffers
The property is surrounded by B-1(P) and O-1(P) zoning, therefore there are no requirements for a structural buffer.

Signage
The planned use submittal includes a comprehensive sign package for the Green Mount Professional Building. Variations for code requirements for both freestanding and walls signage are being requested, but generally speaking, staff feels the proposed signage is not out of scale for the type of building proposed.

Freestanding Signs
The sign package shows two freestanding signs, one at the corner of Green Mount and Regency, and the other at the north end of the property on Green Mount Road. Each of the proposed monument signs are 15 feet tall and 7 feet wide with 57.5 square feet of signage and an approximately 2'4" foot brick base.

The sign code allows for up to two freestanding signs (one for each adjacent street) for this corner property. City regulations limit multi-tenant monument signs to 12 feet in width and 8 feet in height at the property line; up to 12 feet in height if setback 16 feet or more. Signage for a multi-tenant monument sign is based on 50% of the street frontage for the lot, up to a maximum of 132 square feet. The frontage of Green Mount Road is approximately 635 feet, which will allow up to the maximum of 132 square feet. The frontage of Regency Park is approximately 230 feet, which will allow up to 115 square feet of signage. While the proposed free standing signs are somewhat taller than normally allowed by code, staff believes the signs are in scale with the building and are well-designed. Staff feels it is appropriate to allow these freestanding signs to be a little larger based on the sign approved for the multi-story office building just to the south. Following the example set by that previous approval, the freestanding signs could be up to 15 feet high.

However, there are potential changes to the design of the sign at the corner of Green Mount Road and Regency Park. The state requirements for hospitals are going to require some signage for St. Elizabeth's Hospital in the general area, whether on this site or the adjacent right-of-way. The applicant and St. Elizabeth's Hospital have been in discussion about signage for the hospital, but there has not been a resolution to the conversations at this point. The ultimate goal would be to create a joint venture between the property owner and St. Elizabeth's Hospital to reduce the number of signs in the general area and create a situation where both parties could be located on the same sign. If a deal can be struck, staff would recommend the City Council grant staff authorization to negotiate a deal with the two parties that would allow signage at the corner to increase to 150 square feet, with both parties having approximately 75 square feet of signage.

Wall Signs
The wall signage as proposed meets most of the city's sign code requirements. Based on the size of the building, code allows up to 300 square feet of signage per elevation, with signage located on a maximum of 3 elevations. The applicant is requesting wall signage on all four elevations; however the fourth elevation would only include signage between the 4th and 5th floors. Below is detailed information on the sign package for the building.

The proposed sign package breaks down the wall signage based on elevations, providing the approximate sign dimensions.

- North Elevation: *Overall, the north elevation has 5 signs with a total of 256.75 square feet of signage*. There are two signs located between the 1st and 2nd floors sized at 25 square feet each. There is one sign located between the 2nd and 3rd floors sized at 25.5 square feet. Additionally, there are two signs located between the 4th and 5th floors sized at 75 and 106.25 square feet.
- East Elevation: *Overall, the east elevation has 6 signs with a total of 306.25 square feet of signage*. There is one sign located between the 1st and 2nd floors sized at 25 square feet. There are three signs located between the 2nd and 3rd floors sized at 25, 25 and 50 square feet. Additionally, there are two signs located between the 4th and 5th floors sized at 75 and 106.25 square feet.

- South Elevation: *Overall, the south elevation has 4 signs with a total of 150 square feet of signage.* There are three signs located between the 1st and 2nd floors all sized at 25 square feet. There is one sign located between the 4th and 5th floors sized at 75 square feet.
- West Elevation: *Overall, the west elevation has two signs with a total of 181.25 square feet of signage*. There are two signs located between the 4th and 5th floors sized at 106.25 square feet and 75 square feet.

Staff is not overly opposed to the sign package as proposed. Staff would recommend the sign package for the building be approved according to the City's sign code, which would allow up to 300 square feet of signage on 3 elevations of the applicants choice and the fourth elevation would only be allowed 175 square foot of signage between the 4th and 5th floors.

Variances

Parking Counts: The development provides 250 parking spaces. The reduction of 10 parking spaces (or 3.8% of the required parking) is being requested as a variance. Staff believes the applicant has submitted sufficient evidence to indicate that a small reduction in parking will not negatively affect the development or surrounding properties. Additionally, a variance is only needed if a restaurant is located on the ground floor and takes up the whole 5,842 square feet designated in the parking calculations. Additionally, the concern over the restaurant parking is only during the lunch hours and early dinner hours, when the building has all offices open, after 5:00 PM the office parking demand will diminish and plenty of parking will be available for a potential restaurant use. However, staff recommends the applicant continue discussions with HSHS to acquire additional ground in the northwest corner for additional parking.

Parking Lot Design: The development has two variances on the design of the parking; parking lot perimeter and length of a parking row. Along the eastern property line (Green Mount Road), the setback is down to 5 feet and in the northwest corner a drive aisle is only a foot from the property line. There is also a location in which there is 27 parking spaces without a break, the code requires a break in parking every 20 parking spaces. Staff recommends a reduction of the required buffer because the reconstruction of Green Mount Road will provide additional green space to make up for the 2 feet the applicant is seeks for a reduction. Staff also recommends a reduction in the northwest corner of the parking lot, the property line constrains the design, coupled with the need for all of the parking spaces that can be designed for the site.

Signage: The City's sign code is not tailored for a large office building project, however the signage allowed is generous. The sign package submitted includes two 15 feet tall and 7 feet wide with 57.5 square feet of signage The city's freestanding signs, call for monument signage at 8 feet in height, up to 12 feet if setback from the road 16 feet. In this particular instance, staff would not be opposed to a similar free standing sign as the Green Mount Corporate Center at Green Mount Road at Interstate 64, which was approved at 15 feet in height with 96 square feet of signage. There potential for a joint venture between the developer and St. Elizabeth Hospital for a sign for both parties. Staff would recommend the City Council grant staff authorization that if a deal is negotiated between the two parties, the signage at the corner could be approved with an increase of up to 150 square feet, with both parties having approximately 75 square feet of signage.

The maximum signage allowed on a wall is 300 square feet on three sides of the building. The Green Mount Professional Building is a 5-story building with high visibility. Staff would recommend the sign package for the building be approved according to the City's sign code, which would allow up to 300 square feet of signage on 3 elevations of the applicants choice and the fourth elevation would only be allowed 175 square foot of signage between the 4th and 5th floors.

Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,

   The project meets all applicable zoning standards except for the variances identified above.

2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.

   The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. The project greatly enhances pedestrian traffic opportunities on Green Mount Road and Regency Park Place. Overall, staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.

3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.

   The development includes a number of visual enhancements done to reduce the visibility of mechanical units and landscaping will be provided to help in reducing the size of the building. Additionally, there are additional large developments along Regency Park, including the Regency Conference Center, Hilton Garden Inn and Balke Brown building.

4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. *(Ord 3665; passed 5-3-10)*

   The proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.

5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

   The proposed development is designed to be operated to protect the public health, safety and welfare.

6. An identified community need exists for the proposed use.

   Yes, a community need exists for the proposed use.

7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.

   The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.

8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.

   The proposed building is similar to and will not detract from many of the structures surrounding the property.

9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.

   The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to reduce the required parking to 250 parking spaces, with a recommendation to continue to discuss with HSHS to acquire additional land in the northwest corner.
2. A variance to allow the parking lot perimeter and rows to be constructed per the site plan.
3. A variance to the sign code to allow the freestanding signage at a height of 15 feet. Additionally, staff recommends the City Council grant staff authorization that if a deal is negotiated between the two

parties, to approve the signage at the corner up to 150 square feet, with both parties having approximately 75 square feet of signage.

4. A variance to the sign code to allow the wall signage be approved according to the City's sign code, which would allow up to 300 square feet of signage on 3 elevations of the applicants choice and the fourth elevation would only be allowed 175 square foot of signage between the 4th and 5th floors.
5. A FDC will need to be located on the building with a hydrant for fire protection.
6. A landscaping plan shall be submitted in accordance with the standards of Section 158.144.

<u>Attachments</u>
Attachment 1 – Project Application
Attachment 2 – Zoning Map
Attachment 3 – Surrounding Land Use Map
Attachment 4 – Site Plan
Attachment 5 – Building Elevations
Attachment 6 – Sign Package

CITY OF O'FALLON

FEB 18 2015

DATE PAID

O'Fallon ILLINOIS

Planned Use / Re-Zoning Application

NAME OF PROJECT: GREEN MOUNT BUILDING PARTNERS

ADDRESS/GENERAL LOCATION: CORNER OF REGENCY + GREEN MOUNT 1433, 1425, 1417 N. GREEN MOUNT ~~496 REGENCY PARK~~

SUBDIVISION NAME & LOT NUMBER(S): SHOPPES AT GREEN MOUNT

PARCEL NUMBER(S): 03360204006, 03360204005, 03360204004, 03360204003

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

- [x] PLANNED USE
- [x] RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B1(P) + O1(P)

PROPOSED ZONING: B1 (P)

PROPOSED # OF LOTS: WILL COMBINE INTO 1

PROPOSED # OF DWELLING UNITS: 0

PROPOSED NUMBER OF BUILDINGS: 1

PROPOSED GROSS FLOOR AREA: ≈ 60,000 SF

AREA IN ACRES: ALL EXISTING 4 LOTS COMBINED = 3.546

PRESENT USE: EMPTY LOT

APPLICANT INFORMATION:

NAME: RACHELLE LENGERMANN

COMPANY: PLOCHER CONSTRUCTION

ADDRESS: 2808 THOLE PLOCHER ROAD
HIGHLAND, IL 62249

PHONE: 618-654-9408

FAX: 618-654-6454

EMAIL: RMLENGERMANN@PLOCHERCO.COM

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: JUSTIN VENVERTLOH

COMPANY: TWM

ADDRESS: 600 COUNTRY CLUB DRIVE, SUITE 1
EDWARDSVILLE, IL 62025

PHONE: 618-656-4040

FAX: 618-656-4343

EMAIL: JVENVERTLOH@TWM-INC.COM

SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED FEB 17 2015

STAFF USE ONLY

DATE RECEIVED:

APPLICATION RECEIVED BY: Y. Evans

APPLICATION FEE: $500.00

PROJECT ID #: P2015-03

STAFF ASSIGNED: J. Randall

PLAN REVIEW FEE DEPOSIT REC'D: $900.00

Greenmount Centre LLC
1177 N. Green Mount Rd Ste 201
O'Fallon IL 62269

- also -

Owner SSA Investment, LLC
5720 N. Belt West Ste 20-301
Belleville IL 62226

RECEIVED FEB 1 7 2015

GREEN MOUNT DEVELOPMENT GROUP, LLC
GREEN MOUNT AND REGENCY PARK SITE
PRELIMINARY DEVELOPMENT PLAN NARRATIVE

The proposed Green Mount Building Partners site consists of a total of approximately 3.55 acres over 4 parcels of land located at the northwest corner of the intersection of North Green Mount Road and Regency Park in O'Fallon, Illinois. More particularly, the subject site is Lots 1, 2, 2A and 3 of the Shoppes at Green Mount development. Currently, the lot sits vacant and is zoned B-1 (P) and O-1 (P). The owner is requesting the O-1 (P) parcels to be rezoned to B-1(P) to accommodate the proposed 60,000 square foot office building.

The existing topography is shown on the preliminary development site plan submitted for review and approval by the City of O'Fallon. The site topography shows the current grades of the site depict one distinct drainage pattern towards the northwest corner of the site. Within design of the Shoppes at Green Mount, storm sewer infrastructure has been installed along the west and south property lines, and a junction box has been provided in the northwest corner of the site for connection of our development's stormwater. Said storm sewer systems then discharge to a regional detention pond for the development. Detention therefore will not be provided on the Green Mount Building Partners property site.

The development will be designed in accordance with the City of O'Fallon requirements.

Green Mount Development Group, LLC, the applicant, is requesting Planning Commission and City Council approval of the submitted preliminary development site plan.

March 19th, 2015

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

Re: Green Mount Professional Building – Parking Variance

To Whom It May Concern:

On behalf of our client, Green Mount Development Group, LLC, Plocher Construction is requesting a variance with regards to the parking requirements included in the City of O'Fallon, Illinois Code of Ordinances, Chapter 158, Article 7, Section 158.136. The code states the development would need to provide the following parking spaces for the intended uses:

	Proposed Space	Parking Rate	Total Spaces Required
1st Floor			
Bank	5,275	4 per 1000 s.f.	21
Retail	5,842	9 per 1000 s.f.	52
2nd Floor			
Medical	12,000	4.5 per 1000 s.f.	54
3rd Floor			
Law Office	12,000	4 per 1000 s.f.	48
4th Floor			
Law Office	12,000	4 per 1000 s.f.	48
5th Floor			
Financial Planning	9,326	4 per 1000 s.f.	37
		Total	**260**

After many hours of thoughtful planning and coordination with city staff, Plocher and its' engineers were able to incorporate **250** parking spaces into our design. The amount of parking space being provided is more than 96% of what is required by city codes. , Plocher Construction considers the amount of parking provided to be ample space for this building's known use and the layout provided is the most efficient use of land. This opinion is supported by the following facts:

1. The designed parking spaces run east to west on the majority of the lot. This allows for proper flow in and out of the lot with access from both Green Mount Road (to the East) and a common access road to the west. This layout also allows for a pedestrian to safely walk down the drive aisles as opposed to swerving in and out of spaces. If the spaces were running north to south (which would provide additional parking spaces), it is our belief that this creates an unnecessary safety hazard for pedestrians. Pedestrian safety is very important to the building owners and the tenants.

2808 Thole Plocher Road Highland, IL 62249 • P 618.654.9408 F 618.654.6454 • www.plocherco.com

2. The majority of the tenants for the building and their subsequent ACTUAL parking requirements are already known and have signed leases. While the code states 260 parking spaces are required, the table below states what the actual maximum needs are for the building tenants' employees, visitors and clients.

	Proposed Space	Parking Rate	Total Spaces Required
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Bank	5,275	4 per 1000 s.f.	21
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2nd Floor			
Medical	12,000		30
3rd Floor			
Law Office	12,000		42
4th Floor			
Law Office	12,000		43
5th Floor			
Financial Planning	9,326		25
		Total	**213**

Additionally, the owners of Green Mount Development Group, LLC have properties with tenants similar to this one across the metro east area and there has not been any issues with lack of parking based on the maximum needs stated above.

3. The original parking layout for the project included more spaces than the code required but a portion of the eastern edge of our development is needed for the Green Mount Road widening project thus eliminating approximately 10-15 parking spaces that otherwise would have been available. Additionally, the owners of the development are continuing their efforts to acquire additional property to the north or west. If a small piece of land is acquired to the northwest of this property there is an opportunity to pick up 14 additional spaces. Since negotiations to acquire additional land are ongoing, the owners can not commit to adding those additional spaces, but they are continuing to work towards that solution.

For the reasons listed above Plocher Construction asks that the City of O'Fallon grant the variance to permit 250 parking spaces in lieu of the required 260 for the Green Mount Professional Building allowing this exciting new one of a kind development to move forward promptly.

Sincerely,

Scott Plocher

Scott Plocher, PE
President

March 19th, 2015

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

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Additionally, the owners of Green Mount Development Group, LLC have properties with tenants similar to this one across the metro east area and there has not been any issues with lack of parking based on the maximum needs stated above.

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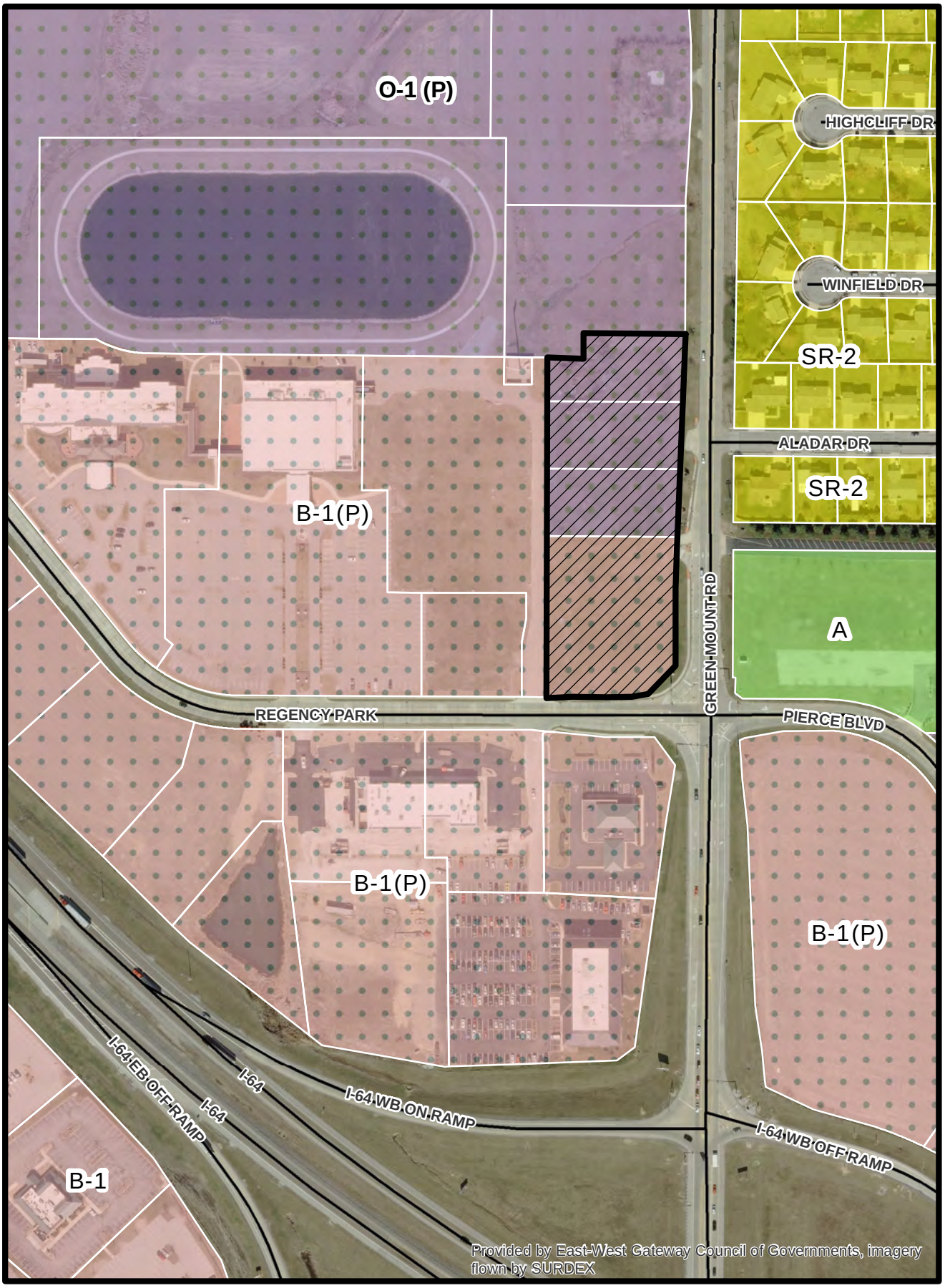
Sincerely,

Scott Plocher

Scott Plocher, PE
President

P2015-03: Green Mount Professional Building - Zoning Map



Subject Property

0 110 220 440 660 Feet

N W E S

O'Fallon ILLINOIS

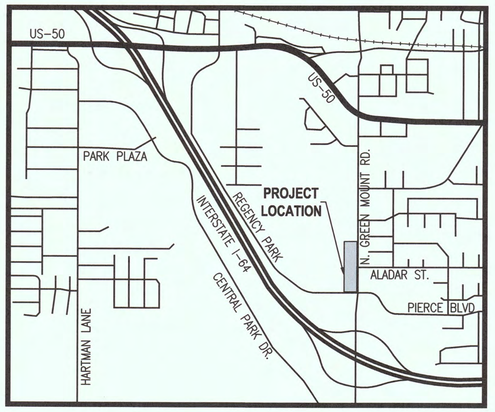
P2015-03: Green Mount Professional Building - Land Use Map

Subject Property

0 130 260 520 780 Feet

N W E S

O'Fallon ILLINOIS



LOCATION MAP
NOT TO SCALE

Preliminary Site Plan for Green Mount Professional Building

Green Mount Road and Regency Park
Lot 1, Lot 2, Lot 2A and Lot 3 of "The Shoppes at Green Mount"
Part of the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian
City of O'Fallon, St. Clair County, Illinois

INDEX OF SHEETS

C1 COVER SHEET

C2 SITE PLAN

C3 UTILITY AND GRADING PLAN

LEGAL DESCRIPTION

LOT 1, LOT 2, LOT 2A AND LOT 3 OF "THE SHOPPES AT GREEN MOUNT", BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE FINAL PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN BOOK OF PLATS 105 ON PAGE 92, AS DOCUMENT NO. A01916664.

EXCEPT COAL, GAS, AND OTHER MINERAL RIGHTS CONVEYED, EXCEPTED OR RESERVED IN PRIOR CONVEYANCES.

APPLICANT and OWNER
GREEN MOUNT DEVELOPMENT GROUP LLC
2808 THOLE-PLOCHER ROAD
HIGHLAND, ILLINOIS 62249
(618) 654-9408

CIVIL ENGINEER
THOUVENOT WADE & MOERCHEN, INC
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
JUSTIN VENVERTLOH, PE.
(618) 656-4040

LEGEND

IRON PIPE FOUND	GUYWIRE	FM	FORCEMAIN LINE
IRON PIPE SET	LIGHTPOLE	SAN	SANITARY SEWER LINE
STREET SIGN	TELEPHONE POLE	W	WATER LINE
LIFT STATION (L.S.)	TELEPHONE RISER (TELE)	G	GAS LINE
MANHOLE	MAILBOX	FO	FIBER OPTIC LINE
CLEAN OUT (CO)	SHED (S)	UE	UNDERGROUND ELECTRIC LINE
WATER VALVE (WV)	FIR TREE	UT	UNDERGROUND TELEPHONE LINE
FIRE HYDRANT	DECIDUOUS TREE		STORM SEWER LINE
WATER METER (WM)	BUSH OR SHRUB	W	PROPOSED WATER MAIN
DOWNSPOUT (RD)	TREE LINE		PROPOSED STORM SEWER LINE
GAS VALVE (GV)	FENCE		PROPOSED STORM SEWER LINE
GAS METER (GM)			PROPOSED FIRE HYDRANT
POWER POLE			PROPOSED WATER VALVE (WV)
			PROPOSED MANHOLE
			PROPOSED OPEN-THROAT INLET
			PROPOSED JUNCTION BOX (JB)
			PROPOSED FLARED END SECTION

SITE SUMMARY TABLE

LOT AREA	LOT 1 – 27,741 S.F. OR 0.64 ACRES LOT 2 – 29,812 S.F. OR 0.68 ACRES LOT 2A – 29,583 S.F. OR 0.68 ACRES LOT 3 – 68,198 S.F. OR 1.57 ACRES
PROPOSED GROSS FLOOR AREA	60,000 S.F.
MAX. GROSS FLOOR AREA ALLOWED PER ORDINANCE	77667 S.F. (50%)
PERCENTAGE (%) OF BUILDING COVERAGE	7.72%
EXISTING ZONING	LOT 1 – O-1(P) LOT 2 – O-1(P) LOT 2A – O-1(P) LOT 3 – B-1(P)
PROPOSED ZONING	B-1(P)
PARKING SPACES REQUIRED	260
PARKING SPACES PROVIDED	250
MAXIMUM BUILDING HEIGHT	92' OR 8 STORIES
PROPOSED OPEN SPACE	40,372.55 S.F.
PROPOSED PARKING AREA	98,975.17 S.F.
SIGNAGE	2 MONUMENT SIGN
GENERAL TIME SCHEDULE FOR COMPLETION	15 MO.

PARKING CALCULATIONS

	Proposed Space	Parking Rate	Total Spaces Required
1st Floor			
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Medical	12,000	4.5 per 1000 s.f.	54
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Law Office	12,000	4 per 1000 s.f.	48
4th Floor			
Law Office	12,000	4 per 1000 s.f.	48
5th Floor			
Financial Planning	9,326	4 per 1000 s.f.	37
		Total	**260**

CITY COUNCIL APPROVAL:

THE PRELIMINARY SITE PLAN FOR GREEN MOUNT PROFESSIONAL BUILDING WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE _____DAY OF _____, 2015.

MAYOR _____ DATE _____

ATTEST:

CITY CLERK _____ DATE _____

140679-BASE-PROP.dwg 3/18/2015 3:14pm

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ◆ SURVEYORS ◆ PLANNERS

☐ CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688

☐ WATERLOO OFFICE
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3938

☒ EDWARDSVILLE OFFICE
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (618) 656-4040
FAX (618) 656-4343

☐ ST. LOUIS OFFICE
720 OLIVE ST., SUITE 200A
ST. LOUIS, MISSOURI 63101
TEL (314) 241-6300
FAX (314) 241-2391

☐ ST. CHARLES OFFICE
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

REGISTERED PROFESSIONAL ENGINEER
JUSTIN J. VENVERTLOH
NUMBER 062-36[illegible]
STATE OF ILLINOIS

Signature: _____
Signature Date: 3/18/15
Expiration Date: 11/30/15

STATEMENT OF RESPONSIBILITY

I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

TITLE: COVER SHEET
PLANNED USE DEVELOPMENT

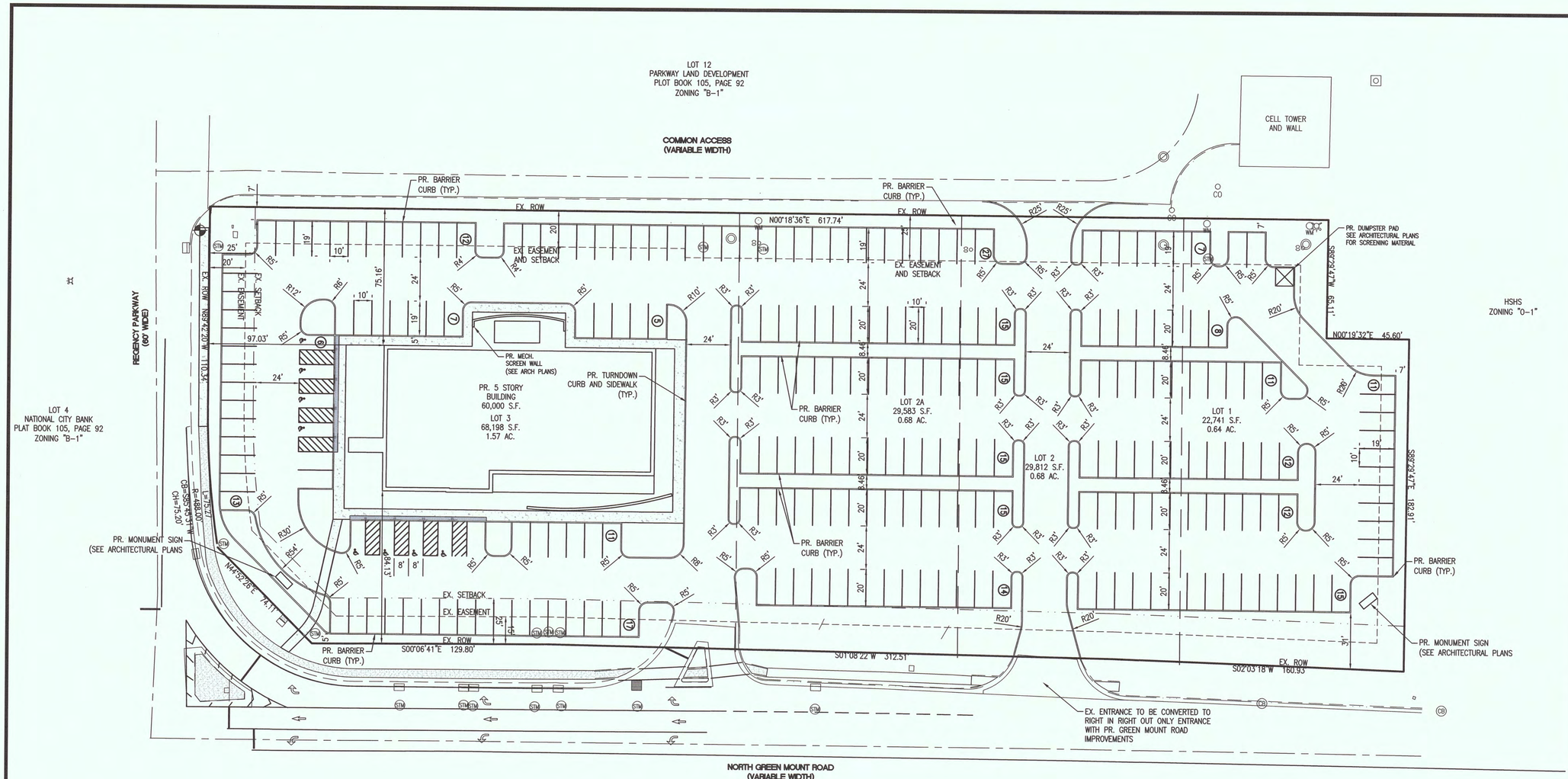
PROJECT: GREEN MOUNT PROFESSIONAL BUILDING
CITY OF O'FALLON
ST CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
1	3/18/15	PER CITY REVIEW

DRAWN BY:	JJV	SHEET 1 OF 3 SHEETS
DESIGNED BY:	JJV	
CHECKED BY:	PDH	
APPROVED BY:	JJV	
PROJECT NUMBER	D24140679	

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

P:\140679\4 CADD - DWG\4.1 Comm\140679-BASE-PROP.dwg Plotted By: jvenvertloh



LEGEND

IRON PIPE FOUND	GUYWIRE	FM	FORCEMAIN LINE
IRON PIPE SET	LIGHTPOLE	SAN	SANITARY SEWER LINE
STREET SIGN	TELEPHONE POLE	W	WATER LINE
LIFT STATION	TELEPHONE RISER	G	GAS LINE
MANHOLE	MAILBOX	FO	FIBER OPTIC LINE
CLEAN OUT	SHED	UE	UNDERGROUND ELECTRIC LINE
WATER VALVE	FIR TREE	UT	UNDERGROUND TELEPHONE LINE
FIRE HYDRANT	DECIDUOUS TREE		STORM SEWER LINE
WATER METER	BUSH OR SHRUB	W	PROPOSED WATER MAIN
DOWNSPOUT	TREE LINE		PROPOSED STORM SEWER LINE
GAS VALVE	FENCE		PROPOSED STORM SEWER LINE
GAS METER			PROPOSED FIRE HYDRANT
POWER POLE			PROPOSED WATER VALVE
			PROPOSED MANHOLE
			PROPOSED OPEN-THROAT INLET
			PROPOSED JUNCTION BOX
			PROPOSED FLARED END SECTION

EXISTING ZONING CLASSIFICATION:	B-1 & O-1
PROPOSED ZONING CLASSIFICATION:	B-1(P)
AREA OF SUBDIVISION:	3.57 ACRES
PARCEL ID:	03-36.0-204-003 03-36.0-204-004 03-36.0-204-005 03-36.0-204-006
FEMA FLOOD INSURANCE RATE MAP NUMBER:	17163C0210D
EFFECTIVE DATE:	NOVEMBER 5, 2003

30' 0 30' 60'
GRAPHIC SCALE

THOUVENOT, WADE & MOERCHEN, INC.
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ST. CHARLES, MISSOURI 63301
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FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

LICENSED PROFESSIONAL ENGINEER
JUSTIN J. VENVERTLOH
NUMBER 062-36744
STATE OF ILLINOIS

Signature:
Signature Date: 3/10/15
Expiration Date: 11/30/15

STATEMENT OF RESPONSIBILITY

I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

TITLE: SITE PLAN
PLANNED USE DEVELOPMENT

PROJECT: GREEN MOUNT
PROFESSIONAL BUILDING
CITY OF O'FALLON
ST CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY:	JJV	SHEET 2 OF 3 SHEETS
DESIGNED BY:	JJV	
CHECKED BY:	PDH	
APPROVED BY:	JJV	
PROJECT NUMBER	D24140679	

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

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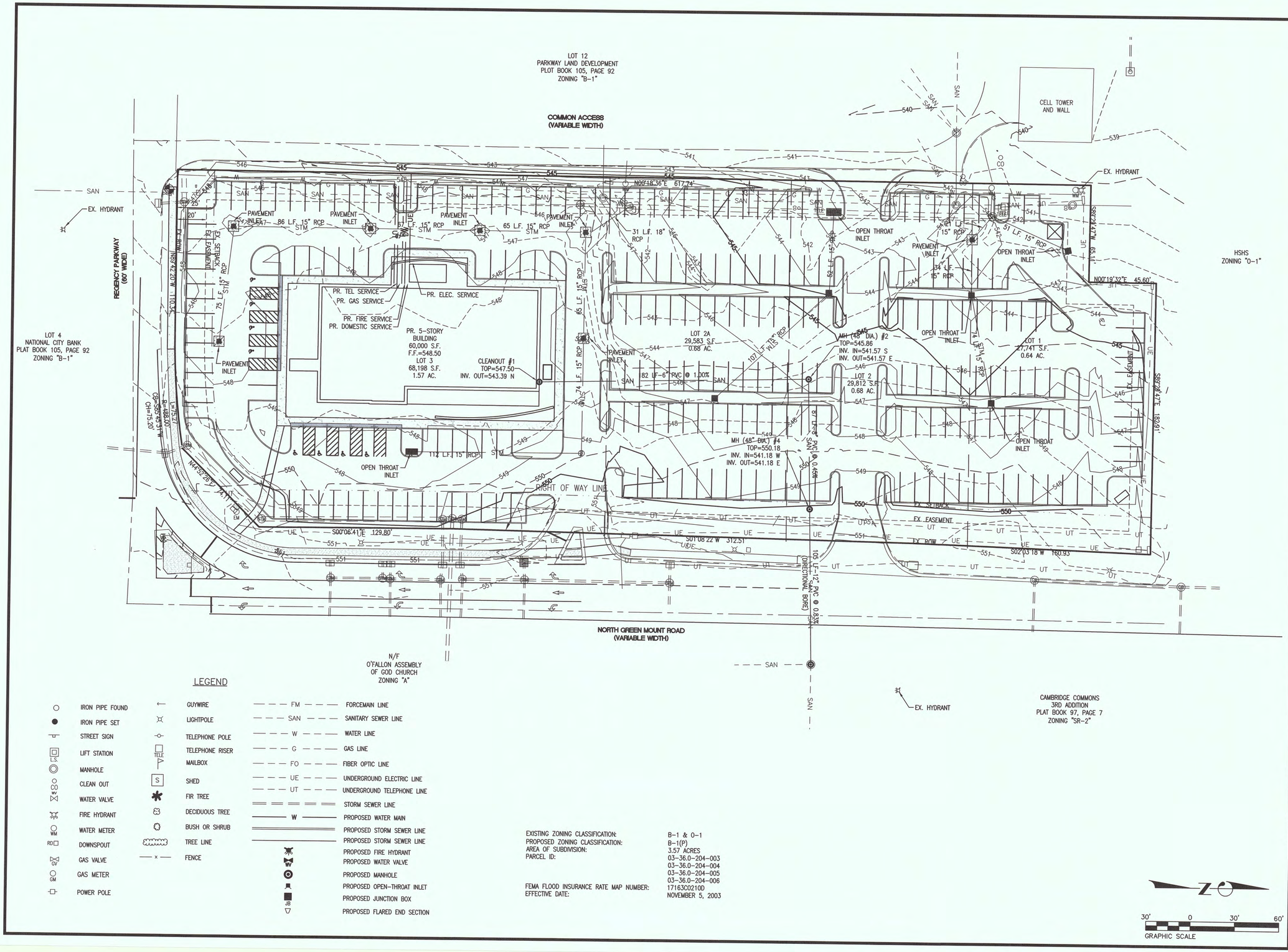

LEGEND

IRON PIPE FOUND	GUYWIRE	FM	FORCEMAIN LINE
IRON PIPE SET	LIGHTPOLE	SAN	SANITARY SEWER LINE
STREET SIGN	TELEPHONE POLE	W	WATER LINE
LIFT STATION (L.S.)	TELEPHONE RISER (TELE)	G	GAS LINE
MANHOLE	MAILBOX	FO	FIBER OPTIC LINE
CLEAN OUT (CO)	SHED (S)	UE	UNDERGROUND ELECTRIC LINE
WATER VALVE (WV)	FIR TREE	UT	UNDERGROUND TELEPHONE LINE
FIRE HYDRANT	DECIDUOUS TREE		STORM SEWER LINE
WATER METER (WM)	BUSH OR SHRUB	W	PROPOSED WATER MAIN
DOWNSPOUT (RD)	TREE LINE		PROPOSED STORM SEWER LINE
GAS VALVE (GV)	FENCE		PROPOSED STORM SEWER LINE
GAS METER (GM)			PROPOSED FIRE HYDRANT
POWER POLE			PROPOSED WATER VALVE
			PROPOSED MANHOLE
			PROPOSED OPEN-THROAT INLET
			PROPOSED JUNCTION BOX (JB)
			PROPOSED FLARED END SECTION

EXISTING ZONING CLASSIFICATION:	B-1 & O-1
PROPOSED ZONING CLASSIFICATION:	B-1(P)
AREA OF SUBDIVISION:	3.57 ACRES
PARCEL ID:	03-36.0-204-003 03-36.0-204-004 03-36.0-204-005 03-36.0-204-006
FEMA FLOOD INSURANCE RATE MAP NUMBER:	17163C0210D
EFFECTIVE DATE:	NOVEMBER 5, 2003

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ◆ SURVEYORS ◆ PLANNERS

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PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

LICENSED PROFESSIONAL ENGINEER
JUSTIN J. VENVERTLOH
NUMBER 062-062[illegible]
STATE OF ILLINOIS

Signature:
Signature Date: 3/18/15
Expiration Date: 11/30/15

STATEMENT OF RESPONSIBILITY

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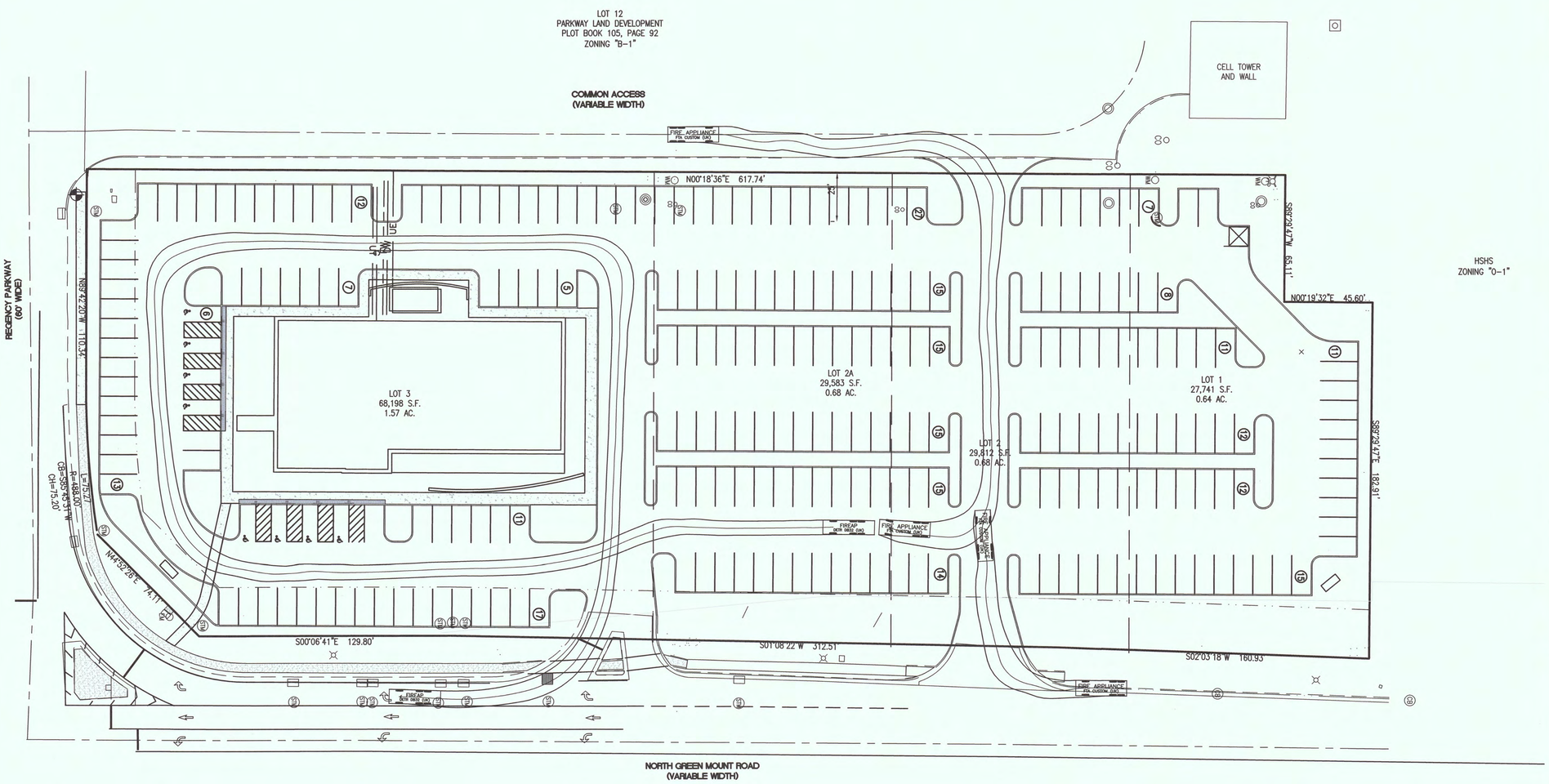
TITLE: UTILITY AND GRADING PLAN
PLANNED USE DEVELOPMENT

PROJECT: GREEN MOUNT
PROFESSIONAL BUILDING
CITY OF O'FALLON
ST CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY:	JJV	SHEET 3 OF 3 SHEETS
DESIGNED BY:	JJV	
CHECKED BY:	PDH	
APPROVED BY:	JJV	
PROJECT NUMBER	D24140679	

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING



LEGEND

IRON PIPE FOUND	GUYWIRE	FM	FORCEMAIN LINE
IRON PIPE SET	LIGHTPOLE	SAN	SANITARY SEWER LINE
STREET SIGN	TELEPHONE POLE	W	WATER LINE
LIFT STATION	TELEPHONE RISER	G	GAS LINE
MANHOLE	MAILBOX	FO	FIBER OPTIC LINE
CLEAN OUT	SHED	UE	UNDERGROUND ELECTRIC LINE
WATER VALVE	FIR TREE	UT	UNDERGROUND TELEPHONE LINE
FIRE HYDRANT	DECIDUOUS TREE		STORM SEWER LINE
WATER METER	BUSH OR SHRUB	W	PROPOSED WATER MAIN
DOWNSPOUT	TREE LINE		PROPOSED STORM SEWER LINE
GAS VALVE	FENCE		PROPOSED STORM SEWER LINE
GAS METER			PROPOSED FIRE HYDRANT
POWER POLE			PROPOSED WATER VALVE
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			PROPOSED FLARED END SECTION

EXISTING ZONING CLASSIFICATION:	B-1 & O-1
PROPOSED ZONING CLASSIFICATION:	B-1(F)
AREA OF SUBDIVISION:	3.57 ACRES
PARCEL ID:	03-36.0-204-003 03-36.0-204-004 03-36.0-204-005 03-36.0-204-006
FEMA FLOOD INSURANCE RATE MAP NUMBER:	17163C0210D
EFFECTIVE DATE:	NOVEMBER 5, 2003

30' 0 30' 60'
GRAPHIC SCALE

THOUVENOT, WADE & MOERCHEN, INC.
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MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

LICENSED PROFESSIONAL ENGINEER
JUSTIN J. VENVERTLOH
NUMBER 062-061964
STATE OF ILLINOIS

Signature:
Signature Date: 3/8/15
Expiration Date: 11/30/15

STATEMENT OF RESPONSIBILITY

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TITLE: TURNING MOVEMENTS PLANNED USE DEVELOPMENT

PROJECT: GREEN MOUNT PROFESSIONAL BUILDING
CITY OF O'FALLON
ST CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY:	JJV	SHEET 1 OF 1 SHEETS
DESIGNED BY:	JJV	
CHECKED BY:	PDH	
APPROVED BY:	JJV	
PROJECT NUMBER	D24140679	

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

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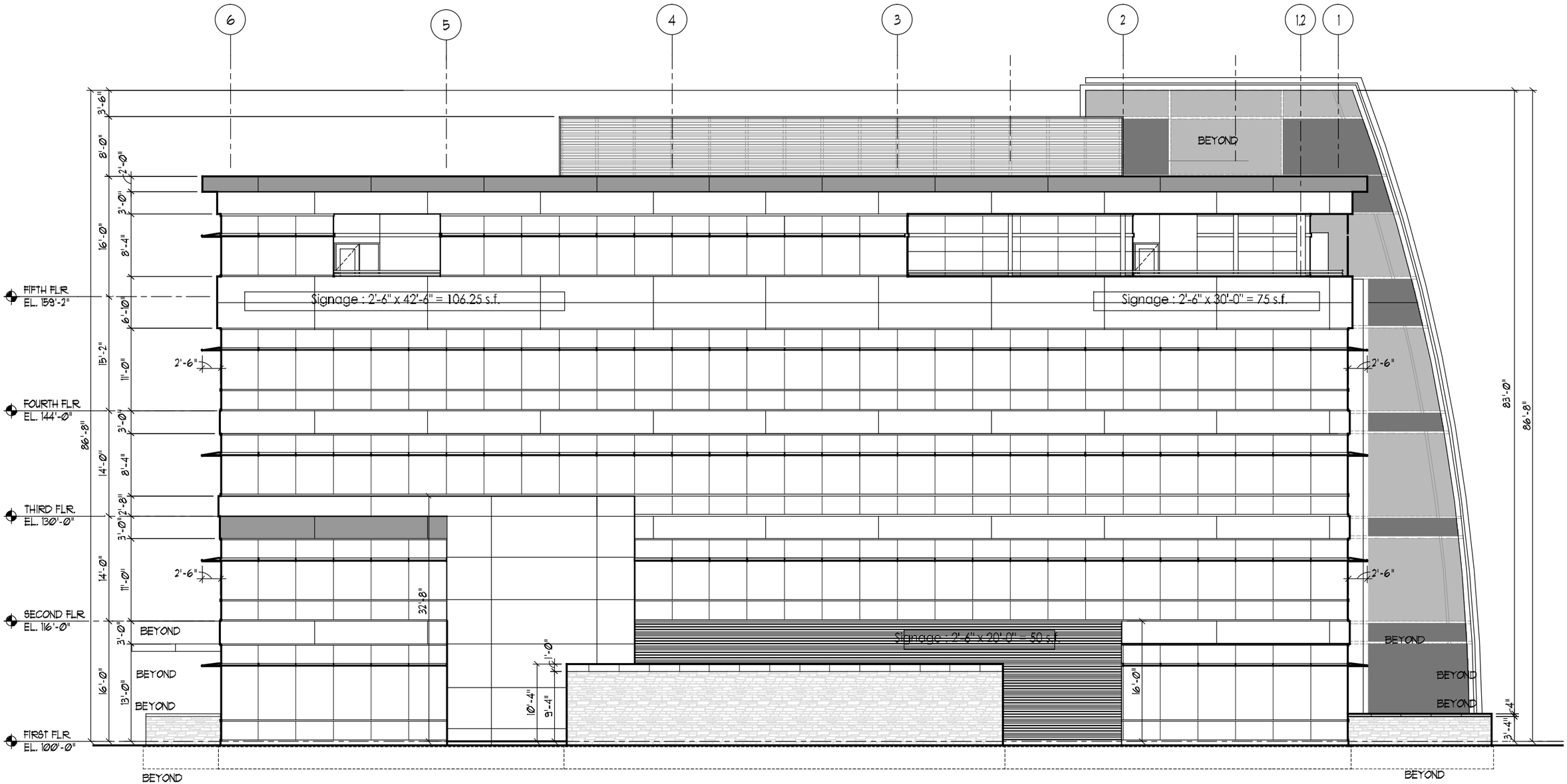
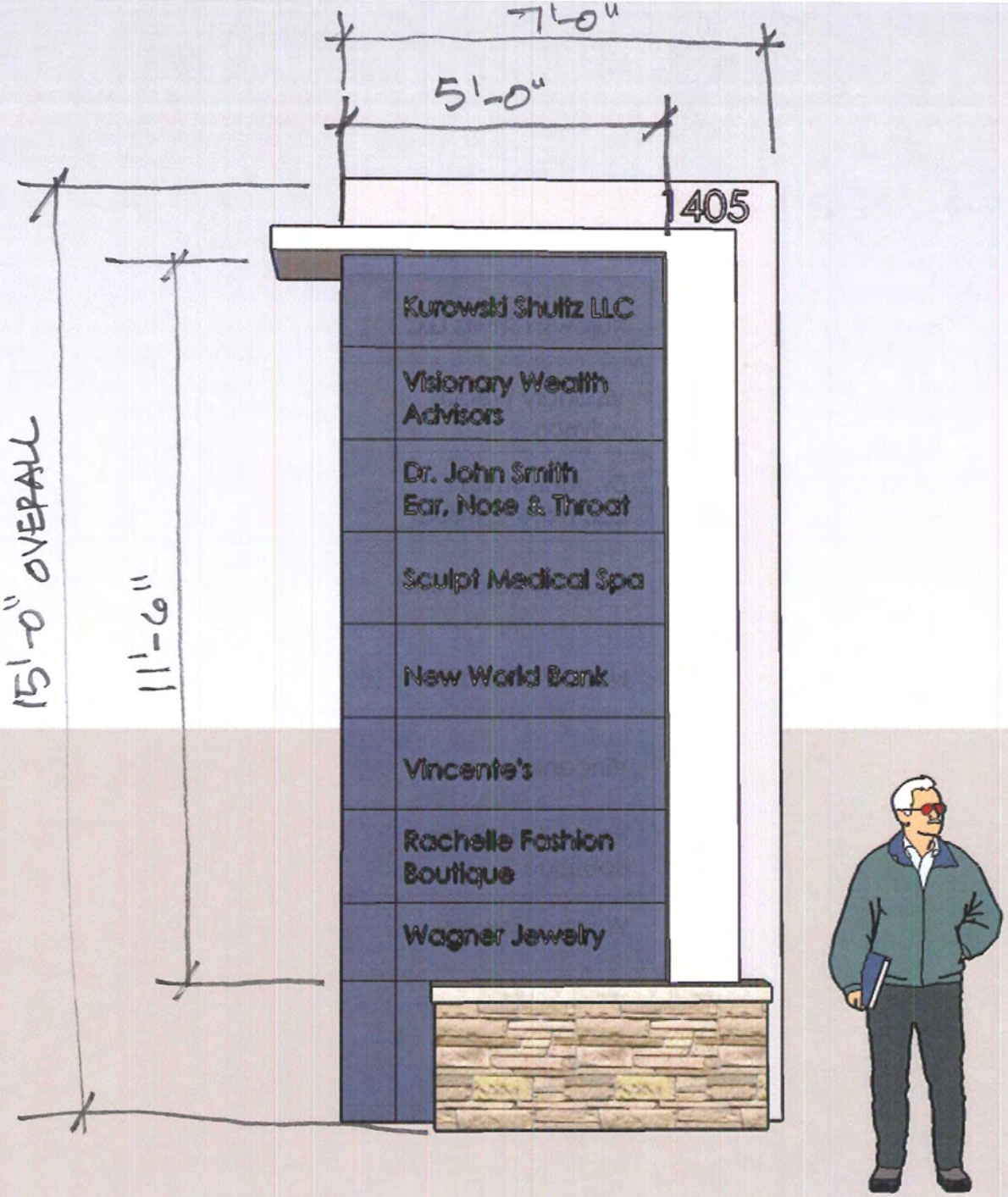
555
2'-6"h x 20'l Sign area - 75 s.f.
2'-6"h x 20'l Sign area - 75 s.f.
2'-6"h x 20'l Sign area = 50 s.f.

2'-6" h x 42'-6" l Signage = 104.25 s.f.
2'-6" h x 30' l Signage - 75 s.f.
1'-6" h x 17' l Signage = 25.5 s.f.



2 WEST ELEVATION

A3*1 SCALE: 3/32"=1'-0"


7'-0"
5'-0"
1405
Kurowski Shultz LLC
Visionary Wealth Advisors
Dr. John Smith Ear, Nose & Throat
Sculpt Medical Spa
New World Bank
Vincente's
Rachelle Fashion Boutique
Wagner Jewelry
15'-0" OVERALL
11'-6"