



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, September 14, 2015

5:30 PM

**Public Safety Building
285 North Seven Hills Road**

I) Roll Call

II) Approval of Minutes – August 24, 2015

III) Items Requiring Council Action – Monday, September 21, 2015

- A. Parkview Meadows (Resolution and 1st Reading)
- B. Illini Trails – 3rd Addition (Resolutions and 1st Readings)
- C. Text Amendment – Attached Garage/Storage (1st Reading)
- D. Text Amendment – H-1 Licenses (1st Reading)
- E. Four Points – Final Plat (2nd Reading)

IV) Other Business: None

NEXT MEETING: September 28, 2015 – 6:00 P.M. – Public Safety Building

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.



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, August 24, 2015

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

- I) Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, Ray Holden, Harlan Gerrish, David Cozad and Jerry Mouser. *Other Elected Officials Present:* Mike Bennett, Richie Meile, Herb Roach, Matt Smallheer, Bob Kueker, and Ned Drolet. *Staff:* Walter Denton, Pam Funk, Jim Cavins, Craig Koch, Sandy Evans and Justin Randall. *Visitors:* Vern Malare, Greg Thomas, and Brandon Case.
- II) Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) Items Requiring Council Action**
 - A. SEPA – Peel "Oktoberfest" (Motion) – Justin Randall informed the committee on the special event permit and the requests of Peel for city assistance. Randall added the event was the first special event requested by Peel. Randall informed the committee discussions on the length of time for Police assistance was still ongoing and would be resolved prior to City Council. Brandon Case of Peel explained additional details of the event. The committee discussed the event and recommended approval of the special event permit with a vote of 6-0.
- IV) Other Business** - None

MEETING ADJOURNED: 6:15 PM

NEXT MEETING: September 14, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: September 14, 2015
SUBJECT: S15-08 & P2015-09: Parkview Meadows – Preliminary Plat & SR-2 Zoning Amendment
1. Resolution Approving a Preliminary Plat for the Parkview Meadows
2. Ordinance Zoning the Parkview Meadows subdivision

Recommendation

The Planning Commission held a public hearing on the above referenced application at their August 25, 2015 meeting. At the Public Hearing, concerns were raised over the traffic on Obernuefemann Road and whether turn lanes were needed for the development. The Commission voted 6-ayes and 0-nay to approve the requested Preliminary Plat and Zoning applications for Parkview Meadows, subject to the conditions recommended by staff.

Since the Planning Commission meeting, staff has received a traffic analysis study on the impact the Parkview Meadows subdivision would have on traffic in the area. The engineering firm used available Average Daily Traffic (ADT) volumes on Obernuefemann Road and extrapolated AM/PM peak hour volumes from those ADT counts and analyzed the additional trip generated from the proposed subdivision. The engineering firm found a turn lane was not warranted based on IDOT's requirements. The engineering firm also indicated the closure of Venita Drive over the past year likely had a significant impact on the perception of heavy traffic on Obernuefemann Road.

Project Background and Summary

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

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Obernuefemann and provides a connection to the existing Brookside Estates subdivision. The subdivision will not have a connection to the east because of an existing spike strip prohibiting the developer to connecting to the Westbrook subdivision. Additionally, there will not be a connection to the north because of the existing development and grade differentials with the residences along Madison Drive. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying into the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

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

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Staff Recommendation

Staff recommends approval of the Preliminary Plat and the Rezoning to SR-2 with the following conditions:

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

Attachments:

1. Report to Plan Commission
2. Traffic Impact Letter
3. Resolution Approving a Preliminary Plat for Parkview Meadows
4. Ordinance Zoning the Parkview Meadows subdivision



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: August 25, 2015
SUBJECT: S15-08 & P2015-09: Parkview Meadows - Preliminary Plat & SR-2 Zoning Amendment

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

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

Submitted: July 17, 2015

Project Summary

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

Background & Executive Summary

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

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

Community Development Department

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

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

The developer will be tying into the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

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

Existing Conditions

Surrounding Zoning:

North: SR-3

East: SR-3

South: SR-2

West: A

Surrounding Land Use:

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

East: Single-family residential development of Westbrook subdivision.

South: Single family residential development of Brookside Estates.

West: Family Sports Park.

The site is currently used for agriculture purposes. The site is generally flat, with gently rolling slopes averaging approximately 7% slopes. The property contains a drainage swale that conveys stormwater through the site from the Family Sports Park to the south. An addition ditch conveys water from the Brookside Estates to the north on the eastern side of the property. The site does not have any floodplain, nor any areas identified as a riparian area. However, the existing Brookside Estates subdivision has a major drainage issues near the southern property line of the proposed subdivision which will need to be addressed through the development of Parkview Meadows. There are no known environmental hazards on the site.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Neighborhood Residential. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Neighborhood Residential category indicates developments should be limited to a density of no more than 7 dwelling units per acre and the associated zoning district include SR-2 and SR-3. The proposed residential development with a density of 2.69 dwelling units per acre and proposed SR-2 zoning designation is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-2, Single Family Residence Dwelling District requirements.

Public Notice:

Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of

the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Rezoning Discussion Points

General Discussion:

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

SR-2 Zoning District:

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

Side Yard Setbacks:

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

Preliminary Plat Discussion Points/Issues

General Discussion:

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

Access and Circulation:

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

The street layout is comprised of local streets. The streets in the subdivision are proposed to consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. There are three cul-de-sacs throughout the subdivision, following the rolling topography of the site and drainage ways. The development has provided sidewalks along both sides of all streets within the subdivision. A sidewalk along Obernuefemann Road will also be construct and a crosswalk to allow for a designated crossing for pedestrians to the Family Sports Park.

Drainage and Detention:

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

residences on the north side of Brookside Estates. The applicant's engineer is creating a large system of detention ponds to slow the water coming off Obernuefemann Road onto the site. As the water is collected, the design is for the water to enter a swale. The swale will be located in common ground, so homeowners will not own the swale and potentially fill the swale with dirt. The major stormwater issues facing Brookside Estates subdivision was caused by homeowners filling in a swale located in an easement in the backyards of a number of lots. The applicant's engineer has indicated that the creation of this swale between Parkview Meadows and Brookside Estates will help convey stormwater through the site and reduce the amount discharged onto the Brookside Estates subdivision. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Utilities:

The developer will be tying into the City of O'Fallon water system with a connection of the subdivision to a 12" water main located along Obernuefemann Road and looping the system to an 8" water main located at the southeast corner of the development. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer mains in the Brookside Estates subdivision along Derrick Drive and Natasha Circle. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Street Trees, Landscape Berms, and Buffers:

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

Open Space:

As detailed in Article 4 of Chapter 155 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 2.83 persons per detached single-family unit, the subdivision's 49 lots requires a total of 0.832 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 138 (49 x 2.83). A fee of \$42,433 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.832 acre of park space, totaling \$865 per house permit.

Criteria for considering General Rezoning applications:

In considering any application for rezoning, the Commission and the Governing Body may give consideration to the criteria stated below to the extent they are pertinent to the particular application. The Commission and Governing Body also may consider other factors that may be relevant to a particular application. The rezoning of the Reserves of Timber Ridge property appears to meet each of the following zoning criteria:

- a) the existing uses and zoning of nearby property;
 - b) the extent to which property values are diminished by the particular zoning restrictions;
 - c) the extent to which the destruction of property values of plaintiff promote the health, safety, morals or welfare of the public;
 - d) the relative gain to the public as compared to the hardship imposed upon the individual property owner;
 - e) the suitability of the subject property for the zoned purposes;
 - f) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property;
 - g) the care that the community has taken to plan its land use development, and
 - h) the community need for the proposed use.
-

Conclusion and Recommendation

Staff recommends approval of the Preliminary Plat and the Rezoning to SR-2 with the following conditions:

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

Attachments

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

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon"
 and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

RECEIVED JUL 23 2015

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

CITY OF O'FALLON

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

JUL 23 2015

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

DATE PAID

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

(YES or NO)

PAYMENT OF FILING FEE

YES \$640 ✓

PAYMENT OF ENGINEERING PLAN REVIEW FEE

YES \$2650 ✓

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

YES

- VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED

NO

✓ NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT

YES

✓ COMPLETION OF PRELIMINARY PLAT CHECKLIST

YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM

YES

- PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)

NO

✓ PHASE I DRAINAGE REPORT

YES

✓ .PDF COPY OF PLAT

YES

✓ SUBMITTAL IN CAD / GIS FORMAT (ON CD)

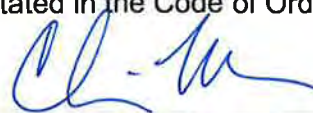
YES

PROOF OF DEVELOPER'S OWNERSHIP INTEREST

YES

*** SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED
 BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat**
 and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the
 City of O'Fallon, as indicated.



Applicant's Signature

RECEIVED JUL 23 2015

Fulford Homes

Parkview Meadows Residential Subdivision

Proposed SR-2 Zoning

Obernuefemann Road at O'Fallon Family Sports Park Road

July, 2015

Development Narrative:

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

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

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

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

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

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

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

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

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

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

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

PETITION FOR ZONING AMENDMENT

Community Development Department, O'Fallon City Hall
 255 South Lincoln Avenue, 2nd Floor
 O'Fallon, IL 62269 Phone (618) 624-4500 Ext. 4

Amendment Request No. P2015-09Date: July 23, 2015Date set for hearing: Aug 25, 2015 (Do not write in this space -- For office use only)

Date hearing held: _____

Newspaper: O'F. Progress

Recommendation of Planning Commission:

☐ Denied☐ Approved☐ Approved with modification

Date: _____

Perm. Parcel No. _____

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

Building Permit App. No. _____

Action by City Council:

☐ Denied☐ Approved☐ Approved with modification

Date: _____

CITY OF O'FALLON
 AUG - 4 2015
 DATE PAID

INSTRUCTIONS TO APPLICANTS: PLEASE PRINT. All information required by the application must be completed and submitted herewith. Applicants are encouraged to visit the Community Development Department for any assistance needed in completing this form.

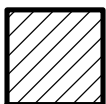
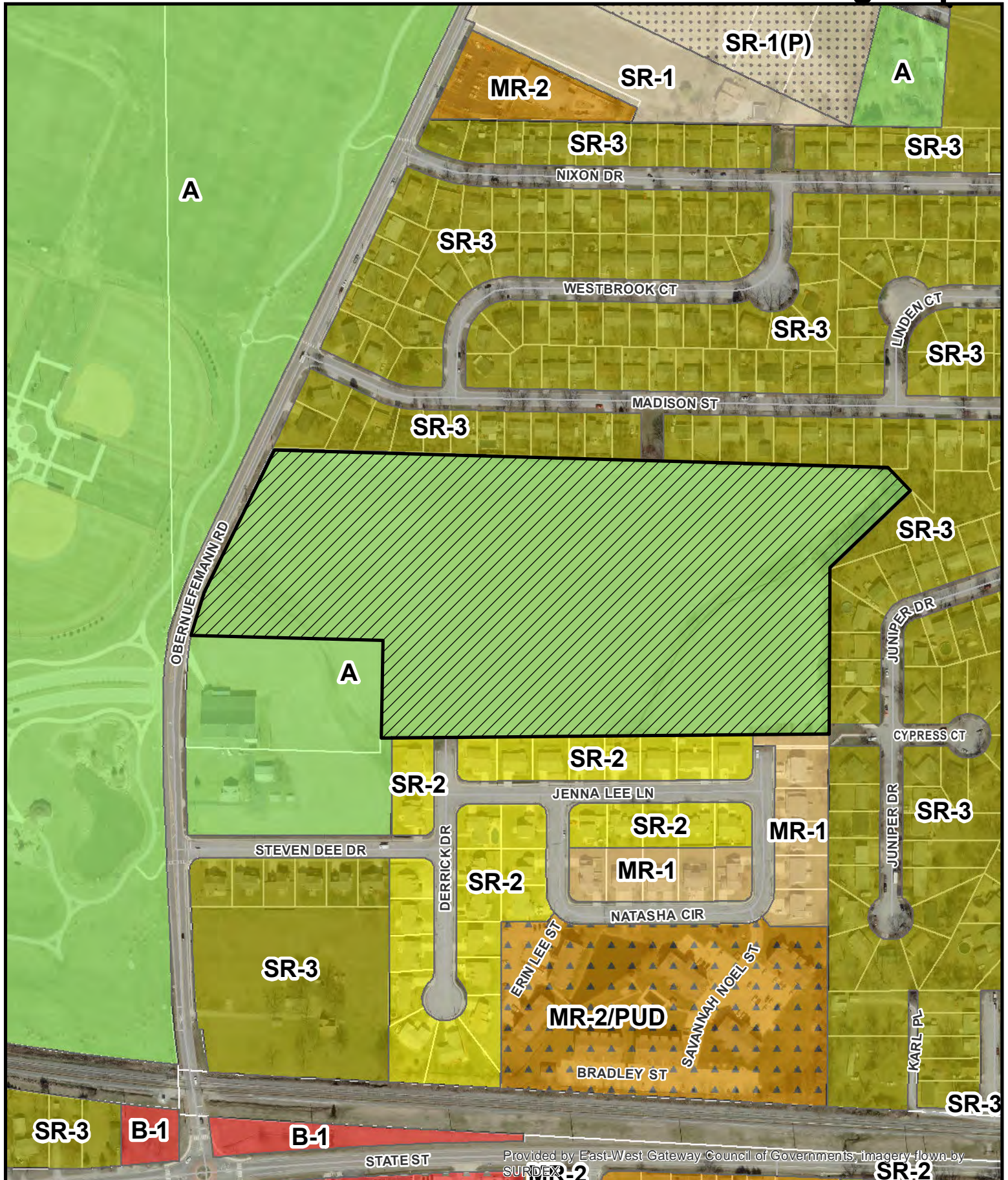
- Name of property owner(s): MMAAC, LLC Phone: 618-632-7231
 Mailing address: 513 Turtle Creek Ct, O'Fallon, IL E-Mail: _____
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779
 Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser
- Address of property: 226 Obernuefemann Rd Parcel (Tax) ID #: 04300101046
- Present use of property: Agriculture Present Zone District: A
 Proposed use of property: Single Family Residential Parkview Meadows Proposed Zone District: SR-2
- Zone District Classifications of adjacent properties: N=SR-3 S=SR-2 E=SR-3 W=A
- Area of land rezoning requested for: 18.18 Ac acres/square feet.
- This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
- An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

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

I consent that the entry in or upon the premises described in this application by any authorized official of O'Fallon, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

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

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



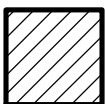
Subject
Property

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O'Fallon
ILLINOIS

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



Subject
Property

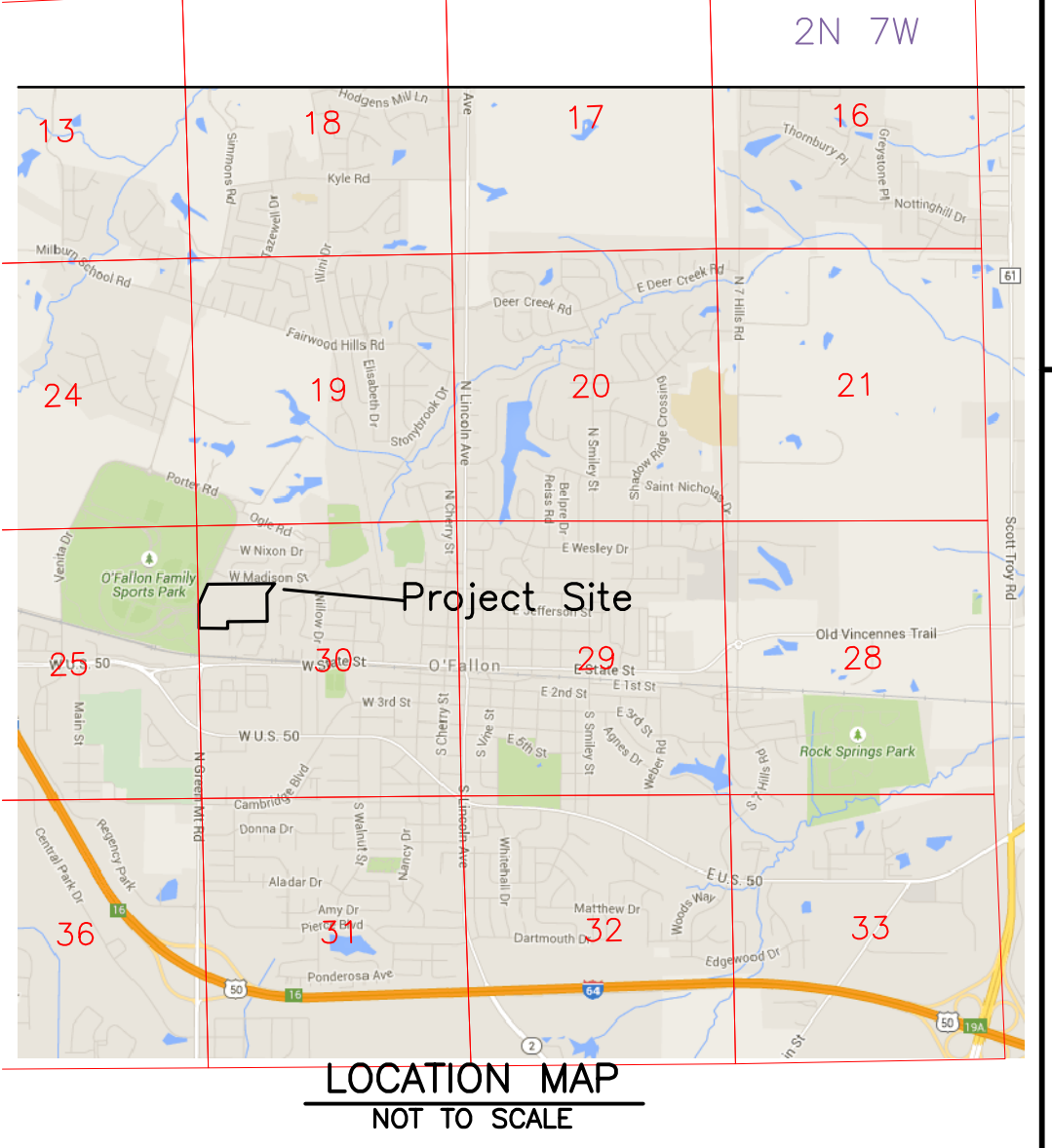
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Feet



O'Fallon
ILLINOIS

PRELIMINARY PLAT
PARKVIEW MEADOWS

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



REVISION

No. DATE

PROJECT NO: 75555

DATE 7/20/15

DES. DR. CKD.

Fulford Homes
Building Our Future

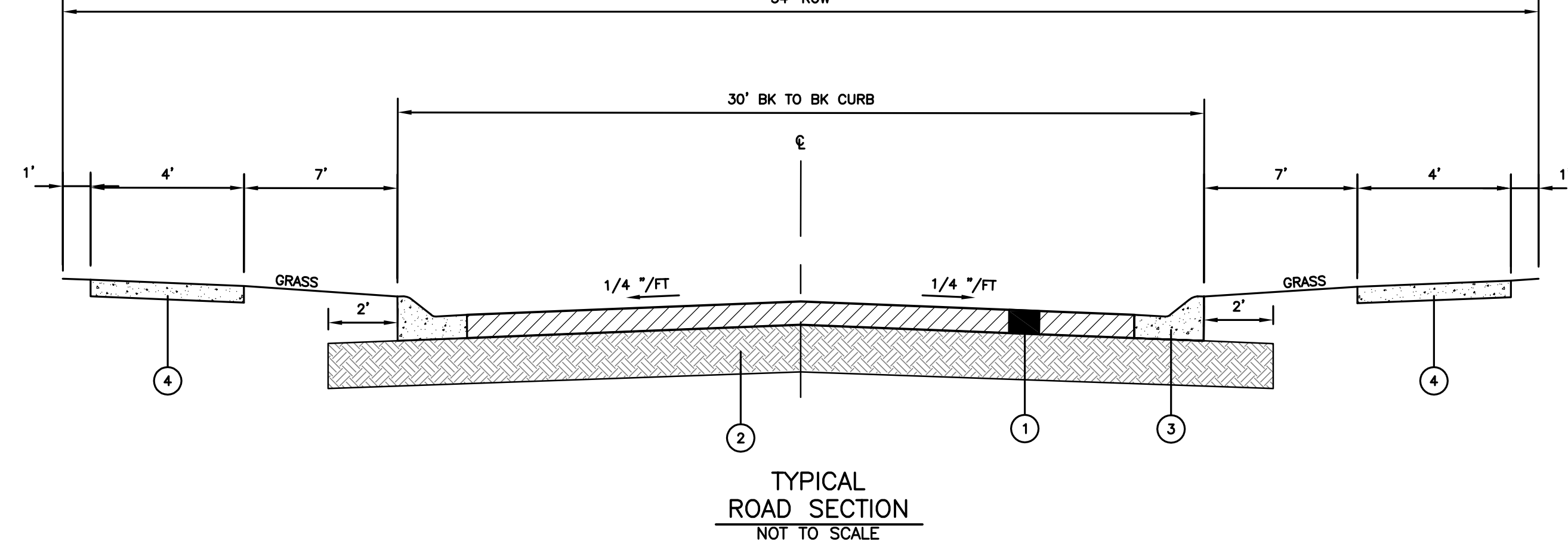
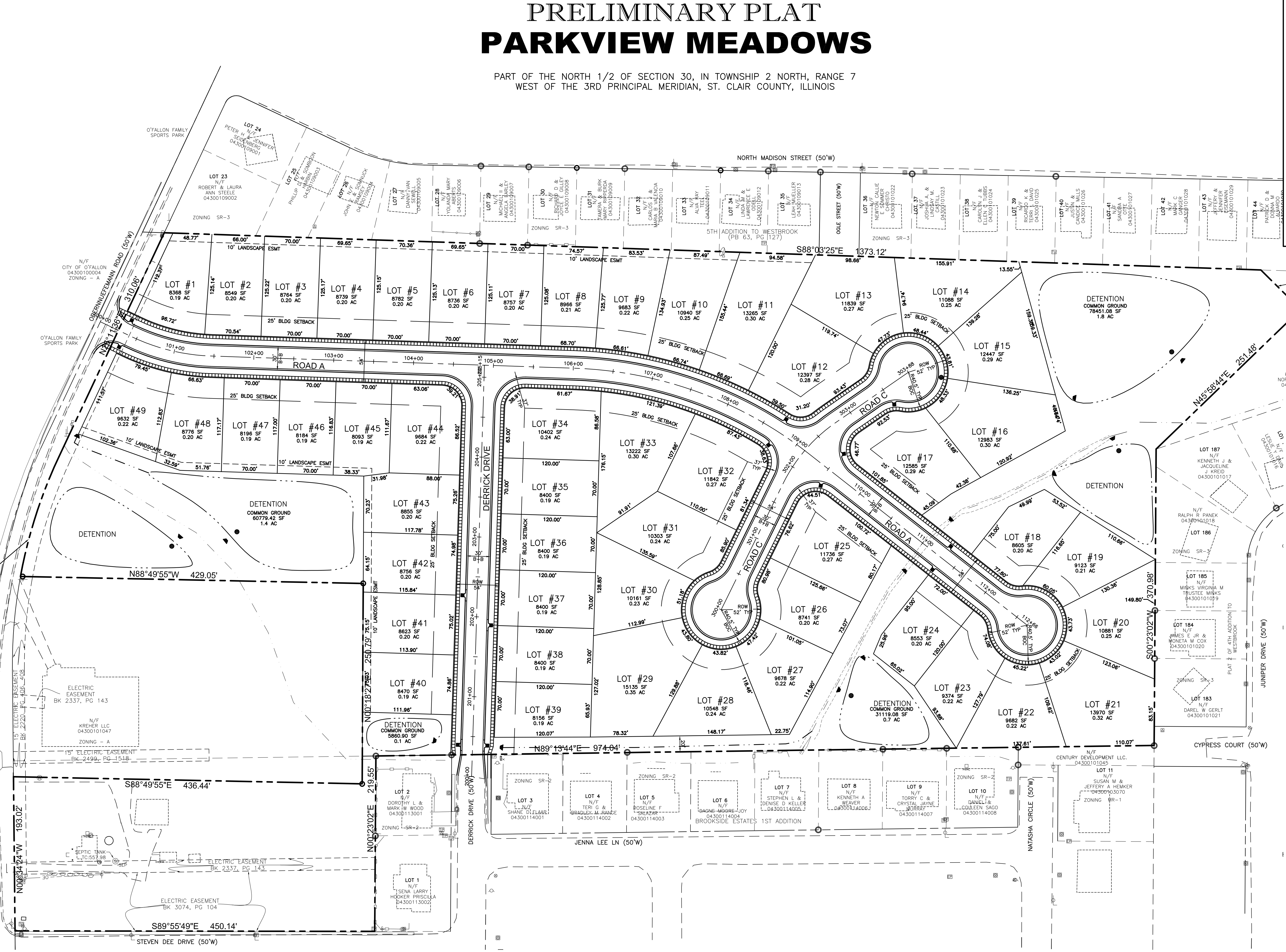
WOOLPERT
Survey & Mapping
11115 Hartman Lane
Fairview Heights, Illinois 62208
ENGINEER: DAVID R. DILLOW, PE
04/10/2015

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

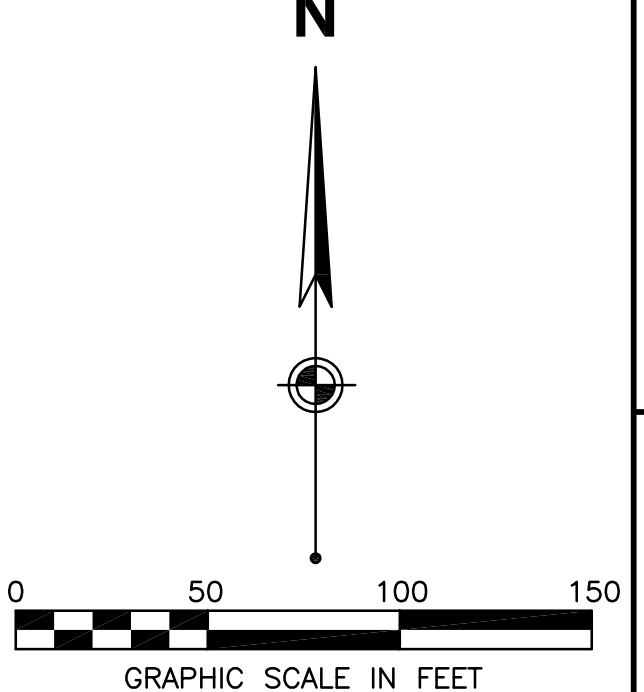
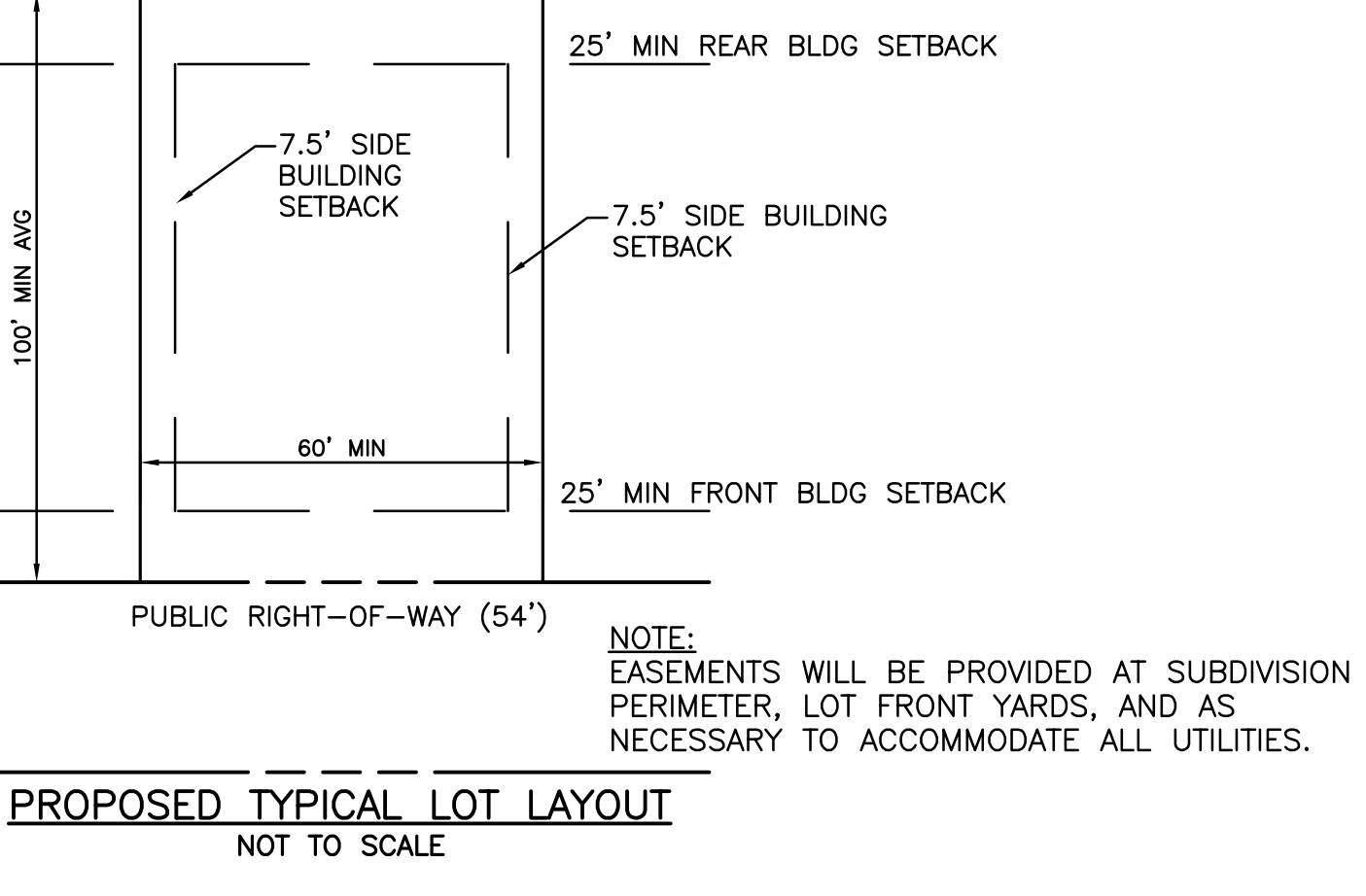
PRELIMINARY PLAT

SHEET NO.
1 of 3

SITE DATA	
TOTAL DEVELOPMENT	
HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 9,957 SF (0.23 AC)
MIN LOT SIZE	= 8,093 SF (0.19 AC)
MAX LOT SIZE	= 15,135 SF (0.35 AC)
GROSS AREA	= 792,040 SF (18.18 AC)
PUBLIC ROW AREA	= 126,859 SF (2.91 AC)
NET AREA	= 487,869 SF (11.20 AC)
NUMBER OF LOTS	= 49
DENSITY	= 2.69 UNITS/ACRE
COMMON GROUND AREA	= 177,312 SF (4.07 AC)
NOTES:	
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.	
ALL UTILITIES SHALL BE UNDERGROUND	
EASEMENTS NOT SHOWN FOR CLARITY. EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.	
ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.	
OWNER:	KAREN BROWN 513 TURTLE CREEK CT O'FALLON, IL 62269 PHONE: 618.632.7231
DEVELOPER:	CHRIS MATTEO FULFORD HOMES 1116 HARTMAN LANE SHILOH, IL 62221 PHONE: 618.632.5779
ENGINEER:	DAVID DILLOW, PE 062-047964 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
LAND SURVEYOR:	KELLY HARRIS, PLS 3749 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004
EXISTING ZONING:	AGRICULTURAL (A)
PROPOSED ZONING:	SR-2 (SINGLE FAMILY)
PROPOSED ZONING REQ:	8,000 SF MIN LOT 60' MIN LOT WIDTH 100' AVG LOT DEPTH
FLOODPLAIN:	FIRM MAP NUMBER 171630C0206D EFFECTIVE DATE NOVEMBER 5, 2003 ZONE "X" (NO SHADING)
SEWAGE DISPOSAL:	CITY OF O'FALLON
WATER SUPPLY:	CITY OF O'FALLON
ELECTRIC SERVICE:	AMEREN IP PROPOSED UNDERGROUND SERVICE
GAS SERVICE:	AMEREN IP



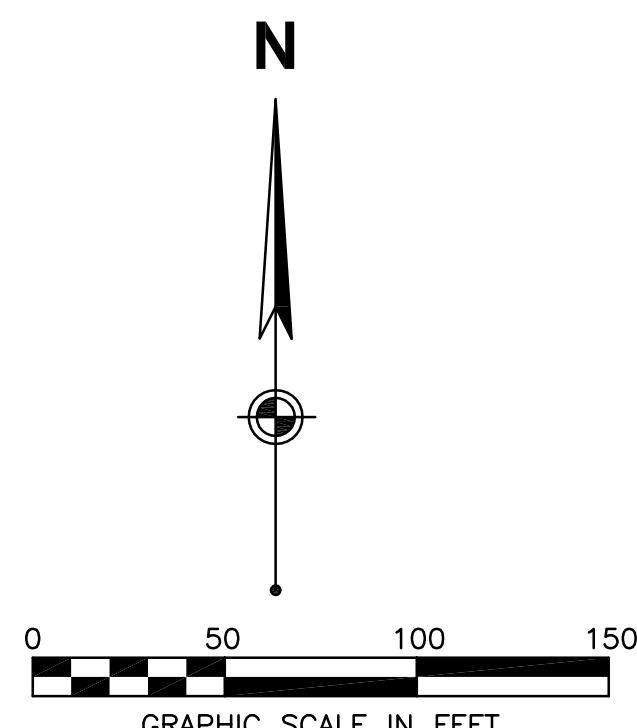
- TYPICAL ROADWAY SECTION LEGEND**
- ① 7" NON-REINFORCED PCC PAVEMENT OR 7" BIT CONC
 - ② 12" STABILIZED SUBGRADE
 - ③ 2" MOUNTABLE CONCRETE CURB & GUTTER PER CITY OF O'FALLON STANDARDS
 - ④ 4" THICK PCC SIDEWALK (6" THICK THROUGH DRIVEWAYS)



G:\DC\Clients\Fulford Homes\Brown Site\Pre Plat\dwg\75555 Fulford Homes - Brown Site PRE PLAT.dwg Plotted By:temphill, Joe Plotted:July 20, 2015, 2:29:14 PM

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

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



WOOLPERT
DESIGN • CONSULTING • INVESTMENT PRACTICE

373 Fountain Parkway, Suite 100
Fairview, NJ 07410
616.932.7004

ENGINEER • DAVID M. DILLON, PE
ENGINEER / SURVEYOR

FulfordHomes
Making Our Homes Smarter.

1110 Hartman Lane
St. Louis, MO 63105
618.932.3779

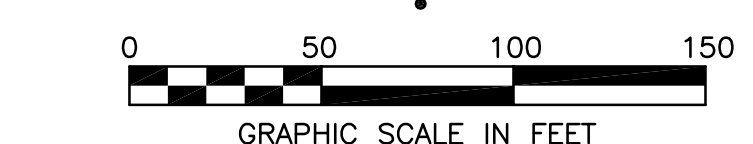
DEVELOPER

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

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

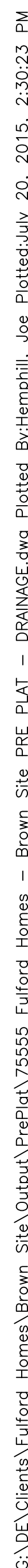
NOTE:
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YARDS, AND AS NECESSARY TO
ACCOMMODATE ALL UTILITIES.

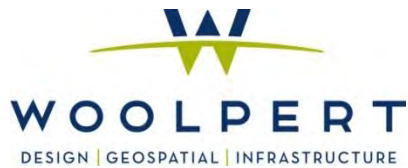
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPERTY LINE
	PROPOSED INLET
	PROPOSED STORM SEWER
	EXISTING FLOW PATTERN
	PROPOSED ROADWAY DRAINAGE
	END SECTION WITH RIP RAP PROTECTION



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

PHASE 1 DRAINAGE PLAN





September 8, 2015

Mr. Justin L. Randall
Senior City Planner
City of O'Fallon, Illinois
255 South Lincoln Ave.
O'Fallon, Illinois 62269

Re: Parkview Meadows - Preliminary Plat
Traffic Generation

Mr. Randall:

As requested, we have reviewed the anticipated traffic generation from the proposed Parkview Meadows subdivision.

The traffic impact request was the result of a question raised at the Planning Commission meeting. The question was raised by a resident that was concerned about heavy traffic on Obernuefemann Road in existing conditions. In addition to the calculations below, please help anyone reviewing the project understand that the Venita Drive closure over the past year likely had a significant impact on the perception of heavy traffic on Obernuefemann Road.

As discussed, we did not perform traffic counts for background traffic. We did use available ADT volumes on Obernuefemann Road and extrapolated AM/PM peak hour volumes from those ADT counts.

We did calculate the anticipated trip generation from Parkview Meadows using the ITE Trip Generation Manual for Single-Family Detached Housing (ITE classification 210).

The ADT volumes available have significantly different numbers for traffic north and south of the Family Park entrance. Perhaps the ADT counts were performed on a day that had heavy park activity. We did use the conservative approach and analyzed both the heavy volume south of the park entrance and lighter volume to the north.

As shown in the attached calculations and as plotted on the IDOT graph, a turn lane is not required with the background traffic volume and anticipated trips generated by Parkview Meadows.

Mr. Justin Randall
Parkview Meadows - Preliminary Plat
September 8, 2015

Page 2

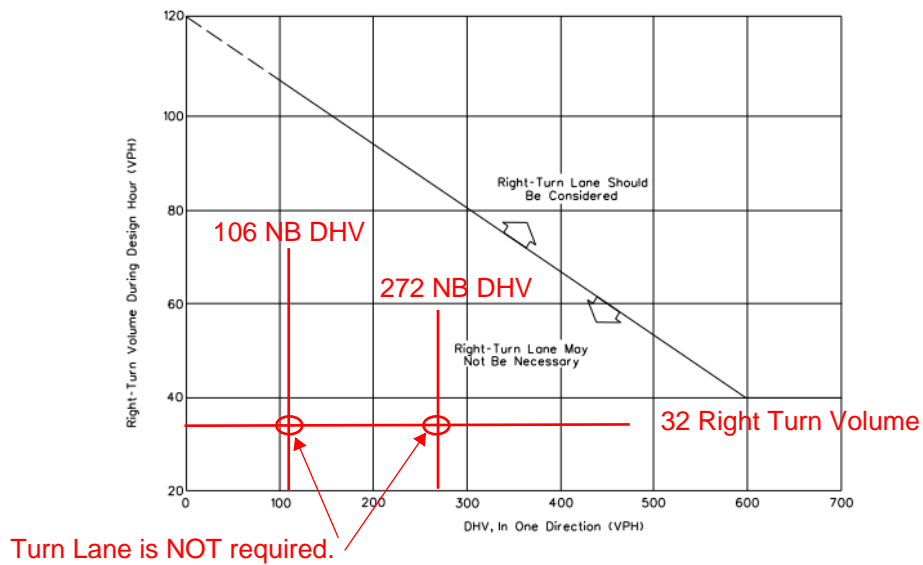
We hope this helps with your review of this project. Please email or call if you have any additional comments, questions, or need anything more to process this Preliminary Plat for approval.

Sincerely,

Woolpert, Inc.



David M. Dillow, PE, LEED AP
Vice President



IDOT Figure 36-3-A

49 Lots Proposed

Trip Generation Rates
ITE 1997 Trip Generation Manual

SF Residential 10 trips/Dwelling Unit
Total Units 49 Dwelling Units
Daily Trip Generation 490 Trips

	0.75 trips/Dwelling Unit	IN	OUT
AM Peak Hour	37		
AM Peak Trip Generation		9	28
PM Peak Hour	1 trips/Dwelling Unit		
PM Peak Trip Generation	49	32	18

Obernuefemann South of Park 13600 ADT
Obernuefemann North of Park 5300 ADT

Source: *Gettingaroundillinois.com*

Parkview Meadows Intersection is approx 500' north of Park Entrance

	NB	SB
ADT AM Peak	218	870
	85	339

ADT PM Peak	272	1088
	106	424

* Used am/pm trip gen split for NB/SB split of Obernuefemann Peak Hour Traffic
Used am/pm % of ADT for AM/PM split of Obernuefemann ADT

	Obernuefemann Traffic Inbound (Right Turn) Parkview Meadows Traffic		
Peak Hour for NB relative to Right Turn Lane	AM	85	9
	PM	106	32
	PM	272	32 (worst case - using higher traffic south of park entrance)

IDOT Guideline for Right-Turn Lane at Unsignalized Intersection on Two-Lane Highway, Figure 36-3-A

With 106 NB DHV on Obernuefemann and 32 Right Turn Vehicles, Right-Turn Lane is NOT Required.

Resolution No. _____

**A RESOLUTION APPROVING AND
ACCEPTING THE PRELIMINARY PLAT OF
PARKVIEW MEADOWS ON 18.18 ACRES OF
PARCEL NUMBER: 04-30.0-101-046**

WHEREAS, the proposed preliminary plat has been reviewed by the O'Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

WHEREAS, the property described in Exhibit A is currently located in the City of O'Fallon, zoned Agriculture, A and is proposed for rezoning in the City of O'Fallon as a single-family subdivision containing 49 homes and proposed for "SR-2" zoning; and

WHEREAS, the developer will be responsible for paying to the City of O'Fallon a fee in lieu of 0.832 acres of park land dedication in the amount \$42,433; and

WHEREAS, on September 14, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of X-X.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF O'FALLON AS FOLLOWS:**

- 1) Approval. Parkview Meadows Preliminary Plat, as proposed by the developer, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved with the conditions below:
 1. There will be a park land dedication requirement of 0.832 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$42,433, \$865.00 per house permit.
- 2) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 3) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____, 2015.

Approved:

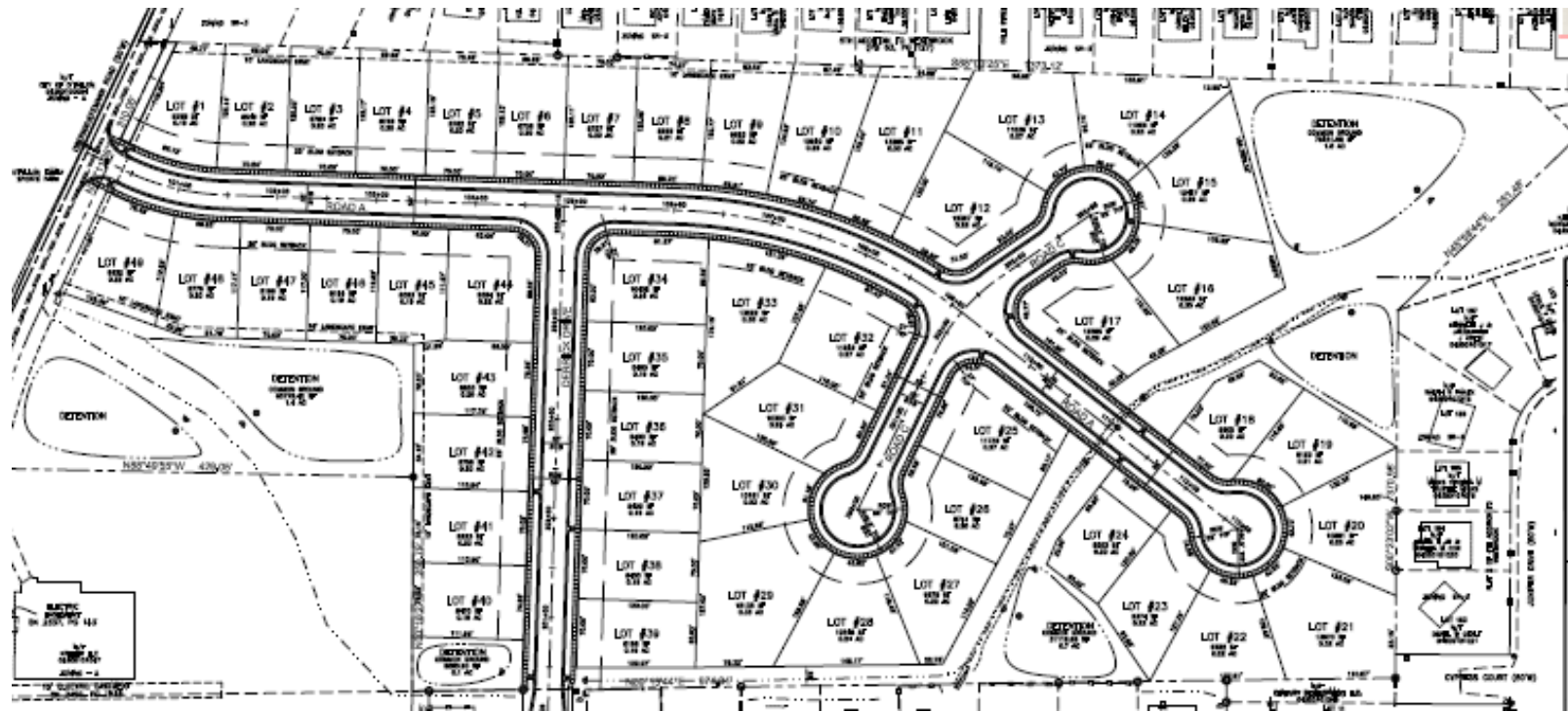
Gary L. Graham, Mayor

Attest:

Philip A. Goodwin, City Clerk

EXHIBIT "A"

PRELIMINARY PLAT



ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE
623, ZONING DISTRICTS OF THE CITY OF
O'FALLON, ILLINOIS (DEVELOPMENT
KNOWN AS "PARKVIEW MEADOWS"
SUBDIVISION, INCLUDING 18.18 ACRES OF
PARCEL NUMBER 04-30.0-101-046**

WHEREAS, the applicant, Fulford Homes, proposes to Subdivide 18.18 acres of land into Single-Family residential lots on the east side of Obernuefemann Road and has requested and heretofore filed a petition with the City of O'Fallon for a zoning change of the property currently zoned Agriculture, "A" in the City of O'Fallon, and is proposed for rezoning as "SR-2" Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

WHEREAS, the developer will be responsible for paying to the City of O'Fallon a fee in lieu of 0.832 acres of park land dedication in the amount \$42,433; and

WHEREAS, the applicant has filed an application with the City of O'Fallon, Illinois pursuant to the requirements of all applicable laws; and

WHEREAS, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on August 25, 2015, in accordance with state statute, and recommended to approve the petitioner's request to obtain SR-1 Single Family Residence Dwelling District zoning for the property with a vote of 6-ayes to 0-nayes; and

WHEREAS, on September 14, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of X-X.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as "Parkview Meadows" Subdivision, be henceforth classified as zoning district SR-2 Single Family Residence Dwelling District as shown on the attached Exhibit A.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

(seal)

Approved by the Mayor this _____ day

of _____ 2015.

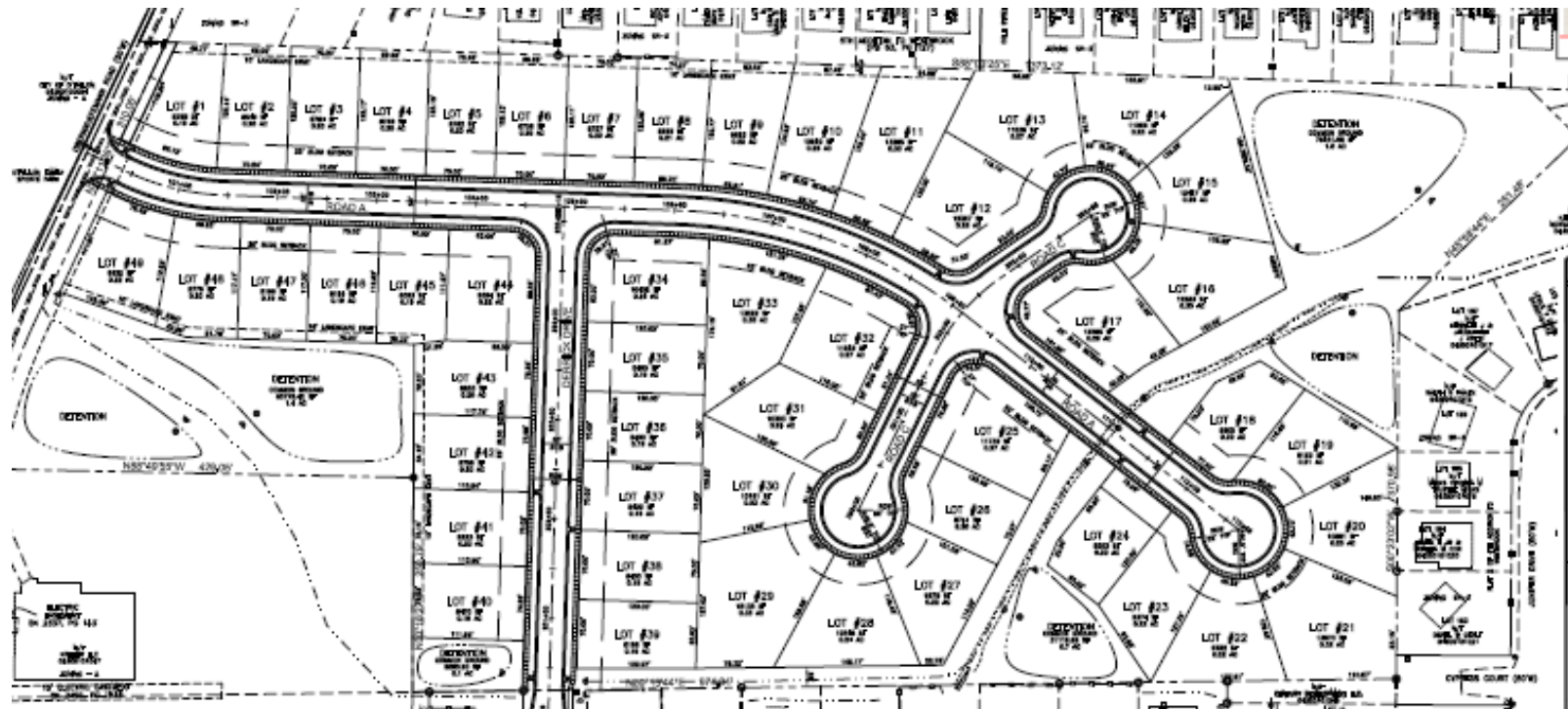
Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

PRELIMINARY PLAT





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: September 14, 2015
SUBJECT: S15-09 & P2015-10: Illini Trails – 3rd Addition, Annexation, Preliminary Plat & Zoning

1. Resolution authorizing the Mayor to sign an annexation agreement with Fulford Homes
2. Resolution Approving a Preliminary Plat for the Illini Trails – 3rd Addition
3. Ordinance Annexing the Illini Trails – 3rd Addition subdivision
4. Ordinance Zoning the Illini Trails – 3rd Addition subdivision

Recommendation

The Planning Commission held a public hearing on the above referenced application at their August 25, 2015 meeting. The Commission voted 6-ayes and 0-nay to approve the requested Preliminary Plat and Zoning applications for Illini Trails – 3rd Addition, subject to the conditions recommended by staff.

Project Background and Summary

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

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Kyle Road, but not Lincoln Avenue to reduce curb cuts on a major north / south street. Lincoln Avenue is classified as a minor arterial street and entrances and exits should be limited according to the Comprehensive Plan. The proposed subdivision provides a connection to the existing Illini Trails subdivision, but will not have a connection to the south because of the existing single family residence. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying onto the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

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

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Community Development Department

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

Annexation

The Illini Trails – 3rd Addition subdivision is seeking annexation into the City. The total annexation will include 24.88 acres and will include an annexation agreement with Fulford Homes. The draft annexation agreement is attached to the packet and includes the City's standard annexation agreement language, which includes:

- Annexation Fees of \$2,250 per lot;
- Park Fees of \$865 per lot; and
- City will provide water and sanitary sewer service.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. In lieu of constructing a sidewalk on Lincoln Avenue, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with a check in the amount agreed upon.
2. There will be a \$2,250 annexation fee per house permit and the park land dedication requirement is 0.966 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$49,266, \$865.00 per house permit.

Attachments:

1. Report to Plan Commission
2. Resolution authorizing the Mayor to sign an annexation agreement with Fulford Homes
 - a. Annexation Agreement
3. Resolution Approving a Preliminary Plat for Illini Trails – 3rd Addition
4. Ordinance Annexing the Illini Trails – 3rd Addition
 - a. Exhibit A: Plat of Property to be Annexed
 - b. Exhibit B: Legal Description of Property to Be Annexed
5. Ordinance Zoning the Illini Trails – 3rd Addition subdivision



PROJECT REPORT

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

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

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

Submitted: July 17, 2015

Project Summary

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

Background & Executive Summary

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

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

Community Development Department

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

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

The developer will be tying onto the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

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

Existing Conditions

Surrounding Zoning:

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

East: Unincorporated A

South: Unincorporated A & O'Fallon SR-1

West: SR-1B

Surrounding Land Use:

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

East: Agricultural land uses

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

West: Illini Trails single-family subdivision

The site is currently used for agriculture purposes. The site is generally flat, with gently rolling slopes averaging approximately 3% slopes. The property is a local high point with all drainage currently discharging to the adjacent property. The site does not have any floodplain, nor any areas identified as a riparian area. Additionally, there are no known environmental hazards on the site.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Institutional. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Institutional category states that "in the absence of an Institutional use, Single-Family Residential is an acceptable alternative land use." The Single Family Residential category indicates no more than 3 dwelling units per acre and the associated zoning district include SR-1 and SR-1B. The proposed residential development with a density of 2.29 dwelling units per acre and proposed SR-1B zoning designation is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-1B, Single Family Residence Dwelling District requirements.

Public Notice:

Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Rezoning Discussion Points

General Discussion:

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

SR-1B Zoning District:

The SR-1 and SR-1B districts allow for the same categories of land uses. The only difference between the two zone districts relate to the size of the side yard setback (SR-1 district requires a 10-foot side yard setback and the SR-1B district requires a 7.5-foot side yard setback). All other area and bulk regulations of the districts are identical.

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

Side Yard Setbacks:

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

Preliminary Plat Discussion Points/Issues

General Discussion:

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

Access and Circulation:

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

The street layout is comprised of local streets. The streets in the subdivision are proposed to consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. There are five cul-de-sacs throughout the subdivision, following the rolling topography of the site. The development has provided sidewalks along both sides of all streets within the subdivision. A sidewalk was constructed with the reconstruction of Kyle Road, however the section of Lincoln Avenue the development fronts does not have sidewalks. The section of Lincoln Avenue has not been reconstructed to an urban section, but does have wide shoulders. At this time, the Public Works Department has recommended the developer pay the cost of construction of the sidewalk along Lincoln Avenue. In the future when Lincoln Avenue is reconstructed, the sidewalks can be constructed in the proper location.

Drainage and Detention:

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

drain to the southeast, with a series of detention ponds that will drain into the ditch line of Lincoln Avenue, which drains into a tributary of Engle Creek. The developer's engineer is showing detention basins in common ground between Lot 54 and Lot 55 (along Kyle Road), a detention in the center of the development, a detention area along Lincoln Avenue and along the southern property line. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Utilities:

The developer will be tying into the City of O'Fallon water system with a connection of the water main to Illini Trails 1st Addition and looping the water system with a connection to the existing 12" water main along Lincoln Avenue. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer mains in Illini Trails 1st Addition. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Street Trees, Landscape Berms, and Buffers:

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

Open Space:

As detailed in Article 4 of Chapter 155 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 2.83 persons per detached single-family unit, the subdivision's 57 lots requires a total of 0.966 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 161 (57 x 2.83). A fee of \$49,266 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.966 acre of park space, totaling \$865 per house permit.

Criteria for considering General Rezoning applications:

In considering any application for rezoning, the Commission and the Governing Body may give consideration to the criteria stated below to the extent they are pertinent to the particular application. The Commission and Governing Body also may consider other factors that may be relevant to a particular application. The rezoning of the Reserves of Timber Ridge property appears to meet each of the following zoning criteria:

- a) the existing uses and zoning of nearby property;
- b) the extent to which property values are diminished by the particular zoning restrictions;
- c) the extent to which the destruction of property values of plaintiff promote the health, safety, morals or welfare of the public;
- d) the relative gain to the public as compared to the hardship imposed upon the individual property owner;
- e) the suitability of the subject property for the zoned purposes;
- f) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property;
- g) the care that the community has taken to plan its land use development, and
- h) the community need for the proposed use.

Conclusion and Recommendation

Staff recommends approval of the Preliminary Plat and the Rezoning to SR-1B with the following conditions:

1. In lieu of constructing a sidewalk on Lincoln Avenue, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with a check in the amount agreed upon.
2. There will be a \$2,250 annexation fee per house permit and the park land dedication requirement is 0.966 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$49,266, \$865.00 per house permit.

Attachments

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

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

CITY OF O'FALLON, ILLINOIS

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

S15-09

CITY OF O'FALLON
JUL 23 2015
DATE PAID

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

Date: July 20, 2015

Name of Subdivision: Illini Trails 3rd Addition

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

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

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

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

Section: 18 Township: 2N Range: 7W

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

Property interest of applicant: () Owner ☒ Contract Purchaser () Other St. Clair County - Ag

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

PAYMENT OF FILING FEE

YES \$720⁰⁰

PAYMENT OF ENGINEERING PLAN REVIEW FEE

YES \$2,770⁰⁰

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

YES

☐ VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED

NO

☒ NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT

YES

☒ COMPLETION OF PRELIMINARY PLAT CHECKLIST

YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM

YES

☐ PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)

NO

☒ PHASE I DRAINAGE REPORT

YES

☒ .PDF COPY OF PLAT

YES

☒ SUBMITTAL IN CAD / GIS FORMAT (ON CD)

YES

PROOF OF DEVELOPER'S OWNERSHIP INTEREST

YES

*** SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.



Applicant's Signature

Fulford Homes

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

Development Narrative:

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

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

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

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

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

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

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

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

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

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

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

PETITION FOR ZONING AMENDMENT

Community Development Department, O'Fallon City Hall
 255 South Lincoln Avenue, 2nd Floor
 O'Fallon, IL 62269 Phone (618) 624-4500 Ext. 4

Amendment Request No. P2015-10Date: July 23, 2015Date set for hearing: Aug 25, 2015 (Do not write in this space -- For office use only)

Date hearing held: _____

Newspaper: O'F Progress

Recommendation of Planning Commission:

☐ Denied☐ Approved☐ Approved with modification

Date: _____

Perm. Parcel No. _____

Fee paid: \$ 200.00 Date: 08-4-15

Building Permit App. No. _____

Action by City Council:

☐ Denied☐ Approved☐ Approved with modification

Date: _____

CITY OF O'FALLON
 AUG - 4 2015
 DATE PAID

INSTRUCTIONS TO APPLICANTS: PLEASE PRINT. All information required by the application must be completed and submitted herewith. Applicants are encouraged to visit the Community Development Department for any assistance needed in completing this form.

- Name of property owner(s): Presbytery of Giddings - Lovejoy Phone: 314-772-2395
 Mailing address: 2236 Tower Grove Ave, St Louis, MO 63110 E-Mail: _____
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779
 Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser 04180407008/007/006/002
- Address of property: N Lincoln Ave at Kyle Road Parcel (Tax) ID #: 04180400032
- Present use of property: Agriculture Present Zone District: County - A
 Proposed use of property: Single Family Residential Illini Trails 3rd Addit Proposed Zone District: SR-1B
- Zone District Classifications of adjacent properties: N=A/B-1 S=Uninc E=Uninc -A W=SR-1B
- Area of land rezoning requested for: 24.88 Ac acres/square feet.
- This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
- An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

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

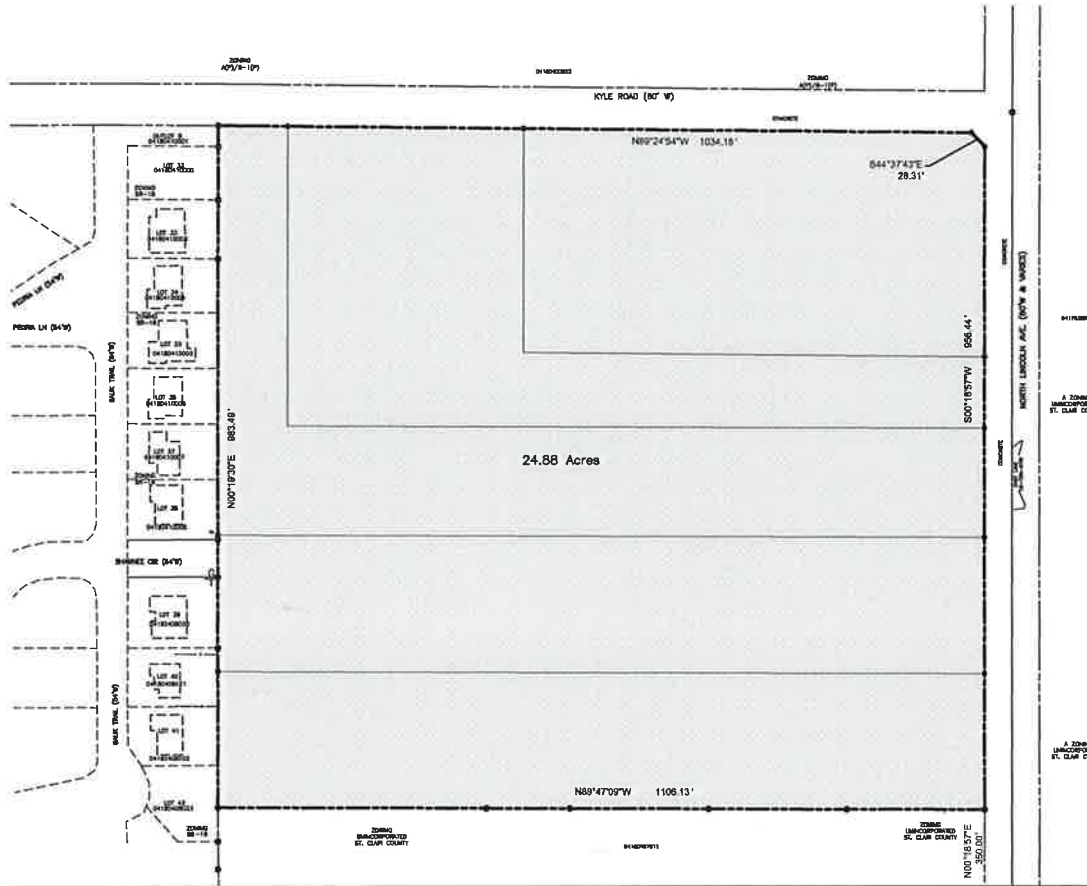
I consent that the entry in or upon the premises described in this application by any authorized official of O'Fallon, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

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

RECEIVED AUG - 4 2015

REZONING EXHIBIT

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



FulfordHomes
ILLINOIS REAL ESTATE

1115 Margaret Lane
Bella, Illinois 62221
618.333.7775
DEVELOPER

WOOLPERT
INCORPORATED
ENGINEERS & SURVEYORS

373 Foundry Parkway, Suite 100
Parkview Heights, Illinois 62209
618.333.7775
ENGINEER / SURVEYOR

ILLINI TRAILS 3RD ADDITION
FULFORD HOMES

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

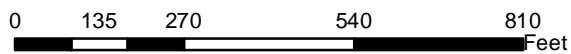
REZONING EXHIBIT

N

0 200
GRAPHIC SCALE IN FEET

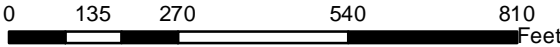
SHEET NO.
1 OF 1

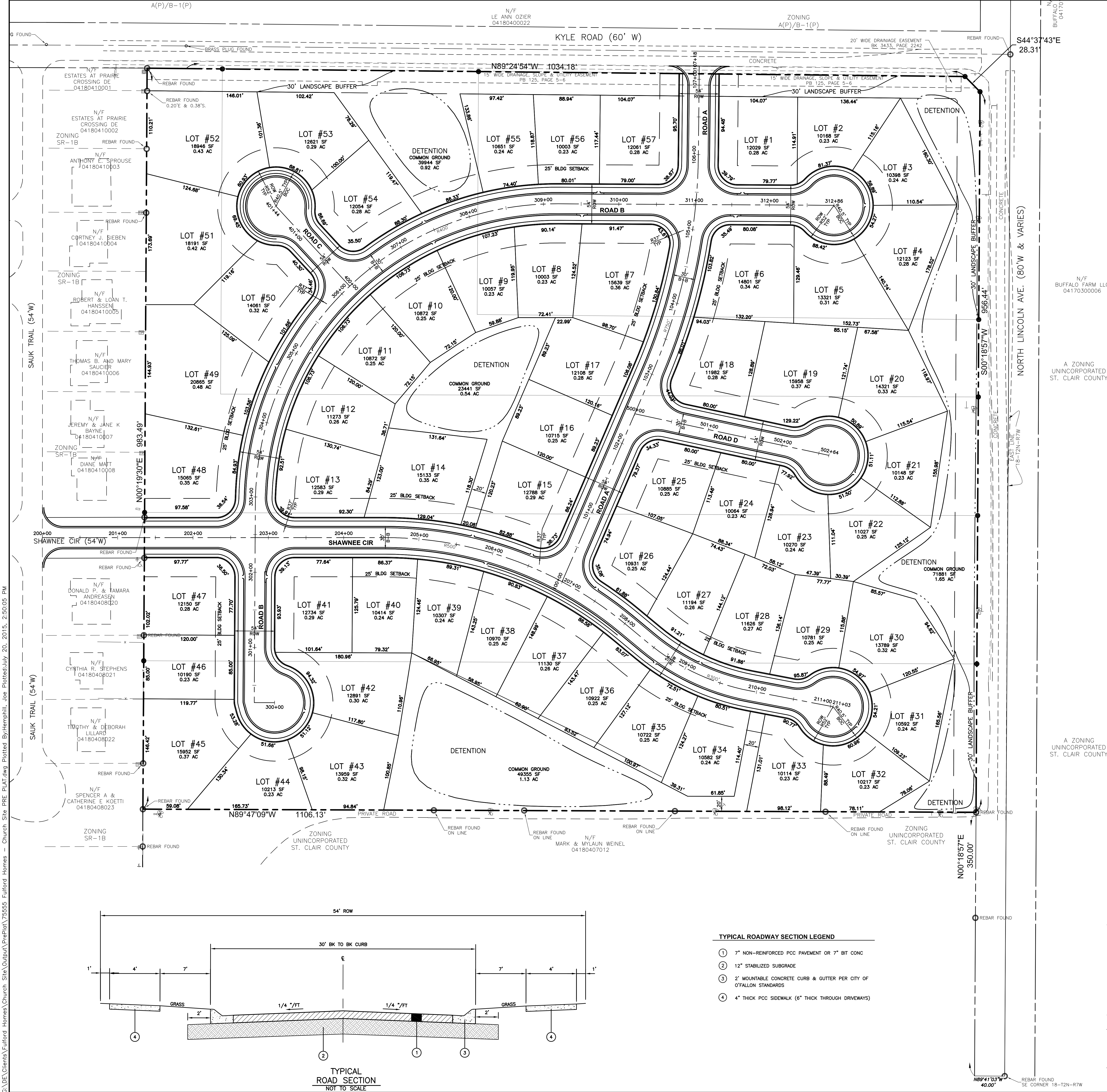
S15-09 & P2015-10: Illini Trails - 3rd Addition - Zoning Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX, City of O'Fallon, IL

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



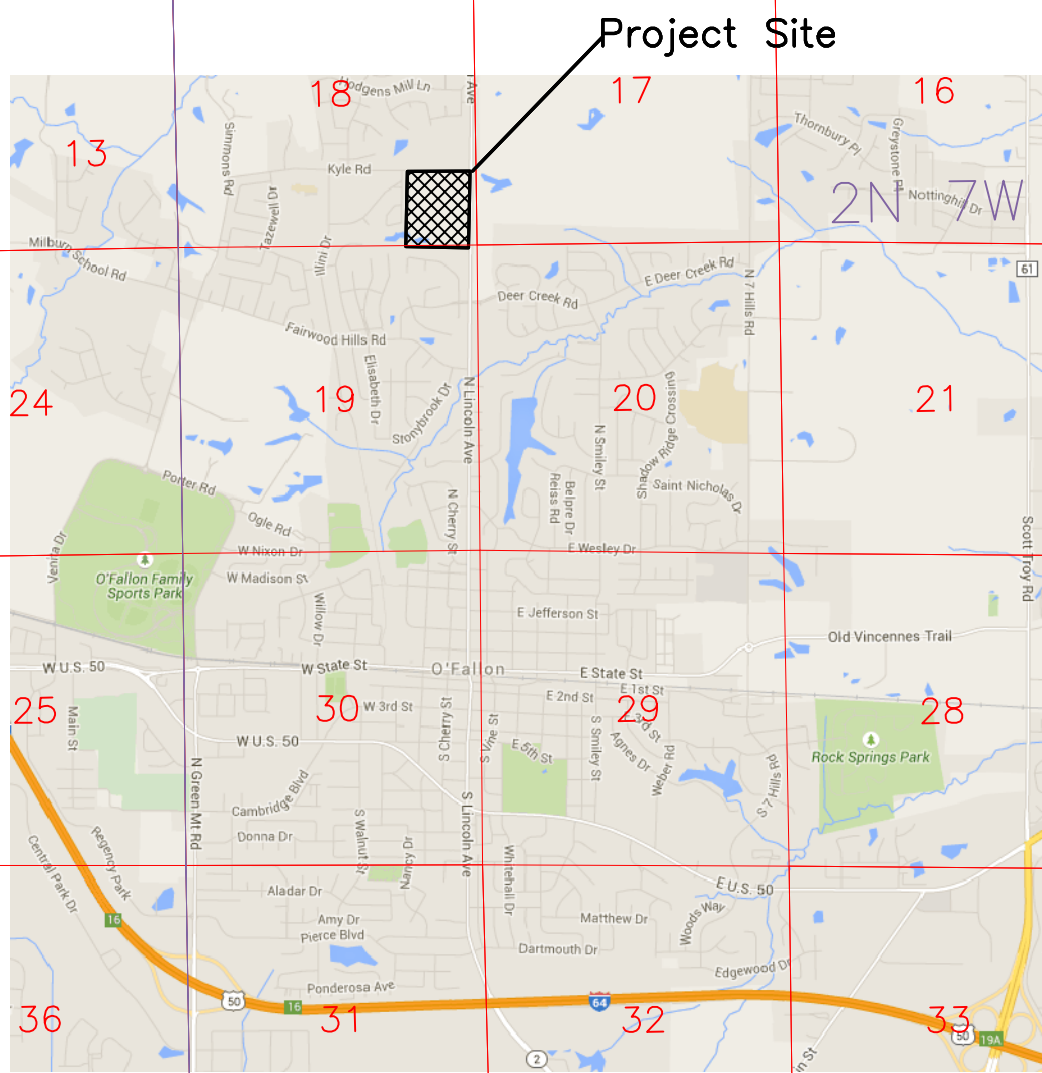


PRELIMINARY PLAT

ILLINI TRAILS

3RD ADDITION

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



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL DEVELOPMENT

HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 12,290 SF (0.28 AC)
MIN LOT SIZE	= 10,003 SF (0.23 AC)
MAX LOT SIZE	= 18,997 SF (0.44 AC)
GROSS AREA	= 1,083,685 SF (24.88 AC)
PUBLIC ROW AREA	= 209,109 SF (4.8 AC)
NET AREA	= 700,551 SF (16.08 AC)
NUMBER OF LOTS	= 57
DENSITY	= 2.29 LOTS/ACRE
COMMON GROUND AREA	= 4.0 ACRES

NOTES:
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.

ALL UTILITIES SHALL BE UNDERGROUND

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

ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.

OWNER: PRESBYTERY OF GIDDINGS-LOVEJOY
2236 TOWER GROVE AVENUE
ST. LOUIS, MO 63110
PHONE: 314.772.2395

DEVELOPER: CHRIS MATTEO
FULFORD HOMES
1116 HARTMAN LANE
SHILOH, IL 62221
PHONE: 618.632.5779

ENGINEER: DAVID DILLON, PE 062-047964
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

LAND SURVEYOR: KELLY HARRIS, PLS 3749
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

EXISTING ZONING: UNINCORPORATED ST. CLAIR COUNTY

PROPOSED ZONING: CITY OF O'FALLON SR-1B
PROPOSED ZONING REQ: 10,000 SF MIN LOT
75' MINIMUM LOT WIDTH
100' MEAN LOT DEPTH

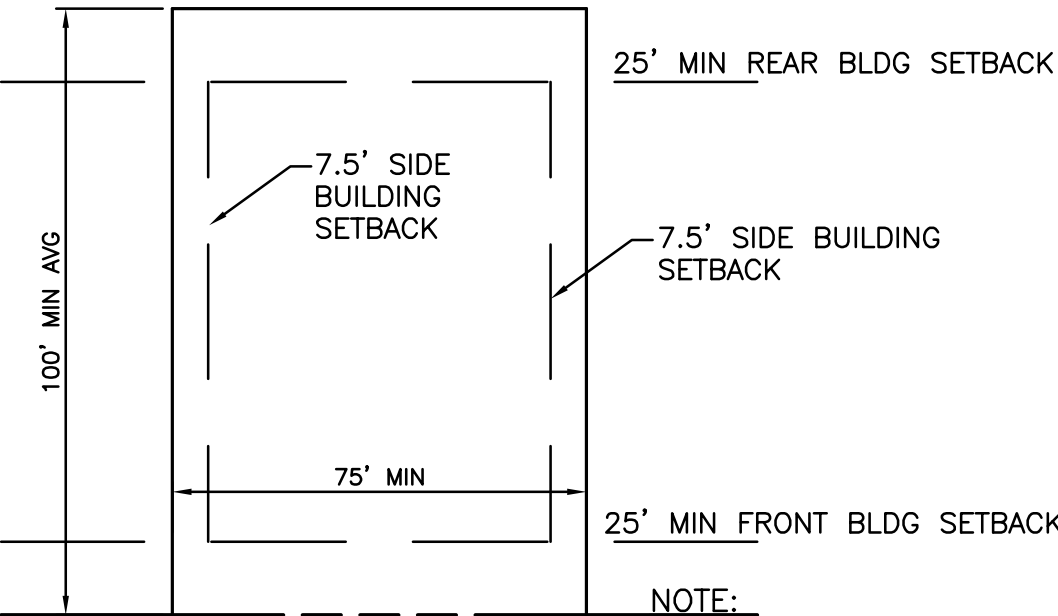
FLOODPLAIN: FIRM MAP NUMBER 17163C0206D, EFFECTIVE
DATE NOV 5, 2003. ZONE 'X' (NO SHADING)

SEWAGE DISPOSAL: CITY OF O'FALLON

WATER SUPPLY: CITY OF O'FALLON

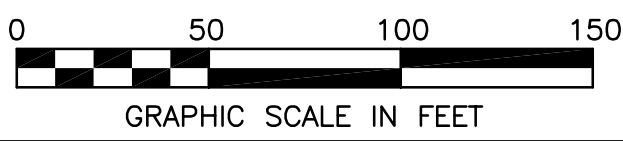
ELECTRIC SERVICE: AMEREN IP
PROPOSED UNDERGROUND SERVICE

GAS SERVICE: AMEREN IP



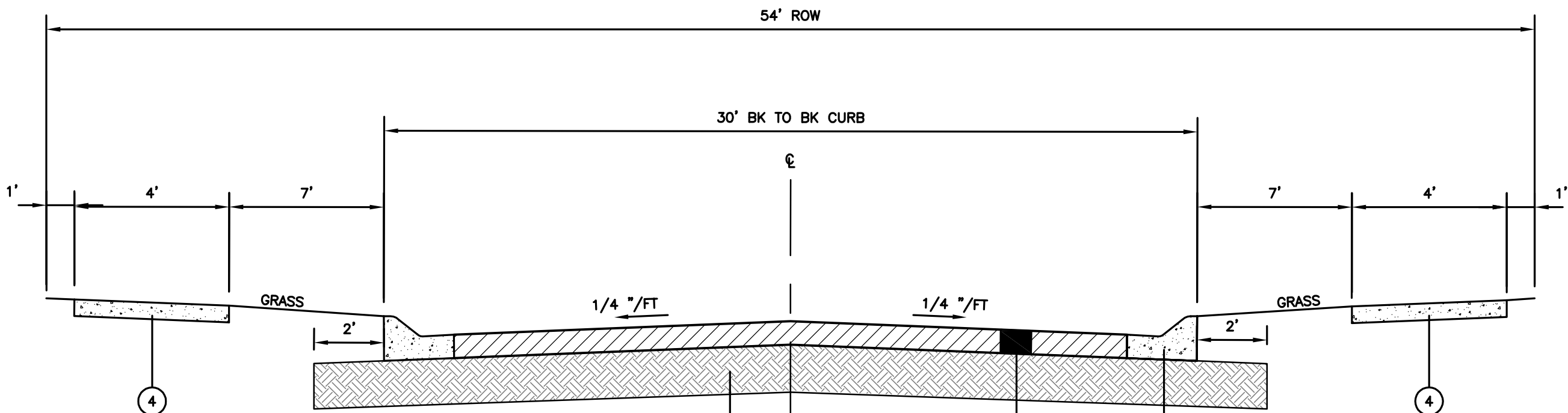
NOTE:
EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

PROPOSED TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL ROADWAY SECTION LEGEND

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

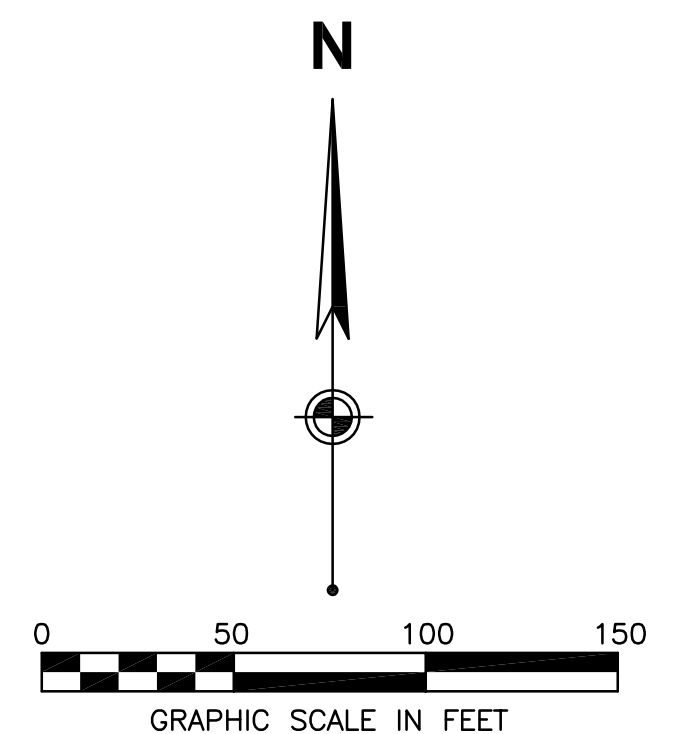


TYPICAL ROAD SECTION
NOT TO SCALE

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

SHEET NO.

ILLINI TRAILS 3RD ADDITION

[illegible]

PROJECT No:	No.	DATE	REVISION
75553			
DATE 7/20/15			
DES.			
DR.			
CKD.			

WOOLPERT
DESIGN | SCENARIOS | INFRASTRUCTURE

373 Founders Parkway, Suite 100
Fairbury Heights, Illinois 62208
618.632.7004

ENGINEER: DAVID M. DILLOW, PE
ENGINEER / SURVEYOR

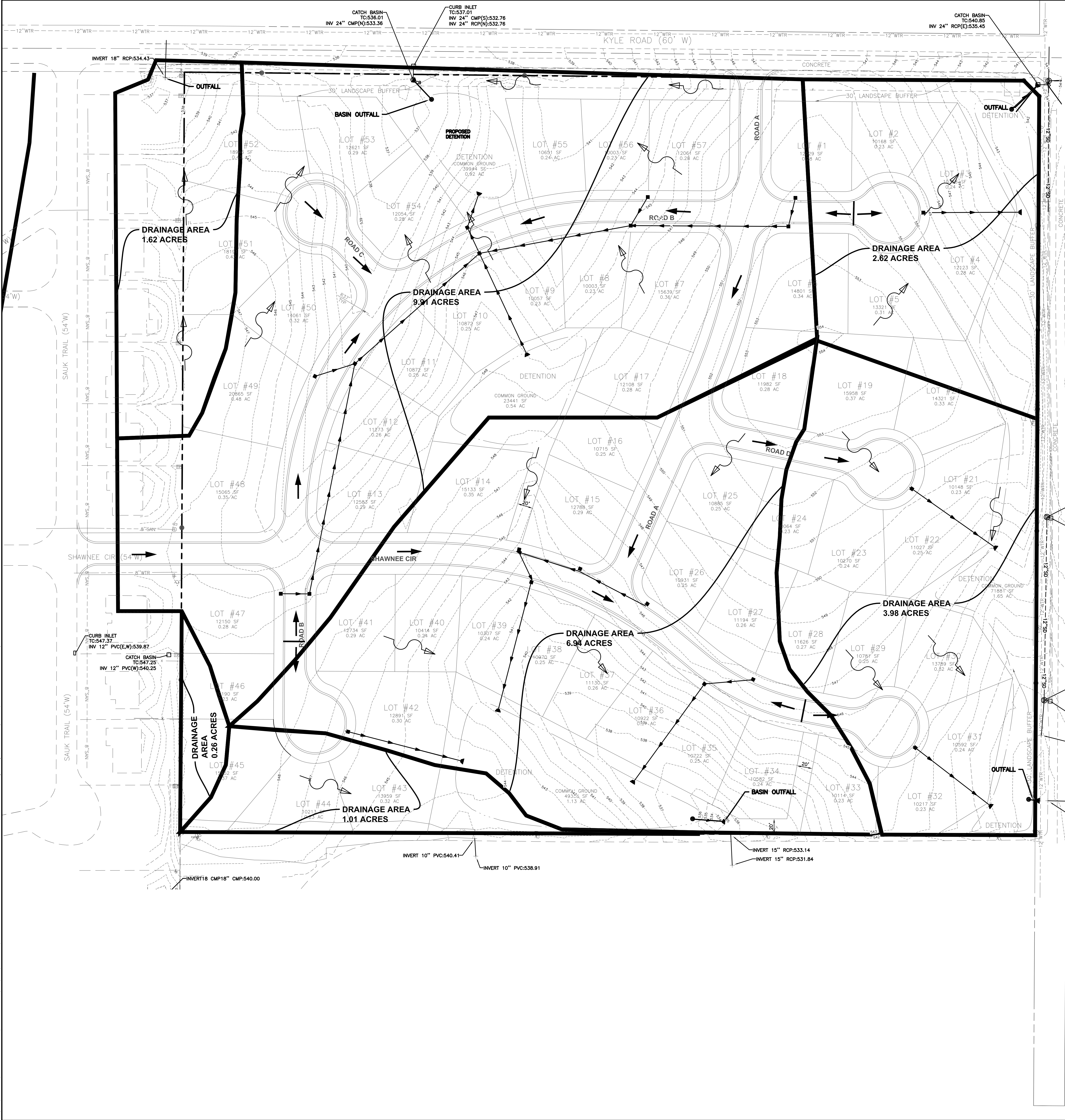
**ILLINI TRAILS 3RD ADDITION
FULFORD HOMES**
NORTH LINCOLN AVE & KYLE ROAD
OF FALLON, ST. CLAIR COUNTY, ILLINOIS

RELIMINARY UTILITY PLAN

SHEET NO.	
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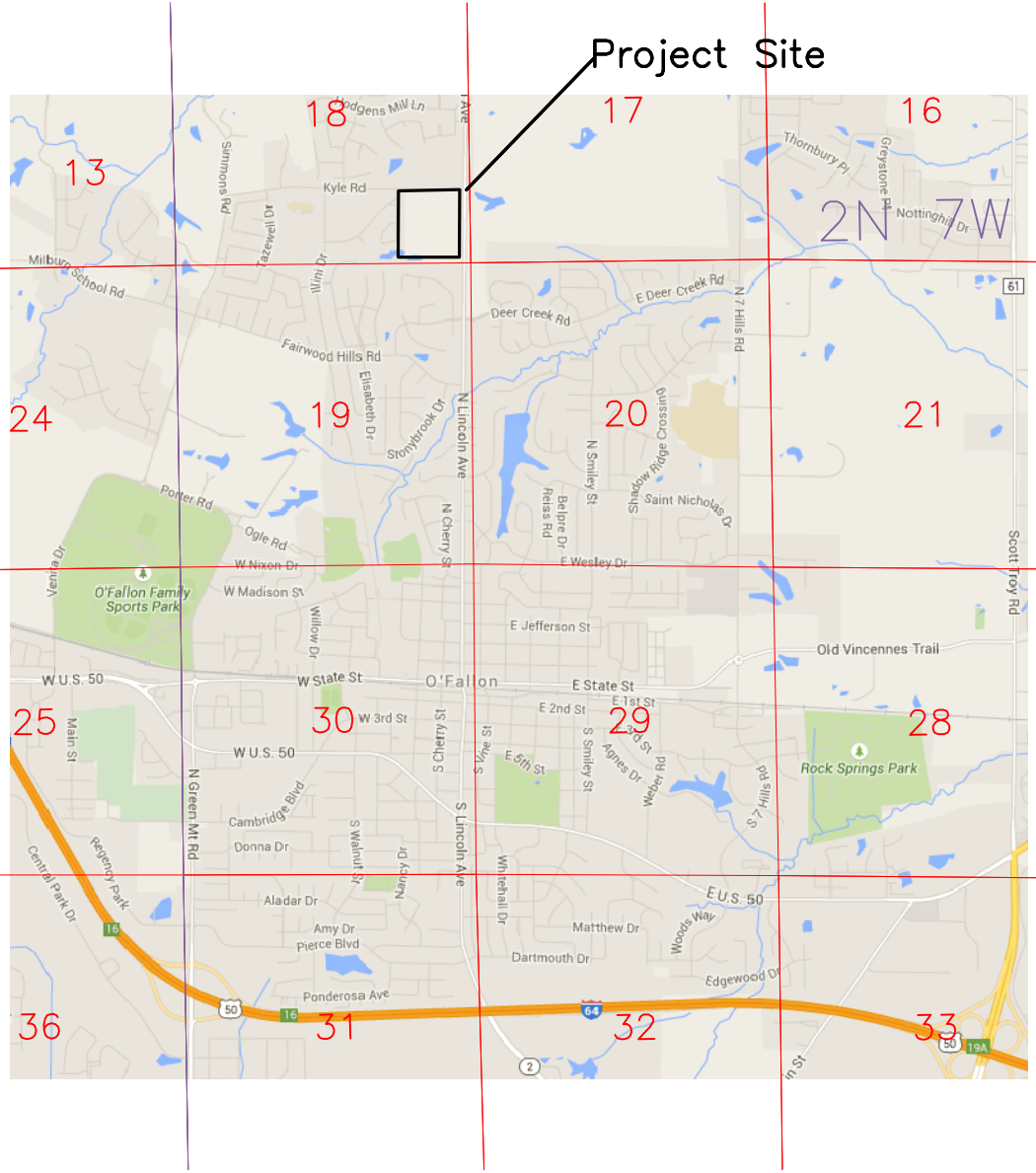
2 of 3

G:\DE\Clients\Fulford Homes\Church Site Output\PrePlan\75555 Fulford Homes - Church Site PRE PLAT Drainage.dwg Plotted By:temphill, Joe Plotted:July 20, 2015, 2:48:14 PM



PHASE 1 DRAINAGE PLAN
**ILLINI TRAILS
3RD ADDITION**

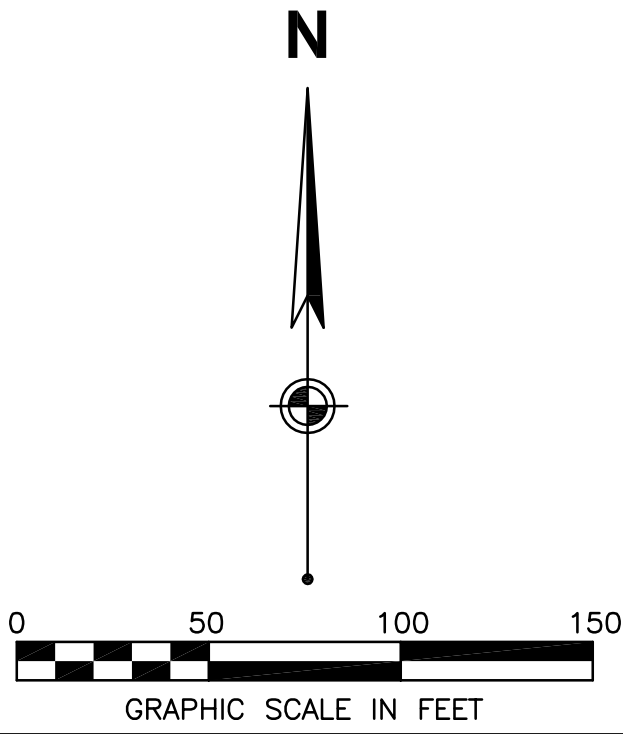
PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST.
CLAIR COUNTY, ILLINOIS



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

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

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



ILLINI TRAILS 3RD ADDITION FULFORD HOMES NORTH LINCOLN AVE & KYLE ROAD OFALLON, ST. CLAIR COUNTY, ILLINOIS	DRAINAGE & TOPOGRAPHY PLAN	PROJECT No: 75555	DATE 7/20/15	DES. DR. CKD.	REVISION
		WOOLPERT COUNTY CLERK, ILLINOIS 373 Fountain Parkway, Suite 100 Fairview Heights, Illinois 62208 ENGINEER: DAVID R. DILLON, P.E. ENGINEER SURVEYOR			
SHEET NO.		3 of 3			

CITY OF O'FALLON, ILLINOIS

RESOLUTION NO. 2015 - _____

**AUTHORIZING THE MAYOR TO SIGN
AN ANNEXATION AGREEMENT WITH
CHRIS MATTEO, REPRESENTING
FULFORD HOMES FOR THE ILLINI
TRAILS – 3RD ADDITION SUBDIVISION**

WHEREAS, a proposed annexation agreement has been filed with the City Clerk of the City of O'Fallon by Fulford Homes; and

WHEREAS, the proposed annexation agreement has been reviewed and has been determined to be beneficial to the public welfare; and

WHEREAS, the proposed annexation agreement was reviewed at the September 14, 2015 Community Development Committee meeting and approved with a vote of X-X; and

WHEREAS, a public hearing on such terms of the annexation agreement was held on September 21, 2015, before the O'Fallon City Council.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON, ILLINOIS THAT:**

- 1) The Mayor is authorized to sign an annexation agreement between the City of O'Fallon and Fulford Homes for the Illini Trails – 3rd Addition subdivision in substantially the form of the agreement attached to and made an integral and continuing part of this resolution by reference.
- 2) The City of O'Fallon hereby agrees with all terms and conditions as indicated therein.
- 3) This resolution shall be come effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of _____, 2015.

Attest:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

The Space above this line is for Recorder's Use Only

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2015, by and between FULFORD HOMES, LLC an Illinois limited liability company ("Developer" or "Owner") and the CITY OF O'FALLON (the "City") a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and City Council (collectively, "Corporate Authorities"). The Developer and City are sometimes referred to herein collectively as "Parties."

RECITALS

A. Owner is the owner of record of a certain parcel of real property situated in St. Clair County, Illinois, which is adjacent to the City and is more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Development Parcel" or "Subdivision").

B. The Development Parcel consists of approximately 24.88 acres +/- and adjoins, abuts, and is contiguous to the corporate limits of the City and is proposed for a development of a residential subdivision known as ILLINI TRAILS 3RD ADDITION.

C. The Development Parcel has not been annexed to any municipality, is currently situated within unincorporated St. Clair County, Illinois.

D. The Development Parcel constitutes of territory that is contiguous to and may be annexed to the City, as provided under Section 7-1-1, *et seq.*, of the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*

E. Developer desires to have the Development Parcel annexed to the City, on the terms and conditions provided herein and to qualify for such benefits or services as such annexation may so entitle it.

F. The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Development Parcel to the City would further the orderly growth of the City, enable the City to control the development of the Development Parcel, and serve the best interests of the City.

G. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the City.

H. Any fire protection district, library district, and other entity or person entitled to notice prior to annexation of the Development Parcel to the City has been given notice thereof by the City as required by law.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein contained, and in compliance with ordinances, codes, and regulations of the City in effect as of the date of this Agreement, or as may hereinafter be enacted, subsequently, the parties hereto hereby agree as follows:

1. **Statutory Authority.** The Parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, *et seq.*

2. **Annexation.**

(a) Concurrent with this Agreement, Developer has filed with the City Clerk a Petition for Annexation of the Development Parcel to the City, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the City. A copy of said Petition is attached hereto and made a part hereof as **Exhibit “B”** and shall be binding on and effective as to all successors and assigns to any portion of the Development Parcel. To the extent that the Parcel is not yet contiguous to the City, Owner agrees to execute a Petition for Annexation as may be required by the City.

(b) Developer has filed with the City Clerk a Preliminary Plat of Annexation, which contains an accurate map of the Development Parcel and all of its phases, which is attached hereto and made a part hereof as **Exhibit “C”** (“Preliminary Plat”).

(c) Subject to the terms of this Agreement, the Corporate Authorities shall hereinafter enact an ordinance annexing the Development Parcel to the City (“Annexation Ordinance”), which ordinance shall attach the Preliminary Plat.

3. **Rezoning.** Within thirty (30) days of the Development Parcel becoming contiguous to the City, the City shall do the following:

(a) The City shall adopt an ordinance repealing the existing St. Clair County zoning presently ascribed to the Development Parcel.

(b) The City shall adopt an ordinance zoning classifying the Development Parcel as SR-1B (as defined by City Ordinance on such date as the City approves the terms of this Agreement) as shown on the Preliminary Plat. The parties acknowledge that prior to the date and execution of this Agreement, such public hearings as are necessary to enable the City lawfully to grant said zoning classification as to the Development Parcel will have been conducted upon proper notice.

(c) The City shall adopt an ordinance pursuant to the provisions of the City's Code of Ordinances (1) approving the final land use and zoning plat ("Final Plat") of the Development Parcel, which plat shall be substantially similar with the Preliminary Plat attached as **Exhibit "C"** hereto and made a part hereof; and (2) expressly permitting development of the Development Parcel in accordance with the Preliminary Plat.

(d) Except as provided herein, all changes in land use or related activity on the Development Parcel shall be subject to the applicable ordinances and laws authorizing or regulating such change or activity.

4. **Variations.** The City shall approve the Final Plat of the Development Parcel if submitted consistent with all applicable City regulations, including but not limited to the Subdivision and Development Control Ordinance ("Subdivision Ordinance"), except that the following variations are hereby authorized:

(a) School Impact Fee – Except as otherwise specifically provided in this Agreement, Developer shall not be required to pay any school impact fee.

5. **Developer Improvement Obligations.**

(a) All improvements (except as provided below), including Storm Sewers (hereafter defined), and right-of-way or fee simple dedication contemplated by this Agreement or as shown on the Final Plat shall be dedicated to the City or other appropriate utility entity in the form and as reasonably required by the City Attorney. Notwithstanding anything to the contrary in this Section or this Agreement, all City and/or Developer rights and obligations with respect to the Sanitary Sewers (hereafter defined) and the Lift Station (hereafter defined) shall be governed by Section 7 below.

(b) Nothing contained in this Agreement shall affect the Developer's right to mortgage, encumber, or convey the Development Parcel as a whole or each Phase separately to one or several third parties, subject to 65 ILCS 5/11–15.1-4.

6. **Water Supply and Service.**

The City agrees to supply fresh, potable water to the property line of Development Parcel in quantities and pressure sufficient in all respects to serve the needs of the Development Parcel. The Development Parcel shall be subject to applicable service rates and tap fees and charges of

the City. So long as City water is available, Owner and Development Parcel shall be required to use water exclusively from the City. Any change in the use of Development Parcel requested or initiated by the Owner shall be subject to and in compliance with the provisions of the City's ordinances and regulations. Except as provided below, the Owner shall be responsible for all costs of extending the existing water lines at an 8" line diameter and in compliance with all city codes, subject to engineering calculation indicating an 8" line is adequate. Notwithstanding anything to the contrary in this Section 6 or this Agreement, if the City requires any line dimensions exceeding an 8" line diameter or installation of any other off site water lines, the Owner shall install and pay for same provided the City shall reimburse the Owner for such expense within thirty (30) days of being provided invoices and paid receipts from the Owner. Notwithstanding anything to the contrary herein, this Section 6 sets forth all of the fees related to water service and connection that Developer is required to pay except for ordinary tap-in fees paid for each residence.

Any change in the use of Development Parcel requested or initiated by the Owner shall be subject to and in compliance with the provisions of the City's ordinances and regulations.

7. Sanitary Sewer.

(a) The Developer shall be permitted to connect to public sewer facilities subject to otherwise generally applicable conditions and usage, tap-in, extension or pro-rata or other related charges to the existing sanitary sewer owned by the City.

(b) The Developer shall use and exercise all reasonable means and facilities to install sanitary sewer trunk lines ("Sanitary Sewers") sufficient to serve the Development Parcel. Said lines shall be constructed in conformity with the Preliminary Plat and in compliance with applicable City ordinances and standards.

8. Stormwater and Drainage Facilities.

On the Development Parcel, the Owner shall use and exercise all reasonable means and facilities to install storm sewer lines ("Storm Sewers") and retention basins sufficient to serve the Development Parcel and the Development. Said storm sewer lines and detention/retention areas shall be constructed in conformity with the Preliminary Plat in compliance with applicable City ordinances and standards. All storm sewer lines shall be within an easement and dedicated to the City, however all detention/retention areas located within outlots or easements shall be maintained by the present and future property owners (or the homeowner's association if the outlot or easement is common area) of the Illini Trails 3rd Addition subdivision. Notwithstanding anything to the contrary in this Section 8 or this Agreement, the City shall in no way delay approval of any improvements hereunder that are otherwise in conformity with the Preliminary Plat to avoid or mitigate the cost of the City's reimbursement obligations hereunder

9. Roadways/Sidewalks.

(a) The Developer shall use and exercise all reasonable means and facilities to construct the roadways to be located on the Development Parcel all as shown on the Preliminary Plat. Said construction shall be completed in accordance with the City's Subdivision Ordinance and shall include installation of curbs, gutters, streetlights, sidewalks, street and traffic signage, and other public improvements required under said Subdivision Ordinance (collectively, "Public

Improvements”), except as expressly varied by the City Council. Sidewalks shall be constructed at time as of building of each home.

(b) The Developer shall construct sidewalks adhering to applicable Illinois ADA standards along the west side of Lincoln Avenue and both sides of all streets in the 3rd Addition of Illini Trails subdivision, as shown on the preliminary plat as each plat is developed, unless otherwise mutually agreed with the City.

10. Dedication of Improvements.

(a) The Developer shall construct and dedicate to the City the roadways, easements, public improvements, water lines, and storm sewer lines as may be required consistent with law and accepted by the City in conjunction with development approvals. The Developer shall dedicate to the City the Roadways, the Public Improvements, the water lines, and the Storm Sewer Lines by recording with the St. Clair County, Illinois Recorder, the appropriate subdivision plat, which dedicates the Public Improvements as provided herein. Nothing herein shall require the City to accept such improvements for maintenance or liability that are not in satisfaction of the City’s specifications or that have not been inspected by the City and found to be in acceptable condition.

(b) The Owner shall grant to the City nonexclusive utility easements (“Utility Easements”) for maintenance and repair of the aforesaid utilities to be constructed on the Development Parcel and dedicated to the City as shown on the Preliminary Plat of Annexation and/or the Final Plat in accordance with applicable ordinances.

(c) To the full extent permitted by law, and except as provided herein, the Development Parcel shall be subject to the development laws of the City applicable to development in effect prior to the annexation contemplated by this Agreement; provided that prior to annexation, Owner shall be given prior notice and reasonable opportunity to cure any violation prior to enforcement by the City.

11. Annexation Fee. Notwithstanding any other City Ordinance to the contrary, Developer shall only be required to pay the City, a fee of TWO THOUSAND TWO HUNDRED FIFTY DOLLARS (\$2,250.00) per lot (“Annexation Fee”) as payment to the City, intended in part to defray the City’s costs relating to this annexation and in providing services to the Subdivision and services as may benefit the residents of the Subdivision. Any complete or partial lot created or existing within the Development Parcel shall be subject to this requirement. The Owner (and its successors in title) shall pay such Annexation Fee for each lot (or any partial lot) within the Development Parcel at the time of and as a condition of application for a building permit to build a dwelling on each such lot. The payment obligation herein shall survive expiration (but not termination by the City) of the Agreement and shall be a Developer obligation that shall be deemed to run with the land. Payment of this annexation fee shall be a fundamental condition of any building permit and shall be binding as to such permits issued both prior to and after annexation and expiration of this agreement.

12. Park Dedication. Owner (or its successors or assigns in the event the Park Land [hereafter defined] as shown on the Preliminary plat is conveyed to another entity) shall

provide an easement for access on Outlot C as shown on the Preliminary Plat. Per City Ordinance, the developer is required to pay a park fee per lot ("Park Fee") upon annexation and concurrent with each building permit application to the City with the intended purpose to mitigate the Developer's impact to the City park system at a calculated fee of EIGHT HUNDRED SIXTY FIVE DOLLARS (\$865.00). The Owner (and its successors in title) shall pay such Park Fee for each lot at the time of and as a condition of application for a building permit to build a dwell on each lot in the Development Parcel. Payment of this Park Fee shall be a fundamental condition of any building permit and shall be binding as to such permits issued both prior to and after annexation and expiration of this Agreement.

13. Miscellaneous.

(a) Notwithstanding any other provision contained herein to the contrary, with respect to the Development Parcel, this Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that any continuing obligations to the City shall survive any termination or expiration to the extent consistent with 65 ILCS 5/11-15.1-1.

(b) Except as provided in this Agreement, the Development Parcel shall be bound by the terms of the Agreement and shall be subject to all other generally applicable laws, codes, ordinances and regulations of the City, now existing or as may hereinafter be amended, enacted or enforced, and nothing herein shall be interpreted to limit the enforceability of such.

(c) This Agreement shall bind the heirs, successors, and assigns of the Developer, the City, the Corporate Authorities, and their successors in office. This Agreement shall inure to the benefit of the parties hereof, their successors, and assigns. This Agreement and the obligations of Developer hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Development Parcel, and may be recorded.

(d) Nothing herein shall in any way prevent the alienation, encumbrance, or sale of the Development Parcel or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

(e) Within thirty (30) days after the execution hereof, the text of this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the City in the Office of the Recorder of St. Clair County, Illinois.

(f) It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus, or other proceeding may enforce or compel the performance of this Agreement, or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them, provided that nothing in this Agreement shall permit or give rise to an action in damages against the City or the Developer (and/or its successors and/or assigns), except that the Developer may seek specific performance of the City's reimbursement obligations under this Agreement, if any.

(g) It is understood by the Parties hereto that time is of the essence. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten (10) days after a notice specifying such default is

given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus, or other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.

(h) The undersigned persons, whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation or other entity indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation or other entity as their own free acts and deeds and/or the free acts and deeds of such municipal corporation or other entity after opportunity to consult with legal counsel.

(i) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.

(j) Unless stated otherwise herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail, return receipt requested, to the respective parties at their addresses listed below:

If to the City: City of O’Fallon, Illinois
225 S. Lincoln Avenue
O’Fallon, IL 62269
Attention: Planning Director

with a copy to: Mr. Terry Bruckert, Esq.
Attorney at Law
1002 E. Wesley Dr.
O’Fallon, IL 62269

If to the Developer/Owner: Fulford Homes, LLC
1116 Hartman Lane
Shiloh, IL 62221

with a copy to: _____

(k) Nothing in this Agreement shall waive the police powers of the City or preclude the City from enforcing its laws as to the Development Parcel regarding public health, welfare or safety irrespective of any claim of estoppel or otherwise.

14. **Special Service Area.** Only in the event the homeowner’s association governing the Development Parcel (sometimes, the “HOA”) becomes defunct or declines to manage the Development Parcel’s common area pursuant to City Ordinance, under the Special Service Area Tax Law (35 ILCS 200/27-5 *et seq.*, as supplemented and amended, the “**SSA Law**” (which if applicable law requires or under which it otherwise would be desirable includes

the Special Assessment / Local Improvement (“SA/LI”) process of Article 9 of the Illinois Municipal Code)) the City may, at the cost of the homeowner’s association (and not at the cost of the Owner, Developer, or City), request to undertake proceedings (the “SSA Proceedings,” which shall include SA/LI proceedings, as the case may be) to finance making any Development Parcel common area compliant with City ordinance. The Owner and the Developer will fully and timely cooperate with the City in connection with the SSA Proceedings and establishing the Area and the issuance of the SSA Bonds if so required, provided however in no event shall the Owner and/or its assign be required to pay any cost associated with the SSA Proceedings or the SSA Bonds. Further notwithstanding anything to the contrary in this Agreement, in the event the Owner or its assign owns any lots in the Development Parcel when the City chooses to initiate SSA Proceedings, the Owner or its assign shall not be subject to any increase in ad valorem real estate taxes related to the lots it owns for such time as the Owner or assign owns the lot. This agreement and provision shall run as a covenant with the land. In the event of default of the maintenance requirements herein, the HOA and/or future owners agree to not object to the establishment of the SSA and the enforcement of the provisions of this section.

[Remainder of Page Intentionally Left Blank, Proceed to Signature Page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

CITY:

CITY OF O'FALLON
an Illinois municipal corporation,

ATTEST:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

DEVELOPER

FULFORD HOMES,LLC., an Illinois limited liability company

By: _____

Name: _____

Title: _____

LIST OF EXHIBITS

- A. Legal Description of Development Parcel
- B. Petition for Annexation
- C. Preliminary Plat of Annexation

EXHIBIT "A"

DEVELOPMENT PARCEL LEGAL DESCRIPTION

EXHIBIT “B”

PETITION FOR ANNEXATION

EXHIBIT "C"
PRELIMINARY PLAT OF ANNEXATION

Resolution No. _____

**A RESOLUTION APPROVING AND
ACCEPTING THE PRELIMINARY PLAT
OF ILLINI TRAILS – 3rd ADDITION ON
PARCEL NUMBERS 04-18.0-400-032, 04-
18.0-407-002, 04-18.0-407-006, 04-18.0-407-
007 AND 04-18.0-407-008**

WHEREAS, the proposed preliminary plat has been reviewed by the O’Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

WHEREAS, the property described in Exhibit A is currently located in St. Clair County, is zoned Agriculture, A, and is proposed for annexation into the City of O’Fallon as a single-family subdivision containing 57 homes and proposed for Single Family Residential Dwelling District “SR-1B” zoning; and

WHEREAS, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 0.966 acres of park land dedication in the amount \$49,266; and

WHEREAS, the developer will be responsible for paying to the City of O’Fallon an annexation fee of \$2,250 per lot; and

WHEREAS, on September 14, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of X-X.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O’FALLON AS FOLLOWS:**

- 1) Approval. Illini Trails – 3rd Addition Preliminary Plat, as proposed by the developer, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved with the conditions below:
 1. Concurrent annexation and rezoning of land from St. Clair County Agriculture, A to Single Family Residential Dwelling District, SR-1B in the City of O’Fallon; and.
 2. 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.
 3. There will be a \$2,250 annexation fee per house permit and the park land dedication requirement is 0.966 acre, with the requirement being fulfilled

through a fee in lieu of land in the amount of \$49,266, \$865.00 per house permit.

- 2) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 3) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____, 2015.

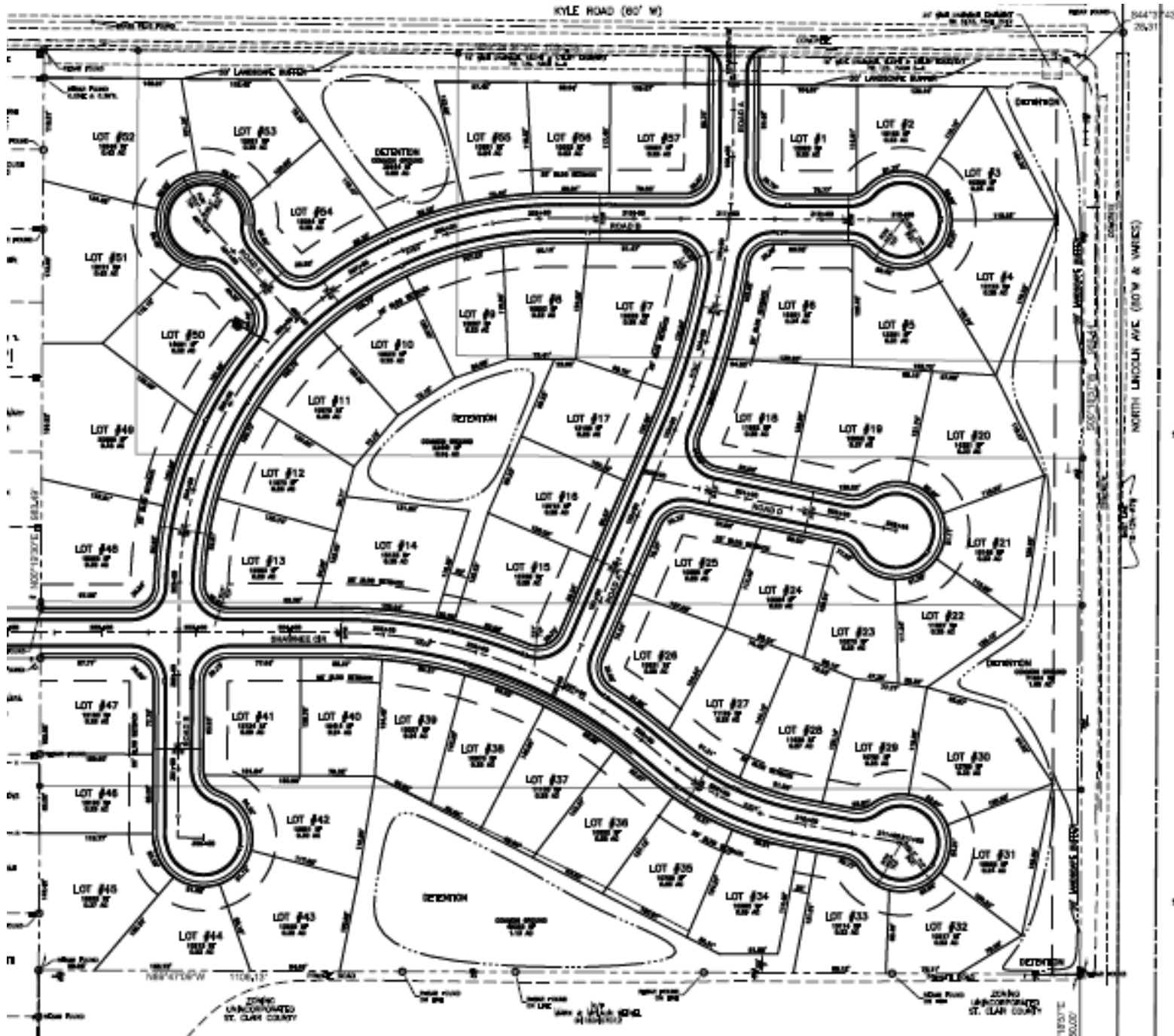
Approved:

Gary L. Graham, Mayor

Attest:

Philip A. Goodwin, City Clerk

EXHIBIT "A"
PRELIMINARY PLAT



Ordinance No. _____

**AN ORDINANCE ANNEXING CERTAIN
TERRITORY TO THE CITY OF
O'FALLON, ST. CLAIR COUNTY,
ILLINOIS CONTAINING
APPROXIMATELY 24.88 ACRES**

WHEREAS, the owners of territory depicted in Exhibit A and more specifically described in Exhibit B, attached hereto and made part hereof, desires to allow the City of O'Fallon to annex the territory herein depicted and described; and

WHEREAS, said territory includes all of Parcels 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 and 04-18.0-407-008; and

WHEREAS, the owners have filed with the City Clerk of the City of O'Fallon, a duly signed and verified petition to annex the subject real estate and signed annexation petition; and

WHEREAS, the territory is presently zoned Agriculture, A in unincorporated St. Clair County and is proposed for rezoning within the City of O'Fallon to SR-1B for all 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 and 04-18.0-407-008; and

WHEREAS, 0 electors reside on the entirety of the property herein described;
and

WHEREAS, all notices have been served to the affected parties as required by statute; and

WHEREAS, the territory has been subject to all necessary hearings before the appropriate bodies.

**NOT THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF O'FALLON, ST. CLAIR COUTNY, ILLINOIS AS FOLLOWS:**

Section 1. Approval. The territory depicted in Exhibit A, and described in Exhibit B, attached hereto and made part hereof, is hereby annexed to the City of O'Fallon, St. Clair County, Illinois.

Section 2. Zoning. The territory shown in Exhibit A shall be zoned SR-1B in a manner as required by law by the City of O'Fallon.

[illegible]

EXHIBIT "A"

PLAT OF ANNEXATION

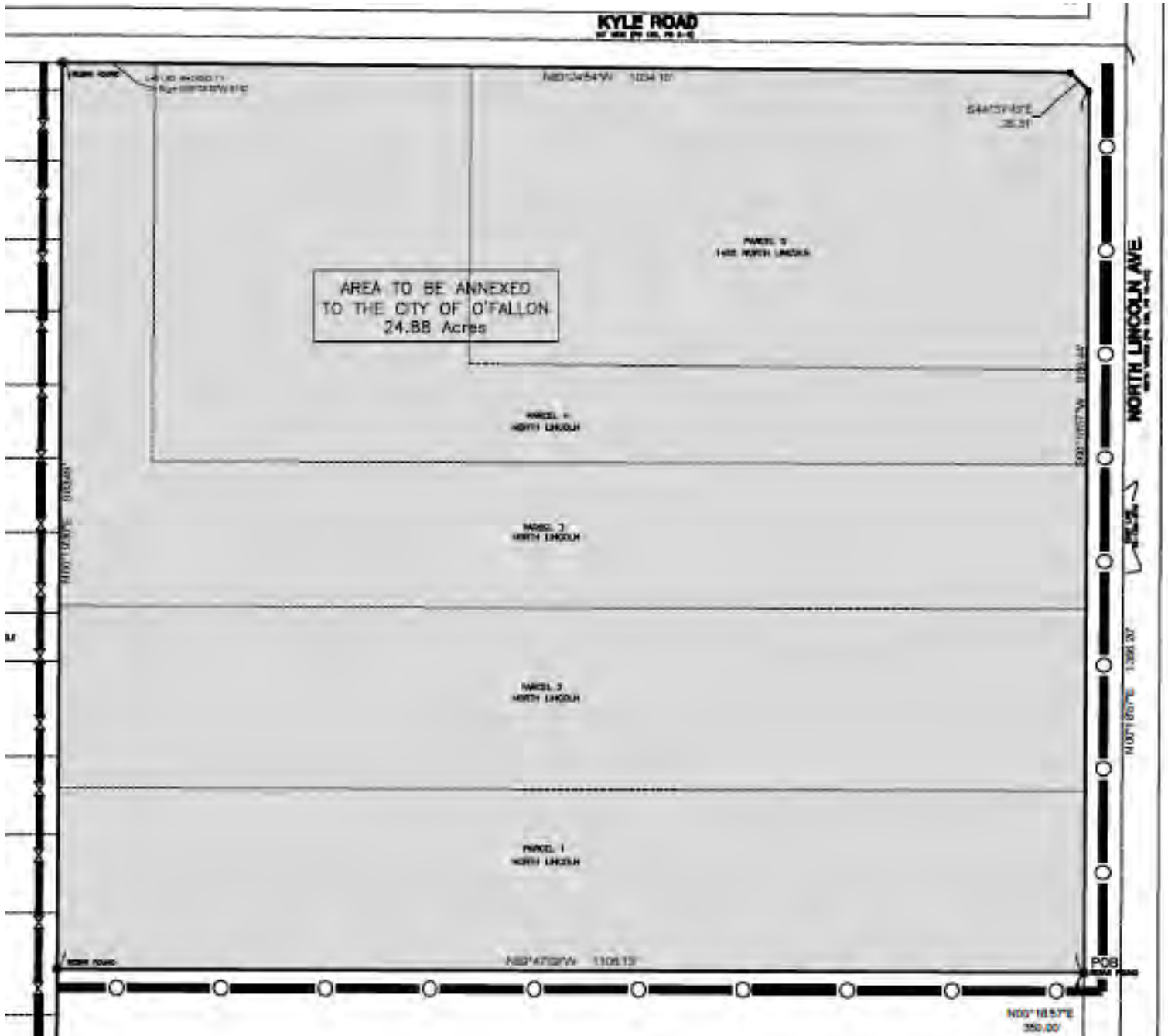


EXHIBIT "B"

DESCRIPTION OF LAND TO BE ANNEXED
TO THE CITY OF O'FALLON, ILLINOIS
24.88 +/- ACRES

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST CLAIR COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT RECORDED IN THE RECORDERS OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN BOOK OF PLATS "A" , PAGE 262, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 40 FEET WEST OF THE PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 43, KNOWN AS THE O'FALLON TROY ROAD OR NORTH LINCOLN AVENUE; THENCE NORTH 00°18'57" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 350.0 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING; THENCE NORTH 89°47'09" WEST, A DISTANCE OF 1106.13 FEET TO THE EAST LINE OF ILLINI TRAILS, REFERENCE BEING HAD TO THE PLAT RECORDED IN THE RECORDERS OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AS DOCUMENT A02071941; THENCE NORTH 00°19'30" EAST, A DISTANCE OF 983.49 FEET ALONG THE EAST LINE OF SAID ILLINI TRAILS TO THE SOUTHERLY RIGHT OF WAY LINE OF KYLE ROAD, A FORMERLY KNOWN AS BECHTEL ROAD AND SMILEY ROAD REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE AFORESAID RECORDERS OFFICE IN BOOK OF PLATS "45" ON PAGE 65; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, SAID RIGHT OF WAY BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 24,582.11 FEET, A LENGTH OF 51.80', AND A CHORD BEARING SOUTH 89°28'32" EAST TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 89°24'54" EAST, A DISTANCE OF 1034.18 FEET; THENCE SOUTH 44°37'43" EAST, A DISTANCE OF 28.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 43; THENCE SOUTH 00°18'57" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 956.44 FEET TO SAID POINT OF BEGINNING AND CONTAINING 24.88 ACRES +/-.

PARCEL ID NUMBERS: 04-18.0-400-032 (Parcel 1)
 04-18.0-407-002 (Parcel 2)
 04-18.0-407-006 (Parcel 3)
 04-18.0-407-007 (Parcel 4)
 04-18.0-407-008 (Parcel 5)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE
623, ZONING DISTRICTS OF THE CITY OF
O'FALLON, ILLINOIS (DEVELOPMENT
KNOWN AS "ILLINI TRAILS - 3RD
ADDITION" SUBDIVISION ON PARCEL
NUMBERS 04-18.0-400-032, 04-18.0-407-002, 04-
18.0-407-006, 04-18.0-407-007 AND 04-18.0-407-
008**

WHEREAS, the applicant, Fulford Homes, proposes to Subdivide 24.88 acres of land into Single-Family residential lots at the southwest corner of the intersection of Kyle Road and Lincoln Avenue and has requested and heretofore filed a petition with the City of O'Fallon for a zoning change of the property currently located in St. Clair County, zoned Agriculture, "A", and is proposed for annexation into the City of O'Fallon as "SR-1B" Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

WHEREAS, the developer will be responsible for paying to the City of O'Fallon a fee in lieu of 0.966 acres of park land dedication in the amount \$49,266; and

WHEREAS, the applicant has filed an application with the City of O'Fallon, Illinois pursuant to the requirements of all applicable laws; and

WHEREAS, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on August 25, 2015, in accordance with state statute, and recommended to approve the petitioner's request to obtain SR-1B Single Family Residence Dwelling District zoning for the property with a vote of 6-ayes to 0-nays; and

WHEREAS, on September 14, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of X-X.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as "Illini Trails - 3rd Addition" Subdivision, be henceforth classified as zoning district SR-1B Single Family Residence Dwelling District as shown on the attached Exhibit A.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

Approved by the Mayor this _____ day

(seal)

of _____ 2015.

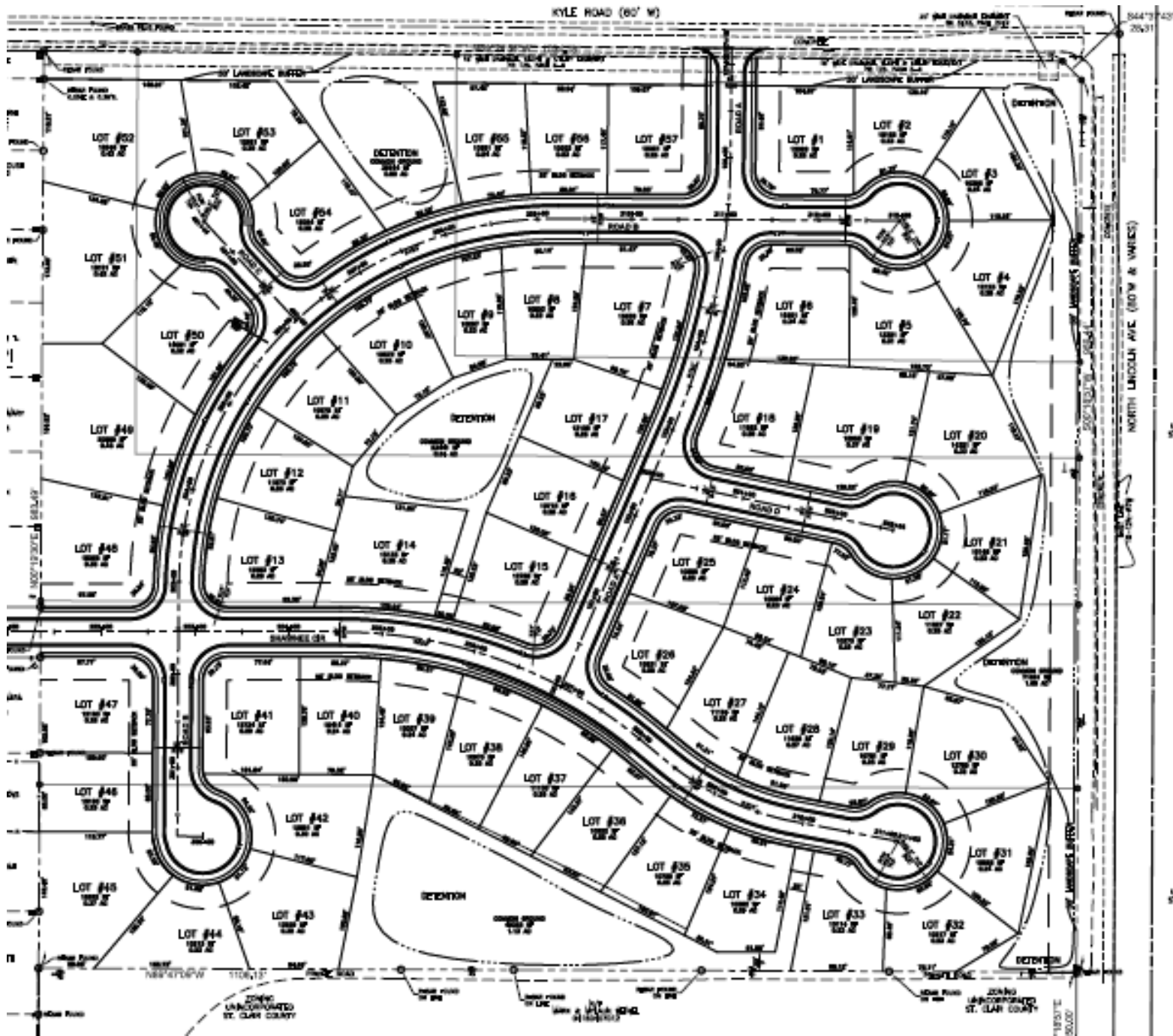
Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

EXHIBIT "A"
PRELIMINARY PLAT





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: September 14, 2015
SUBJECT: P2015-11: Proposed Text Amendment – Attached Garage/Storage Space (1st Reading)

Current Issue

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

Proposal

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

- §158.016 Definitions.
 - **Living Space.** Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing washing and sanitation purposes.
- Create a new §158.039 General Supplementary Regulations subsection (D)
 - (D) *Attached garage/storage in a Residential Dwelling District.*
 - The attached garage/storage space in a residential dwelling unit shall not exceed 50% of the dwelling unit's ground floor living space, as defined. Single-family lots are permitted to have a 500-square foot attached garage/storage area regardless of the footprint of the living space in the dwelling unit, but must comply with all other requirements.
 - The height of the attached garage/storage area may not exceed the shortest ridgeline of the area of the dwelling unit defined as living area, not to exceed 25 feet and two stories.
 - The building material of the attached garage/storage area shall be constructed with material consistent with the dwelling unit.

Recommendation

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

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO.

**ORDINANCE AMENDING ORD. 3399,
3483, 3643, 3665 AND 3817, DEFINITIONS,
CHAPTER 158, SECTION 158.016; ORD.
623, 949, 3789, 3817 GENERAL
SUPPLEMENTARY REGULATIONS,
CHAPTER 158, SECTION 158.039**

WHEREAS, the Staff of the Community Development Department of the City have made the following recommendation to the City Council and believes such recommended regulations would be beneficial to the health, safety and welfare of the citizens of the City of O'Fallon; and

WHEREAS, the Planning Commission held a public hearing on August 25, 2015, and recommended to approve the proposed text amendments with a vote of 6 ayes to 0 nays; and

WHEREAS, the Community Development Committee reviewed the proposed text amendments at a meeting on September 14, 2015 and recommended approval with a vote of X ayes to X nays; and

WHEREAS, the City seeks to ensure zoning regulations are consistent and reasonable; and

WHEREAS, the City Council, after careful and due deliberation, and duly noticed public hearings as may be required for changes in zoning regulations, has concluded that adoption of the proposed amendments to the zoning regulations of the City's Code of Ordinances would be in the interests of the health, safety and welfare of the citizens of the City of O'Fallon.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1: Chapter 158 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by adding to Section 158.016, Definitions the term Living Space as defined below and the addition of a new subsection (D) of Section 158.039 to the General Supplementary Regulations section as follows:

§ 158.016 DEFINITIONS.

- **LIVING SPACE.** Space within a dwelling unit utilized for living sleeping, eating, cooking, bathing, washing and sanitation purposes.

§ 158.039 GENERAL SUPPLEMENTARY REGULATIONS.

(D) *Attached garage/storage in a Residential Dwelling District.*

- (1) The attached garage/storage space in a residential dwelling unit shall not exceed 50% of the dwelling unit's ground floor living space, as defined. Single-family

lots are permitted to have a 500-square foot attached garage/storage area regardless of the footprint of the living space in the dwelling unit, but must comply with all other requirements.

- (2) The height of the attached garage/storage area may not exceed the shortest ridgeline of the area of the dwelling unit defined as living area, not to exceed 25 feet and two stories.
- (3) The building material of the attached garage/storage area shall be constructed with material consistent with the dwelling unit.

Section 2: Except as expressly amended herein, all other provisions of Title IX General Regulations and Title XV, Land Usage, Chapter 158 of the City Code of Ordinances (previously Chapter 42 thereof) and corresponding Official Zoning Map shall remain in full force and effect.

Section 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof or any portion adopted by reference therein is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof or any portion adopted by reference therein. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

Section 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

Approved by the Mayor this _____ day

(seal)

of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: September 14, 2015
SUBJECT: O'Fallon Liquor/Gambling Ordinance

Summary

In February 2015, the City Council passed legislation permitting video gaming in the city. A recent review of the amendment to the ordinance identified an issue need to be addressed to eliminate conflicting regulations.

The existing language for Chapter 116 prohibits the placement of any gambling devise, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away. When the ordinance was passed permitting video gaming, this prohibition was not removed. In order to ensure City ordinances do not conflict, Chapter 116, Section 116.48 should be amended to read as follows:

"It is unlawful to keep, place, maintain or operate any gambling devise or instrument, other than a video gaming terminal as provided in Chapter 121 of the O'Fallon City Code of Ordinances, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away."

Secondly, discussions have occurred seeking to limit video gaming from its original approval. When video gaming was approved the City Council also created a new liquor license, known as the H-1 Liquor License. One way the City Council could limit the number of establishments with video gaming would be to pass an ordinance limiting the number of H-1 liquor licenses. The City Attorney has provided a draft ordinance designed to place a cap on the number of H-1 liquor licenses at an undefined number.

Currently, the City has 8 establishments that have been issued an H-1 Liquor License:

- | | | |
|-----------------------|----------------------|------------------|
| • Casa Azteca | • Outdoorsman Lounge | • St. Clair Bowl |
| • Japanese Garden | • Schiappa's | • VFW |
| • Knights of Columbus | • Shooter's | |

Additionally, the state has approved Doc's Bar & Grill (previously Haney's Place) and an application for an H-1 Liquor License is pending with the City.

There are also four establishments pending at the state level seeking approval for video gaming:

- | | |
|--------------------------------------|----------------|
| • East St. Louis Knights of Columbus | • Syberg's |
| • Major's Sports Saloon | • Towne Lounge |

Attachments:

Ordinance amending Section 116.48 – Gambling devices

Ordinance amending Section 116.15 – Classifications of licenses

CITY OF O’FALLON, ILLINOIS
ORDINANCE NO. _____

AN ORDINANCE AMENDING
CHAPTER 116, OF THE CITY
CODE OF ORDINANCES

WHEREAS, the City Code of Ordinances, Chapter 116, Section 116.48 Gambling Devises, prohibits the placement of any gambling devise, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away; and

WHEREAS, the City recently adopted a Video Gaming Ordinance, i.e. Chapter 121 of the O’Fallon City Code of Ordinances; and

WHEREAS, the Video Gaming Ordinance permits the placement of video gaming terminals, in or upon a premises licensed as a place where alcoholic liquor may be sold at retail; and

WHEREAS, Section 116.48 of Chapter 116 of the City Code of Ordinances and Chapter 121 of the City Code of Ordinances, contain language that is conflicting as to the placement of gambling devises on premises licensed as a place where alcoholic liquor may be sold; and

WHEREAS, Chapter 116, Section 116.48 should be amended to except from its restrictions, video gaming terminals as allowed under Chapter 121.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. The forgoing recitals are incorporated herein as findings of the City Council.

Section 2. Chapter 116, Section 116.48 is amended to read as follows:

“It is unlawful to keep, place, maintain or operate any gambling devise or instrument, other than a video gaming terminal as provided in Chapter 121 of the O’Fallon City Code of Ordinances, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away.”

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this_____ day of _____ 2015.

ATTEST:

(seal)

Approved by the Mayor this__ day

of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. _____

AN ORDINANCE AMENDING
CHAPTER 116, ALCOHOLIC
BEVERAGES, SECTION 116.15
(J)(1) H-1

WHEREAS, Chapter 116 Alcoholic Beverages, Section 116.15 (J)(1) provides for a class H-1 license to sell, at retail, alcoholic liquor within the City; and

WHEREAS, the Ordinance does not limit the number of class H-1 licenses that may be issued; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of O'Fallon that the number of class H-1 licenses be limited in number; and

WHEREAS, Section 5/4-1 of the Liquor Control Act of 1934 (235 ILCS 5/4-1) authorizes the City Council of a City to determine the number of licenses to be issued by the City for the retail sale of alcoholic liquor.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. The forgoing recitals are incorporated herein as findings of the City Council.

Section 2. The number of class H-1 licenses shall be limited so that the licenses in force and effect at any time, shall not exceed _____ (_____).

Section 3. Any entity with a current gaming license issued by the State of Illinois and who's place of business is located outside of the City of O'Fallon shall, upon the entity's place of business being annexed by the City of O'Fallon automatically be entitled to a H-1 License upon payment of the appropriate fee and provided further the entity complies with all provisions of City of O'Fallon Ordinance # _____. This H-1 License shall not be considered as one of the otherwise authorized _____ (_____) H-1 Licenses. The surrender or non-renewal of this H-1 license shall not create the availability of such license to another party.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this_____ day of _____ 2015.

ATTEST:

(seal)

Approved by the Mayor this__ day

of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: September 14, 2015
SUBJECT: Four Points Center, Phase 1 Final Plat (2nd Reading)

Recommendation

The final plat was reviewed by the City Council for First Reading at the September 8, 2015 City Council Meeting. The final plat was approved and authorization was granted to issue a rough grading permit after First Reading of the ordinance. This was not reviewed in committee first, due to the familiarity of the City Council on the project and the fact that it's changed very little from the Council's Preliminary Plat approvals. The developer has posted an Irrevocable Letter of Credit with the City in the amount of 10% (\$408,043) of the overall infrastructure costs of Phase I, which total an estimated \$4,080,430.

Project Background and Summary

The applicant, Dean Oelze of SI Strategy, LLC has been approved previously by the City Council for a 45 acre Master Development in the northwest corner of Highway 50 and Scott-Troy Road that includes a 132,400 square foot recreational center, and various retail, hospitality and office lots. Phase 1 of the Four Points Center will include not only the infrastructure needed to serve Phase I but also construction of the 132,400 square foot recreation complex on Lot 2, which is approximately 10.6 acres. The recreational facility, to be named the "The McKendree Metro Rec Plex", includes 2 NHL sized ice rinks, 4-lane recreational pool, a 25 meter x 25 yard competition pool, dive area with two – 1 meter spring boards, two – 3 meter spring boards and one – 5 meter fixed platform. The facility will have fitness areas, batting cages and a half court gymnasium.

The Final Plat, Phase I, includes creating Lot 1 which is planned for a hotel (although none is proposed at this time), Lot 2 which is the tract for the McKendree Athletic Complex, Lot 3 which is a small office/retail lot, and Lot 4 which is for future development. The Final Plat Phase I also creates several outlots which include drainage areas and the private roadway (which is being built to City standards). The Final Plat approval will authorize the developer to begin installation of utilities and roadway access to serve the Phase I area which includes the Athletic Complex, all subject to issuance of an Infrastructure Permit. Future utilities will need to be constructed on Lot 4, although that won't occur until those projects are closer to fruition.

It should be noted that the developer's access permits from IDOT and St. Clair County Highway Department will need to be obtained for Phase I, and the IDS required to obtain those will be underway by the developer in the next week or so. This process is expected to take several weeks to a few months to complete. The developer realizes he will not be able to open the Athletic Complex until those permits are obtained and the off-site road improvements are constructed to the satisfaction of IDOT and the County.

Staff Recommendation

Community Development and Engineering staff recommends the Final Plat, Phase I for approval.

Attachments:

1. Final Plat Ordinance

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. _____

**AN ORDINANCE APPROVAL THE FINAL
PLAT OF THE FOUR POINTS CENTER.**

WHEREAS, the City of O'Fallon Community Development and Public Work Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for the Four Points Center subdivision; and

WHEREAS, the City Council has reviewed the Final Plat and finds it acceptable and to the public benefit.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. That the final plat of the Four Points Center Subdivision attached hereto as Exhibit A, be accepted and approved.

Section 2. That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois, a copy of this Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

(seal)

Approved by the Mayor this _____ day
of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

FINAL PLAT
PUD DEVELOPMENT OF FOUR POINTS CENTER
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR)

WE, SI STRATEGY, THE OWNERS OF THE PROPERTY SHOWN, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREINAFTER KNOWN AS THE FOUR POINTS CENTER, EXCEPT AS NOTED. ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS 4TH DAY OF September, 2015.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR)

I, _____, A NOTARY PUBLIC, IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____.

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, BASED ON INVESTIGATION AND ACCEPTED PRINCIPLES, NO RESIDENCES OR STRUCTURES ARE, OR WILL BE, LOCATED WITHIN THE ONE HUNDRED YEAR (100-YEAR) FLOOD ELEVATION AS DEFINED OR IDENTIFIED BY FEMA COMMUNITY PANELS #17163CO210D AND #17163CO230D.

DATED THIS _____ DAY OF _____, 20____.

BY OWNER(S) _____

BY ENGINEER *Louis R. Curl* 9/4/15
LOUIS R. CURL
LICENSE NO. 062-038867
EXPIRES 11/30/15

911 ADDRESSES LEGEND

205 NUMERICAL ADDRESS
ASSIGNED TO PHASE/
LOT PARCEL

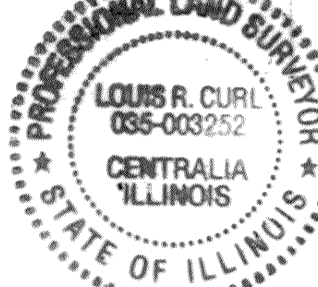
SURVEYOR'S CERTIFICATE

I, LOUIS R. CURL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF SI STRATEGY FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THE SUBJECT TRACT IS WITHIN THE CITY LIMITS OF A MUNICIPALITY HAVING A COMPREHENSIVE PLAN AND EXERCISING ITS POWERS INSIDE ITS CORPORATE LIMITS PER STATUTES.

DATED THIS 4TH DAY OF September, 2015.

Louis R. Curl

LOUIS R. CURL
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3252
226 EAST BROADWAY
CENTRALIA, ILLINOIS 62801
EXPIRES 11/30/16



ENGINEER'S CERTIFICATE

ALL REQUIRED AND APPLICABLE AGENCIES WERE PROPERLY NOTIFIED AND APPROVED OF THE PROJECT, AND THESE AGENCY NOTIFICATIONS SHALL INCLUDE: ILLINOIS HISTORIC PRESERVATION AGENCY (IHPA); ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR - ENDANGERED SPECIES); ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR - STREAM HYDRAULICS); NATURAL RESOURCE CONSERVATION SERVICE (NRCS); U.S. ARMY CORPS OF ENGINEERS (USACE - CLEAN WATER ACT - STREAM HYDRAULICS); ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA - STORM WATER PERMIT); ST. CLAIR COUNTY DEPARTMENT OF ROADS AND BRIDGES (ENTRANCE PERMIT); ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS (IDOT - ENTRANCE PERMIT); U.S. DEPARTMENT OF AGRICULTURE (USDA - PRIME FARMLAND).

DATED THIS _____ DAY OF _____, 20____.

LOUIS R. CURL
LICENSE NO. 062-038867
EXPIRES 11/30/15
226 EAST BROADWAY
CENTRALIA, ILLINOIS 62801

COUNTY CLERK'S CERTIFICATE

I, _____, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

CERTIFICATE OF CITY COUNCIL

I, _____, CLERK OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON _____, 20____.

CITY CLERK _____

911 CERTIFICATE

I, _____, ST. CLAIR COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THE STREET/ROAD/HIGHWAY NAMES AND NUMBERING SYSTEM ON THE ATTACHED PLAT HAVE BEEN REVIEWED AND APPROVED FOR USE.

DATED THIS _____ DAY OF _____, 20____.

9-1-1 COORDINATOR _____

CURVE TABLE						
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	230.00'	20°54'07"	83.91'	83.44'	42.42'	S 10°43'46" W
C2	170.00'	20°54'06"	62.02'	61.67'	31.36'	N 10°43'46" E
C3	170.00'	20°54'07"	62.02'	61.67'	31.36'	S 10°43'46" W
C4	230.00'	20°54'07"	83.91'	83.44'	42.42'	N 10°43'46" E
C5	1877.08'	06°48'57"	223.29'	223.16'	111.78'	N 63°50'35" E
C6	1877.08'	01°54'52"	62.72'	62.71'	31.36'	N 57°37'57" E
C7	230.00'	24°43'57"	99.28'	98.51'	50.43'	S 12°05'16" E
C8	170.00'	22°35'26"	67.03'	66.59'	33.95'	S 11°01'01" E
C9	1877.08'	01°50'43"	60.46'	60.45'	30.23'	N 59°30'47" E
C10	230.00'	71°27'59"	286.88'	268.65'	165.47'	S 36°00'42" W
C11	230.00'	15°43'48"	63.14'	62.95'	31.77'	S 79°36'35" W
C12	170.00'	71°27'59"	212.05'	198.56'	122.31'	S 36°00'42" W
C13	170.00'	18°33'55"	55.08'	54.84'	27.79'	S 81°01'39" W
C14	230.00'	02°50'07"	11.38'	11.38'	5.69'	S 88°53'33" W
C15	1877.08'	10°34'31"	346.46'	345.97'	173.72'	S 61°57'48" W

LEGEND	
○	IRON PIN/PIPE FOUND/PREV. SET
□	CONCRETE MONUMENT/STONE FOUND
●	IRON PIN SET
⊙	IRON PIN TO BE SET WITHIN 12 MO.
△	SURVEY PK NAIL
■	CONCRETE MONUMENT SET
M	MEASURED DATA
R	RECORD DATA
S/B	SETBACK LINE

- (A) 10' EXISTING WATER EASEMENT
(B) 15' EXISTING WATER EASEMENT
(C) 15' EXISTING POWER EASEMENT
(D) 20' EXISTING POWER EASEMENT
(E) 10' EXISTING TELEPHONE EASEMENT
(F) 20' EXISTING SANITARY SEWER EASEMENT
(G) 25' EXISTING SANITARY SEWER EASEMENT
(H) 35' PROPOSED INGRESS/EGRESS AND UTILITY EASEMENT
(I) 40' PROPOSED INGRESS/EGRESS AND UTILITY EASEMENT
(J) 15' PROPOSED UTILITY EASEMENT

—S/B— 12' SETBACK REQUIRED AT FRONT, BACK AND SIDE YARDS FOR ALL BUILDINGS. SETBACK MAY BE REDUCED TO 0' AT ALL SIDE YARDS THAT PROVIDE AN APPROVED FIRE WALL

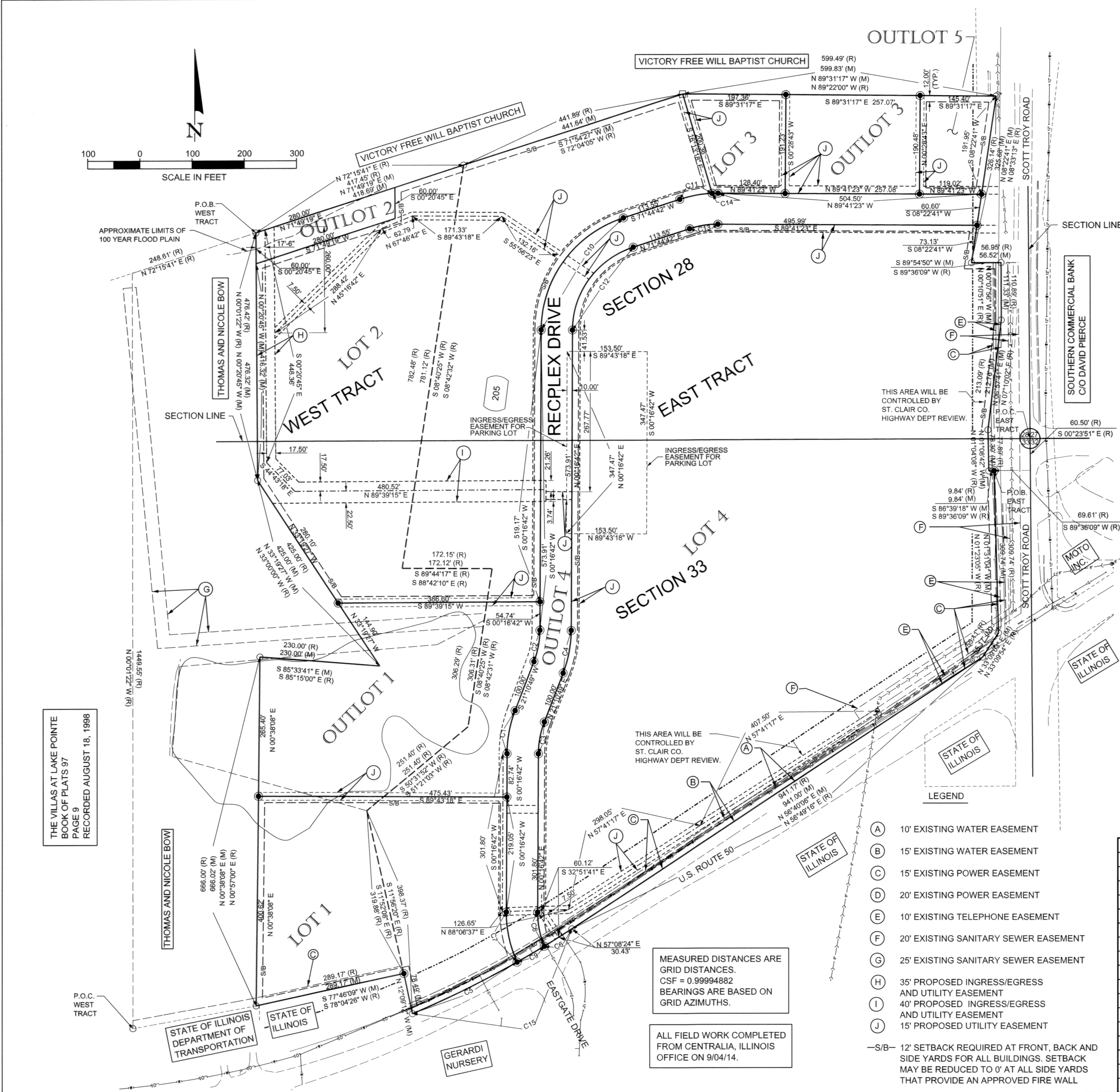
CURL & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

226 E. BROADWAY
P.O. BOX 1349
CENTRALIA, IL. 62801
PH. 618-533-4149

PROFESSIONAL DESIGN FIRM - 184-000877

FINAL PLAT
PUD DEVELOPMENT OF FOUR POINTS CENTER
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PROJ. NO. C1442.1
DATE 8/26/15
SHEET NO. 1
OF 2 SHEETS



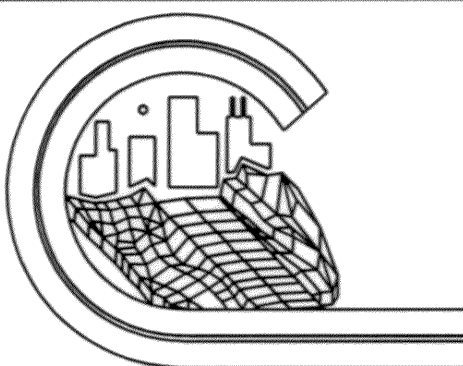
THE VILLAS AT LAKE POINTE
BOOK OF PLATS 97
PAGE 9
RECORDED AUGUST 18, 1998

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CURL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CURL & ASSOCIATES, INC.

REVISIONS

DRAWN LGG
DESIGNED LRC
SURVEYED CHK/APPRVD
LGG LRC



LOT AREA TABLE

NUMBER ON PLAT	AREA OF PAHSE
LOT 1	177545.44 SQ. FT. (4.07588 ACRES)
LOT 2	465861.59 SQ. FT. (10.69471 ACRES)
LOT 3	32285.78 SQ. FT. (0.74118 ACRES)
LOT 4	889877.26 SQ. FT. (20.42876 ACRES)
OUTLOT 1	165271.89 SQ. FT. (3.79412 ACRES)
OUTLOT 2	15992.88 SQ. FT. (0.36715 ACRES)
OUTLOT 3	49063.53 SQ. FT. (1.12634 ACRES)
OUTLOT 4	127980.96 SQ. FT. (2.93804 ACRES)
OUTLOT 5	25156.67 SQ. FT. (0.57752 ACRES)
TOTAL AREA =	1949036.00 SQ. FT. (44.7437 ACRES)

FINAL PLAT
PUD DEVELOPMENT OF FOUR POINTS CENTER
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
IN SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

LEGAL DESCRIPTION
WEST TRACT

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST ON SAID SOUTHEASTERLY LINE, 417.45 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 3083 ON PAGE 1042 IN SAID RECORDER OF DEED'S OFFICE; THENCE ON THE WESTERLY LINE OF SAID WESTMORE DEVELOPMENT TRACT OF LAND, SOUTH 08 DEGREES 42 MINUTES 32 SECONDS WEST, 782.48 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 10 SECONDS EAST ON SAID WESTERLY LINE, 172.15 FEET; THENCE CONTINUING ON SAID WESTERLY LINE AND THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 2887 ON PAGE 390 IN SAID RECORDER OF DEED'S OFFICE, SOUTH 08 DEGREES 42 MINUTES 31 SECONDS WEST, 306.29 FEET; THENCE SOUTH 51 DEGREES 21 MINUTES 03 SECONDS WEST ON SAID WESTERLY LINE, 251.40 FEET; THENCE SOUTH 11 DEGREES 52 MINUTES 08 SECONDS EAST ON SAID WESTERLY LINE, 319.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS IN DEED BOOK 2680 ON PAGE 1156 IN SAID RECORDER OF DEED'S OFFICE; THENCE SOUTH 78 DEGREES 04 MINUTES 26 SECONDS WEST ON THE NORTHERLY LINE OF SAID STATE OF ILLINOIS TRACT OF LAND, 289.17 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, 666.00 FEET; THENCE SOUTH 85 DEGREES 15 MINUTES 00 SECONDS EAST, 230.00 FEET; THENCE NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST, 425.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST, 476.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.582 ACRES, MORE OR LESS, AND BEING SITUATED IN THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS.

LEGAL DESCRIPTION
EAST TRACT

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 33, ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

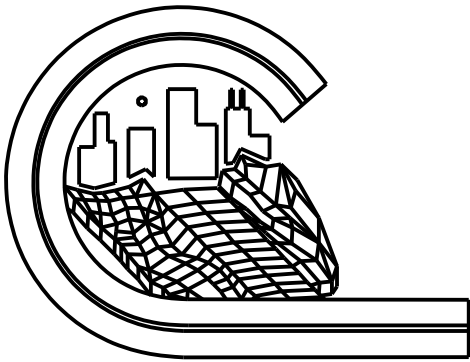
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 IN SECTION 33;

THENCE, SOUTH 00 DEGREES 23 MINUTES 51 SECONDS EAST, (BEARING ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 60.50 FEET; THENCE, SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, 69.61 FEET TO A POINT ON THE WEST R.O.W. LINE OF SCOTT-TROY ROAD WHICH IS ALSO THE POINT OF BEGINNING.

THENCE, ALONG SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD AS FOLLOWS: SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, 9.84 FEET; NORTH 01 DEGREES 04 MINUTES 08 SECONDS WEST, 77.89 FEET; NORTH 07 DEGREES 10 MINUTES 02 SECONDS EAST, 213.09 FEET; NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 110.89 FEET; SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, 56.95 FEET; NORTH 08 DEGREES 33 MINUTES 13 SECONDS EAST, 326.14 FEET; THENCE, LEAVING SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD, NORTH 89 DEGREES 22 MINUTES 00 SECONDS WEST, 599.49 FEET; THENCE, SOUTH 72 DEGREES 04 MINUTES 05 SECONDS WEST, 441.89 FEET; THENCE, SOUTH 08 DEGREES 40 MINUTES 25 SECONDS WEST, 781.12 FEET; THENCE, SOUTH 89 DEGREES 44 MINUTES 17 SECONDS EAST, 172.12 FEET; THENCE, SOUTH 08 DEGREES 40 MINUTES 25 SECONDS WEST, 306.31 FEET; THENCE, SOUTH 50 DEGREES 31 MINUTES 52 SECONDS WEST, 251.40 FEET; THENCE, SOUTH 11 DEGREES 56 MINUTES 20 SECONDS EAST, 398.37 FEET TO A POINT ON THE NORTH R.O.W. LINE OF U. S. ROUTE 50; THENCE, ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50 ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1877.08 FEET, A CHORD BEARING, NORTH 62 DEGREES 08 MINUTES 08 SECONDS EAST, AND A CHORD DISTANCE OF 345.93 FEET; THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50, NORTH 56 DEGREES 49 MINUTES 16 SECONDS EAST, 941.17 FEET TO A POINT ON SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE ALONG SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD AS FOLLOWS: NORTH 33 DEGREES 09 MINUTES 54 SECONDS EAST, 55.11 FEET; NORTH 01 DEGREES 23 MINUTES 05 SECONDS WEST, 309.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 34.16 ACRES, MORE OR LESS.

GRADED LOT ELEVATIONS AT THE CENTER OF EACH LOT FOR ALL LOTS ARE MORE THAN 16 FEET ABOVE THE ESTABLISHED 100 YEAR FLOOD PLAIN. WALKOUT BASEMENTS WITH BASEMENT FINISHED FLOOR ELEVATIONS NO MORE THAN 13 FEET BELOW THE GRADED LOT ELEVATION AT THE CENTER OF EACH LOT ARE ALLOWED.

	OWNERSHIP OF DOCUMENTS THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CURL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CURL & ASSOCIATES, INC.	REVISIONS	DRAWN JJD	DESIGNED LRC		CURL & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS 226 E. BROADWAY P.O. BOX 1349 CENTRALIA, IL. 62801 PH. 618-533-4149 PROFESSIONAL DESIGN FIRM - 184-000877	FINAL PLAT PUD DEVELOPMENT OF FOUR POINTS CENTER PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M., CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS	PROJ. NO. C1442.1
			SURVEYED LGG	CHK/APPRVD LRC				DATE 08/26/15
								SHEET NO. 2
								OF 2 SHEETS