



AGENDA

TUESDAY, APRIL 28, 2015 @ 6:00 P.M.

O'FALLON CITY HALL - 255 SOUTH LINCOLN AVENUE

1. Call to order by Chairman.
2. "Pledge of Allegiance to the Flag."
3. Roll Call and Establishment of Quorum.
4. Reading and approval of the minutes of the previous meeting.
5. Recognition of visitors and their purpose.
6. Unfinished Business
7. Public Hearings –
 - a. **(P2015-04)** - Zoning Amendment Subject to the Planned Development Ordinance from "B-2" General Business District to "B-2(P)" Planned General Business District for reuse of the existing building for a gourmet market, wine and tea sales, cooking classes, and small scale events. The property is located at 225 West First Street. The petitioner is Tim Moore of Fezziwig's Marketplace, LLC.
 - b. **(P2015-05)** - Zoning Amendment Subject to the Planned Development Ordinance from "B-1(P)" Planned Community Business District to "B-1(P)" Planned Community Business District for a 62,000 sq. ft., sporting goods retailer. The property is located at 1574 West Highway 50. The petitioner is Chris Mulloy for Lincoln Crossing, LLC.
8. Reports of Standing and Special Committees – no reports
9. Reports and Communications
10. Adjournment

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

**DRAFT MINUTES
O’FALLON PLANNING COMMISSION
March 24, 2015**

Chairman Larry Sewell called the meeting to order at 6:00 p.m. in the City Council Chambers and led the Pledge of Allegiance.

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

MINUTES: Motion was made by Rohr and seconded by Rogers to approve the minutes of the March 10, 2015 meeting. All ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Present in the audience were resident Vern Malare, Scott Plocher of Plocher Construction, Petitioner Rachelle Lengermann, Justin Venvertloh of TWM, and Darwin Miles of Miles Properties. Sewell gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2015-03) - Zoning Amendment Subject to the Planned Development Ordinance from “O-1” Planned Office District and “B-1(P)” Planned Community Business District to “B-1(P)” Planned Community Business District for a 60,000 sq. ft., 5-story office building with retail. The property is located at the northwest corner of Regency Park Drive and North Green Mount Road. The petitioner is Rachelle Lengermann, Plocher Construction, for Green Mount Development Group, LLC.

Public hearing was opened at 6:05 p.m. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown. Randall presented a site plan and multiple building elevations. Randall highlighted various points and issues from Staff’s Project Report.

Randall explained that the proposed Green Mount Professional Building is a 5-story, 60,000 square foot Class A office building. The ground floor will contain a bank and a restaurant with alcohol and outdoor seating potential. The second floor will contain a medical office, the third and fourth floors a law firm, and the fifth floor a financial management firm. Randall also described the ingress and egress for the site, stating that there will be two “right-in, right-out” access points from Green Mount Rd. as well as a full access point from the service road to the west of the site. Randall described the on-site traffic circulation as efficient. Additional traffic improvements will be occurring on Green Mount Rd. due to the development of the St. Elizabeth’s Hospital site. Randall stated

there is potential for a future connection between the Green Mount Professional Building, the service road, and the St. Elizabeth's campus.

Randall discussed the parking requirements based on the use and square footage of each tenant space as follows:

Ground floor bank (5,275 sq. ft.) and restaurant (5,842 sq. ft.): 73 spaces
Second floor medical office (12,000 sq. ft.): 54 spaces
Third and fourth floor law office (24,000 sq. ft.): 96 spaces
Fifth floor financial management firm (9,326 sq. ft.): 37 spaces

Randall clarified that the remaining floor space on the fifth floor will be used as a penthouse garden area.

Based on the various uses and square footage, the city requires a total of 260 parking spaces for the site. The total proposed is 250 spaces. Randall stated the staff is primarily concerned with the parking during the lunch hour if the restaurant provides a lunch menu. The potential dinner crowd does not pose as much concern because the other offices will be closing around or before the prime dinner hours. The site plan indicates a large buffer between the parking lot and Green Mount Rd., however, due to future improvements to Green Mount Rd. there will be some widening of the road that will reduce those buffers. Additionally, the city requires a break after 20 contiguous parking spaces while the proposed site requests 27.

Randall presented information on the utilities available to the site. City infrastructure already exists for water and sewer will be provided by the city. Drainage will be directed to an existing regional retention pond on the St. Elizabeth's site.

The petitioner also supplied a proposed sign package. Randall stated they have requested signage on all four elevations of the building. The city allows for 300 sq. ft. of signage on three elevations. The city is recommending a variance for the additional signage, but requesting it to be limited to the fourth and fifth floors. The sign package also includes two free standing signs, a 15 foot by 7 foot monument sign and a sign at the corner of Green Mount Rd. and Regency Park. Randall stated the monument sign exceeds the height limit in the sign code by three feet and there is potential for a joint venture with St. Elizabeth's Hospital for the corner sign.

Shekell added that St. Elizabeth's will be required by law to place signage at the corner of Green Mount Rd. and Regency, and is hopeful of a partnership between the petitioner and St. Elizabeth's to develop an attractive sign at this location.

Randall summarized the variances that are requested for this site. They are as follows:

- A reduction of 10 parking spaces
- Modification to the parking lot design, including the parking lot perimeter and length of parking row, to allow as many spaces as possible
 - Randall noted that the city will be developing a pedestrian/bike path between the lot and Green Mount Rd. as the road improvements occur and will provide a sizable buffer and green space.

- Allowance of a 15 foot tall monument sign
- Allowance of signage on all four elevations of the proposed building, with the fourth elevation limited to 175 sq. ft. of signage and placed on the fourth or fifth floor only.

Baskett asked for reasoning behind the limitations of signage to the fourth or fifth floor. Randall explained that it is primarily because of visibility and the city did not want the building to appear cluttered. Shekell stated it also helps draw attention to the impressive height of the building.

Sewell inquired how the city intends to track the sign collaboration between St. Elizabeth's Hospital and the proposed Green Mount Professional Building. Shekell explained the city will leave that up to the applicant to coordinate. The city will get involved if the sign is to be placed in public right of way or requires utilities.

Keeler asked about the collaborative signage style. Shekell stated that the intent is for the sign to be professional and similar to the signs in the local vicinity.

Randall stated that this building will not negatively affect the adjacent properties and Regency Park has numerous commercial properties. The development will not impede the normal development, use, enjoyment, or value of the surrounding property. The proposed building conforms to the Comprehensive Plan, Commercial Handbook, and the Zoning Code with the exception of the few minor variances requested.

Baskett asked about the overall style of the proposed building compares to St. Elizabeth's Hospital. Shekell stated the hospital will be constructed in a prairie style while the proposed building is primarily glass and steel with a modern and sleek look. While different, the style will not be incompatible with the hospital or neighboring structures.

Baskett asked if someone exiting the Green Mount Professional Building lot would be able travel north on Green Mount Rd. by using the service road to access Regency Park and the traffic light. Shekell yes, the proposed design will include a median to prevent vehicles traveling across traffic, however this is dependent upon approval from St. Clair County and collaboration with St. Elizabeth's Hospital.

Pickett asked if there will be access to north Green Mount Rd. if the landscaped median/boulevard is not approved. Shekell stated that there may be a median or buffer, although the plans are not finalized at this time.

Baskett asked if the city has investigated how other cities handle parking for similar buildings. Shekell explained the only concern in the proposed office building parking is the restaurant and the lunch crowd overlapping with business hours of the other tenants. Additionally, there is nowhere for overflow parking to occur as customers cannot park on Regency Park, Green Mount Rd., or on the service road. The city is very comfortable with the dinner hour parking.

Public comments were opened at 6:32 p.m.

No public comments were made.

Public comments were closed at 6:32 p.m.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

1. A variance to reduce the required parking to 250 parking spaces, with a recommendation to continue to discuss with HSHS to acquire additional land in the northwest corner of the site.
2. A variance to allow the parking lot perimeter and rows to be constructed per the site plan.
3. A variance to the sign code to allow the freestanding signage at a height of 15 feet. Additionally, staff recommends the City Council grant staff authorization that if a deal is negotiated between the two parties, to approve the signage at the corner up to 150 square feet, with both parties having approximately 75 square feet of signage.
4. A variance to the sign code to allow the wall signage be approved according to the City's sign code, which would allow up to 300 square feet of signage on 3 elevations of the applicants choice and the fourth elevation would only be allowed 175 square foot of signage between the 4th and 5th floors.
5. A FDC will need to be located on the building /site with a hydrant for fire protection*.
*Shekell stated a freestanding FDC will also be available and is acceptable
6. A landscaping plan shall be submitted in accordance with the standards of Section 158.144, except as varied by condition #2.

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

ROLL CALL: Baskett, aye; Keeler, aye; Pickett, aye; Rogers, aye; Rohr, aye; Sewell, aye. All ayes. Motion to approve with conditions passed.

The project moves to Community Development Committee on April 13, 2015, at 6 p.m. The public hearing was closed at 6:35 p.m.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Shekell noted that the Green Mount Professional Building is on a very tight timeline for construction and the site is undermined and some site work will be occurring soon.

Randall announced that there are no petitions awaiting public hearing for April 14, 2015, so the meeting has been cancelled.

Shekell stated Gander Mountain is scheduled to open in May and Carmax will be starting mine remediation soon. Rohr asked if Carmax will primarily be a paved parking lot space. Shekell confirmed this and stated it will be near Meyer Honda on Central Park Dr.

Shekell stated St. Elizabeth's Certificate of Need hearing will be held on April 21, 2015. No new board member has been appointed yet.

Baskett asked if the city's codes are not prepared to handle large, multi-story buildings such as the proposed office building. Baskett stated he believes similar buildings will be built in the area following the development of the hospital and is concerned that the city will need to grant many variances to accommodate these developments. Shekell stated that the primary issue with this project is the parking with the mixed use and the city does have an alternate parking provision. The city has flexibility built in to the codes. Baskett also inquired about the signage variance. Shekell reiterated the city has much flexibility in the codes.

ADJOURNMENT:

Motion was made by Keeler and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:43 p.m.

Respectfully submitted,

Jessica Warden, Transcriptionist

Minutes approved by Planning Commission



PROJECT REPORT

TO: Planning Commission
FROM: Anne Stevenson, Assistant City Planner
THRU: Ted Shekell, Community Development Director
DATE: April 28, 2015
PROJECT: P2015-04: Fezziwig's, Planned Use

Location: 225 West 1st Street
Ward: 6
Applicant: Timothy P. Moore & Ellen H. Leaf-Moore of Fezziwig's Marketplace
Owner: Greg Muren
Submitted: April 1, 2015

Overview

Timothy P. Moore and Ellen H. Leaf-Moore have filed an application requesting a change of zoning from B-2 to B-2(P) for a parcel of land at 225 West 1st Street. The applicants will be reusing the existing building for a gourmet market, wine and tea sales, cooking classes, and small scale events.

The applicant will be remodeling the interior of the space to create a kitchen area which will be used for cooking classes, tastings, and other small activities. This kitchen area will not be used for restaurant service. The applicant will also be adding an ADA accessible bathroom to the first floor. The remaining floor space will be for retail sales, display, and storage. The second floor of the building will be used for storage and private offices for the proprietors.

Very little to no modifications are being made to the outside of the building. The existing courtyard between the primary building and the carriage house will be used for a seating area for customers to enjoy tea, coffee, and wine during business hours. The applicants also seek permission to use the courtyard area and rear carriage house for small-scale private events and occasional retail use such as a farmers market.

Zoning & Planned Use

The zoning hearing has been triggered due to §158.116 of the O'Fallon Code of Ordinances which requires planned use approval for "uses offering liquor sales and/or consumption, on- or off-premises." Due to this requirement, the applicant is requesting a change of zoning from B-2, General Business District to B-2(P), Planned General Business District.

The subject property is currently zoned B-2 General Business District. The table below summarizes the zoning and land uses of adjacent properties. Please see the attached maps for more detailed information.

Table with 3 columns: Direction, Adjacent Zoning, Adjacent Land Use. Rows include North, East, South, and West directions with corresponding zoning and land use details.

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

Comprehensive Plan - Future Land Use

While working on the Downtown O'Fallon Area Plan, staff members noticed that a few areas have been miscategorized on the Future Land Use Map in the Comprehensive Plan. As an example, the entire block of 200 West 1st Street (where Fezziwig's is relocating to) has been designated as "Neighborhood Residential", even though the structures and uses in this location have always been commercial in the past and the city would clearly want them to be commercial in the future. This is a clerical error made at the time of the planning document. As a follow up to the downtown O'Fallon Area Plan, staff plans to amend the Future Land Use Map to more accurately reflect the desired uses downtown.

The mapping error mentioned above does not negatively affect Fezziwig's application. Although the existing B-2 zoning district is not consistent with the Comprehensive Plan, the property can continue to be used commercially. If however, a request is made to rezone to a different category (such as B-1) in the future, the rezoning would have to comply with the Comprehensive Plan at that time.

Parking

As per Section 158.141, existing buildings in the downtown business district are not required to provide parking if their front door is within 500 feet of a municipal parking lot. 225 West 1st Street meets this requirement and therefore does not need to provide private parking spaces.

Signage

The applicants are not asking for special signage as part of this planned use approval. The signs they have requested meet city code and a sign permit has been issued by the city.

Review and Approval Criteria

Chapter 158, Article 6 of the O'Fallon Code of Ordinances lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed reuse of the existing building will not have a significant impact on traffic, nor will it negatively affect open space, light, air, recreation, or visual enjoyment.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
Reuse of the existing building will not negatively affect adjacent properties.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
As mentioned above, the proposed use is inconsistent with the Comprehensive Plan due to past clerical errors. Even so, the existing zoning in place allows for the proposed use and it is compatible and consistent with the surrounding area. An existing building is not required to comply with the Commercial Design Handbook.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare.

6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The existing building is similar to and will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The existing building is similar to many in the downtown area in that it precedes the creation of many of today's zoning requirements and as such, is not required to comply with many of them after the fact.

Public Notice

Public Notice of this project has been fulfilled in accordance with §§158.255 - 158.256 of the O'Fallon Code of Ordinances. 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.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

- 1) The planned use approval includes approval for alcohol sales for on- and off-premise consumption (primary building and carriage house) and an outdoor seating area with alcohol sales in the courtyard between the primary building and the carriage house.
- 2) The property will not be used as a restaurant.
- 3) Future use of the rear carriage house may require additional building permits and conformance with Building Codes and the Illinois Accessibility Code.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Land Use Map
- Attachment 4 – Site Plan



NAME OF PROJECT: FEZZIWIG'S MARKETPLACE, LLC

ADDRESS/GENERAL LOCATION: 225 W. 1ST STREET O'FALLON, IL 62269

SUBDIVISION NAME & LOT NUMBER(S): _____

PARCEL NUMBER(S): _____

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

- PLANNED USE
- RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-2

PROPOSED NUMBER OF BUILDINGS: 2

PROPOSED ZONING: B-2(P)

PROPOSED GROSS FLOOR AREA: 3,000

PROPOSED # OF LOTS: 1

AREA IN ACRES: .19

PROPOSED # OF DWELLING UNITS: _____

PRESENT USE: ANTIQUA STORE

APPLICANT INFORMATION:

NAME: TIMOTHY P. MOORE & ELLEN H. LEAF-MOORE

COMPANY: FEZZIWIG'S MARKETPLACE, LLC

ADDRESS: 220-222 W. ST. LOUIS STREET
LEBANON, IL 62254

PHONE: 618-537-8422 618-558-4433(MOBILE)

FAX: _____

EMAIL: TIM@FEZZIWIGSMARKET.COM

DESIGN PROFESSIONAL INFORMATION:

NAME: MIKE SAPP

COMPANY: ENVIRONS

ADDRESS: 6201 W. MAIN STREET
MARYVILLE, IL 62062

PHONE: 618-344-8699

FAX: 618-344-8150

EMAIL: msapp@environsap.com

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY	
DATE RECEIVED: <u>4-1-15</u>	PROJECT ID#: <u>P2015-04</u>
APPLICATION RECEIVED BY: <u>J Warden</u>	STAFF ASSIGNED: _____
APPLICATION FEE: <u>250.00</u>	PLAN REVIEW FEE DEPOSIT REC'D: <u>—</u>

FEZZIWIG'S

M A R K E T P L A C E

Purveyors of Fine Taste

ABOUT FEZZIWIG'S MARKETPLACE, LLC.

FEZZIWIG'S MARKETPLACE, LLC was founded on July 1, 2007 and opened for business in the historic district of Lebanon, Illinois on October 4, 2007. The store was named for the character in Charles Dickens' A Christmas Carol. Dickens made his only overnight stay in Illinois at the Mermaid House hotel three blocks east of FEZZIWIG'S store location.

FEZZIWIG'S MARKETPLACE, LLC (also known as FEZZIWIG'S TEA & GOURMET MARKET) is a retail store whose emphasis is on premium loose leaf tea and gourmet foods. One of the store owners is one of just 100 Level 4 Specialty Tea Institute Certified Tea Educators in the U.S. In addition to selling over 100 varieties of teas along with tea accessories, the store also teaches tea education programs and occasionally has tea parties. Other key product categories at FEZZIWIG'S include

- Premium grade Balsamic Vinegars and Extra Virgin Olive Oils
These are bought by FEZZIWIG'S in bulk and are bottled on site in our commercial kitchen
- Gourmet Foods, Spices and Herbs.
Premium brands and private label products are sampled and sold
- Wine Sales
A limited selection (approximately 100 or fewer finer wines are sold for off premise sales
A selection of wines are also offered for on premise consumption.
Wine tasting events
- Home Décor & Décor Accessories
Seasonal products are sold throughout the year
- Culinary Experience Education Classes
A variety of cooking and food preparation courses are offered throughout most of the year.
- Wine Education Classes
These will take place in the Culinary Experience space, the wine department, in the private courtyard or carriage house.
- Commercial Kitchen
Used for preparing tasting samples, bottling Balsamic Vinegars and Extra Virgin Olive Oils
Used for preparing special events such as limited seating wine pairing dinners, guest chefs
Over past 16 county health inspections since opening FEZZIWIG'S has scored 100 points in 15 instances and 99 points in one instance.
- Courtyard (O'Fallon location)
It is our intent to utilize this space for umbrella tables for customers to enjoy tea, coffee, wine during business hours.
This space will also be used for special events and future private events.
- Carriage House (O'Fallon location)
It is our intent to utilize the ground floor of this historic building for special events and make available for future private events.
- 100% Non-Smoking Property
Smoking is not permitted in our store, carriage house or courtyard

P2015-04: Fezziwigs - Zoning Map



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



Subject Property

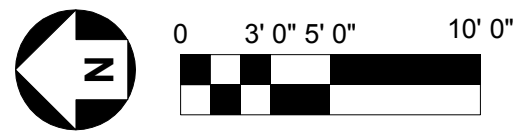
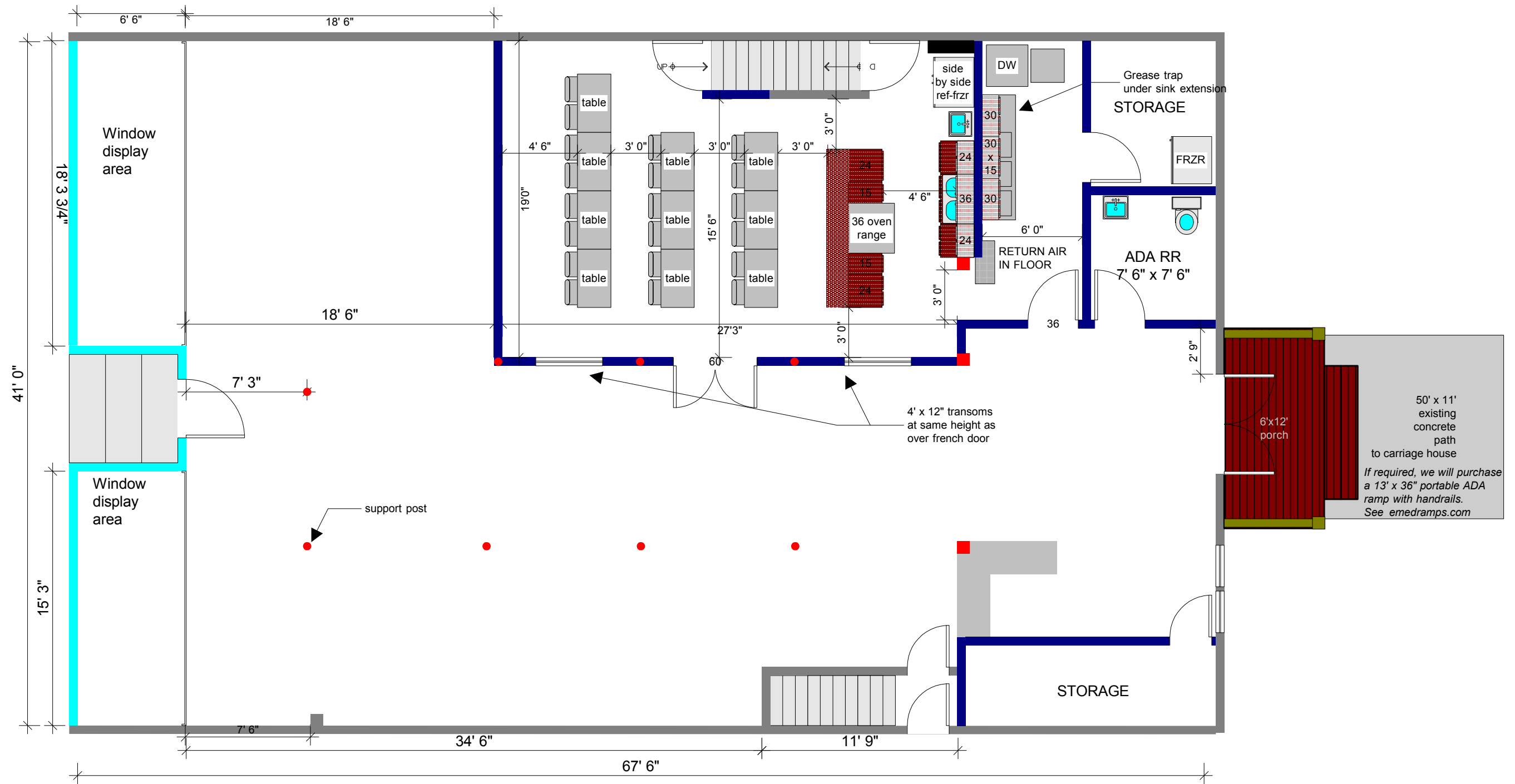


P2015-04: Fezziwigs - Land Use Map



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





FEZZIWIG'S TEA & GOURMET MARKET
 225 W. 1ST STREET
 O'FALLON, IL 62269

REVISION 9.0
 4/10/2015

50' x 11'
 existing
 concrete
 path
 to carriage house
 If required, we will purchase
 a 13' x 36" portable ADA
 ramp with handrails.
 See emedramps.com



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: April 28, 2015
PROJECT: P2015-05: Academy Sports, Planned Use

Location: 1574 West Highway 50

Ward: 5

Applicant/Owner: Lincoln Crossing, LLC, Chris Mulloy

Submitted: April 2, 2015

Introduction

Lincoln Crossing, LLC has filed an application requesting a planned use for a parcel of land at 1574 West Highway 50 zoned B-1(P), Planned Community Business District for the construction of a new 62,943 square foot Academy Sports sporting goods store. The property has an existing 24,000 square foot Pet Smart and 15,000 square foot retail strip center with Crown Vision Center, Great Clips, Boost Mobile and Rainbow as tenants and associated parking. The site will be developed with the new store building to the west of the existing Pet Smart, which will be downsized to approximately 19,500 square feet. The Academy Sports building will utilize the existing parking lot as constructed.

Existing Conditions

Surrounding Zoning:

North: B-1
East: B-1(P)
South: B-1
West: B-1(P)

Surrounding Land Use:

North: St. Clair Auto Mall.
East: Walmart Supercenter.
South: Vacant Payless and Dairy Queen, McDonalds.
West: Home Depot, Culver's and St. Clair Auto Mall.

Please see the attached maps for more detailed information on surrounding zoning and land uses.

Applicable Ordinance, Documents and Reports

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

Code of Ordinances: The proposed 62,943 square foot retail store is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

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

Community Development Department

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

250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Land Use

The 62,943 square foot building requires this particular land use of a sporting goods store to receive planned use approval, because the project includes new construction of a building greater than 20,000 square feet. The subject property is surrounded by commercial uses along Highway 50. The subject property is identified as *Regional Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan.

Traffic Circulation/Parking

Ingress and Egress: The proposed development has three existing access points onto Highway 50, one of which is a lighted intersection. Additionally, the site has two access points to the adjoining Home Depot site to the west. Internal drive aisles are sized at 24 feet, meeting the requirements of the city's parking code.

Parking: Retail sales type land uses are required to provide 4 parking spaces per 1,000 square feet of gross floor area. The 62,943 square foot sporting goods store requires 252 parking spaces. The development is utilizing an existing parking lot in the Lincoln Crossing shopping center. The parking lot is currently striped with 9.5-foot wide parking spaces and the lot is in need of some repair. The parking plan indicates a portion of the lot will be resealed and a majority of the lot will be milled and repaved. The parking plan has proposed 254 spaces, including 4 accessible spaces. The site plan indicated that 144 parking spaces will be striped at a width of 10 feet and a length of 19 feet and 106 spaces will be striped at a width of 9.5 feet and a length of 19 feet. The 10 foot wide spaces will be closest to the building to a point 17 spaces out and then transition down to 9.5 feet. The Illinois Accessibility Code will require the site to provide an additional 3 accessible parking spaces and locate the spaces closest to the entrance of the building. Overall, the entire site (Academy, Pet Smart and the retail strip center) has 440 parking spaces and requires 380 parking spaces, so the site as a whole still exceeds the parking requirements. The parking regulations require the site to provide parking spaces striped at 10-foot wide and as proposed the parking lot striping would need a variance.

On-site circulation: On-site circulation has been reviewed by staff. It is staff's opinion that the layout depicted on the site plan will effectively address internal, as well as external traffic control. There is a clearly defined truck route that will allow easy access for shipments of goods to the store. A cross access easement to the lot to the west will need to be verified, however, there are existing access points indicating the easement exists.

Utilities and Drainage

Public water and sanitary sewer is available to serve the subject property. Water will be provided by the City of O'Fallon, while sanitary sewer will be provided by Caseyville Township Sewer District. Stormwater will flow to new inlets within the lot and be piped into the regional detention constructed to the north of the building. Drainage calculations and reports will be required during final development plan review and will meet City requirements to ensure the volume of the pond can accommodate the proposed development.

Building and Site Improvements

The building elevations have been submitted with the planned use application. The majority of the building is constructed of concrete tilt wall panels with textured paints. The entrance will be an EIFS textured wall finish with a large glass entry and a burnished block base along the front elevation. Over the entrance is a large "Academy Sports + Outdoors" sign with a logo on both sides of the entrance. The side and rear of the building has a dark gray band of painted block at the base and near the top is a red/white/blue band of painted block. The overall appearance of the building is mostly consistent with the Commercial Design Handbook design recommendations.

Sidewalks: The site was developed with sidewalks along Highway 50.

Landscaping and Buffer Requirements

Under the original improvements of the site, the development included landscaping around parking lot and drive aisles, as well as the required landscaping within the parking lot islands. The site does not have all of the required landscape islands at the end of parking rows. Additionally, there are a number of rows of parking that exceed the requirement of providing an island after 20 consecutive parking spaces. The developer has requested to use the existing parking lot as constructed.

Lighting

Parking lot lighting will remain as constructed, which some are located outside of landscape islands. All lighting standards must be in proper working order. The developer has requested to use the existing parking lot as constructed.

Signage

The plan indicates the development will add a panel to the existing Lincoln Crossing monument sign along Highway 50 and the monument sign along Interstate 64. Based on the size of the building, the project could have signs on three elevations with up to 300 square feet on each elevation. The front elevation has the text "Academy Sports + Outdoors" and two Academy logos to the right and left of the entrance, which consists of an "A".

The developer has indicated the signage proposed above and to the sides of the entrance will meet the 300 square foot maximum per elevation according to the sign regulations. However, the code allows for only one wall sign per elevation and the "A" logos are separated far enough from the main sign to be considered separate signs, thus the requested "A" logos will require a variance request. At this time, no other signage has been proposed for the other two elevations.

Hours of Operation

There are no proposed limitations of the hours of operation on the site.

Variances

Parking Lot Design: Section 158.142 requires parking spaces to be striped at 10 feet in width. Section 158.143 requires lighting in parking lots to be constructed within landscape islands. Section 158.144 requires landscape islands at the end of every parking row and a landscape island after 20 consecutive parking spaces.

The site is utilizing an existing parking lot with a number of limitations hindering the site from meeting all of the regulations of a new parking lot. The existing parking lot is limited in size do to the infill nature of the site. There is no area for the parking lot to be expanded to allow for all 10-foot wide parking spaces and landscape islands at all locations required in a new parking lot. Additionally, it is not practical to tear out the existing pavement to add landscape islands and move the existing lighting into landscape islands. The developer has made an attempt to increase the conformity of the existing parking lot.

Signage: The sign code allows one wall sign at a maximum of 300 square feet. The front building elevation is requesting one large wall sign with two smaller wall signs to either side. The developer indicates the proposed signage would not exceed the allowed 300 square feet. City staff has reviewed the overall sign package and believes the sign package is not out of scale for the proposed development

Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards, except the existing parking lot and the proposed signage outlined above.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.

Community Development Department

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

The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. Staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.

3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The new sporting goods store will not negatively affect adjacent properties. The Highway 50 corridor is a commercial corridor with a variety of retail, service and restaurant businesses.

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

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

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

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

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

Yes, a community need exists for the proposed use.

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

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

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

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

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

The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

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

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting.
2. A variance to allow the front elevation to have three wall signs, not to exceed 300 square feet in total size.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Land Use Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevations

Attachment 6 – Sign Package



Planned Use / Re-Zoning Application

NAME OF PROJECT: Lincoln Crossing - Academy Sports

ADDRESS/GENERAL LOCATION: 1574 W Hwy 50

SUBDIVISION NAME & LOT NUMBER(S): Lot 1 - Subdivision of Lot 1 of the Resubdivision of Part of Lot 1 of Lincoln Crossing

PARCEL NUMBER(S): 03-26.0-201-006

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

- PLANNED USE
- RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1 (P)

PROPOSED NUMBER OF BUILDINGS: 1

PROPOSED ZONING: B-1 (P)

PROPOSED GROSS FLOOR AREA: 62,943

PROPOSED # OF LOTS: 1

AREA IN ACRES: 12.46

PROPOSED # OF DWELLING UNITS: N/A

PRESENT USE: General Retail/Parking

APPLICANT INFORMATION:

NAME: Chris Mulloy

COMPANY: Lincoln Crossing, LLC

ADDRESS: 225 W Washington Street
Indianapolis IN 46204

PHONE: 317-263-8179

FAX: 317-263-2333

EMAIL: CMulloy@Simon.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Nathan Winslow


COMPANY: American Structurepoint, Inc.

ADDRESS: 7260 Shadeland Station
Indianapolis IN 46256

PHONE: 317-547-5580

FAX: 317-543-0270

EMAIL: nwinslow@structurepoint.com


SIGNATURE OF APPLICANT


SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY	
DATE RECEIVED: _____	PROJECT ID #: _____
APPLICATION RECEIVED BY: _____	STAFF ASSIGNED: _____
APPLICATION FEE: _____	PLAN REVIEW FEE DEPOSIT REC'D: _____



Lincoln Crossing – Academy Sports Project Narrative

The subject property is located at 1574 W Highway 50 and is zoned B-1(P). Existing on the site is a PetSmart store with an adjoining retail strip center. The area located between I-64 and its intersection with US 50 W is solidly commercial: a Walmart Supercenter is located directly east to the property with a hardware store and Sam’s Club just beyond; a Home Depot is adjacent to the west. Commercial uses line the north side of US 50 including eating establishments and general retail. Uses south of US 50 are a mix of commercial and single-family residential.

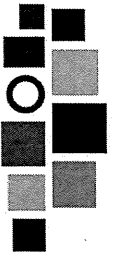
The project includes partial demolition (about 4,500 sq. ft.) of the existing PetSmart store to allow for construction of a nearly 62,943 sq. ft. Academy Sports + Outdoor retail sporting goods location. Like the PetSmart and Walmart, Academy will face south with frontage on US 50. The large existing parking lot functioned as shared parking among the strip center, Walmart and PetSmart. The lot will be re-striped and no additional parking will be added to the existing 364 spaces to accommodate the new use; the parking lot landscape islands will remain. Loading docks will be added on the north side of the proposed building. Construction will span the location of the old PetSmart, strip center, as well as the vacant lot east of the Home Depot location.

The existing divided entrance to from US 50 will remain in its current location and will continue to provide unrestricted access onto US 50. The landscaped median will also remain.

The City of O’Fallon permits up to 300 sq. ft. of signage per building side at this location. Signage will include Academy’s large “A” logo. Additional signage will be located on the existing pylon sign along I-64 frontage.

Sanitary utilities exist to adequately serve the project. A sanitary sewer line and water main (guided by the Illinois EPA) will be relocated to accommodate the limits of the project. Stormwater drainage will continue to be directed through storm inlets to pipes along US 50 or to the large retention area and behind Walmart. Gas service will be provided from existing infrastructure located on-site. The existing overhead electric will be buried northwest of the proposed building north of the access drive and another line will be buried on the west side of the building.





AMERICAN
STRUCTUREPOINT
INC.

April 6, 2015

Mr. Justin Randall
City of O'Fallon, IL
255 S. Lincoln Avenue
O'Fallon, IL 62269

Re: Lincoln Crossing – Academy Sports, request for parking variance

Dear Mr. Randall:

American Structurepoint, Inc., on behalf of our client, WP Glimcher, Inc., respectfully request a variance for a combination of 9.5' and 10' wide parking stalls associated with the development of the Lincoln Crossing – Academy Sports project.

The proposed project requires a minimum of 251 parking spaces and includes the development of the final undeveloped outlot that is part of the Lincoln Crossing retail center. The parking lots were constructed and striped with the previous developments and were designed to serve the future development of the aforementioned property. The existing parking lot intended to serve the proposed development provided the required 251 parking spaces, but did not meet the minimum 10'x19' parking stall dimension as required by the City Zoning Ordinance.

In order to maintain the minimum 251 parking spaces and meet the intent of the Zoning Ordinance to the maximum extent possible, a variance will be required to allow for 103 of the 251 parking spaces to be 9.5' in width. These parking stalls will be the most remote and least used stalls within the parking lot.

Meeting the full extent of the parking requirements set forth in the Zoning Ordinance would create a significant hardship due to the utility and landscaping infrastructure (sewers, lighting, landscaping and ATM drive-thru) already in place and would create little benefit to the regular consumer. The proposed striping would be an improvement over existing conditions by locating the smaller parking stalls near the rear of the parking lot.

At this time, we ask to be placed on the agenda for the next Plan Commission meeting.

We appreciate your time and consideration of our request. Please call me at (317) 547-5580 if you have any questions.

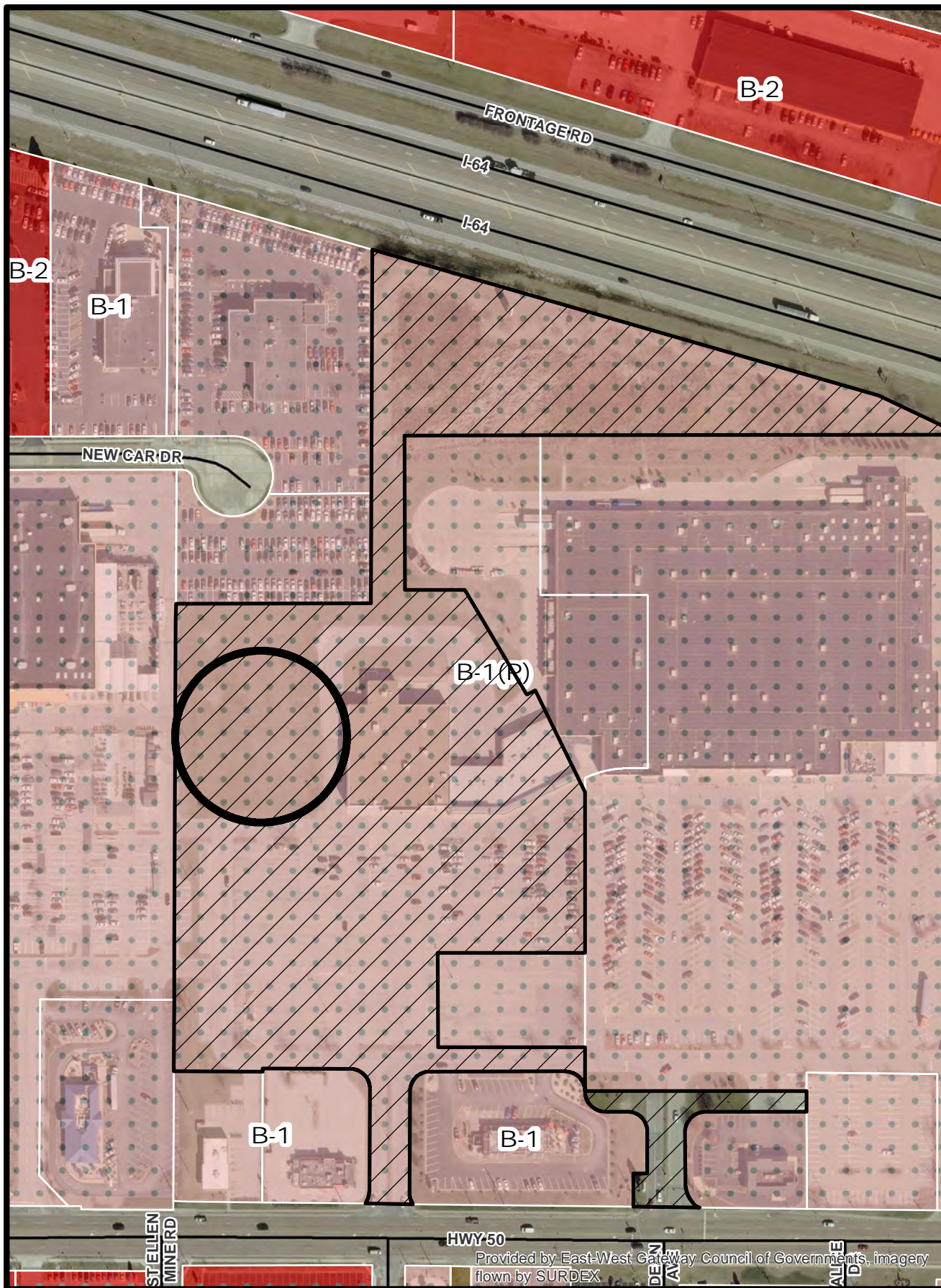
Very truly yours,
American Structurepoint, Inc.

Nathan Winslow, PE
Senior Project Engineer

201302324

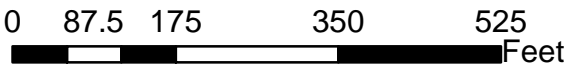


P2015-05: Academy Sports - Zoning Map



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

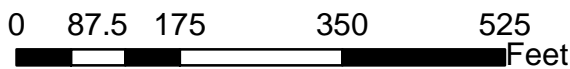
-  Subject Property
-  Area of Construction



P2015-05: Academy Sports - Land Use Map



-  Subject Property
-  Area of Construction



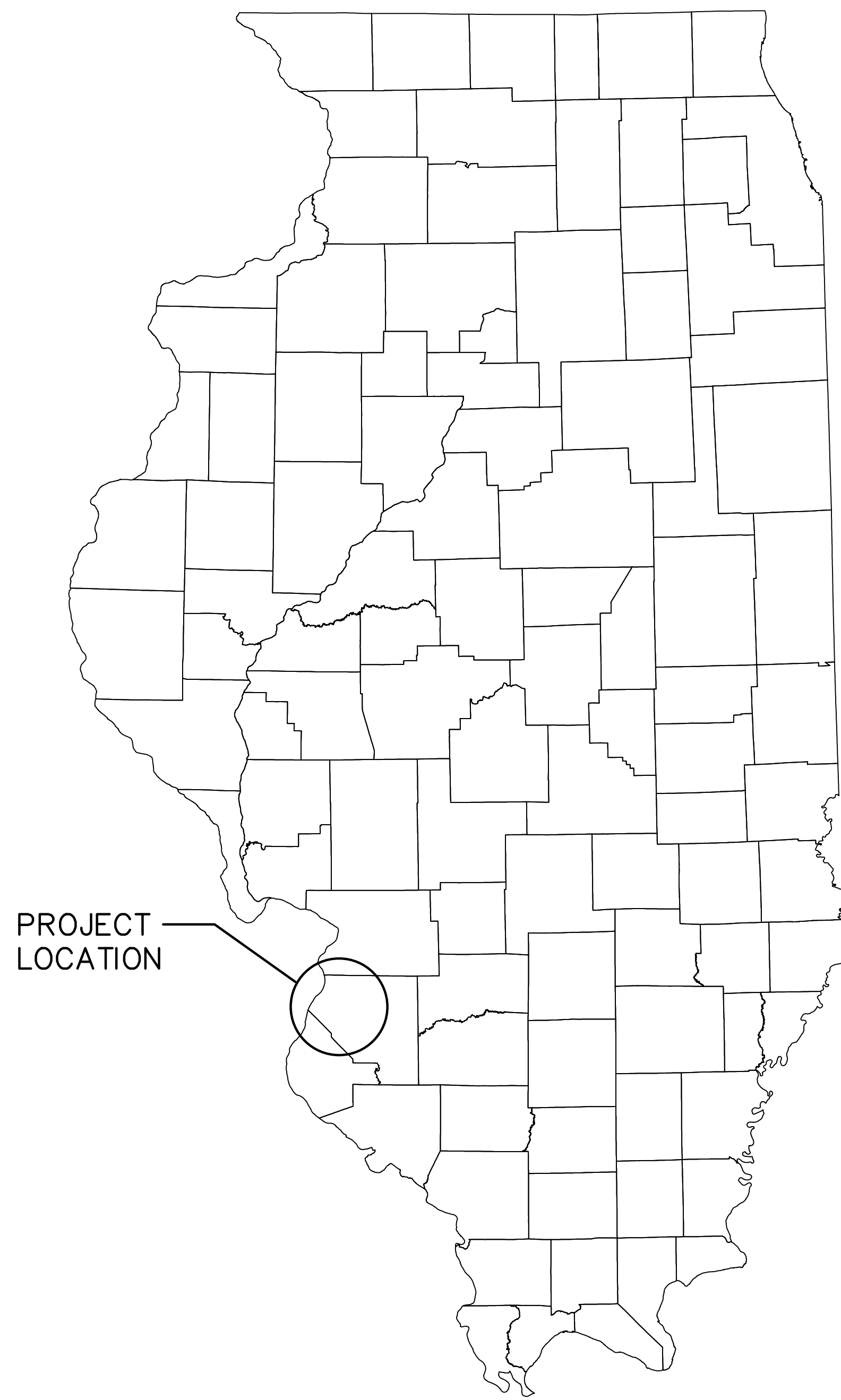
DEVELOPMENT PLANS

FOR

LINCOLN CROSSING - ACADEMY SPORTS

1574 W. HIGHWAY 50

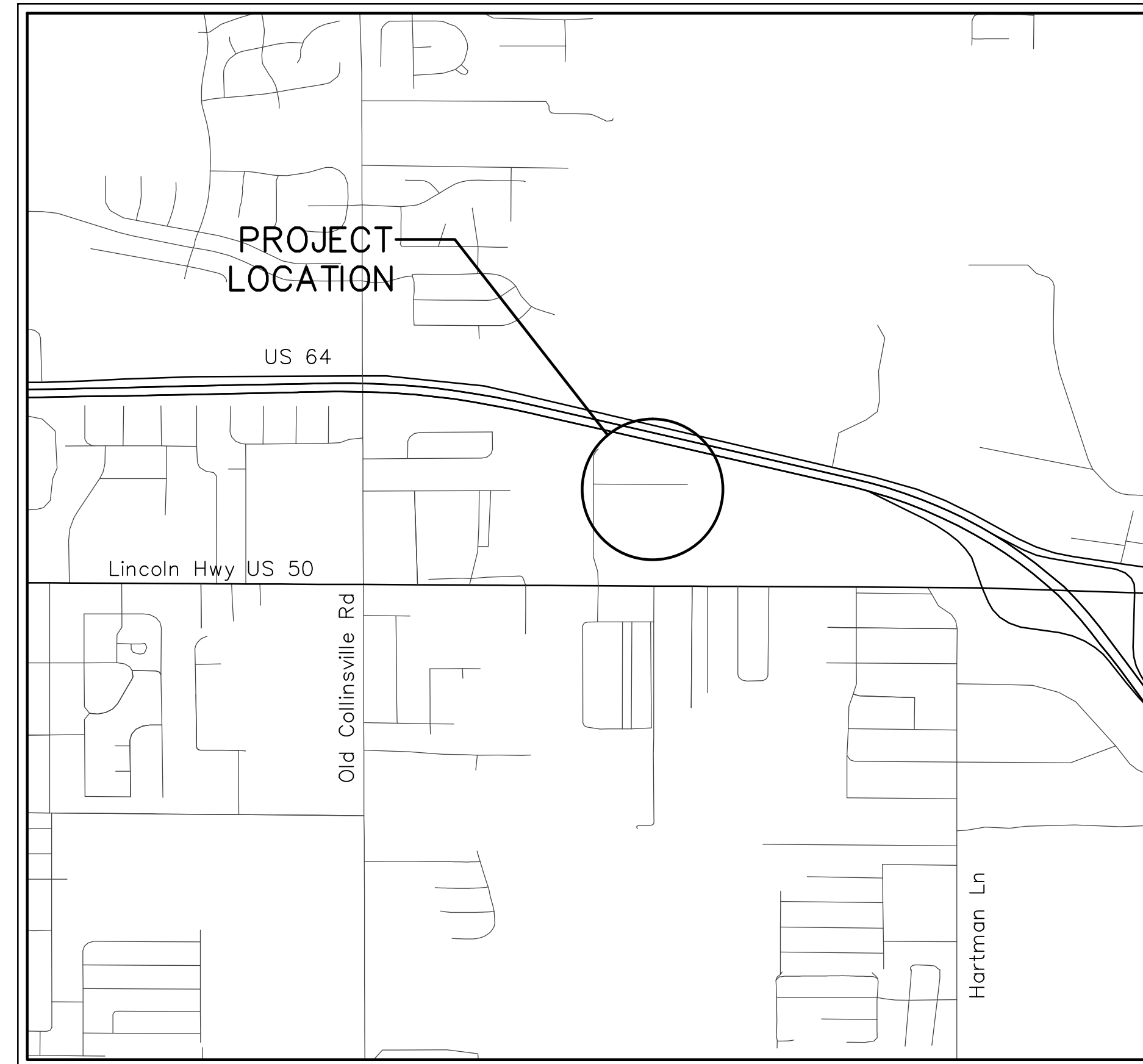
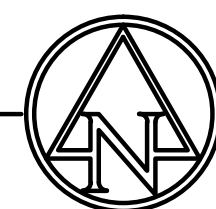
O'FALLON, ILLINOIS



PROJECT LOCATION

LOCATION MAP

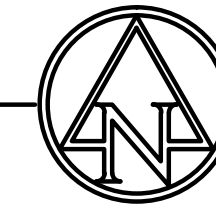
NOT TO SCALE



PROJECT LOCATION

VICINITY MAP

NOT TO SCALE



PLANS PREPARED FOR:

DEVELOPER:

WP GLIMCHER

OWNER:
LINCOLN CROSSING, LLC
225 W. WASHINGTON STREET
INDIANAPOLIS, IN 46204

PLANS PREPARED BY:



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
GENERAL NOTES	C002
OVERALL SITUATION PLAN	C100
EXISTING TOPOGRAPHY PLAN	C101
DEMOLITION PLAN	C110
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C400
SANITARY SEWER - PLAN & PROFILE	C410
EROSION CONTROL PLAN	C500
EROSION CONTROL DETAILS	C510-C512
SITE DETAILS	C600-C601

PLAN DATE: 04-06-2015

CITY COUNCIL APPROVAL

THE PRELIMINARY SITE PLAN FOR THE LINCOLN CROSSING - ACADEMY SPORTS WAS APPROVED BY THE CITY COUNCIL OF O'FALLON, ILLINOIS, ON THE _____ DAY OF _____, 2015.

MAYOR _____ DATE _____

ATTEST: _____

CITY CLERK _____ DATE _____

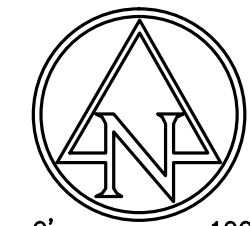
REV	DATE	DESCRIPTION

DEVELOPMENT SUMMARY TABLE	
AREA OF LOT	12.46 ACRES
PROPOSED GROSS FLOOR AREA	64,172 SQ. FT.
EXISTING LAND USE	COMMERCIAL / VACANT
PROPOSED LAND USE	COMMERCIAL

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
ELECTRIC	AMEREN	JEFF TAYLOR	618-624-4500
GAS	AMEREN	JEFF TAYLOR	618-624-4500
STORM	CITY OF O'FALLON	KIRK MCCULLOUGH	618-236-4362
WATER	CITY OF O'FALLON	KIRK MCCULLOUGH	618-236-4362
SANITARY	CASEYVILLE WASTEWATER TREATMENT	JEFF BEVIRT	618-632-2414

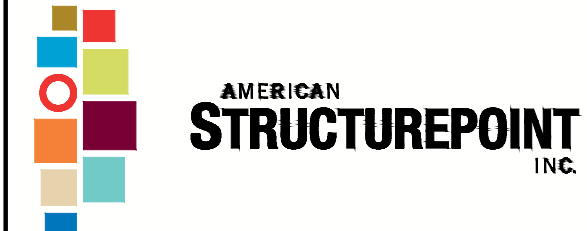
APPROVAL PENDING
NOT FOR CONSTRUCTION
 NATHAN WINSLOW, P.E.

C001
JOB# 2013.02324

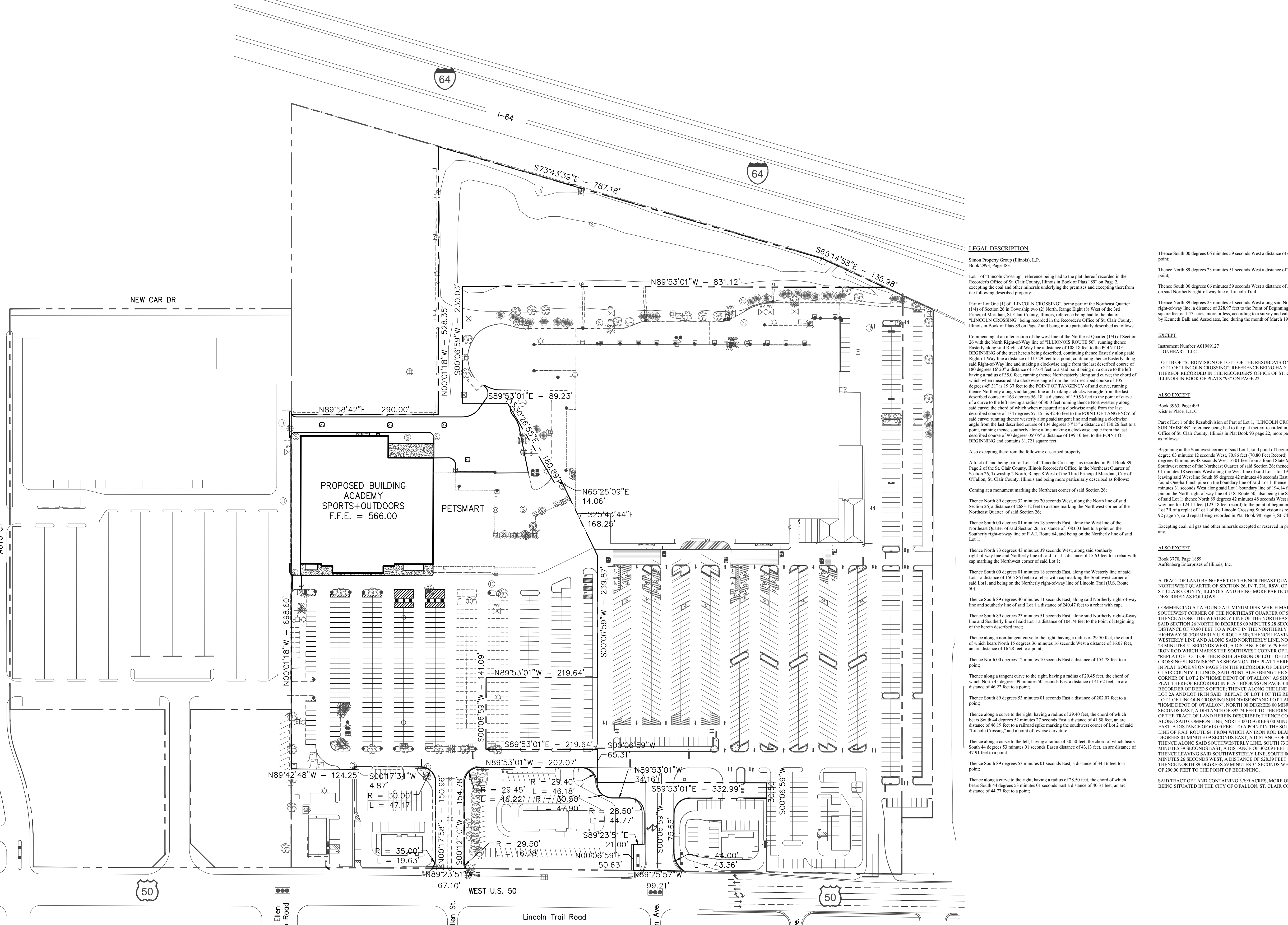


EX LEGEND

Table with two columns of symbols and their corresponding labels such as BEEHIVE INLET, SIGN, CURB INLET, SANITARY MANHOLE, etc.



7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5560 | FAX 317.543.0270
www.structurepoint.com



LEGAL DESCRIPTION

Simon Property Group (Illinois), L.P. Book 2593, Page 483
Part of Lot One (1) of "LINCOLN CROSSING" being part of the Northeast Quarter (1/4) of Section 26 in Township 2N, Range 8E, County of St. Clair, Illinois...
Also excepting therefrom the following described property:

EXCEPT

Tract of land being part of Lot 1 of "Lincoln Crossing" as recorded in Plat Book 89, Page 2 of the St. Clair County, Illinois Recorder's Office...

EXCEPT

Beginning at the Southwest corner of said Lot 1, said point of beginning being North 09 degrees 03 minutes 12 seconds West, 70.86 feet (70.86 feet Record) and North 89 degrees 42 minutes 48 seconds West 16.01 feet from a found State Monument at the Southwest corner of the Northeast Quarter of said Section 26...

ALSO EXCEPT

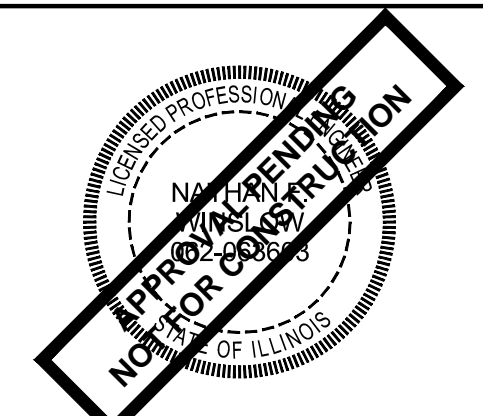
Book 3817, Page 442
Walt Mart Real Estate Business Trust PARCELS
Part of Lot 1 of "Lincoln Crossing", a subdivision as shown on the plat thereof recorded in Plat Book 89, on Page 2 of St. Clair County Records, St. Clair County, Illinois, described as follows:

ALSO EXCEPT

Book 3963, Page 499
Kemper Place, L.L.C.
Part of Lot of the Resubdivision of Part of Lot 1, "LINCOLN CROSSING" SUBDIVISION, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book 93 page 22, more particularly described as follows:

LINCOLN CROSSING ACADEMY SPORTS

1574 W. HIGHWAY 50
O'Fallon, Illinois



CERTIFIED BY

ISSUANCE INDEX

DATE: 04-06-2015
PROJECT PHASE: DESIGN DEVELOPMENT

Table with columns: NO., DESCRIPTION, DATE. It is mostly empty.

GENERAL NOTES:

FOR ALL GENERAL NOTES SEE SHEET C002.

BENCH INFORMATION (NAD 83)

- OPUS SOLUTION #1424741407992 2-23-2015
BM #800 REBAR SET IN FIELD; DUE WEST OF PET SMART BUILDING. ELEV = 564.33
ASI TBM #80 CUT "X" ON S. BOLT OF FIRE HYDRANT; IN SW OF MOST CURB ISLAND ON W. PROPERTY LINE; ±150' SW OF CORNER OF PET SMART. ELEV = 567.45
ASI TBM #81 CUT "X" ON S. BOLT OF FIRE HYDRANT; N. SIDE OF ROAD; N. SIDE OF WALMART; ±150' NE OF NW MOST CORNER OF WALMART. ELEV = 571.19
ASI TBM #82 CUT "X" N. SIDE S. MOST CONC LIGHT POLE BASE IN W. MOST CURB ISLAND OF WALMART PARKING LOT. ELEV = 568.07

CAUTION !!

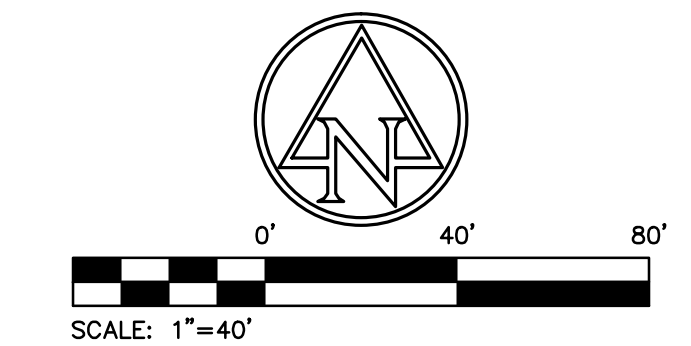
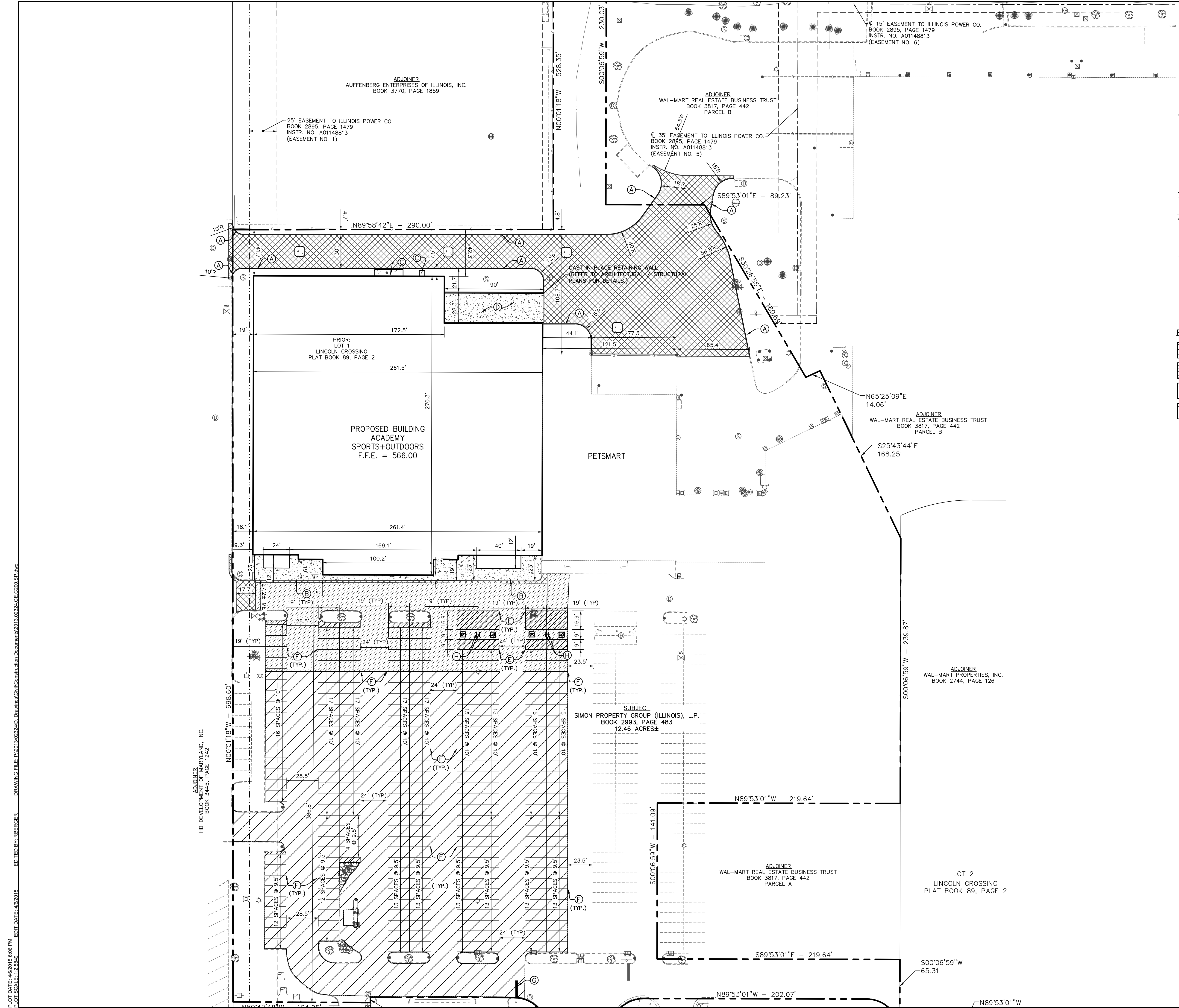
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made up the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1 (800) 892-0123
CALL TOLL FREE
- J.L.L.I.E. -

Project Number 2013.02324

OVERALL SITUATION PLAN

C100



- EX. LEGEND**
- ⊕ BEEHIVE INLET
 - ⊙ BUSH
 - ⊕ CURB INLET
 - ⊕ CLEAN OUT
 - ⊕ COMBINATION POLE
 - ⊕ DRAINAGE MANHOLE
 - ⊕ DOWN SPOUT
 - ⊕ ELECTRIC BOX
 - ⊕ ELECTRIC HANDHOLE
 - ⊕ ELECTRIC METER BOX
 - ⊕ ELECTRIC CROSS BOX
 - ⊕ FIRE HYDRANT
 - ⊕ GAS METER
 - ⊕ GAS MARKER SIGN
 - ⊕ HOSE BIB
 - ⊕ INLET
 - ⊕ LIGHT POLE
 - ⊕ MANHOLE
 - ⊕ PINE
 - ⊕ POST
 - ⊕ RIGHT OF WAY MONUMENT
 - ⊕ SIGN
 - ⊕ SANITARY MANHOLE
 - ⊕ STAND PIPE
 - ⊕ STUMP
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ TRANSFORMER
 - ⊕ TREE
 - ⊕ TRAFFIC MANHOLE
 - ⊕ TELEPHONE CROSS BOX
 - ⊕ WATER METER
 - ⊕ WATER MANHOLE
 - ⊕ WATER MARKER SIGN
 - ⊕ WATER VALVE
 - ⊕ BURIED TELEVISION LINE
 - ⊕ BURIED ELECTRIC LINE
 - ⊕ OVERHEAD ELECTRIC LINE
 - ⊕ BURIED GAS LINE
 - ⊕ BURIED TELEPHONE LINE
 - ⊕ BURIED UNKNOWN LINE
 - ⊕ BURIED WATER LINE
 - ⊕ REINFORCED CONCRETE PIPE
 - ⊕ PLASTIC PIPE
 - ⊕ TOP OF RIM ELEVATION
 - ⊕ INVERT ELEVATION

- PROPOSED SITE LEGEND**
- ▨ SEAL COAT FOR PAVEMENT; NO RESURFACING
 - ▨ HEAVY DUTY PAVEMENT
 - ▨ CONCRETE
 - ▨ 1.5" MILL & RESURFACE ASPHALT PAVEMENT
 - (A) 6" STRAIGHT CONCRETE CURB
 - (B) CONCRETE SIDEWALK
 - (C) CONCRETE STOOP
 - (D) CONCRETE TRUCK APRON
 - (E) 4" SOLID YELLOW PAINT
 - (F) 4" SOLID WHITE PAINT
 - (G) 24" SOLID WHITE STOP BAR
 - (H) RE-LOCATED EXISTING HANDICAP SIGN

GENERAL NOTES:
 FOR ALL GENERAL NOTES SEE SHEET C002.
 WHERE PROPOSED PAVEMENT STRIPING IS SHOWN WITHOUT MILL AND RESURFACE, THE EXISTING STRIPING IS TO BE REMOVED AND REPLACED AS SHOWN.

CAUTION !!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

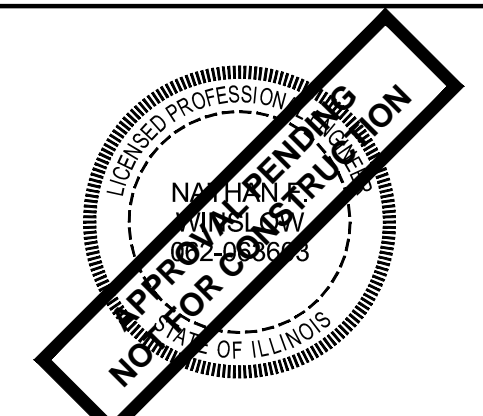
1 (800) 892-0123
 CALL TOLL FREE
 - J.U.L.I.E. -

WP GLIMCHER
 225 W. WASHINGTON STREET
 INDIANAPOLIS, IN 46204

AMERICAN STRUCTUREPOINT INC.
 7260 Shadeland Station | Indianapolis, Indiana 46256
 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com

LINCOLN CROSSING ACADEMY SPORTS

1574 W. HIGHWAY 50
 O'Fallon, Illinois



CERTIFIED BY

ISSUANCE INDEX

DATE:	04-06-2015
PROJECT PHASE:	DESIGN DEVELOPMENT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.02324

SITE PLAN

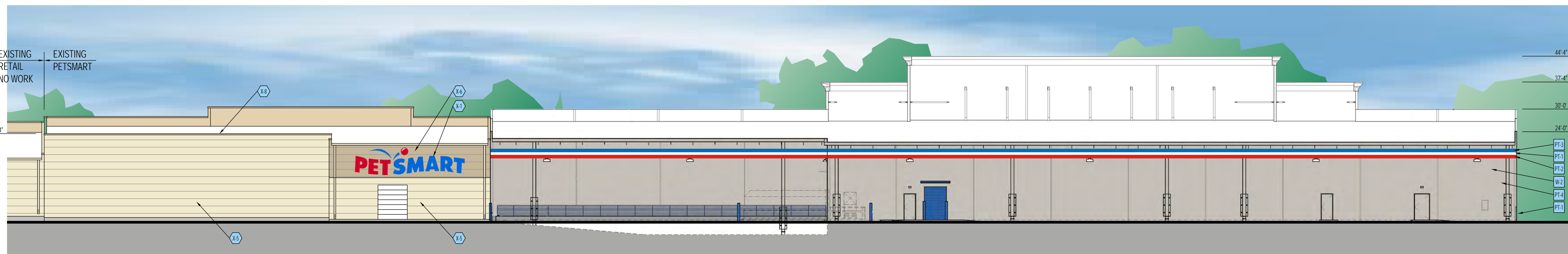
C200

PLOT DATE: 4/6/2015 6:06 PM
 PLOT SCALE: 1"=40'
 DRAWING FILE: P:\2015\02324\DWG\SitePlan.dwg
 DRAWING TITLE: 2015.02324 - Lincoln Crossing Academy Sports
 EDITED BY: RBERGER
 EDIT DATE: 4/6/2015



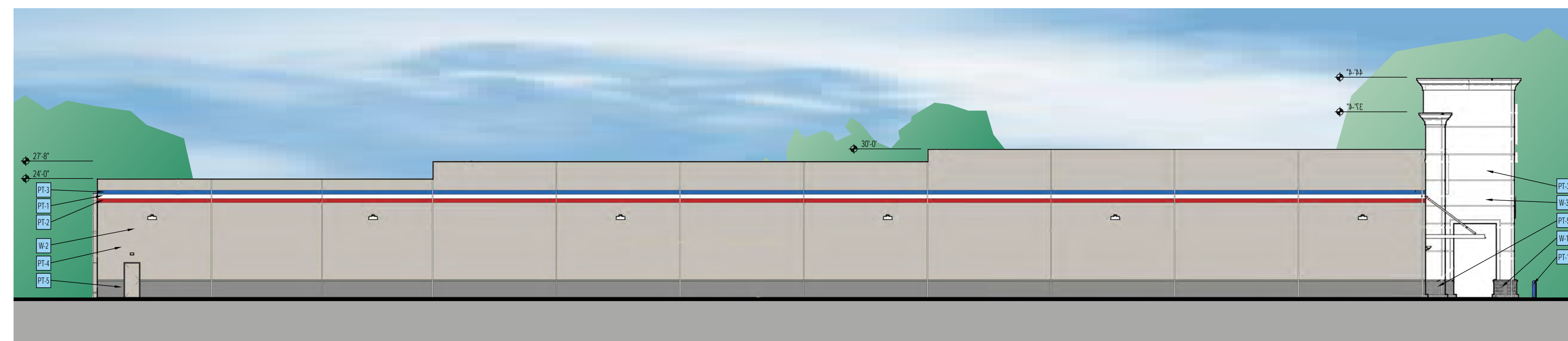
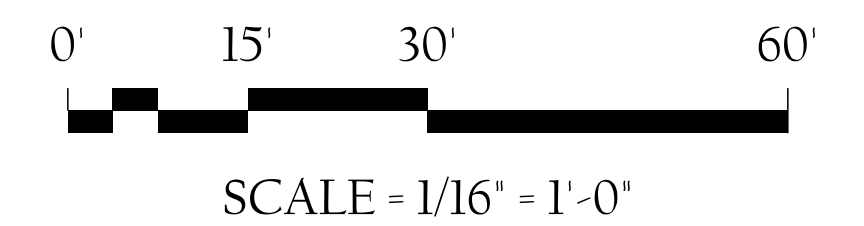
FRONT ELEVATION
SOUTH ELEVATION

PETS MART FINISHES	
X-1	EXISTING ILLUMINATED SIGNAGE WALL MOUNTED
X-2	EXISTING SPLIT FACE BLOCK MEDIUM TAN
X-3	EXISTING SPLIT FACE BLOCK DARK TAN
X-4	EXISTING SMOOTH FACE BLOCK MEDIUM BLUE
X-5	EXISTING SMOOTH FACE BLOCK LIGHT TAN
X-6	EXISTING SMOOTH FACE BLOCK MEDIUM TAN
X-7	EXISTING EIFS SYSTEM LIGHT TAN
X-8	EXISTING METAL COPING MEDIUM TAN
X-9	NEW SMOOTH FACE BLOCK LIGHT TAN - MATCH EXISTING
X-10	NEW SMOOTH FACE BLOCK MEDIUM BLUE - MATCH EXISTING
X-11	NEW SMOOTH FACE BLOCK MEDIUM TAN - MATCH EXISTING
X-12	NEW METAL COPING MEDIUM TAN - MATCH EXISTING
X-13	EXISTING EIFS SYSTEM MEDIUM BLUE
X-14	EXISTING STOREFRONT WITH GLAZING DARK BRONZE



REAR ELEVATION
NORTH ELEVATION

PROPOSED OVERALL ELEVATIONS



SIDE ELEVATION
WEST ELEVATION

ACADEMY FINISHES	
ACADEMY PAINT FINISHES	
PT-1	SW CM ACADEMY BLUE
PT-2	SW 6867 FIREWORKS
PT-3	SW 7005 PURE WHITE
PT-4	SW 7641 COLONNADE GRAY
PT-5	SW CM ACADEMY DARK GRAY
WALL MATERIAL	
W1	BURNISHED BLOCK
	HEADWATERS GREYSTONE
	4"x8"x16" BLOCK & SILL BLOCK
W2	CONCRETE TILT WALL PANELS
	TEXTURED PAINT
W3	EIFS TEXTURED WALL FINISH
S-1	ILLUMINATED SIGNAGE WALL MOUNTED

PROPOSED RENOVATION OF:



LINCOLN CROSSING

1570 WEST U.S. 50
O'FALLON, ILLINOIS 62269

WASHINGTON PRIME

225 WEST WASHINGTON STREET
INDIANAPOLIS, INDIANA 46204-3438
www.simon.com

Lamson & Condon
ARCHITECTURE / INTERIOR DESIGN
(317) 266-9830
www.lamsoncondon.com

CITY SUBMITTAL
APRIL 6, 2015



1818 HWY. M
 BARNHART, MO 63012
 PH: 636-464-0200
 FAX: 636-464-9990
 WWW.PIROSSIGNS.COM
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER
 LINCOLN CROSSING
 JOB LOCATION
 O'FALLON ILL
 CONTACT
 PROJECT
 PYLON REHAB
 SALES PERSON
 DAVID BRAND JR
 DATE
 01-27-15
 RENDERING #
 15-5014-1
 SCALE
 NOTED
 DRAWN BY
 BARKHURST
 SAVED AS
 LINCLN CRSSNG ENT SIGN

REVISION DATE
 020515 DMF
 REVISION(S) A

Replaced routed faces with new cabinets over existing and skinning the cabinets to appear as one. Also added lexan faces decorated with vinyls/prints.



- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS _____

THIS PROOF IS APPROVED AS IS. NO WORK SHALL BEGIN UNTIL PIROS RECEIVES A SIGNED COPY. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICE QUOTED.

THIS DRAWING IS COPYRIGHT PROTECTED AND IS SOLE PROPERTY OF PIROS SIGNS INC. AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS DRAWING MAY NOT BE REPRODUCED, DUPLICATED OR CONSTRUCTED WITHOUT WRITTEN PERMISSION OR PURCHASE FROM PIROS SIGNS INC.



Pylon Sign Rehab SCALE: 1/4"=1'

REFACE EXISTING STRUCTURE WITH (2) NEW ALUMINUM CABINETS SANDWICHING THE EXISTING CABINETS. THE TWO NEW CABINETS WILL BE SKINNED ON THE TOP, SIDES AND BOTTOM TO APPEAR AS A SINGLE UNIT. NEW CABINETS TO HAVE WHITE LEXAN FACES DECORATED WITH VINYL OR DIGITAL PRINTS. CLEAN PREP AND PAINT REMAINING STRUCTURE (COLORS TBD).

REPAIR AND/OR REPLACE INTERNAL LIGHTING AS NEEDED.

SIGN TO BE UL LISTED.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



1818 HWY. M
 BARNHART, MO 63012
 PH: 636-464-0200
 FAX: 636-464-9990
 WWW.PIROSSIGNS.COM
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER
 LINCOLN CROSSING
 JOB LOCATION
 O'FALLON ILL
 CONTACT
 PROJECT
 PYLON REHAB
 SALES PERSON
 DAVID BRAND JR
 DATE
 02-06-15
 RENDERING #
 15-5014-2
 SCALE
 NOTED
 DRAWN BY
 BARKHURST
 SAVED AS
 LINCLN CRSSNG ENT SIGN

REVISION DATE
 021215 EI
 REVISION(S) B
 Replaced routed faces with new cabinets over existing and skinning the cabinets to appear as one. Also added lexan faces decorated with vinyls/prints.
 B Changed size of cabinet to make 45 OAH and 12'6" wide



APPROVED AS IS
 APPROVED AS NOTED
 REVISE & RESUBMIT

INITIALS _____

THIS PROOF IS APPROVED AS IS. NO WORK SHALL BEGIN UNTIL PIROS RECEIVES A SIGNED COPY. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICE QUOTED.

THIS DRAWING IS COPYRIGHT PROTECTED AND IS SOLE PROPERTY OF PIROS SIGNS INC. AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS DRAWING MAY NOT BE REPRODUCED, DUPLICATED OR CONSTRUCTED WITHOUT WRITTEN PERMISSION OR PURCHASE FROM PIROS SIGNS INC.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Pylon Sign Rehab SCALE: 1/8"=1'

REFACE EXISTING STRUCTURE WITH (2) NEW ALUMINUM CABINETS SANDWICHING THE EXISTING CABINETS. THE TWO NEW CABINETS WILL BE SKINNED ON THE TOP, SIDES AND BOTTOM TO APPEAR AS A SINGLE UNIT. NEW CABINETS TO HAVE WHITE LEXAN FACES DECORATED WITH VINYL OR DIGITAL PRINTS. CLEAN PREP AND PAINT REMAINING STRUCTURE (COLORS TBD).

REPAIR AND/OR REPLACE INTERNAL LIGHTING AS NEEDED.

SIGN TO BE UL LISTED.

