

AGENDA COMMUNITY DEVELOPMENT COMMITTEE Monday, August 11, 2014 5:30 PM

Public Safety Building

- I) Roll Call
- II) Approval of Minutes July 14, 2014
- III) Items Requiring Council Action August 18, 2014
 - A. Parcs at Arbor Green Final Plat Phase 6 (1st Reading)
- IV) Other Business None

NEXT MEETING: Monday, August 25, 2014 – 6:00 P.M. – Mayor's Conference Room

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, July 14, 2014

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

- Roll Call Committee members: Gene McCoskey (vice chair), Jerry Mouser, David Cozad, Ray Holden and Harlen Gerrish. Other Elected Officials Present: Richie Meile, Herb Roach, Ed True and Michael Bennett. Staff: Walter Denton, Pam Funk, Phil Goodwin, Sandy Evans, Ted Shekell and Jeff Stehman. Visitors: Marsha Maller, Melissa Sterling, Lauren Vardaman, Chelsea Pinkel, Stu Kasten, and Charlie Pitts.
- **II)** Approval of Minutes from Previous Meeting– All ayes. Motion carried.
- III) Items Requiring Council Action
 - A. <u>St. Elizabeth's Hospital (Resolution)</u> Ted Shekell briefed the committee on the resolution and introduced Melissa Sterling, Chief Marketing Communications Officer with St. Elizabeth's Hospital. Sterling provided the committee with an update on the hospital's process in obtaining the required Certificate of Need from the state. Sterling asked the Council pass the resolution of support to include in their application to the state. The committee reviewed the resolution and recommended approval of the resolution of support with a vote of 5-0.
 - B. <u>DeMond Signs Planned Use (1st Reading)</u> Justin Randall provided a quick overview of the requested rezoning and planned use for DeMond Signs. Randall noted the existing land use, zoning and designation in the Comprehensive Plan and the nature of the grandfathered use. Randall indicated there were no changes proposed by the applicant and staff has added conditions to improve the condition of the property and the relationship to the residential uses to the south. The committee discussed the application and recommended approval of the rezoning and planned use application with a vote of 5-0.
 - C. <u>SEPA St. Clare Church "Oktoberfest" (Motion)</u> Justin Randall informed the committee on the special event permit and the requests of the church for city assistance. Randall added the event was consistent with last year's event and very similar in nature to previous approvals. The committee discussed the event and recommended approval of the special event permit with a vote of 5-0.
 - D. <u>SEPA Global Brew "Founders All Day Fest" (Motion)</u> Justin Randall briefed the committee on the requested special event permit for Global Brew. Randall noted a Special Event Liquor License had been submitted to the City Clerk's Office. The committee discussed the event and recommended approval of the special event permit with a vote of 6-0.
 - E. <u>SEPA Global Brew "Craft Brew Bash" (Motion)</u> Justin Randall briefed the committee on the requested special event permit for Global Brew. Randall noted this event has been requested in the O'Fallon Community Park, Global Brew was requesting additional signage (banner across S. Lincoln Avenue and signs in the park), and assistance from the Police Department for additional security for the event. The committee discussed the use of the park for a commercial event and the additional signage for the event, with concerns over the number of small signs and the length of time for all signage. Staff and the committee recommended only 5 signs in the park along Highway 50 from August 29th through

- September 7th and allowing the banner for two weeks. The committee discussed the event and forwarded the event to Council with a vote of 5-0.
- F. <u>MidAmerica Enterprise Zone Expansion (2nd Reading)</u> Ted Shekell briefed the committee on the expansion to approximately 45 acres on the northwest corner of Highway 50 and Scott-Troy Road. The committee recommended approval of the ordinance to expand the enterprise zone with a vote of 5-0.
- G. <u>Enjoy Church Planned Use (2nd Reading)</u> Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the Enjoy Church Planned Use with a vote of 5-0.
- H. <u>Parcs at Arbor Green Final Plat (2nd Reading)</u> Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the final plat for Parcs at Arbor Green with a vote of 5-0.

IV) Other Business - None

MEETING ADJOURNED: 6:55 PM

NEXT MEETING: TBA – Mayor's Conference Room

Prepared by: Justin Randall, Senior City Planner



MEMORANDUM

TO: Community Development Committee

FROM: Justin Randall, Senior City Planner

THRU: Ted Shekell, Planning Director

DATE: August 11, 2014

SUBJECT: Parcs at Arbor Green - Phase 6 Final Plat (1st Reading)

Background

In 2005, the City Council approved the preliminary plat and annexation of the Kombrink Executive Homes (Parcs at Arbor Green) Subdivision. The subdivision is located west of Simmons Road. Denny Blumberg, Huntington Chase Homes, is seeking final plat approval of Phase 6, which includes 13 lots south of the existing platted portion of the subdivision. The proposed final plat varies from the approved preliminary plat. The proposed Phase 6 was altered with the Final Plat for Phase 5B, which eliminated the thru-street connection of Carnegie Knolls Drive (Phase 6) and Shady Park Court (Phase 5). As a result, Carnegie Knolls Drive has become a cul-de-sac with an approximate length of 660 feet. The revisions approved in Phase 5B resulted in a net loss of 2 lots in Phase 6. The improvement plans for Phase 6 showed all the necessary improvements for Phase 6.

Budgetary Impact

There will be an annexation fee paid to the City of \$2,250 per lot. A fee of \$866 per lot will be paid to the City by the developer as a fee in lieu of park land, as well as a fee of \$802 per lot for the future turn lane from Simmons Road.

Recommendation

Community Development and Public Work staff has reviewed the final plat and improvement plans (only minor changes are needed) for the Parcs at Arbor Green - Phase 6 Final Plat and recommends it for approval.

Attachments

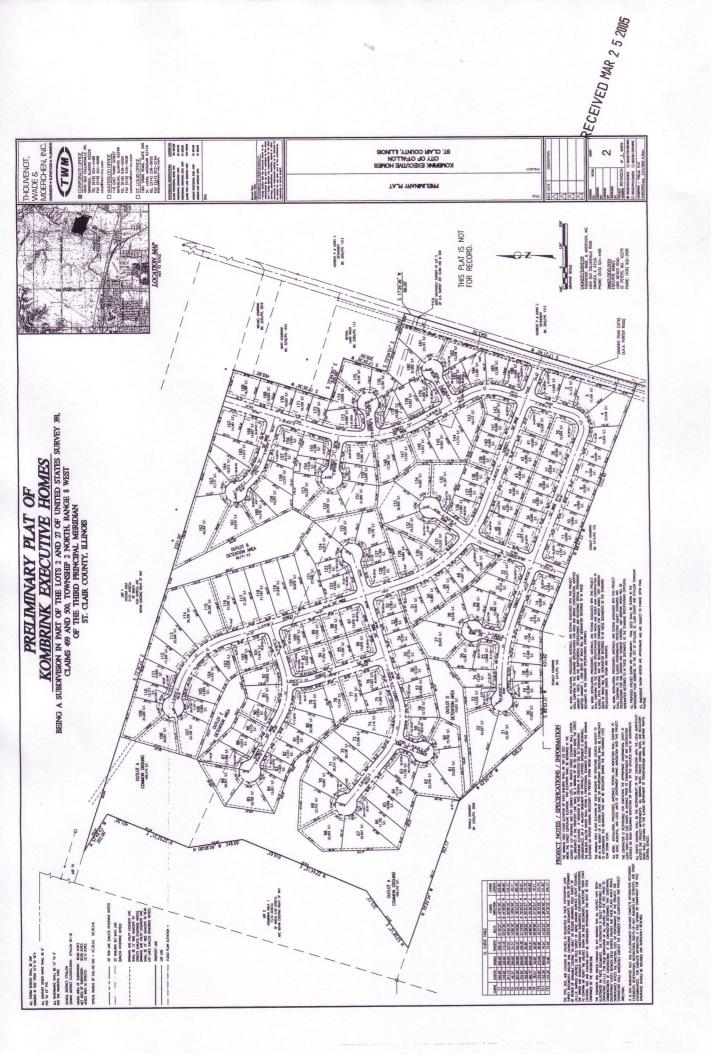
Aerial Preliminary Plat Phase 6 Final Plat **Parcs at Arbor Green**



0 235 470 940 1,410 Feet







FINAL PLAT OF PARCS AT ARBOR GREEN - PHASE 6

BEING A SUBDIVISION IN PART OF THE LOTS 2 AND 27 OF UNITED STATES SURVEY 391, CLAIMS 499 AND 500, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

I, EDGAR M. BARNAL, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY. ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED. ALL DIMENSIONS AND OTHER ESSENTIAL INFORMATION REQUIRED BY THE RESOLUTION REGULATING THE PLATTING OF LAND INTO SUBDIVISIONS ADOPTED BY THE CITY OF O'FALLON, HAVE BEEN COMPLED WITH, I ALSO HEREBY CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN "ZONE X" AS DELINEATED BY THE OFFICIAL FLOOD PLAIN MAPS 17163C0205D AND 17163C0206D EFFECTIVE DATE NOVEMBER 5, 2003. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT

, DENNY BLUMBERG, MEMBER, THE PARCS AT ARBOR GLEN, LLC DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE AND VOLUNTARY ACT, I DEDICATE THE EASEMENTS AND ROADWAYS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITY SERVICES, DRAINACE AND SIDEWALKS. THE BUILDING LINES SHOWN THEREON ARE THE BUILDING LINES TO BE REFERENCED TO ON ALL FUTURE CONVEYANCES IN THIS SUBDIMISION. DATED THIS ______ DAY OF _______ 2014. MEMBER THE PARCS AT ARBOR GLEN, LLC STATE OF ILLINOIS ST. CLAIR COUNTY I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DENNY BLUMBERG, MEMBER, THE PARCS AT ARBOR GLEN, LLC PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THERIN SET FORTH. GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ______ DAY OF ________ 2014 MY COMMISSION EXPIRES: NOTARY PUBLIC

I. GARY GRAHAM, MAYOR OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THIS PLAT SHOWN CITY CLERK CITY MAYOR

. THE LINDERSIGNED, 911 COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS

911 COORDINATOR ST. CLAIR COUNTY, ILLINOIS

EDGAR M. BARNAL, I.P.LS. \$2750

APPROVED BY MAPPING AND PLATTING THIS ____ DAY OF ____

SIGNATURE

ST. CLAIR COUNTY

STATE OF ILLINOIS

I, THE UNDERSIGNED, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO CERTIFY THAT I HAVE EXAMINED THE PLAT AND I HAVE SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY LAW UPON ALL OF THE PROPERTY EMBRACED WITHIN SAID PLAT, AND I DO HEREBY CERTIFY THAT I PIND NO REDEMABLE TAX SALES OR UNPAID FORFEITD TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT AND I DO HEREBY CAPPROVE THIS PLAT FOR ASSESSMENT PURPOSES.

BENCHMARK NORTHING: 5802.0250 EASTING: 13948.6630

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IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF ___

DEPUTY CLERK OF ST. CLAIR COUNTY

EXISTING WINDSOR EXISTING BLUFFS OCILES CREEK SUBDI MILBURN SCHOOL ROAD EXISTING PARCS AT ARBOR GREEN PHASE 4 SUBDIMISION EXISTING PARCS AT ARBOR GREEN PHASE 2 SUBDIVISION EXISTING PARCS AT ARBOR GREEN PHASE JA SUBDIVISION EXISTING PARCS AT EXISTING CHESAPEAKE
JUNCTION SUBDIVISION PHASE 5 SUBDIVISION /PROJECT INTERSTATE 64 LOCATION FXISTING PARCS AT-FAIRVIEW HEIGHTS

LOCATION MAP

SUBDIVISION INDEX

PROJECT LOCATION

OWNER/DEVELOPER
THE PARCS AT ARBOR GLEN LLC 1306 ARBOR GREEN TRAIL O'FALLON, ILLINOIS 62269 618-624-3250 NOTES: ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES

IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s, E.O.R.'s. MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE TWO (2) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET

ENGINEER/SURVEYOR THOUVENOT, WADE & MOERCHEN, INC.

4940 OLD COLLINSVILLE ROAD

SWANSEA, ILLINOIS 62226

(618) 624-4488

ELEVATION SHALL COVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR ARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT

ALL BUILDINGS SHALL BE REQUIRED TO BE SUPPORTED BY UNDISTURBED SOIL MEETING COMPACTION REQUIREMENTS AS SET FORTH IN THE CITY OF O'FALLON'S BUILDING CODE. SHOULD THIS REQUIREMENT BE DIFFICULT TO MEET, THE BUILDING OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE SUITABILITY OF THE SOIL FOR BUILDING PURPOSES.

ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS LOCATED OUTSIDE OF R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE LOT OWNER.

NO UTILITY BOXES SHALL BE INSTALLED IN OVERLAND FLOW PATHS.

I DO HEREBY CERTIFY THAT THE FOLLOWING AGENCIES WERE PROPERLY NOTIFIED AND APPROVED THIS PROJECT. IHPA-ARCHAEOLOGICAL IDNR-DWR-STREAM HYDRAULICS SCS-LAND USE USACE-CLEAN WATER ACT STREAM HYDRAULICS

IFPA-STORM WATER PERMIT

MARSHA J. MALLER

REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS NO. 51334

LEGEND - 54' ROW LINE. (UNLESS OTHERWISE NOTED)

- 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.

---- DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15 WIDE AND ADJACENT TO STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY FASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.

STREET ADDRESS (XXXX)

SET IRON PIN FOUND IRON PIN/PIPE

FOUND CONC. MONUMENT

SCHOOL DISTRICTS: GRADE SCHOOL - CENTRAL DISTRICT 104

ZONING: CITY OF O'FALLON SR-1B

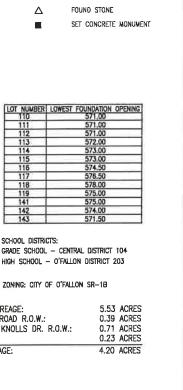
GROSS ACREAGE: SIMMONS ROAD R.O.W.: CARNEGIE KNOLLS DR. R.O.W.: оил от

LEGAL DESCRIPTION
PART OF THE LOTS 2 AND 27 OF UNITED STATES SURVEY 391, CLAIMS 499 AND 500, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NET ACREAGE

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 16 OF PARCS AT ARBOR GREEN — PHASE 1, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDERS OFFICE IN DOCUMENT NUMBER AU2001716; THENCE ON THE SOUTHERLY LINE OF SAID PARCS AT ARBOR GREEN - PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1.) SOUTH 17 DEGREES 21 MINUTES 40 SECONDS WEST, 15.03 FEET; 2.) SOUTH 72 DEGREES 38 MINUTES 20 SECONDS EAST, 54.00 FEET; 3.) NORTH 17 DEGREES 21 MINUTES 40 SECONDS EAST, 32.98 FEET 4.) SOUTH 72 DEGREES 38 MINUTES 20 SECONDS EAST, 205.00 FEET TO THE SOUTHEASTERLY LINE SOUTH 72 DEGREES 36 MINIOTES 20 SECURIES 2031, 2020 FEST 10 UTILITY TO DEGREES 22 MINIOTES 40 SECONDS WEST, ON SAID SOUTHEASTERLY LINE OF U.S. SURVEY 391, CLAIMS 499 AND 500, A DISTANCE OF 340.06 FEET TO THE NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DISTANCE OF 34.0.06 FEET TO THE NORTH-EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2617 ON PAGE 23 AND DEED BOOK 2727 ON PAGE 15.09; THENCE NORTH 68 DEGREES 47 MINUTES 23 SECONDS WEST, ON SAID NORTH-BASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2617 ON PAGE 23 AND DEED BOOK 2727 ON PAGE 15.09, A DISTANCE OF 785.33 FEET TO THE MOST NORTH-BLY CORNER OF LOT 12.0 OF THE PARCS AT ARBOR GREEN — PHASE 5, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDERS OFFICE IN DOCUMENT NUMBER ... THENCE MORTH 21 DEGREES 12 MINUTES 37 SECONDS, ON THE SOUTH-BASTERLY LINE OF SAID PARCS AT ARBOR GREEN — PHASE 5, A DISTANCE OF 304.00 FEET TO THE SOUTH-BLY LINE OF PARCS AT ARBOR GREEN — PHASE 2, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDERS OFFICE IN DOCUMENT NUMBER A02016634; THENCE SOUTH 68 DEGREES 47 MINUTES 23 SECONDS EAST, ON SAID SOUTH-BLY LINE OF PARCS AT ARBOR GREEN — PHASE 2, A DISTANCE OF 500-30 FEET TO THE PARCE SOUTH 68 DEGREES 47 MINUTES 23 SECONDS EAST, ON SAID SOUTH-BLY LINE OF PARCS AT ARBOR GREEN — PHASE 2, A DISTANCE OF 505.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.53 ACRES, MORE OR LESS, OF WHICH 0.39 ACRES, MORE OR LESS ARE





THOUVENOT

MOERCHEN, INC

ENGINEERS ◆ SURVEYORS ◆ PLANNER

CORPORATE OFFICE

TEL (618) 624-4488

FAX (618) 624-6688

TFI. (618) 939-5050

FAX (618) 939-3938

TEL (618) 656-4040 FAX (618) 656-4343

TEL (314) 241-6300 FAX (314) 241-2391

ST. CHARLES OFFICE

FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS

PROFESSIONAL STRUCTURAL ENGR. CORP.

ILLINOIS PROF. LAND SURVEYING CORP.

MISSOURI PROFESSIONAL ENGR. CORP.

MISSOURI LAND SURVEYING CORP.

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Expiration Date:
STATEMENT OF RESPONSIBILITY

i hereby confirm that the document herein to be cuthenticated by my seed in restricted to this sheet, and I hereby decision on repositionity for of other documents or instruments releting to or intended to be utilised for any other part of the orbitactural, engineering or survey project.

LLINOIS PROFESSIONAL DESIGN FRA

PROFESSIONAL ENGINEERING CORP.

IT ST. LOUIS OFFICE

□ EDWARDSVILLE OFFICE

600 COUNTRY CLUB VIEW, SUITE

FOWARDSVILLE, ILLINOIS, 62025

720 OLIVE ST., SUITE 200A

ST. LOUIS. MISSOURI 63101

400 N. 5TH STREET, SUITE 101

ST. CHARLES, MISSOURI 63301 TEL (636) 724-8300

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☐ WATERLOO OFFICE 113 SOUTH MAIN STREET WATERLOO, ILLINOIS 62298

4940 OLD COLLINSVILLE RD. SWANSEA, ILLINOIS 62226

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☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED IN AN INDENTURE OF TRUST AND RESTRICTIONS FILED IN _____, PAGES _____, AS DOCUMENT NO. _____, IN THE RECORDER'S OFFICE, ST. CLAIR COUNTY, ILLINOIS.

RECEIVED JUL 3 0 2014

