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**PROJECT REPORT**

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Planning Director  
**DATE:** January 14, 2014  
**PROJECT:** P2013-07: Joe's Place, Planned Use

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**Location:** 1032 Hartman Lane  
**Ward:** 5  
**Applicant/Owner:** Stauder Group, LLC – Janis Stauder  
**Submitted:** December 9, 2013

**Introduction**

Stauder Group, LLC has filed an application requesting approval to operate an adult daycare at 1032 Hartman Lane. The parcel would be rezoned from SR-1B(P) Planned Single-family Residence Dwelling District and MR-1(P) Planned Two-, Three-, and Four-Family Residence District to "O-1 (P)" Planned Office District.

**History of Site**

The subject property was a part of a larger development known as Stone Bridge Master Planned Development (P2005-08). The project consisted of three parts, a single-family residential development (Stone Bridge Estates), a multi-family development (Stone Bridge Villas) and a 5-acre tract of land (the subject property) for a 20,000 square foot community church. However, the approval of the Stone Bridge Master Plan indicated "The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval, showing the proposed site plan prior to any city approvals of the church." The church has never submitted a planned use for the construction of the church and the property remains undeveloped. Subsequently, the property has been sold to the current petitioner Stauder Group.

**Zoning & Land Use**

The subject property is currently split zoned SR-1B(P) Planned Single-family Residence Dwelling District and MR-1(P) Planned Two-, Three-, and Four-Family Residence District.

**Adjacent Zoning**

North: A, SR-1, SR-B  
East: SR-1B(P) & MR-1(P)  
South: A  
West: A

**Adjacent Land Use**

North: Residential – Single-family residential uses along Hartman Lane  
East: Residential – Single & multi-family residential uses in Stone Bridge  
South: Residential – Single-family residential uses along Hartman Lane  
West: Residential – Single-family residential uses along Hartman Lane

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

## Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Single Family Residential*. The proposed project would more appropriately fit within the *Office / Service* land use designation. Therefore, the proposed project is inconsistent with the Comprehensive Plan.

Zoning Ordinance and Planned Use Ordinance: The proposed office building is subject to Article IX Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the O, Office District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 8.05 and 8.06 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

## Discussion Points/Issues

### Land Use

Agricultural and rural residential uses surround the subject property to the north, west, and south, and residential to the east. The subject property is identified as *Single Family Residential* on the Future Land Use Map of the Comprehensive Plan. The proposed adult daycare project would require an amendment of the City's Comprehensive Plan for the site to an *Office / Service* land use classification; after a land use analysis by staff, the property is more suitable for a *Neighborhood Residential* land use classification instead of *Office / Service*, which is discussed in greater detail in a separate staff report.

While this particular use of an adult daycare may not be completely incompatible with the surrounding land uses, staff must evaluate the proposed land use, other potential land uses allowed under the O-1 Office District and compatibility with the Comprehensive Plan. As detailed in the Comprehensive Plan Amendment staff report, staff does not believe that the Future Land Use Map should be amended, thus rezoning the property to O-1 Office District would be inconsistent with the Comprehensive Plan and could be defined as spot zoning.

### Building

The applicant has proposed a phased development consisting of two 5,400 square foot (90' x 60') buildings. The first phase proposes construction of a 5,400 square foot building with multiple rooms associate with an adult daycare use, including a kitchen, dining area, salon, activity area, nap area and offices. The buildings have a 640 square foot (32' x 20') canopy over the drive aisle for drop-off and pick-up of attendees of the daycare. The canopy over the drive aisle for pick-up has a clearance of 11.67 feet, however the Fire Department will require a minimum of 13 feet of clearance.

The building will be constructed primarily of higher end vinyl siding, similar to hardie board siding with a stone base on the front elevation and a pitched roof with architectural shingles to provide a residential appearance to the building. The dumpster enclosure will be constructed with brick material compatible with the main building.

### Traffic Circulation/Parking

Ingress and Egress: Access to the site will be by means of one access point from Three Rivers Drive, approximately 360 feet east of Hartman Lane.

#### **Community Development Department**

*Parking:* Code requires 1 parking spaces per 400 gross floor area for daycare use, plus an unobstructed pick-up area to include either a minimum for 2 dedicated spaces, a pull off lane, or other dedicated pick-up area, in addition to a safe pedestrian walkway. The applicant is proposing to use approximately 5,400 square feet as an adult daycare in Phase 1, which will require 14 parking spaces. Phase 2 of the proposal is a 5,400 addition that would be an expansion of the daycare use, requiring an additional 14 parking spaces. The development will provide 15 parking spaces, two of which will be designated as accessible spaces in Phase 1 and 16 parking spaces in Phase 2. The plan provides a dedicated area for pick-up in accordance with the code. All parking stalls meet the City's dimensional requirements.

*On-site circulation:* On-site circulation has been reviewed by staff. It is staff's opinion the parking lot as depicted on the site plan will effectively address internal, as well as external traffic control.

#### Utilities and Drainage

Public water and sewer is available to serve the subject property. The site has an existing detention pond that is associated with the Stone Bridge Villas development and maintained by the property owners association. The plans provide for an area for an additional detention area to provide. Although there is a possibility the existing detention pond may be sized for development on the subject property, but final detention calculations and analysis of the existing detention pond have not be conduct to determine the viability for a shared detention area. If during final construction design it is determined the existing detention basin can be shared, a joint-maintenance agreement between the affected parties will be necessary.

#### Sidewalk

Per City requirements, a sidewalk is required to be installed in front of all new developments. The plan is showing a 4-foot sidewalk is being shown on the property along Hartman Lane and shown in the right-of-way along Three Rivers Drive and Stone Hill Drive.

#### Landscaping and Buffer Requirements

The proposed landscape plan meets the City's requirements for landscaping the parking lot and buffering the adjoining property to the north. The plan provides street landscaping along Hartman Lane, provides for the 7-foot buffer around the parking lot and landscaping in the parking lot islands. The plan is proposing a structural buffer fence or berm per code along the northern property line. The final design of the structural buffer will be determined after final earth volumes are calculated.

#### Signage

According to Article 12, "Sign Regulations" of the Zoning Code, the applicant is permitted to install one freestanding sign on the property. They are also allowed to have up to two wall signs (on the west and south sides of the building). At this time, the applicant has provided only provided a potential design of the freestanding sign to be placed along Hartman Lane. The freestanding sign has two potential issues, one being the proposed height is nine feet and would have to be setback from the property line 12 feet and is currently proposed 8 feet back. The sign could be reduced by one foot in height and remain where proposed. Additionally the base is only allowed to extend 20" past the face of the sign. At this time there is not enough detail to determine whether the proposal complies with that regulation.

#### Review and Approval Criteria:

Section 9.050 of Article IX "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 as noted regarding the proposed free standing sign.*

#### **Community Development Department**

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

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2. The physical design of the proposed plan and the manner, in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development adequately controls vehicular traffic and provides open space as required by code.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The new building and land use has the potential to be complement the adjacent single family residences in the area, however the use requires an amendment to the Comprehensive Plan and as detailed in a separate staff report, staff does not believe amending the Future Land Use Map to Office / Service for the broader area is appropriate.*
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 change from single-family use to office / service use would not be consistent with the present Comprehensive Plan nor the proposed amendments detailed in a separate staff report. Additionally, the Commercial Design Handbook recommends the building be design with a "base, middle and top". The building currently has no base on three sides and is inconsistent with the Commercial Design Handbook design principles.*
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 of this parcel as a non-residential use may impede the normal and orderly development and improvement of the surrounding property, and it could impair the use, enjoyment, or value of neighboring residential properties.*
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.  
*The proposed building has architectural features and materials that make it aesthetically appealing along the front (western) façade. However, the side and rear facades nearest to the single-family uses do not have the same architectural details and appeal as the front façade and do not incorporate several recommendations of the Commercial Design Handbook.*
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 O-1 Office District.*

### **Staff Recommendation**

The development of an adult daycare facility for the region appears to be a very worthwhile project, and the owners are to be commended for their initiative to develop such a facility. However, it appears that based on the land use analysis of the immediate area, the project would not be consistent with the Comprehensive Plan which limits the site to single-family uses. The office zoning lacks consistency with existing and future uses for the area in both O'Fallon and Shiloh. The project could impede the normal and orderly development of the surrounding property and create conflicts due the close proximity of owner-occupied single family villas to the east and the broad array of land uses associated with a rezoning the subject property to office. Staff does not recommend the proposed use at this location at this time, unless the broader area is proposed for change to Office / Service in the Comprehensive Plan.

#### **Community Development Department**

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**Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevations

**Community Development Department**

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CITY OF O'FALLON

DEC - 9 2013

DATE PAD

Planned Use / Re-Zoning Application

NAME OF PROJECT: Joe's Place Adult Day Care

ADDRESS/GENERAL LOCATION: 1032 Hartman lane, O'Fallon, IL 62269

SUBDIVISION NAME & LOT NUMBER(S): No proposed subdivision of land

PARCEL NUMBER(S): 03-36.0-300-034

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: MR-1 (P) and SR-1B (P)

PROPOSED NUMBER OF BUILDINGS: Two Buildings

PROPOSED ZONING: "O"1 (P)

PROPOSED GROSS FLOOR AREA: 6,500 SF per Building

PROPOSED # OF LOTS: No proposed subdivision of land

AREA IN ACRES: 4.37 +/-

PROPOSED # OF DWELLING UNITS: N/A

PRESENT USE: Vacant lot

APPLICANT INFORMATION:

NAME: Janis Stauder

DESIGN PROFESSIONAL INFORMATION:

NAME: Sal Elkott, PE

COMPANY: Stauder Group, LLC

COMPANY: Elkott Engineering, PC

ADDRESS: 509 Abby Lane

ADDRESS: 110 West Main Street

Swansea, IL. 62226

Belleville, IL 62220

PHONE: (618) 303 6414

PHONE: 618 257 8488

FAX: \_\_\_\_\_

FAX: 618 277 1019

EMAIL: staudergroupllc@aol.com

EMAIL: sy@elkott.com

Janis Stauder

SIGNATURE OF APPLICANT

Sal Elkott

SIGNATURE OF DESIGN PROFESSIONAL

<b>RECEIVED DEC 09 2013</b>		<b>STAFF USE ONLY</b>	
DATE RECEIVED: _____	PROJECT ID #: <u>P2013-07</u>	APPLICATION RECEIVED BY: <u>J. Randall</u>	STAFF ASSIGNED: <u>Justin Randall</u>
APPLICATION FEE: <u>yes \$500.00</u>	PLAN REVIEW FEE DEPOSIT REC'D: <u>yes \$900</u>		

BPR owner info: Stauder Group LLC  
233 Wacker Dr. 8th Floor  
Chicago, IL 60606

RECEIVED DEC 09 2013

**ATTACHMENT 4**  
NARRATIVE INTRODUCING PROJECT

Stauder Group, LLC, proposes to build a daytime respite care facility to serve the needs of families dealing with loved ones who are suffering with Alzheimer's or Dementia.

The proposed project is known as Joe's Place Adult Day. Joe's Place will provide a safe and caring environment, rich with socialization, activities of daily living, personal care & grooming, nutritious meals, and basic medical supervision.

The facility is family-owned and operated and will offer flexible scheduling to meet the needs of the patient and their family.

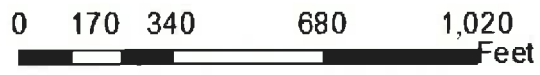
Project data is listed in the following bullet items:

- **The name and address for the legal owner of the property:** Ms Janis Stauder, Stauder Group, LLC, 509 Abby Lane, Swansea, IL 62226
- **Project address:** 1032 Hartman Lane, O'Fallon, IL
- **Parcel existing zoning:** from MR-1(P) & SR-1B(P)
- **Parcel proposed zoning:** is to "O1"(P).
- **Parcel area:** the parcel measures in area approximately 4.3 acres and is located at the north east corner of the Hartman Lane and Three Rivers intersection.
- **Proposed buildings:** two buildings of 6,500 SF each that will be built in two phases, one building to a phase.

# P2013-07: Joe's Place Adult Daycare - Zoning Map



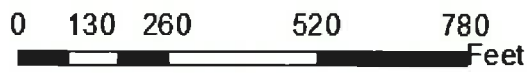
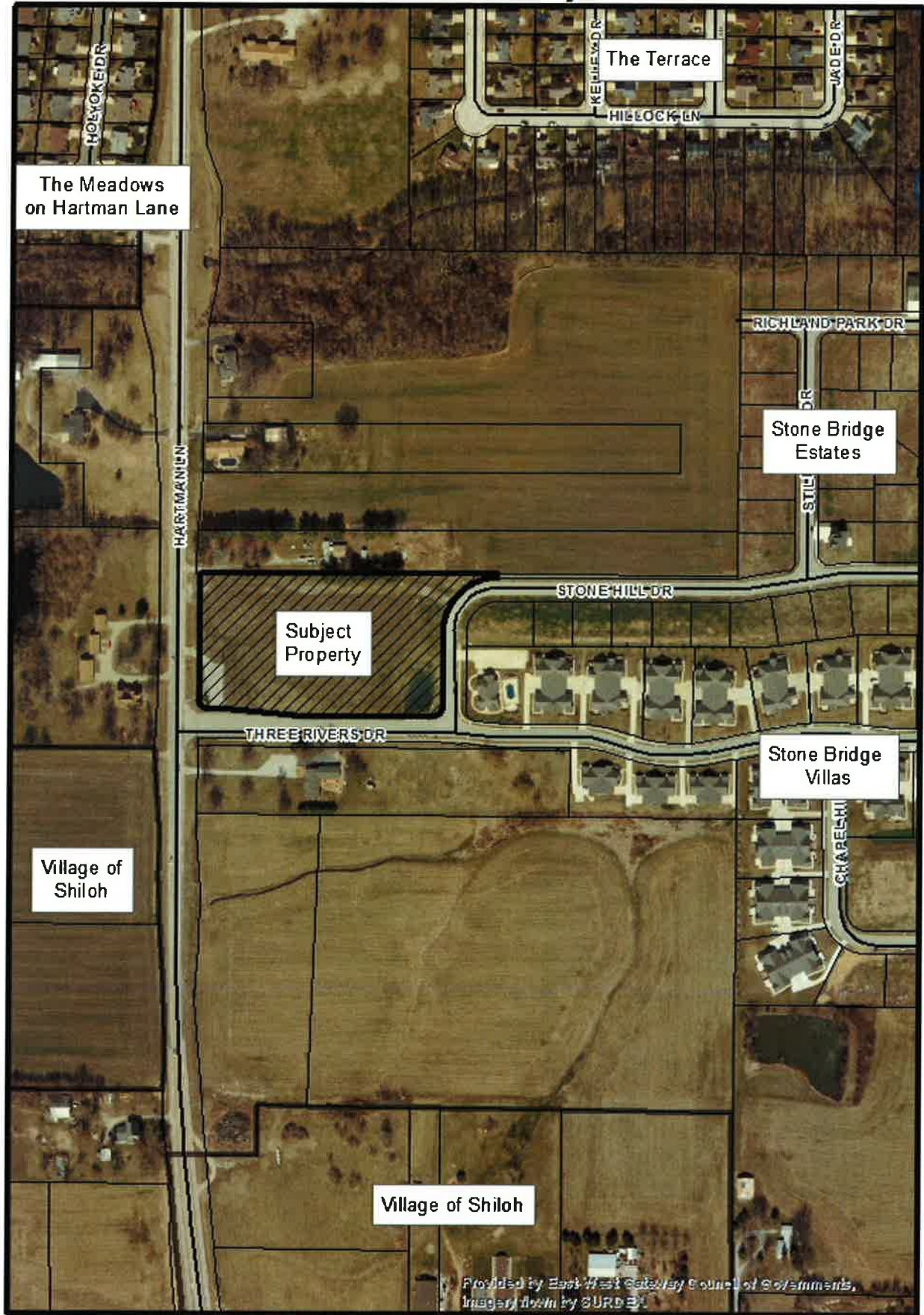
 Subject Property



Provided by East West Gateway Council of Governments, Imagery from ESRI



# P2013-07: Joe's Place Adult Daycare - Land Use



102.08 (102.70)  
N000815'E

5' E.P. EASEMENT  
(OB 2333, PG 2087)

STRUCTURAL BUFFER ZONE OF  
REIN PER CITY OF OMAHA  
TO BE DETERMINED AFTER PARTY  
VOLUMES AND PRICING

CONCRETE USE  
OF ASPHALT  
RESIDENTIAL

03360300008  
N/F  
CULPEPPER  
OB 2351, PG 983  
1026 HARTMAN LN

CONCRETE USE  
RESIDENTIAL

CONCRETE USE  
RESIDENTIAL

EXIST. GENERAL  
DRAINAGE AREA

PROPOSED GENERAL  
DRAINAGE AREA

HARTMAN (Width Varies) LANE

BLDG EXTENSION  
PHASE II  
FIN FLR 555.5

BLDG  
PHASE I  
FIN FLR 555.5  
NO PARKING  
SIGN

SPACE EAST OF  
BUILDINGS  
IS RESERVED FOR  
GREEN SPACE

4.348 Acres

EXISTING ZONING = MR-(P) & SR-(P)  
PROPOSED ZONING = O(P)

PHASE I

STONE MILL (50' W) DRIVE

DETENTION POND/  
LANDSCAPE EASEMENT  
(OB 4225, PG 139)

OVERFLOW PARKING  
CLUBHOUSE  
EASEMENT  
(OB 4225, PG 139)

CONCRETE  
ENTRANCE

THREE RIVERS (Width Varies) DRIVE  
EX ASPHALT PAVT

ACCESS EASEMENT  
(OB 4225, PG 139)

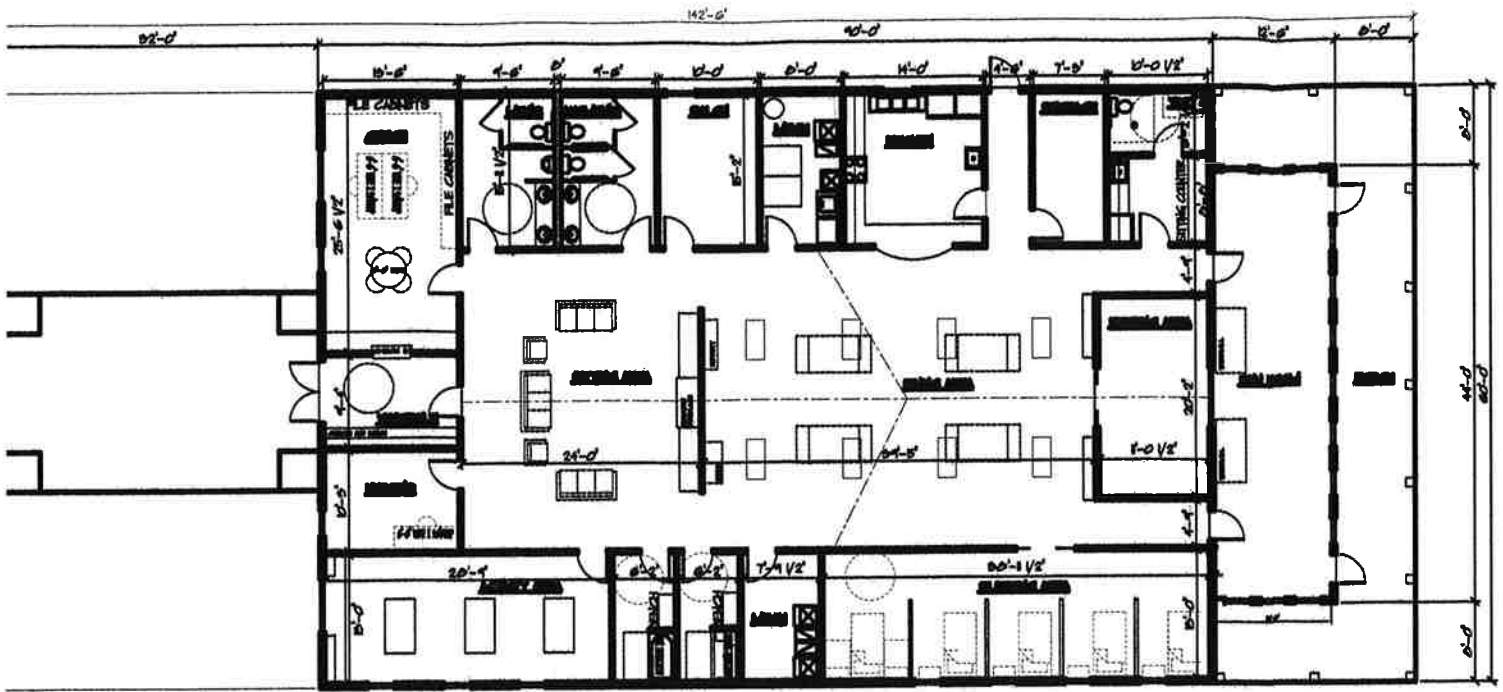
58954.29' W  
858.17' (860.40')

15' W STRIP

SITE BM  
OUT 'X' IN BOLT ON PH

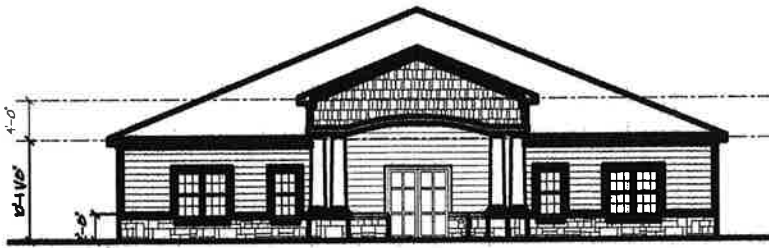
*Recd 1-7-14*

System, Inc.  
ou Dig!



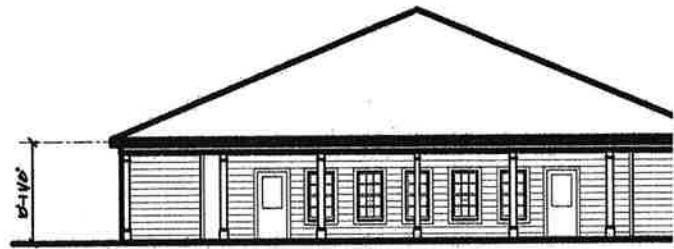
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"  
SQUARE FEET = 4,400



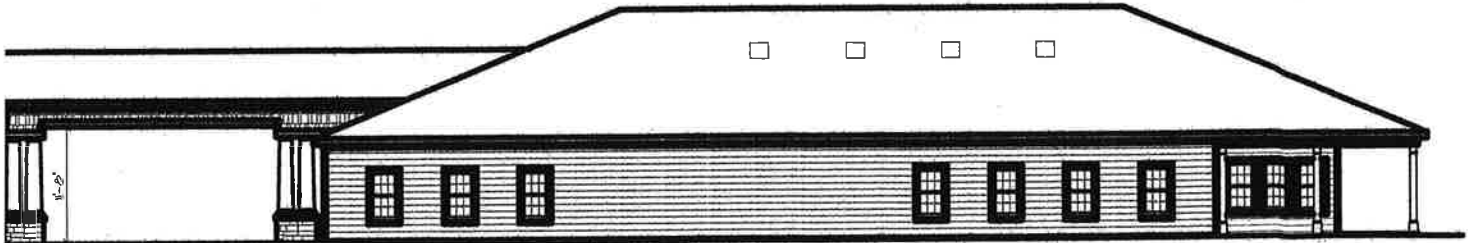
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



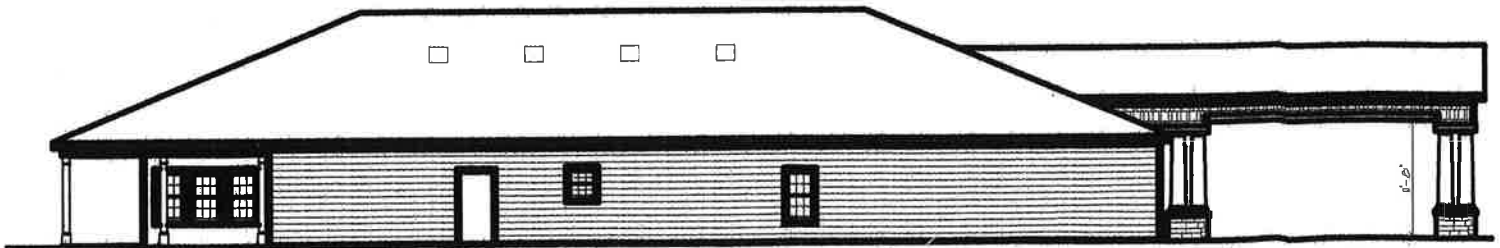
**BACK ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

*NOID 12-16-13 uc*



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