

## CITY OF O'FALLON

### GARY L. GRAHAM

Mayor

### PHILIP A. GOODWIN

City Clerk

Walter Denton

City Administrator

### ALDERMAN

Gene McCoskey

Richie Meile

Jerry Albrecht

Robert Kueker

Kevin Hagarty

Matthew Gilreath

Herb Roach

Ward 1

Ward 1

Ward 2

Ward 2

Ward 3

Ward 3

Ward 4

Matt Smallheer

Courtney Marsh

Vacant

Ray Holden

Ned Drolet

David Cozad

Harlan Gerrish

Ward 4

Ward 5

Ward 5

Ward 6

Ward 6

Ward 7

Ward 7

## CITY COUNCIL MEETING A G E N D A Monday, October 17, 2016 7:00 P.M. – Council Chambers

### I. CALL TO ORDER

### II. PLEDGE OF ALLEGIANCE

### III. ROLL CALL

### IV. APPROVAL OF MINUTES – [October 3, 2016](#)

### V. PUBLIC HEARING – None scheduled.

### VI. REPORTS

**A. Public Comments** – This portion of the City Council meeting is reserved for any member of the Public wishing to address Council. The Illinois Open Meetings Act (5 ILCS 120/1) mandates NO action shall be taken on matters not listed on this agenda, but Council may direct staff to address the topic or refer the matter to a committee. Please provide City Clerk with your name; speak into microphone; limit presentation to five minutes; and avoid repetitious comments. Thank you.

#### **B. Clerk's Report**

1. Request from the Knights of Columbus Assembly 1829 to conduct a raffle for alcohol from October 21 – December 23, 2016 at 402 E. Hwy 50
2. Request from the Ancient Order of Hibernians to conduct a raffle for a monthly cash prize from October 17, 2016 – February 28, 2017
3. Request from the E. St. Louis Knights of Columbus 592 to conduct a raffle for Split the Pot from October 18 – October 29, 2016 with prizes to be determined at 402 E. Hwy 50

#### **C. Mayor's Report**

1. Halloween Trick or Treat hours are Monday, October 31<sup>st</sup> from 6 – 9:00 p.m.

2. This month's meeting of the Southwestern Illinois Council of Mayors will be held October 27<sup>th</sup> at the Lewis and Clark Visitor's Center in Hartford. Please contact Jamie to make your reservation by October 21<sup>st</sup>.

## VII. RESOLUTIONS –

**ITEM 1** – Resolution authorizing the Mayor to enter into a Intergovernmental Agreement with the City of Fairview Heights for the O'Fallon – Fairview Heights Communications Center

**ITEM 2** – Resolution approving and accepting a subdivision of land to be known as the "Frieze Harley Davidson Subdivision" on parcel 04-30.0-303-080

**ITEM 3** – Resolution approving and accepting a subdivision of land to be known as the "Ridge Prairie Heights – Parks Lot Split Subdivision" on parcel 03-26.0-409-001

## VIII. ORDINANCES

### A. 1<sup>st</sup> reading –

**ITEM 4** – Ord. amending Ordinance 623, Zoning, (Development known as "BP Gas Station") to be at 720 South Lincoln Avenue

**ITEM 5** – Ord. amending Ordinance 623, Zoning, (Development known as "The Enclave at Augusta Greens" Subdivision)

**B. 2<sup>ND</sup> Reading** – None brought forward.

## IX. STANDING COMMITTEES

1. Community Development – *Minutes attached* -  
**Motion** to approve the Special Event Permit request to hold a Pumpkin Patch stand from September through October 31, 2016 at 1250 N. Lincoln
2. Public Works
3. Public Safety – *Minutes attached*
4. Parks/Environment
5. Finance and Administration –
  - a) **Motion** to approve **Warrant** #360 in the amount of \$823,680.21

**X. EXECUTIVE SESSION** – Occasionally, the Council may go into closed session in order to discuss such items covered under 5 ILCS 120/2 (b) which are as follows: Legal Matters; Purchase, Lease or Sale of Real Estate; Setting of a price for sale or lease of property owned by the public body; Employment/appointment matters; Business matters or Security/criminal matters and may possibly vote on such items after coming out of closed session.

## XI. ACTION TAKEN ON EXECUTIVE SESSION ITEMS

## XII. ADJOURNMENT

**O'FALLON CITY COUNCIL  
MINUTES OF THE REGULAR COUNCIL MEETING  
Draft October 3, 2016**

The regular meeting was called to order at 7:00 p.m. by Mayor Graham who asked Troop 49 to lead the Council in reciting "The Pledge of Allegiance."

Philip Goodwin, City Clerk, called the roll: Gene McCoskey, present; Richie Meile, present; Jerry Albrecht, present; Robert Kueker, present; Kevin Hagarty, present; Matthew Gilreath, present; Herb Roach, present; Matthew Smallheer, present; Courtney Marsh, present; Ray Holden, present; Ned Drolet, excused; David Cozad, present; Harlan Gerrish, excused. A quorum was declared present.

**APPROVAL OF MINUTES:** Mayor Graham asked for approval of the minutes of September 19, 2016. Motion was made by J. Albrecht and seconded by K. Hagarty to approve the minutes. All ayes. Motion carried.

**PUBLIC HEARING** – None scheduled.

**RESIDENTS:** Mayor Graham asked if anyone wished to come forward to speak to the Council.

Vern Malare thanked the Council for the work on the Presidential streets. He had several questions regarding items on the Warrant and concerns about code violations. Mayor Graham asked him to speak to him afterward, and he would address his concerns.

**REPORTS:**

**Clerk's Report:** City Clerk Goodwin read the following requests:

1. Request from O'Fallon Rotary Club to conduct a Children's Halloween Costume Parade on Saturday, October 29, 2016, starting at noon at the corner of State and Vine and ending at 2:00 p.m. in the same location
2. Request from Sgt. Charles A. Fricke, VFW Post 805 to conduct a Veteran's Parade on November 11, 2016 starting at O'Fallon Community Park and ending at the VFW on West 1<sup>st</sup> Street
3. Request from Hands to Help to conduct a raffle for a cooler and a Split the Pot at the KC Hall on October 22, 2016
4. Request from the American Cancer Society to conduct a raffle on October 21, 2016 for alcohol and a Split the Pot

5. Request from Parks and Recreation to sell alcohol at the O'Fallon Family Sports Park on October 28, 2016 for a kickball tournament
6. Request from the VFW 805/O'Fallon Homecoming to conduct an Illuminated Christmas Parade on Saturday, November 26, 2016 from 6:00 – 7:00 p.m. with a rain date of Saturday, December 3, 2016 starting at Hilgard and 5<sup>th</sup> and ending at Cherry Street

Motion by J. Albrecht to approve the requests. All ayes. Motion carried.

**Mayor's Report:**

Mayor Graham asked Fire Chief Brent Saunders to come forward to announce the Open House for Fire Prevention Week is next Tuesday, Wednesday, and Thursday from 6:30 – 8:30 p.m. at Fire Station #4. The theme is "Don't be late, check the date" to remember to replace smoke alarms. They need to be replaced every ten years.

He also asked everyone to remember Kevin Hagarty's brother, Donald, who passed away this week.

Mayor Graham announced the appointment of Ryan Kemper to the Planning Commission. Motion by J. Albrecht and seconded by G. McCoskey to approve.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Marsh, aye; Holden, aye; Cozad, aye. All ayes. Motion carried.

Mayor Graham announced the re-appointment of the following to the Historic Preservation Commission: Steve Brown, Susan Hertich, Brian Keller, Robert Jordan, Mark Kampen and Julie Spengler, as well as the appointment of Andrea Fohne and Timi McMillin. Brian Keller was in attendance. Mayor Graham thanked him for the tremendous job he does keeping the City informed. Motion by G. McCoskey and seconded by R. Kueker to approve.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Marsh, aye; Holden, aye; Cozad, aye. All ayes. Motion carried.

Mayor Graham asked Pam Funk, chair of the Wine, Witches and Walk fundraiser and Jessica Lotz representing the American Cancer Society to come forward to receive a Proclamation declaring October 22<sup>nd</sup> as Wine, Witches and Walk Day in support the American Cancer Society and their work with cancer research. Pam stated they are still looking for teams, so please sign up. They will also have a costume contest for the children. She added the program provides wigs and ride shares for the cancer patients in our local area.



**RESOLUTIONS:**

Motion by J. Albrecht and seconded by G. McCoskey to consider Resolution Items 1 – 5 under the Omnibus Agreement. All ayes. Motion carried.

Mayor Graham read the resolutions aloud:

Item 1 - a Resolution authorizing the City Clerk to sign an IDOT resolution for use of Motor Fuel Tax (MFT) by the City of O'Fallon's employees for road maintenance in CY2017

Item 2 – a Resolution authorizing the Mayor to execute an agreement with Flinn Engineering, LLC for the water customer and demand projections at a cost of \$15,600.

Item 3 - a Resolution authorizing the Mayor to execute an agreement with Geotechnology, Inc., for the construction engineering related to the Seven Hills Road Sidewalk Project, and for the use of Motor Fuel Tax (MFT) funds in the amount of \$8,000.

Item 4 - a Resolution authorizing the Mayor to execute an agreement with K & F Electric, Inc., for the supply and installation of the City Hall generator at the O'Fallon City Hall in an amount of \$78,550

Item 5 - a Resolution authorizing the Mayor to execute an agreement with Thouvenot, Wade and Moerchen, Inc. for the construction of engineering related to the Seven Hills Road Sidewalk Project, and for the use of Motor Fuel Tax (MFT) funds in an amount of \$14,232

Motion by J. Albrecht and seconded by R. Kueker to approve Resolutions, items 1 – 5 under the previous Omnibus Agreement.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Marsh, aye; Holden, aye; Cozad, aye. All ayes. Motion carried.

**ORDINANCES:**

**1<sup>st</sup> Reading** – None brought forward.

**2<sup>nd</sup> Readings** –

Motion by J. Albrecht and seconded by K. Hagarty to approve on 2nd Reading, item 6, an Ordinance amending the Code of Ordinances, Chapter 31, regarding the Director of Public Safety.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Marsh, aye; Holden, aye; Cozad, aye. All ayes. Motion carried.

Motion by J. Albrecht and seconded by K. Hagarty to consider on 2nd Reading, item 7, an Ordinance repealing the Code of Ordinances, Chapter 37, Civil Emergencies and replacing it with the Emergency Operating Plan.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Marsh, aye; Holden, aye; Cozad, aye. All ayes. Motion carried.

### **STANDING COMMITTEES –**

**Community Development:** J. Albrecht stated the committee will meet October 10th at 6:00 p.m. at the Public Safety Building.

**Public Works:** G. McCoskey stated they will meet October 24th at 7:00 p.m. at the Public Safety Building.

**Public Safety:** C. Marsh stated they will meet next Monday at 5:00 p.m. at the Public Safety Building.

**Parks and Environment:** R. Holden said they will meet next month.

**Finance/Administration:** J. Albrecht made a motion seconded by K. Hagarty to approve Warrant #359 in the amount of \$906,233.09.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Holden, aye; Marsh, aye; Cozad, aye. All ayes. Motion carried.

**EXECUTIVE SESSION:** Mayor Graham announced that the Council would go into closed session to discuss setting the price or disposition of real estate.

Motion by J. Albrecht and seconded by R. Kueker to go into closed session.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Marsh, aye; Holden, aye; Cozad, aye. All ayes. Motion carried.

The Council went into closed session at 7:21 p.m. and returned at 8:01 p.m. with no action.

**ADJOURNMENT:** Motion by J. Albrecht and seconded by R. Kueker to adjourn. All ayes. Motion carried.

The meeting was adjourned at 8:02 p.m.

Submitted by,

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Philip A. Goodwin  
City Clerk

Minutes recorded by  
Maryanne Fair, Deputy City Clerk  
Proper notice having been duly given



## **CITY COUNCIL AGENDA ITEMS**

**To:** Mayor Graham and City Council  
**From:** Eric Van Hook, Chief of Police  
Walter Denton, City Administrator  
**Date:** October 17, 2016  
**Subject:** Resolution: O'Fallon – Fairview Heights Communications Center.

**List of committees that have reviewed:** Public Safety

**Background:**

The City of O'Fallon and the City of Fairview Heights desire the establishment and maintenance of a consolidated Public Safety Answering Point and Communications Center. The establishment of such a Public Safety Answering Point and Communications Center will provide Police, Fire and EMS Communications within the boundaries of the Municipalities, together with other jurisdictions as may hereafter contract with the Municipalities for communication services.

**Legal Considerations, if any:** Dale Funk, Michael Lowenbaum

**Budget Impact:** \$250,000.00 (this was approved on June 20, 2016 by Resolution, and no additional funds should be needed to complete the updates on the O'Fallon Communications Center)

**Staff recommendation:** Approval.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN  
INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF FAIRVIEW  
HEIGHTS FOR THE O'FALLON-FAIRVIEW HEIGHTS COMMUNICATIONS  
CENTER**

**WHEREAS**, the City of O'Fallon and the City of Fairview Heights desire the establishment and maintenance of a consolidated Public Safety Answering Point and Communications Center, to be hereafter known as O'Fallon-Fairview Heights Communications Center (OF-FH COMM).

**WHEREAS**, the establishment of such a Public Safety Answering Point and Communications Center will provide Police, Fire and EMS Communications within the boundaries of the Municipalities, together with such other jurisdictions as may hereafter contract with the Municipalities for communication services; and

**WHEREAS**, pursuant to its Home Rule power, the City of O'Fallon may exercise any power and perform any function relating to its government and affairs including the power to regulate for the protection of the public health, safety, morals, and welfare; and

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

That the Mayor is hereby authorized to enter into an Intergovernmental Agreement with the City of Fairview Heights for the establishment and maintenance of a consolidated Public Safety Answering Point and Communications Center, to be hereafter known as O'Fallon-Fairview Heights Communications Center, pursuant to the Intergovernmental Agreement attached hereto, made a part hereof and marked "EXHIBIT A."

Passed and approved this 17th day of October 2016.

ATTEST:

Approved:

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

\_\_\_\_\_  
Gary L. Graham, Mayor

**INTERGOVERNMENTAL AGREEMENT  
FAIRVIEW HEIGHTS AND O’FALLON  
CONSOLIDATED 9-1-1 CENTER**

THIS AGREEMENT, effective as of January 1, 2017, is made and first entered into by and among the undersigned governmental jurisdictions, to include the City of Fairview Heights, Illinois and the City of O’Fallon, Illinois. Hereinafter, these entities shall be referred to as “the Municipalities”. In consideration of the mutual promises, benefits, and covenants contained herein, the Municipalities hereby agree as follows:

**RECITALS**

**WHEREAS**, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

**WHEREAS**, 5 ILCS 220/1 *et seq.*, the “Intergovernmental Cooperation Act,” provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government; and

**WHEREAS**, the Municipalities, including multi-jurisdictional representation from law enforcement, fire, and EMS, have explored the benefits of consolidating public safety answering points and communications centers between their jurisdictions; and

**WHEREAS**, a Public Safety Answering Point Consolidation Planning study was completed in December 2015, performed by Mission Critical Partners, a third-party independent agency, along with representatives from the Municipalities; and

**WHEREAS**, the Public Safety Answering Point Consolidation Planning study found that a consolidated 9-1-1 system and communications center among the Municipalities would be the most beneficial, cost effective method to meet the legal requirements of Illinois State law while ensuring that citizens do not experience any reduction in the high standards of 9-1-1 services; and

**WHEREAS**, the Municipalities desire the establishment and maintenance of a consolidated Public Safety Answering Point and communications center, to be hereafter known as O’Fallon – Fairview Heights Communications Center (OF-FH COMM); and

**WHEREAS**, the establishment of such a Public Safety Answering Point and communications center will provide police, fire, and EMS communications within the boundaries of the Municipalities, together with such other jurisdictions as may hereafter contract with the Municipalities for communication services; and

**WHEREAS**, the establishment and maintenance of such a consolidated Public Safety Answering Point and communications center will be of substantial benefit to citizens of the Municipalities and the public in general;

**NOW THEREFORE**, as an exercise of their police power and the authority granted by the Constitution and the laws of the State of Illinois, and in consideration of the mutual terms, covenants, and conditions set forth herein, it is hereby agreed and covenanted to as follows:

## **ARTICLES**

### **ARTICLE I – PURPOSE**

This Intergovernmental Agreement to establish the O’Fallon – Fairview Heights Communications Center (OF-FH COMM) contains the following organizational objectives:

- 1.1.** To promote the health, safety, and general welfare of the citizens throughout the consolidated Municipalities.
- 1.2.** To save lives by improving call processing time which reduces response time to emergency incidents.
- 1.3.** To improve safety to emergency responders.
- 1.4.** To effectively receive calls for routine and emergency assistance based on structured call intake protocols and coordinate response resources to those calls for service based on the needs of the caller and the direction of field response agencies.
- 1.5.** To provide all participating municipalities with a single contact point for the notification of emergencies and receipt of emergency assistance requests, and for the control of coordinated dispatch for law enforcement, fire, and EMS.
- 1.6.** To provide the public and field response agencies with highly trained, certified, and/or credentialed 9-1-1 employees who strive to provide the best service possible to everyone.
- 1.7.** To establish a funding mechanism, define the budget process, and provide funding to ensure the operational needs of OF-FH COMM are met.
- 1.8.** To provide strategic oversight from the OF-FH COMM emergency response leaders.
- 1.9.** To provide a mechanism for the addition or withdrawal of other Municipalities to this Intergovernmental Agreement.
- 1.10.** To establish an alternate center to serve as backup, overflow, and training site, and as a secondary location where emergency dispatchers will function in the event that they need to evacuate the primary Consolidated 9-1-1 Center

## **ARTICLE II – DEFINITIONS**

**2.1.** As used in this agreement, the following words and/or phrases shall have the meanings indicated unless the context clearly requires otherwise:

**2.1.1.** “PSAP” – Public Safety Answering Point; shall mean the facility housing the equipment and personnel that provide 9-1-1 call answering, processing, and dispatching services.

**2.1.2** “9-1-1 System” – shall mean the geographic area that has been granted an order of authority by the Illinois Commerce Commission to use “9-1-1” as the primary emergency telephone number.

**2.1.3** “ETSB” – shall mean the Emergency Telephone System Board.

**2.1.4** “Communications Center” or “Dispatch Center” – shall be the facility or facilities from which 9-1-1 network and data base services are provided.

**2.1.5** “Communications Services” – shall mean the dispatch of an appropriate emergency service unit upon receipt of a telephone request for such services and a decision as to the proper action to be taken.

**2.1.6** “Communications Assets” – shall mean all assets located at the Communications Center or all assets provisioned to emergency personnel by OF-FH COMM for use in providing communication services.

**2.1.7** “Member Agency” – shall mean the City of O’Fallon and the City of Fairview Heights and any other Municipality which subsequently becomes a party to this Intergovernmental Agreement.

**2.1.8** “Non-Member Agency” - shall mean a municipality for which 9-1-1 services are provided by OF-FH COMM.

**2.1.9** “Municipalities” – shall mean the City of O’Fallon and the City of Fairview Heights and any future Municipality which becomes a party to this Intergovernmental Agreement.

## **ARTICLE III – FORMATION AND POWERS**

**3.1.** In furtherance of this Intergovernmental Agreement, the City of O’Fallon shall have the power –

**3.1.1.** To acquire, construct, receive, own, manage, lease and sell real property, personal property and intangible property;

**3.1.2.** To operate and maintain the entire PSAP and related facilities;

3.1.3. To enter into contracts with public and private entities;

3.1.4. To employ and terminate personnel, with or without cause, and contract for personnel and services with public and private entities;

3.1.5. To initiate legal petitions or proceedings;

3.1.6. To incur indebtedness and to issue bonds, notes or other evidence thereof (through one or more of the Member Agencies unless and until City of O'Fallon has such power under applicable law);

3.1.7. To establish and collect Fees and Member Assessments in accordance with the Funding Formula;

3.1.8. To establish policies, guidelines or regulations to carry out its powers and responsibilities; and

3.1.9. To exercise all other powers that are within the statutory authority of and may be exercised by the municipalities who are parties to this Governance Charter.

#### **ARTICLE IV – PROVISION OF SYSTEM AND COMMUNICATION SERVICES**

4.1. System assets shall be held in the name of City of O'Fallon. City of O'Fallon may acquire, construct, receive, own, manage, lease or sell its System assets and other assets. A Member Agency may transfer to City of O'Fallon ownership of its communication assets. City of O'Fallon shall control and manage both the assets it owns and the assets of Member Agencies which were transferred to City of O'Fallon.

4.2. Upon execution of this Agreement, City of Fairview Heights shall transfer its communication assets to OF-FH COMM, pursuant to the provisions set forth more fully in Appendix B. and Appendix B-1.

4.3. This Intergovernmental Agreement does not vest in City of O'Fallon any authority with respect to other facilities or assets of the Member Agencies not herein listed. Member Agencies shall not be deemed to have an ownership interest in any assets owned by City of O'Fallon, whether those assets have been developed by, purchased by or transferred to City of O'Fallon.

4.4. The Consolidated PSAP: OF-FH COMM facility shall be located within the O'Fallon Public Safety Building, 285 North Seven Hills Road, O'Fallon, Illinois 62269.

#### **ARTICLE V – RESPONSIBILITIES OF CITY OF O'FALLON**

5.1. City of O'Fallon shall be responsible for providing Communications Services pursuant to this Intergovernmental Agreement. City of O'Fallon may contract with Non-Member Agencies to provide Communications Services to Non-Member Agencies. These Non-Member

Agencies shall pay Fees for these services as established by the City of O'Fallon. The fees paid by Non-member Agencies shall be shared between the City of O'Fallon and the City of Fairview Heights, on the fixed percentage basis established in Appendix A of this agreement. The City of O'Fallon may contract with other Municipal Agency(s) to provide Communications Services other than dispatch services in which case they shall pay Fees for these services as established by the City of O'Fallon. If hereafter other Municipalities become a Member Agency, the fees shall be shared between all Member Agencies on a fixed percentage as established by the Member Agencies at the time of the addition of a new Member Agency to this Intergovernmental Agreement.

**5.2** City of O'Fallon shall be responsible for reviewing, renewing, and updating all necessary Federal Communication Commission licenses of City of O'Fallon and of all law enforcement Member Agencies. City of O'Fallon will assist Fairview Heights and future Member Agencies in reviewing, renewing and updating their FCC licenses as requested. In the event of termination of this Intergovernmental Agreement, all rights to and interest in FCC licenses shall revert to the former holders thereof.

**5.3** City of O'Fallon shall be responsible for ensuring that the law enforcement data communications network and any criminal history records information received by means of such network shall be used solely for the purposes enumerated in the Illinois Constitution, Illinois Compiled Statutes, and all regulations, administrative guidelines, and other decision enforcing those statutes.

**5.4** City of O'Fallon shall be responsible for and shall carry out the following duties:

**5.4.1.** Overseeing of the daily operations of OF-FH COMM.

**5.4.2.** Managing all aspects of employer human resources management, including, but not limited to advertising, testing, hiring, training, assigning, scheduling, maintenance of performance standards, and separation of staff of OF-FH COMM.

**5.4.3.** Paying of all bills, payroll, and tax obligations regarding the OF-FH COMM operation.

**5.4.4.** Selecting, obtaining, caring for and maintaining necessary equipment and furniture for the OF-FH COMM operation.

**5.4.5.** Providing employees to staff the operations of OF-FH COMM.

**5.4.6.** Negotiating and administrating collective bargaining agreements with covered employees of the City of O'Fallon who staff OF-FH COMM.

**5.4.7.** Acting as liaison and point of contact between OF-FH COMM, member agencies, non-member agencies, and the ETSB.

**5.4.8.** Investigation of complaints regarding staff performance.

5.4.9. Maintenance and cleanliness of the Communications Center.

5.4.10. Facilitating training and maintaining required certifications for 9-1-1 certified operators.

5.4.11. Maintaining quality control standards of OF-FH COMM.

5.4.12. Maintaining liability insurance for the operations of OF-FH COMM.

#### **ARTICLE VI – ADMINISTRATION MANAGEMENT**

6.1. The following decisions shall be made by the City of O’Fallon upon the participation by and prior discussions with the Member Agencies:

6.1.1 To establish strategy for the operation of the Center;

6.1.2 To establish staffing levels for the center;

6.1.3 To establish an annual budget for the operation of the Center;

6.1.4 To establish cost sharing formulae for the operation of the Center;

6.1.5 To accept non-member agencies and to set charges and fees for them;

6.1.6 To remove non-member agencies for violation of agreements;

6.1.7 To approve capital expenditures (in excess of \$15,000) in which cost is shared among member agencies;

6.1.8 To discuss negotiation parameters of proposed collective bargaining agreements with employees of the City of O’Fallon who staff OF-FH COMM as negotiated by City of O’Fallon;

6.1.9 To establish standard operating procedures and policies regarding the operation of the OF-FH COMM center;

6.1.10 To provide the job description of the Supervisor of Support Services and any proposed changes to the job description.

#### **ARTICLE VII – ADDITION AND WITHDRAWAL OF MEMBER AGENCIES**

7.1. A Member Agency may voluntarily withdraw from OF-FH COMM by giving written notice to the other Member Agency(s) of its intent to withdraw. Such written notice shall include evidence of approval of such action by the withdrawing Member Agency’s governing legislative body. The withdrawal of a Member Agency shall be by written addendum to this

Intergovernmental Agreement (or subsequent replacement thereof) signed by the Public Safety Director and the authorized representative of the withdrawing Member Agency.

7.2. The Member Agency, upon withdrawal, shall continue to be responsible for paying any rates, fees, charges and assessments imposed by City of O'Fallon after notice of withdrawal has been given but before withdrawal has become effective. The withdrawing Member Agency shall, prior to the effective date of its withdrawal, pay to City of O'Fallon such Member Agency's allocable share of the obligations for the operation of OF-FH COMM, as determined by the City of O'Fallon, which shall include obligations or costs incurred by City of O'Fallon as of the date the Member Agency's withdrawal notice is received, including, but not limited to the debt service obligations, contract obligations, and cash financed capital projects for the operation of OF-FH COMM.

7.3. The withdrawing Member Agency shall be entitled to be paid for the then value of the assets and systems previously relinquished by the Member Agency to the City of O'Fallon and used in the operation of OF-FH COMM which value shall be equitably determined. In determining the then value of these assets and systems, equitable factors, including without limitation the following, shall be considered. The Member Agency acknowledges that the results of this process and application of such equitable factors may result in the realization of less than fair value.

7.3.1. The continuing, effective operation of the assets and systems; and

7.3.2. The impact on the remaining Member Agencies and the ability of remaining Member Agencies to provide services to the public; and

7.3.3 The then current value of the assets and systems.

#### **ARTICLE VIII –FINANCING AND FUNDING OF OF-FH COMM**

8.1 The annual budget for OF-FH COMM shall be prepared by the O'Fallon Director of Public Safety and submitted to and reviewed by the Member Agencies. The Member Agencies shall be sent a copy of the final budget. It is understood that the budget for OF-FH COMM will be incorporated into the overall budget of the City of O'Fallon or the O'Fallon Department of Public Safety, at the discretion of the City of O'Fallon. However, budgetary figures shall be in sufficient detail to determine the cost of operations of OF-FH COMM.

8.2. It is anticipated that funding for the operation of OF-FH COMM shall be primarily from monies provided by each member and Non-Member Agency. The source of those funds provided shall be as determined by each agency, under the guidelines, ordinances, and laws which govern their funding options.

#### **ARTICLE IX –BOOKS AND RECORDS**

9.1. City of O'Fallon shall keep correct and complete books and records of account. All books and records shall be subject to disclosure under applicable Illinois law.

**ARTICLE X – FISCAL YEAR**

**10.1.** The fiscal year for the operation of OF-FH COMM shall run concurrent with the fiscal year of the City of O’Fallon

**ARTICLE XI – INSURANCE**

**11.1.** The City of O’Fallon shall procure insurance, including without limitation, for general liability, officers and public officials errors and omissions, property, casualty and fire. The City of O’Fallon may authorize contracts with insurance and/or risk pools, or other agencies to provide the insurance coverages deemed by the City of O’Fallon to be reasonable and appropriate for the operation of OF-FH COMM.

**ARTICLE XII – MISCELLANEOUS TERMS**

**12.1.** This Intergovernmental Agreement is a complete expression of the terms herein and any oral or written representations or understandings not incorporated herein are excluded.

**12.2.** Time is of the essence in the performance of the provisions of this Intergovernmental Agreement. Unless otherwise required by law, all references to “days” in this Intergovernmental Agreement shall be calendar days.

**12.3.** No term or provision of this Intergovernmental Agreement shall be deemed waived and no breach excused unless such waiver or consent shall be in writing and signed by the Member Agency claimed to have waived or consented.

**12.4.** Waiver of any default shall not be deemed a waiver of any subsequent default. Waiver of breach of any provision of this Intergovernmental Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Intergovernmental Agreement unless stated to be such through written approval of the non-defaulting Member Agency(s).

**12.5.** Except as specifically provided herein, each Member Agency retains all rights and claims that may exist now or in the future against the other Member Agency(s).

**12.6.** Except as otherwise provided herein, all notices, consent or other communications required hereunder shall be in writing and shall be sufficiently given if addressed and mailed by first class, certified, or registered mail, postage prepaid. All notices shall be sent to:

CITY OF O’FALLON  
Attn: City Clerk  
255 S. Lincoln Ave.  
O’Fallon, IL 62269

CITY OF FAIRVIEW HEIGHTS  
Attn: City Clerk  
10025 Bunkum Road  
Fairview Heights, IL 62208



## APPENDIX A

### SHARING OF COSTS AND REVENUES AMONG MEMBER AGENCIES

The following shall guide the establishment of cost sharing among the member agencies of OF-FH COMM for ongoing operations. This does not apply to the initial costs involved with the establishment of the OF-FH COMM.

1. The current member agencies of OF-FH COMM are the City of Fairview Heights and the City of O'Fallon. It covers all communications for all public safety services provided by each city, including dispatching of police, fire, and EMS services, as well as occasional communications with non-public safety departments and divisions, such as Public Works or Parks and Recreation.

2. For the initial term of this agreement, members agree to a cost split as follows:

- a. City of O'Fallon –55%
- b. City of Fairview Heights –45%

3. City of Fairview Heights agrees to pay City of O'Fallon at the end of each fiscal quarter the City of Fairview Heights' share of the budgeted amount for that fiscal quarter, per the budget established by the City of O'Fallon.

4. Prior to the last month of the final quarter of the City of O'Fallon's fiscal year, the City of O'Fallon will provide City of Fairview Heights with demand to pay any outstanding balances due to changes in expenditures versus budgeted amount. Similarly, City of O'Fallon agrees to reimburse City of Fairview Heights its portion of any unexpended funds budgeted prior to the end of the applicable fiscal year.

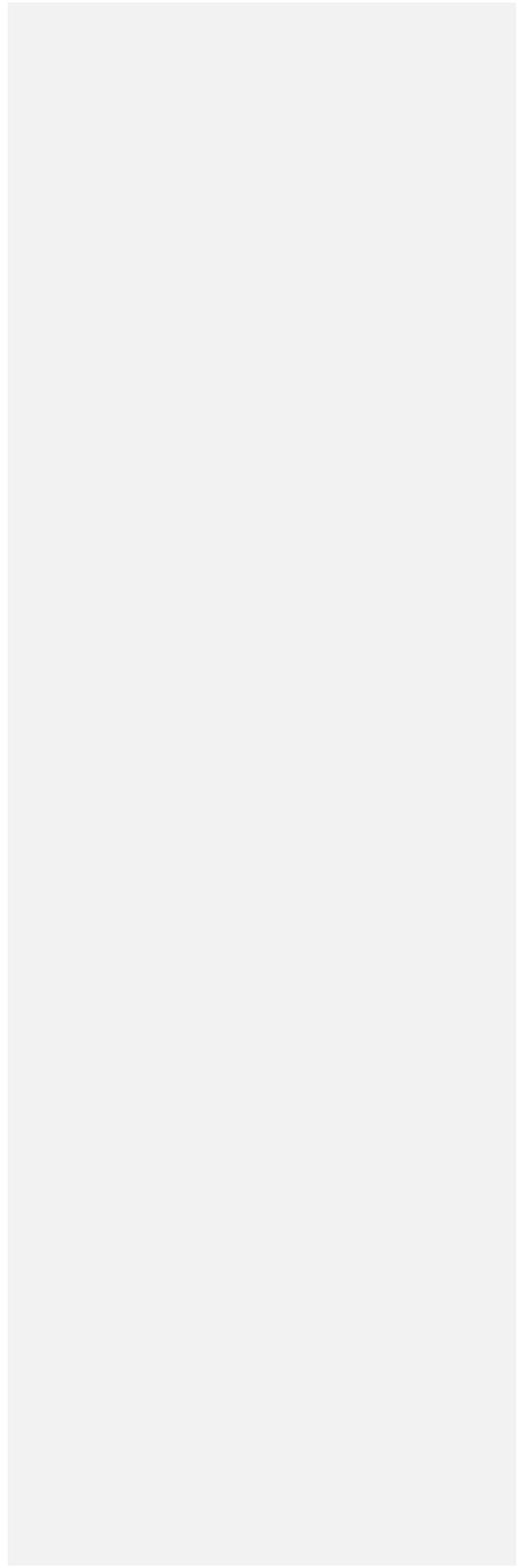
5. Following the initial term of this agreement, at the completion of each calendar year, the proportion for costs for operations will be established as a percentage comparison of the most recent calendar year total of Computer Aided Dispatch transactions for O'Fallon and for Fairview Heights of all public safety calls, excluding the following call categories: Business Check, Community Event, Direct Patrol, Dispatch Duties, Investigative Stop, Notification, Premise Check, School Activities, Service Observation, House Check, Traffic (when no arrest is associated with it), Supplement/ Follow-up, Verify 9-1-1, and Walk In.

6. Adjustments to cost split shall be adjusted prior to the start of each fiscal year, and shall be in effect for an entire fiscal year, per the cost split established by method outlined in section 5 of this appendix.

7. Following the initial term of this agreement, in addition to the percentage established in section 5 of this appendix, City of Fairview Heights agrees to pay an additional 2% of the budgeted cost of the operation of the OF-FH COMM center to cover the cost of administration by the City of O'Fallon. This administrative fee is intended to be inclusive of all additional costs for the operation of the OF-FH COMM center, including, but not limited to; utility costs, facility maintenance costs, human resource management costs, finance and payroll

**Commented [NG1]:** Change based upon a more detailed analysis of frequency of Calls for Service by Each agency.

administration costs, maintenance of records and collective bargaining agreement negotiation costs.



## **APPENDIX B**

### **TRANSFER OF COMMUNICATION ASSETS**

The following shall govern the transfer of City of Fairview Heights' communication assets to City of O'Fallon, for OF-FH COMM's provision of communication services.

1. By execution of this Intergovernmental Agreement and its Appendices, City of Fairview Heights hereby transfers complete and total ownership interest and control in and of its communication assets to the City of O'Fallon.

2. In consideration of this transfer and the commitments and obligations made hereunder, City of O'Fallon agrees to pay to City of Fairview Heights the amount of one dollar (\$1.00).

3. City of O'Fallon herein permits OF-FH COMM personnel engaged in 9-1-1 call answering, processing, and dispatching services and City of Fairview Heights full use of the communication assets for the provision of communication services.

4. City of O'Fallon herein agrees to maintain the communication assets transferred to it, ensuring at all times that the communication assets adhere to the relevant and operative industry standards for communication assets used in emergency services.

5. City of O'Fallon herein agrees to repair or replace the communication assets transferred to it, in the event that any such communications assets were to become damaged or broken. Said replacements shall be of a type equal or better than the communication assets transferred to City of O'Fallon.

6. City of Fairview Heights herein agrees to reimburse City of O'Fallon for any costs of repair or replacement of the communication assets, only if those costs are in addition to the costs necessary for the operation of Communications Center.

7. City of O'Fallon herein agrees to maintain the necessary amount of insurance on the communication assets transferred to it, and further, City of O'Fallon herein agrees to name City of Fairview Heights an additional insured under all insurance policies concerning the communication assets.

8. City of Fairview Heights herein agrees to reimburse City of O'Fallon for the cost of insuring the communication assets equal to the cost sharing agreement between the Member Agencies more fully described in Appendix A.

9. In the event that City of Fairview Heights ceases to be a Member Agency of OF-FH COMM, City of O'Fallon herein agrees to return all previously-transferred communication assets in their present form and function and to restore Fairview Height's ownership interest in its communication assets.

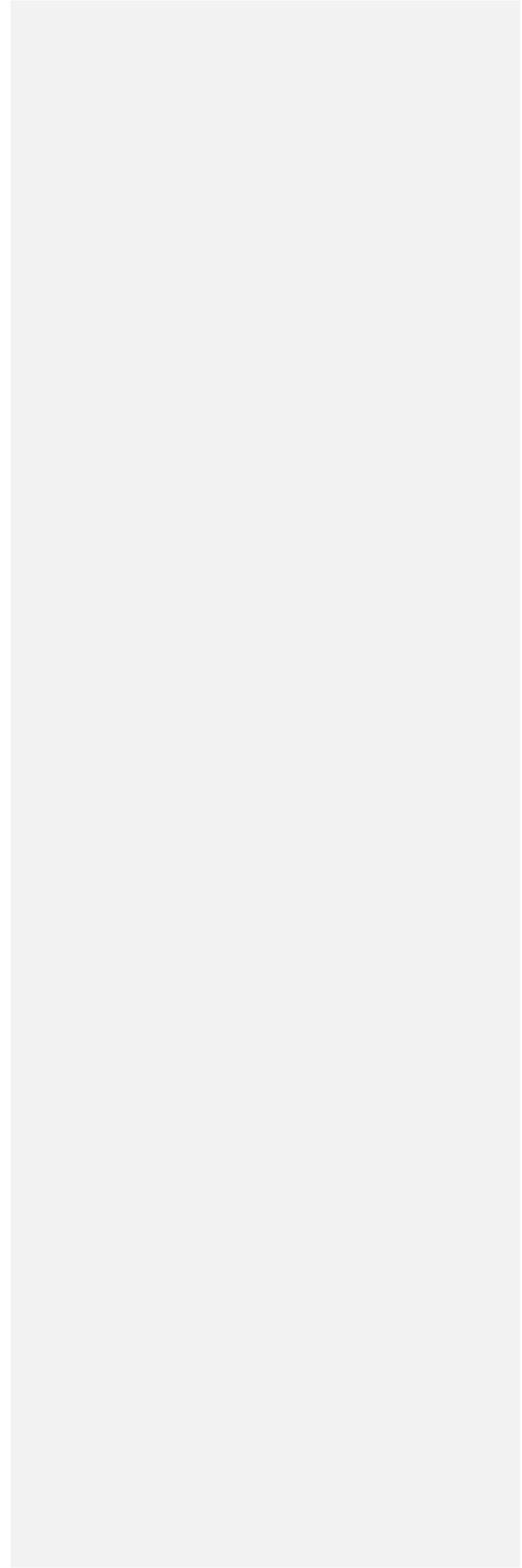
**APPENDIX B-1**

TRANSFERRED ASSETS FROM CITY OF FAIRVIEW HEIGHTS TO CITY OF O’FALLON

Motorola 800mhz radios, bearing the following unique radio serial numbers:

514CHF2995	205CHH0124	205CHH0160
514CHF3004	205CHH0155	205CHH0123
514CHF2998	205CHH0133	205CHH0151
514CHF2994	205CHH0137	205CHH0164
514CHF3001	205CHH0145	687TGU4936
514CHF2986	205CHH0139	687TGU4919
514CHF2987	205CHH0165	687TGU4918
514CHF3003	205CHH0150	687TGU4935
514CHF3000	205CHH0159	687TGU4875
514CHF2991	205CHH0162	687TGU4926
514CHF3005	205CHH0127	687TGU4927
514CHF2997	205CHH0168	687TGU4859
514CHF2992	205CHH0134	687TGU4925
514CHF2993	205CHH0126	687TGU4922
514CHF2989	205CHH0167	687TGU4917
514CHF3002	205CHH0152	687TGU4924
514CHF2999	205CHH0121	687TGU4933
514CHF2985	205CHH0154	687TGU4931
514CHF2990	205CHH0135	687TGU4928
514CHF2988	205CHH0148	687TGU4934
514CHF2944	205CHH0128	687TGU4932
500CHF4510	205CHH0141	687TGU4921
514CHF2996	205CHH0142	687TGU4920
205CHH0136	205CHH0163	687TGU4871
205CHH0140	205CHH0158	687TGU4923
205CHH0146	205CHH0156	687TGU4873
205CHH0166	205CHH0161	687TGU4867
205CHH0169	205CHH0122	687TGU4877
205CHH0132	205CHH0171	687TGU4858
205CHH0143	205CHH0125	687TGU4970
205CHH0149	205CHH0138	687TGU4861
205CHH0144	205CHH0131	687TGU4864
205CHH0129	205CHH0130	687TGU4866
205CHH0147	205CHH0153	687TGU4876
	205CHH0157	687TGU4874
	205CHH0170	687TGU4868

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687TGU4863



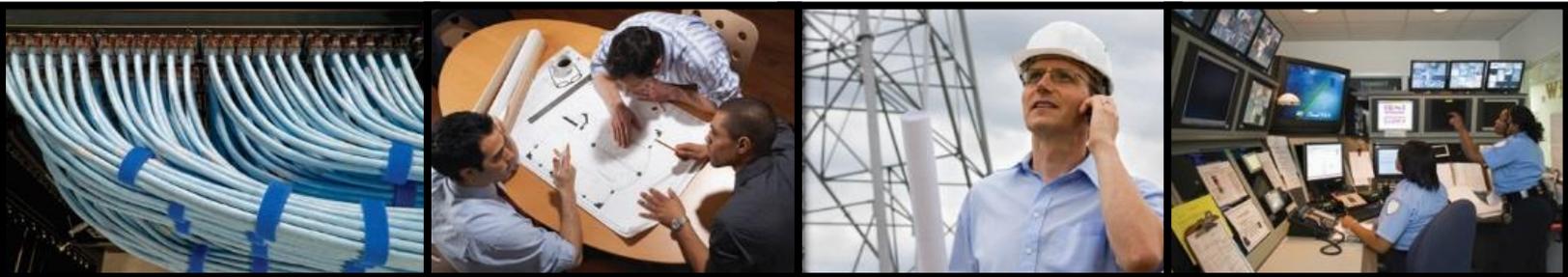
## APPENDIX C

### **AGREEMENT ON THE TERMS OF THE OFFER OF PROBATIONARY EMPLOYMENT TO FULL TIME FAIRVIEW HEIGHTS TELECOMMUNICATORS BY THE CITY OF O'FALLON**

The Parties to this Agreement agree that each of the individuals employed as Telecommunicators in a full time position with the City of Fairview Heights as of the date of this Agreement shall be offered the opportunity to be hired as full time Telecommunicators with the City of O'Fallon as a part of the 911 consolidation process. It is further agreed that the following conditions shall apply:

1. The applicable collective bargaining units and FOP representatives from each Parties' agency have been involved in the discussions concerning the employee aspects of the consolidation and as a result a side letter of agreement between the City of O'Fallon and Illinois Fraternal Order of Police Council O'Fallon Lodge No. 198-2 was agreed upon. Based on the terms of that letter the Parties' protected both the seniority and benefit rights of the full time Fairview Heights' Telecommunicators when, and if, they become City of O'Fallon full time Telecommunicators. The side letter agreement is attached, hereto.
2. The offer and/or acceptance of probationary employment is specifically between each individual full time Fairview Heights Telecommunicator and the City of O'Fallon. Besides the matters covered in this Appendix, the City of Fairview Heights has had no other input or involvement in the decisions or processes of the City of O'Fallon relating to the potential employment of these individuals by the City of O'Fallon.
3. All Fairview Heights full time Telecommunicators who are seeking employment as a Telecommunicator with the City of O'Fallon shall complete all portions of the City of O'Fallon's hiring process, including the employment application, background investigation(s), and any other testing or processes that the City of O'Fallon normally utilizes in their hiring process. The failure of any applicant to successfully complete any portion of the O'Fallon hiring process in a timely manner nullifies the City of O'Fallon's agreement to employ that individual as a full time Telecommunicator.
4. For any full time Telecommunicator who becomes employed by the City of O'Fallon, the City of O'Fallon agrees to place the same number of sick leave hours into that former employee's accrued sick leave bank at O'Fallon that the same Telecommunicator had in his/her sick leave bank at the time of their separation of employment with the City of Fairview Heights, up to the amount allowable by the afore-mentioned side letter agreement between the City of O'Fallon and the FOP. As a part of this Agreement, the City of Fairview Heights agrees to pay the City of O'Fallon for each sick leave hour placed into the employee's O'Fallon sick leave bank at a rate equal to the employee's initial hourly rate of pay upon employment with the City of O'Fallon.

5. Any other accrued benefit leave balances will be handled directly between the City of Fairview Heights and the employee. This includes unused vacation balances and compensatory time balances.



# PSAP Consolidation Planning

## GOVERNANCE AND FUNDING

### FINAL REPORT

SUBMITTED SEPTEMBER 2016 TO:  
THE CITIES OF O'FALLON AND FAIRVIEW HEIGHTS, ILLINOIS



**MissionCriticalPartners**

690 Gray's Woods Boulevard | Port Matilda, PA 16870 | 888.8.MCP.911 or 888.862.7911 | [www.MCP911.com](http://www.MCP911.com)



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## 1. GOVERNANCE

The management and governance of a consolidated public safety answering point (PSAP) are separate issues. Management involves the day-to-day operations of the PSAP; in contrast, governance involves a higher level of oversight. Effective governance typically results in the following outcomes:

- Standardization of operations and equipment
- Improved quality and reliability of the 9-1-1 system
- Cost savings through the sharing of resources
- Standardization of services and customer expectations
- Funding leverage and accountability
- Purchasing power, plus improved and/or coordinated purchasing decisions
- Faster adoption of new technology
- Greater level of overall cooperation and coordination
- Increased response times
- Decreased loss of life and property

Public safety officials often are reluctant to embrace a consolidated emergency communications shared-services model. Mission Critical Partners, Inc. (MCP) understands that the City of O'Fallon (O'Fallon) and the City of Fairview Heights (Fairview Heights) public safety stakeholders have a strong operational relationship and a certain comfort level in terms of achieving a successful consolidation. Agencies often are challenged with a perceived loss of control of the agency's communication services under a consolidated system. While O'Fallon and Fairview Heights currently do not perceive such a loss of control, it is critical that governance be formalized to guard against this perception becoming reality.

Any governance structure needs to have the flexibility and scalability to accommodate future agency participation in the legislation-required consolidation effort. To realize the benefits of a consolidated system, agencies must transition and adopt uniform procedures and use common technology systems. This level of coordination will require a cooperative environment in which all member agencies are involved in management decisions. Research indicates that shared systems experience problems when member agencies lack involvement in decisions that affect operations and staffing.

Senior officials representing member jurisdictions may expect a level of representation and involvement in issues related to budgeting, major equipment acquisitions, new jurisdictions requesting dispatch services, and significant changes in operational procedures. The governance entity also may become involved in arbitrating issues that cannot be resolved at a management level. Frequently, a jurisdiction's involvement in the governance of a PSAP is aligned with the level of funding provided by the jurisdiction, often leading to animosity when representatives of smaller jurisdictions feel powerless in the decision-making process.

The existing relationship between O'Fallon and the Village of Shiloh (Shiloh) demonstrates that municipality leadership can be successful not only with the consolidation with Fairview Heights but also



in providing exceptional services to other municipalities that may choose to join with these three agencies in the future. <sup>1</sup>

The following characteristics, attributes, and activities are typical of effective governance structures:

- Documented Authority: Establish formally with either an executive order or legislation
- Balanced Representation: Align needs and priorities across various stakeholders that have a role in, or are impacted by, communications-related initiatives
- Properly Sized Membership: Determine appropriately sized membership that maintains inclusiveness while permitting a quorum to be met regularly
- Accountability: Determine whether stated roles, responsibilities, and membership requirements are met routinely
- Active Membership: Provide multiple means to participate in meetings (i.e., in-person, videoconference, and teleconference) while advancing information sharing and transparency by disseminating meeting minutes to members
- Meeting Frequency: Maintain consistent meeting cadence. Members should collectively determine where meetings will be held and include consistent or alternating meeting locations to increase attendance and participation, depending on the size of the state or jurisdiction and the residency of members
- Scalable and Agile: Able to respond to changes in the emergency communications landscape
- Rules of Engagement: Manage internal and jurisdictional differences (e.g., “checking egos at the door” and working toward common, universally beneficial goals)
- Transparent and Responsive: Maintain an open and transparent forum to promote greater stakeholder buy-in
- Funding and Sustainment: Identify sustainable funding for existing and future emergency communications priorities

When laying the foundation for a successful governance structure, stakeholders should consider a practitioner-driven approach based on the following known success factors:

- Work from the bottom up by actively engaging stakeholders
- Leverage associations of people authorized to speak on behalf of a larger group of stakeholders
- Promote shared decision-making within each governance component
- Promote transparency and sustainability
- Establish and articulate a shared understanding of goals
- Establish an oversight body
- Promote flexibility

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<sup>1</sup> This document does not address or recommend changes to the existing agreement between Shiloh and O’Fallon.



With this in mind, MCP has identified potential governance models and provided recommendations to mitigate challenges and focus on the following key governance points:

- Oversight of strategic goals and any strategy modifications
- Reviewing facility renovation status updates, including issues and risks
- Monitoring achievement of major program milestones
- Directing resources to accomplish goals
- Providing leadership and support for the consolidation initiative
- Supporting the consolidation project and project components by communicating the vision and working to reduce barriers and mitigating risk
- Facilitating jurisdictional and interdepartmental collaboration
- Providing issue resolution across agencies
- Reviewing and approving the overall consolidation procurement strategy
- Managing fiscal and political issues
- Ensuring the availability of funds

## **1.1. GOVERNANCE MODELS**

Including the models specified in the scope of work, MCP researched a variety of governance structures that other PSAPs have implemented. MCP identified several options, each with strengths and challenges that would provide the level of operational oversight to serve the current consolidation efforts, as well as set the path for future agencies to participate. Provided below is a description of each model along with a table highlighting the strengths and opportunities, challenges and risks of each model.

### ***1.1.1. O’Fallon Operating the PSAP with Fairview Heights Contracting Services***

This governance model is an extension of the current model with Shiloh. Participating entities are part of an existing public safety organizational structure of law enforcement, fire, and emergency medical service (EMS) agencies, specifically the City of O’Fallon Police Department, which would host the consolidated PSAP. While the host agency absorbs and operates the contracting agency’s PSAP services, the contracting agency often appoints a point of contact within the reporting structure—such as the agency chief or a contract administrator/liaison—to provide accountability and promote collaboration with the host agency. PSAP management typically reports as part of the current organizational structure under the authority of the hosting agency sheriff, police chief, or fire chief.



**Table 1: Host Agency with Contracted Services**

Strengths and Opportunities	Challenges and Risks
The host agency provides leadership and management from within its current staff, thereby eliminating the time and new funding needed to hire additional leadership staff.	During any consolidation, there is a concern associated with the loss of direct control over PSAP personnel and dispatch services.
The host agency has established administrative, operational, and technical resources within the county/municipal/public safety entity structure. Examples include human resources, training, facilities maintenance, and network support.	A perception can exist that the host agency does not view the needs of the contracting agency with the same importance, and that the contracting agency receives a lesser level of service than the host agency.
Buy-in for consolidation may be better received when the suggested host PSAP already is dispatching for the disciplines served by the contracting agencies. Buy-in can be further enhanced when the contracting agency also is housed within the same type of agency (e.g., police department to police department rather than fire department to police department or even police department to sheriff's office).	Although the current political environment may be conducive to a contract arrangement, changes in leadership and political agendas over time can create challenges regarding oversight and service level expectations. Such an environment can strain relationships and exacerbate existing stressors. To mitigate this risk for all parties, a detailed governance document is required to protect all parties.
	A need exists to mitigate the challenges of custom/one-off contracts with individual participating agencies, as they become part of the host agency. For example, the City of Shiloh has an existing contract and pricing arrangement with the City of O'Fallon that likely will be different from any contract that is negotiated with Fairview Heights—and any other future participating agencies.

**1.1.2. Intergovernmental Agreement Partnership with Advisory Board**

Similar to the contracting structure described above, participating entities are part of an existing public safety organizational structure of law enforcement, fire, and EMS agencies, specifically the City of O'Fallon Police Department, which would host the consolidated PSAP. However, this model advances governance beyond one-to-one contracts to develop partnerships within a governance structure. Such a structure would leverage a standardized governance agreement that promotes collaboration by including representatives from each participating agency.

In this structure, PSAP management typically reports as part of the current organizational structure under the authority of the hosting agency sheriff, police chief, or fire chief, and receives advice and guidance from an advisory board. Participating agencies commit to appointing representatives who will serve on the advisory board, which traditionally is composed of public safety officials concerned with day-to-day operations of the PSAP. The advisory board works closely with the PSAP director to



establish operational procedures. Typically, the host agency is not bound by the decisions of the advisory board, which does not administer supervisory authority over the PSAP director.

**Table 2: Partnership Agreement with Advisory Board**

Strengths and Opportunities	Challenges and Risks
PSAP management has a clear reporting structure within the host agency.	During any consolidation, there is a concern associated with the loss of direct control over PSAP personnel and dispatch services. This challenge can be mitigated by strong, positive communications between the advisory board and the PSAP director.
The hosting PSAP has established administrative, operational, and technical resources within the county/municipal/public safety entity structure. Examples include human resources, training, facilities maintenance, and network support.	Leadership personnel will require technical and operational skills specific to the PSAP environment. Without adequate succession planning, turnover in leadership positions can create a significant risk.
This model includes an advisory board comprised of public safety officials concerned with the day-to-day operations of the PSAP. The advisory board can include municipal and community representatives, if desired. This board has advisory input only.	Even though the board is only advisory in nature, the risk still exists that the PSAP can be impacted by political agendas and changes in direction that result from a lack of participation and turnover in the advisory board.
The PSAP director has the support and advice of an advisory board to remove roadblocks and champion efforts. The advisory board also can assist with complaints and disputes arising from quality assurance, and make quality improvement recommendations.	
This structure mitigates the risks and challenges associated with one-to-one contracts with individual participating agencies, as they become part of the consolidated organization.	
This model provides the opportunity to formalize governance documents and pricing structures that are predictive and equitable with future participating agencies. For existing contracts, the opportunity exists to renegotiate or amend the contracts to bring them into the new structure.	

**1.1.3. Separate Entity as a Regional PSAP**

This governance model removes the governance of the consolidated PSAP from the City of O’Fallon or any other governmental structure and creates an independent agency. The regional consolidated PSAP is its own independent organization completely independent from any law enforcement, fire, or EMS agency it serves. A civilian director typically manages a regional PSAP. The director typically reports to a county or regional 9-1-1 or emergency services board that includes representation from the



participating agencies. Such a board typically possesses the authority to determine the funding strategy, organizational structure and hiring policies, and to approve significant changes of operational procedures.

**Table 3: Regional PSAP**

Strengths and Opportunities	Challenges and Risks
<p>The independent organization provides the director with the opportunity to provide equitable service to all participating agencies by best managing PSAP resources. This can mitigate the perception that the host agency is biased concerning the participating agencies.</p>	<p>During any consolidation, there is a concern associated with the loss of direct control over PSAP personnel and dispatch services.</p>
<p>This model creates a deeper career path for PSAP staff.</p>	<p>A carefully drafted governance document is critical to avoid a convoluted reporting structure. It is important that a clear chain of command exists so that the director can effectively manage the PSAP.</p>
<p>As an independent entity with its own budget, there is total organizational and mitigation of competing resources.</p>	<p>Although the current political environment may be conducive to this model, changes in leadership and political agendas over time can create challenges regarding oversight and service level expectations. This environment can strain relationships and exacerbate existing stressors. To mitigate this risk for all parties, a detailed governance document is required to protect all parties.</p>
<p>This model provides the opportunity to develop a standardized governance agreement that promotes equality in operational and pricing structures for existing and future agencies participating in the consolidation.</p>	<p>There is a risk that participating agencies currently under a contract agreement, such as Shiloh, would not want to cancel their current contract in favor of the new governance agreement.</p>
	<p>As a completely separate entity, real and intangible costs for administrative, operational, and technical resources—such as human resources, training, facilities maintenance, and network support and facilities—may be perceived to be higher. Funding can be a significant risk if any participating agency moves to deconsolidate.</p>
	<p>Leadership personnel will require technical and operational skills specific to the PSAP environment. Without adequate succession planning, turnover in leadership positions can be create a significant risk.</p>



## 1.2. RECOMMENDATION

As a result of the research conducted, MCP recommends the creation of an intergovernmental partnership agreement, which would authorize the establishment of an advisory board, to support the consolidated PSAP.

MCP recommends the creation of an O'Fallon PSAP Advisory Board (OFAB) bound by a governance body charter. The charter document would describe the authority, purpose, outcomes, operating principles, membership, roles and responsibilities, and management by which the OFAB will successfully serve and provide direction to the Support Services Supervisor of the O'Fallon PSAP.

The OFAB would be composed of the O'Fallon Public Safety Director (or other designee with the authority to bind the organization) and a representative from each member agency representing law enforcement, fire and rescue, EMS, and emergency management. The OFAB could create discipline-specific working groups, as deemed necessary, to address various aspects of PSAP operations. These working groups may include technology, training, public education, policy and procedures, along with ad hoc groups.

In addition to the charter, MCP recommends development of the aforementioned intergovernmental partnership agreement. Such an agreement essentially lays the foundation for each agency to participate in the consolidated O'Fallon PSAP. MCP recommends that particular attention be given to the following in the intergovernmental partnership agreement:

- Purpose of the agreement
- Baseline for terminology and definitions
- Scope of services
- Responsibilities and expectations of all participating communities, including the host agency
- Pricing structure to include initial consolidation costs and predictive on-going fees for services
- Onboarding and integration planning, including outlook for existing communications personnel
- Performance standards and reporting
- Change management
- Authority of host PSAP to manage financial and personnel matters
- Terms and general provisions

There are many local, regional, and national changes facing the 9-1-1 community, which are driving the creation of a variety of governance models that could prove successful for the O'Fallon and Fairview Heights consolidation effort. As MCP evaluated the ideal solution for O'Fallon and its partners, the cooperative effort embodied by a PSAP advisory board provides the best opportunity for success. It is important for all stakeholders to understand that true success in a consolidation effort only can come when participants buy into open and honest communications, and cooperation.

After drafting the recommended documents and forming the OFAB, next steps include defining the funding model and detailing a pricing structure. The latter should include the equitable division of initial



consolidation costs and/or on-going fees for services that are representative of the liability of the host agency and predictive of the expected workload of the consolidating community. As initial consolidation costs currently are being defined for the consolidation between O’Fallon and Fairview Heights, MCP will further develop the pricing structure, and will make recommendations to include in the intergovernmental partnership agreement.

## **2. FUNDING OPTIONS**

Identifying a funding method for a shared-services communications center is a complex issue. A key goal of both cities is the fair and equitable funding of services across both jurisdictions. MCP has identified three potential funding models currently used nationwide. MCP also has outlined the positive and negatives of each, and provided recommendations that enable cost sharing in a consolidated communications center. The method selected not only should provide a level of predictability and fairness upon which the jurisdictions can agree, but future agencies as well—in this regard, the current agreement with the City of Shiloh will need to be reviewed—which will be important should interest develop among other PSAPs in exploring consolidation with O’Fallon and Fairview Heights.

Emergency communications services generate a wealth of data, which includes both activity- and resource-based information, such as the following: number of incidents; incoming calls processed; radio transmissions; personnel; expenses; and other important information that may be documented. This data allows agencies to determine an average cost per activity or resource. The following sections describe the methods commonly used to allocate costs among jurisdictions participating in a shared-services communications center. At the cities’ request, MCP provided detail for activity- and resource-based models.

### **2.1. POPULATION BASIS**

The population-based cost allocation model involves assessing a share of operational costs based upon the population within each jurisdiction. Using this method, member jurisdictions would be assessed a portion of the operational cost on a per capita basis. The projected operating budget is divided by the total population of the jurisdiction served to determine an average per person assessment. This model assumes that municipalities with larger populations will generate more activity within the service area (i.e., 9-1-1 calls, emergency incidents, etc.). However, this population bias is not accurate in all circumstances. For example, a jurisdiction with less population but more miles of interstate highway, or a heavy commuter presence, may experience a greater number of calls than a more populated residential area. Table 4 presents the cost per capita for the relevant jurisdictions.



**Table 4: Cost Estimate Based Upon Population**

Jurisdiction	2014 Population*	Operating Budget	Projected Partnership Contribution
City of O'Fallon*	41,976	Current operating budget \$1,882,246.07 / 58,877 = \$31.97 per capita	\$1,341,935.92
City of Fairview Heights	16,901		\$540,310.15
<b>TOTAL</b>	<b>58,877</b>	<b>Per capita: \$31.97</b>	<b>\$1,882,246.07</b>

\* 2014 estimates provided by the U.S. Census Bureau; Shiloh population included with O'Fallon.  
Note: the per capita figure has been rounded for the table, but the corresponding calculations have not; hence the slight difference.

## 2.2. ACTIVITY BASIS

Cost assessment based upon activity is a common method that is used to fund shared-service communications centers. Routine communication center activities may be tracked and documented including:

- Incoming 9-1-1 calls
- Incoming 9-1-1 and ten-digit calls
- Calls dispatched
- Field-originated calls
- Radio transmissions

Activity based costs can be derived using two methods. The first involves tracking the activity volume associated with each member agency. The entity is assessed the cost for provisioning specific services based upon actual usage.

The second method involves averaging the volume of an activity across all participating jurisdictions or agencies. For example, call centers document the number of 9-1-1 calls received annually. The annual operating budget can be divided by the number of 9-1-1 calls to derive a per-call cost. Each entity then would contribute a share of the cost based upon the average volume of overall system usage.

MCP used three activities to develop a sample per-call cost estimate. The first example is based upon the number of incoming 9-1-1 calls. The second is based upon a combination of both 9-1-1 and calls to ten-digit telephone lines. The third is based on a combination of law enforcement, fire, and EMS incidents. When looking at 9-1-1 and ten-digit calls combined, the cost per call is \$15.68.

Table 5 below presents the cost per call or incident, based on the current operating budget of \$1,882,246.07.



**Table 5: Costs Per Call / Incident**

Jurisdiction	9-1-1 Calls*	Projected Partnership Contribution	9-1-1 and Ten-Digit Calls**	Projected Partnership Contribution	Law Enforcement, Fire and EMS Incidents***	Projected Partnership Contribution
City of O'Fallon	15,689	\$1,063,992.77	72,957	\$1,144,196.46	25,688	\$965,717.01
City of Fairview Heights	12,066	\$818,253.30	47,060	\$738,049.61	33,782	\$916,529.06
Shiloh	Part of O'Fallon total		Part of O'Fallon total		9,907	Contribution based on current agreement with O'Fallon
<b>TOTAL</b>	<b>27,755</b>	<b>\$1,882,246.07</b>	<b>120,017</b>	<b>\$1,882,246.07</b>	<b>69,377</b>	<b>\$1,882,246.07</b>
<b>Per Call / Incident Cost</b>	\$67.82		\$15.68		\$27.13	

\* 2015 9-1-1 call data by jurisdiction + 5% increase, includes Shiloh calls  
 \*\* 2014 call data provided by jurisdictions  
 \*\*\* 2014 incident data provided by jurisdictions + 5% increase  
 Note: the per call / incident costs have been rounded for the table, but the corresponding calculations have not; hence the cost difference if one were to multiply the 9-1-1 calls by \$67.82, for example.

### 2.3. RESOURCE BASIS

This method is based upon the number of public safety resources (i.e., personnel, apparatus, and stations) that each member agency possesses. This method is based upon the assumption that resources are aligned closely with activity and demands on the communication system. Resource-based shared-cost models may include a maintenance-of-effort component that factors recurring and capital costs into the calculations.

To calculate the maintenance-of-effort component, each agency contributes a portion of the operating budget based upon a percentage contribution. This model offers simplicity and the most equitable and predictive distribution of recurring and other capital costs. The governing entity must determine the basis of the cost allocation similar to the activity-based method.

MCP used two resource sources to develop a resource-based funding model. The first example in table 6 is a shared-funding model based on the average hourly rates of the host agency's current full-time and part-time staff at the time of consolidation, which is then coupled with percentage distributions representing recurring and capital costs, such as overtime, use of technical staff and administrative staff, equipment refreshes, etc. For the purposes of this report, 15 percent and 5 percent were used respectively for overhead and other costs. However, stakeholders may select any combination of percentages.

The second example in table 7 is based upon the number of subscriber units (portable, mobile radios, and consoles). This last model is more useful for larger agencies or consolidated centers where there



are a large number of subscribers per agency by which to distribute the costs of a typical radio subscriber device that represents the system loading. MCP included this as another model for comparison purposes showing that the contribution per participant would be higher. An additional model that could be used is based on radio traffic or the number of push-to-talks that lead to dispatcher workload.

**Table 6: Cost per FTE Resource**

Jurisdiction	Total FTEs	FTE Salaries and Benefits Costs	Overhead (OT, recurring costs, etc.)	Other Costs (technology purchases, etc.)	Total Consolidated FTE Costs	Projected Partnership Contribution
City of O'Fallon	11	\$751,713.66**	\$112,757.05	\$37,585.68	<b>\$902,056.39</b>	<b>\$883,556.68</b>
City of Fairview Heights	6	\$386,200.25	\$57,930.04	\$19,310.01	<b>\$463,440.30</b>	<b>\$481,940.01</b>
<b>TOTAL</b>	<b>17</b>	<b>\$1,137,913.91</b>	<b>\$170,687.09</b>	<b>\$56,895.69</b>	<b>\$1,365,496.69*</b>	<b>\$1,365,496.69*</b>

*\*Total calculated using 17 FTEs*  
*\*\*Average FTE Cost: The cost per FTE includes the O'Fallon Supervisor (\$80,323.33)*

**Table 7: Cost per Subscriber Unit Resource**

Jurisdiction	Total Subscriber Units	Total Subscriber Unit Costs	Overhead (OT, recurring costs, etc.)	Other Costs (technology purchases, etc.)	Consolidated Subscriber Unit Costs	Projected Partnership Contribution
City of O'Fallon	267*	\$1,067,005.53	\$160,050.86	\$53,350.29	<b>\$1,280,406.68</b>	<b>\$1,280,406.68</b>
City of Fairview Heights	204	\$815,240.34	\$122,286.05	\$40,762.02	<b>\$978,288.41</b>	<b>\$978,288.41</b>
<b>TOTAL</b>	<b>471</b>	<b>\$1,882,245.87</b>	<b>\$282,336.91</b>	<b>\$94,112.31</b>	<b>\$2,258,695.09</b>	<b>\$2,258,695.09</b>
<b>Base Cost Per Subscriber</b>		<b>\$3,996.28</b>	<b>Per Sub Unit Inc. LOM</b>		<b>\$4,795.53</b>	

*\* O'Fallon count includes Shiloh subscriber count of 37.*  
*Note: The Costs per subscriber have been rounded for the table, but the corresponding calculations have not; hence the cost difference if one were to multiply the number of subscribers by \$3,996.28, for example.*



## 2.4. INITIAL IMPACT COSTS OF CONSOLIDATION

Besides recurring and future capital costs, each consolidation bears numerous one-time costs directly related to the initial consolidation. Often in a consolidation environment these costs are simply borne by the host agency. In other circumstances, the consolidating agency bears the majority of the costs simply because they want to get out of the dispatch business. However, neither of these are the case in this situation, as neither agency would have considered consolidation had it not been for the State-mandated legislation requiring the eight PSAPs in St. Clair County to consolidate down to four.

All PSAP's in St. Clair County are in a similar situation of being required to incur unfunded costs associated with the State-mandated consolidation. While the potential exists that the State will provide grant funding to reimburse the costs of consolidation, the grant program will be competitive, so funding to cover all costs is not guaranteed. In this situation, it is important that the initial impact costs of consolidation are consistent yet scalable, not only to meet the needs of O'Fallon and Fairview Heights, but also any other agencies that may choose to consolidate with the O'Fallon PSAP in the future, rather than other centers in the county. The existing working relationship between the two cities provided an opportunity to meet the requirements for consolidation while maintaining the current levels of service that their agencies have today.

Table 8 below provides the distribution of current known consolidation costs between O'Fallon and Fairview Heights. It is important to note that as the project progresses and updated quotes are received, the costs will fluctuate and the percentage distribution may change. Cost are being tracked through an online tool known as Smartsheet®.

**Table 8: Initial Consolidation Impact Costs**

Item	O'Fallon Planned	Fairview Heights Planned	Total	O'Fallon %	Fairview Heights %
PSAP	\$136,845.14	\$59,458.79	\$196,303.93	69.71%	30.29%
IT	\$17,479.61	\$32,875.93	\$50,355.54	34.71%	65.29%
Radio	\$259,888.98	\$125,297.85	\$385,186.83	67.47%	32.53%
ITI-CAD	\$84,355.00	\$84,355.00	\$168,710.00	50.00%	50.00%
<b>TOTAL</b>	<b>\$498,568.73</b>	<b>\$301,987.57</b>	<b>\$800,556.30</b>	<b>62.28%</b>	<b>37.72%</b>



## **2.5. RECOMMENDATION**

A successful consolidation requires the equitable division of initial consolidation costs and on-going fees for services that are representative of the liability of the O'Fallon PSAP and predictive of the expected workload of the consolidating community of Fairview Heights. As a result of the research conducted, MCP recommends using the resource-based funding model using FTEs that includes a maintenance-of-effort component. This model clearly defines and details a pricing structure that meets the above stated requirement.

Beyond the initial consolidation of the O'Fallon and Fairview Heights equitable cost sharing, MCP suggests including a consolidation impact charge using the activity-based per incident model for future consolidations or adding participants. The partnership agencies may decide to provide an option to distribute the impact charge over the life of the initial agreement (three- to five-year period). This pricing structure is competitive, fair, and the most predictive of on-going fees for services. It also provides the opportunity for grant funding as a means for reimbursement to recover the initial investment costs and would be split equitably between O'Fallon and Fairview Heights using the same formulas as the original costs. Allocation of certain costs such as the Information Technologies, Inc. (ITI) computer aided dispatch (CAD) and records management system may be divided based on the number of licenses issued to each city's police department.

As initial consolidation costs are further defined for the consolidation between O'Fallon and Fairview Heights, MCP will continue to update the worksheets to ensure that this recommendation remains valid, and will advise both O'Fallon and Fairview Heights representatives of any deviation in this recommendation if significant changes occur over the course of the project.

## **3. CURRENT PROJECT STATUS AND IMPLEMENTATION PLANS**

Significant progress has already been made in working towards consolidation by the June 30, 2017 deadline. In early 2016, a technology working group was formed comprised of key stakeholders from both cities to deal with technology and connectivity issues. As a result, several technology upgrades have taken place or are planned to facilitate the consolidation in the fourth quarter of 2016. These include modifications to the O'Fallon PSAP facility to accommodate additional furniture and workstations and upgrades to the radio dispatch consoles. And both cities will soon utilize the same CAD/records management system from ITI.

Accommodations have been made for the temporary relocation of O'Fallon dispatchers to an adjacent conference room while facility modifications, furniture installation, and electrical upgrades take place. In addition, temporary connectivity has been established between both cities while a permanent link is constructed. Once this link is completed, there will be a direct connection between Fairview Heights and O'Fallon police departments to facilitate connections for CAD/records management, radio, administrative telephone, video, and other components such as intercoms, remote door control, and emergency warning sirens.



The Fairview Heights dispatchers will continue to operate from their current location until upgrades and renovations are complete at the O'Fallon PSAP. They will begin utilizing the newly installed Motorola radio consoles as of September 27, 2016. There are ongoing discussions between the Fraternal Order of Police union and Fairview Heights regarding their current staff and how their transition to O'Fallon will be handled.

Both cities currently are working on the development and approval of an intergovernmental agreement and the formation of an advisory board. The consolidation was approved by the St. Clair County Emergency Telephone System Board (ETSB) and was included in their plan submitted to and approved by the Illinois State Police. As the process continues, MCP can make recommendations for language to include in the intergovernmental partnership agreement. It is critical that the process continue to move forward as the two cities have set a goal to complete the Fairview Heights staff move to the O'Fallon communications center by the end of 2016.

The anticipated technology and facilities costs for the consolidation are included in table 8 above. Both cities are reviewing their ongoing maintenance and support contracts to determine how those costs will be allocated for the 2017–2018 budget and beyond.

The costs identified to date represent known costs that are being tracked in cooperation with both cities and the project team. While the project is currently under budget, it is MCP's experience in projects of this nature that there can be unforeseen expense and therefore a contingency fund up to 10 percent should be established for additional expenses that may be necessary.

# Side Letter of Agreement

City of O'Fallon, Illinois  
And  
Illinois Fraternal Order of Police Labor Council/  
O'Fallon Lodge No. 198-2

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Re: City of O'Fallon/City of Fairview Heights Combined 911 PSAP Center

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In the event the City of O'Fallon, Illinois (the "Employer") and the City of Fairview Heights, Illinois combine 911 PSAP operations (the "Center"), whereby the Telecommunicators of said Center are employees of the City of O'Fallon; the Employer and the Illinois Fraternal Order of Police Labor Council (the "Union") agree as follows:

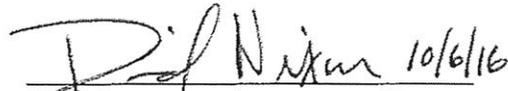
1. The current Fairview Heights Police TC employees will be given the right to first apply for the new TC positions created by the merger of the two 911 PSAP centers.
2. Said employees if so hired by the Employer will be required to serve a one year probationary period.
3. The former Fairview Heights employees would be credited with their seniority, minus any seniority calculations for part-time service.
4. Based upon their full-time seniority, said employees will be placed in the wage schedule at the level of years equating to their full-time seniority; they will also accrue vacation based upon their new seniority date.
5. If one of the said employees elects to bring their accrued leave, including sick leave, with them, they shall be allowed to bring an amount of accrued leave that is no greater than the current O'Fallon employees could have accrued based upon their seniority. This provision shall only be applicable if an agreement is reached between the Employer and the City of Fairview Heights over the portability of such leave.
6. The use of seniority of said employees, as it relates to the use of accrued benefits and other provisions under the current contact, shall reflect their full-time seniority as provided above.

For the City of O'Fallon, Illinois:

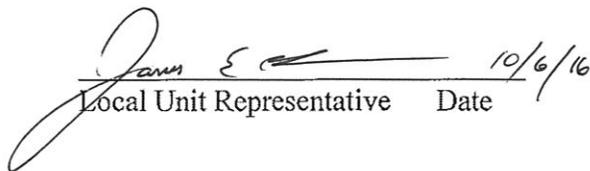
For the FOP Labor Council:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Field Representative

10/6/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Local Unit Representative

10/6/16  
\_\_\_\_\_  
Date



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator  
**Date:** October 17, 2016  
**Subject:** Minor Subdivision – Frieze Harley Davidson (RESOLUTION)

---

**List of committees that have reviewed:** The Community Development Committee reviewed the agreement at its October 10, 2014 meeting and recommended it for approval with a vote of 5-0.

**Background**

The petitioner, Etta Frieze has filed a petition to subdivide their property located at 1560 North Green Mount Road, Parcel Number 04-30.0-303-080, having approximately 13.68 acres. The subject property is zoned B-1(P) – Planned Community Business District, with the Frieze Harley-Davidson dealership on the western portion of the site. The parcels surrounding the property are all zoned B-1 or B-1(P).

The property owner is seeking a minor subdivision approval creating two lots. The Frieze Harley-Davidson dealership will consist of one lot (approximately 8.60 acres in size) and the second lot (which is vacant land) will consist of 5.08 acres. The applicant proposes to subdivide the 5.08-acre piece of land so they can sell the ground for the future development. The site is zoned B-1(P), so any new construction project will require a new planned use and City Council approval. Overall, the plat meets the area and balk requirements of the city's codes, but a few minor additions to the plat will be completed prior to the City signing off on the plat.

**Legal Considerations:** None

**Budget Impact:** None

**Staff Recommendation**

Staff recommends approval of the minor subdivision for 1560 North Green Mount Road, Parcel Number 04-30.0-303-080.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**A RESOLUTION APPROVING AND ACCEPTING A SUBDIVISION OF LAND TO BE  
KNOWN AS THE "FRIEZE HARLEY DAVIDSON SUBDIVISION" ON PARCEL 04-  
30.0-303-080 IN THE CITY OF O'FALLON, ILLINOIS**

**WHEREAS**, the minor subdivision has been reviewed by the city planning and engineering staff and staff finds the minor subdivision acceptable; and

**WHEREAS**, the Community Development Committee reviewed the minor subdivision at the October 10, 2016 meeting and voted 5-0 to recommend approval; and

**WHEREAS**, the minor subdivision of Frieze Harley Davidson Subdivision will create a new 8.60-acre lot and 5.08-acre lot with utility easements; and

**WHEREAS**, the proposed minor subdivision complies with the general requirements as set forth in the City's Ordinances, including the general provisions of Chapter 154: Subdivisions of the City of O'Fallon Code of Ordinance.

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

- 1) That the above described Frieze Harley Davidson Subdivision, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 2) That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois a copy of this resolution, along with a copy of the plat and the recording expense shall be borne by the person(s) requesting approval of the plat; and
- 3) This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this \_\_\_\_ day of \_\_\_\_\_, 2016.

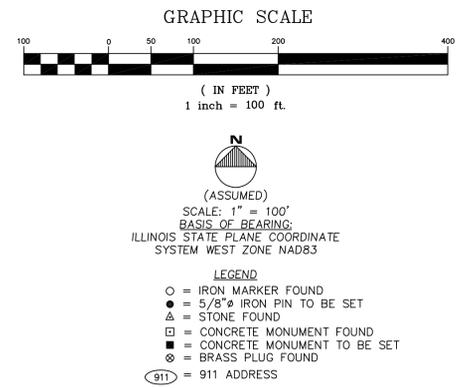
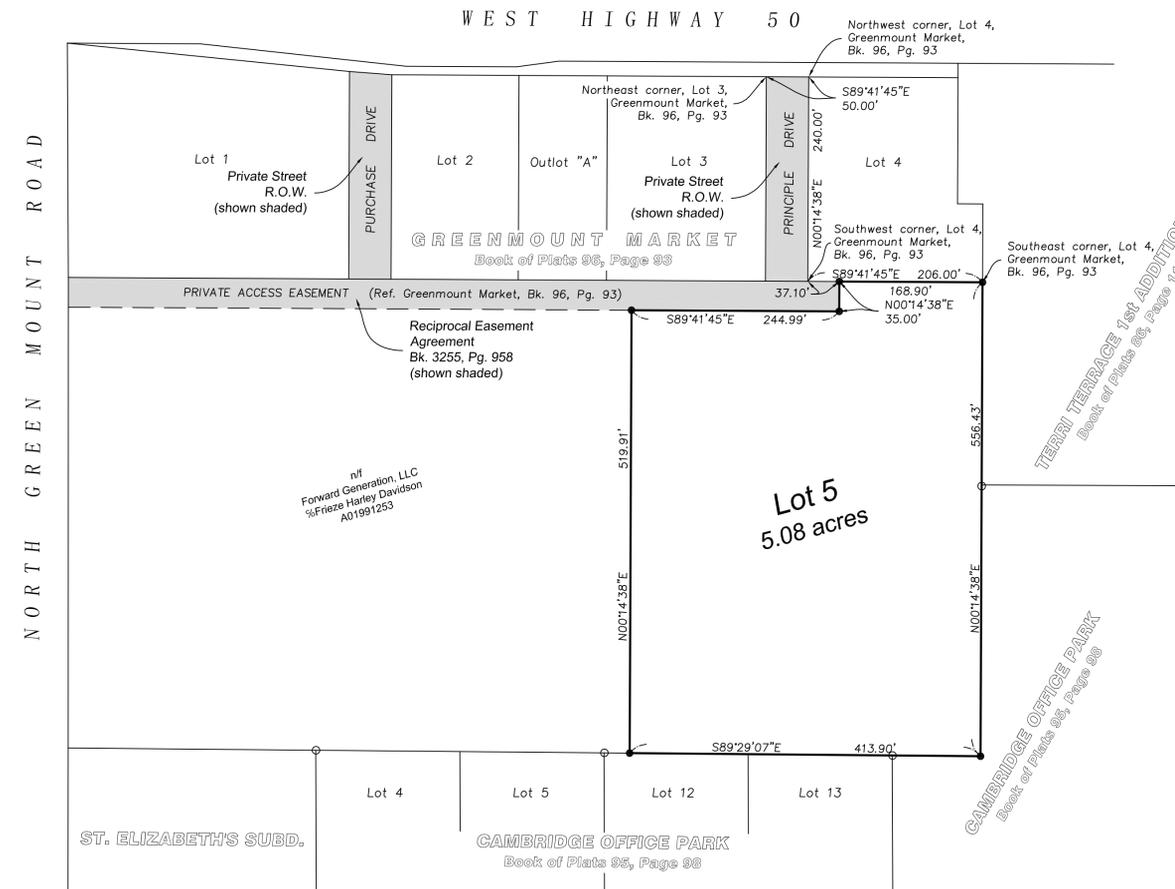
Attest:

Approved:

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

\_\_\_\_\_  
Gary L. Graham, Mayor

**- FINAL PLAT - SEPTEMBER 2016 -**  
**FRIEZE HARLEY DAVIDSON SUBDIVISION**  
 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30,  
 TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
 CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS  
 ZONED: B-1



**OWNER / CLIENT:**  
**FORWARD GENERATION, LLC**  
 % FRIEZE HARLEY DAVIDSON  
 1560 NORTH GREEN MOUNT ROAD  
 O'FALLON, ILLINOIS 62209  
 PH: (618) 622-0045 FAX: (618) 622-0046

IL Prof. Design Firm (LS/PE/SE) 134-001027  
**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
 3300 Highline Road ph: 618-228-7816  
 Aviston, IL 62216-1018 fax: 618-228-7900

**SUBDIVISION INFORMATION**

<b>TOTAL GROSS AREA:</b>	<b>5.08 ac.</b>
<b>PROPOSED R.O.W.</b>	<b>0.00 ac.</b>
<b>COMMERCIAL LOT</b>	<b>5.08 ac.</b>
<b>COMMON AREA</b>	<b>0.00 ac.</b>

**PERIMETER DESCRIPTION:**  
 Part of the West Half of the Southwest Quarter of Section 30, Township 2 North, Range 7 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, described as follows:  
 Beginning at the Southeast corner of Lot 4 of Greenmount Market, a subdivision recorded in Book of Plats 96, Page 93 of the St. Clair County, Illinois, Recorder's Office; thence, N.89°41'45\"/>

**SURVEYOR'S CERTIFICATE:**  
 I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, hereby certify that this is a true and correct plat of survey made under my supervision at the request of the owners. I further certify that the tract shown hereon is within the City of O'Fallon which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code, and is not within 1-1/2 miles any other city, town or village which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, encroachments, occupation lines, or other encumbrances that existed prior to the date of this plat. For complete information, a title opinion or commitment for title insurance should be obtained, reviewed, and upon request additional information can be included on this plat.

Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

State of Illinois )  
 )ss  
 County of St. Clair )

We, the undersigned, doing business as FORWARD GENERATION, LLC, a Limited Liability Company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "FRIEZE HARLEY DAVIDSON SUBDIVISION". It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and platting into lots.

I further certify that the property platted hereon is within O'Fallon Grade School District No. 90, O'Fallon High School District No. 203 and Southwestern Illinois College District No. 522.

In witness whereof the undersigned has set his hand this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest:  
 Representative, Forward Generation, L.L.C.      Representative, Forward Generation, L.L.C.

State of Illinois )  
 )ss  
 County of St. Clair )

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ of FORWARD GENERATION, L.L.C., are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me in person this day and acknowledged that they have signed and delivered the said plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public

State of Illinois )  
 )ss  
 County of St. Clair )

I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that I find no unpaid taxes against any of the real estate included within this plat.

County Clerk

State of Illinois )  
 )ss  
 County of St. Clair )

We, the undersigned, professional engineer for this development and the owner, do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared by Netemeyer Engineering Assoc., Inc., latest revision, as approved by the City or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Representative, Forward Generation, L.L.C.      Representative, Forward Generation, L.L.C.

Patrick R. Netemeyer I.R.P.E. No. 37441      Date  
 Expiration Date: November 30, 2017

**NOTE:**  
 The approval and certification of this plat by St. Clair County, the City of O'Fallon, the subdivider, and the surveyor / engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement other than surface drainage structures or improvements having prior approval of the County and City. It is the intent of the County, City, subdivider and surveyor / engineer that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

State of Illinois )  
 )ss  
 County of St. Clair )

I do hereby certify that the following agencies were properly notified if required and to the best of my knowledge approve this project:  
 Illinois Historic Preservation Agency (HPA - archaeological)  
 Illinois Department of Natural Resources (IDNR-endangered species)  
 Illinois Department of Natural Resources - Division of Water Resources (IDNR-DWR - stream hydraulics)  
 Natural Resources Conservation Service (NRCS - land use)  
 U.S. Army Corps of Engineers (USACE - clean water act/stream hydraulics)  
 Illinois Environmental Protection Agency (IEPA - storm water permit)  
 St. Clair County Department of Roads and Bridges (entrance permit)  
 Illinois Dept. of Transportation Div. of Highways (IDOT - entrance permit)  
 U.S. Department of Agriculture (USDA - prime farm land)

Patrick R. Netemeyer I.P.L.S. No. 2704  
 Expiration Date: November 30, 2016

State of Illinois )  
 )ss  
 County of St. Clair )

This plat has been reviewed and approved by the Mapping and Platting Department.

Mapping and Platting Department      Date

State of Illinois )  
 )ss  
 County of St. Clair )

This plat has been reviewed and approved for 911 implementation.

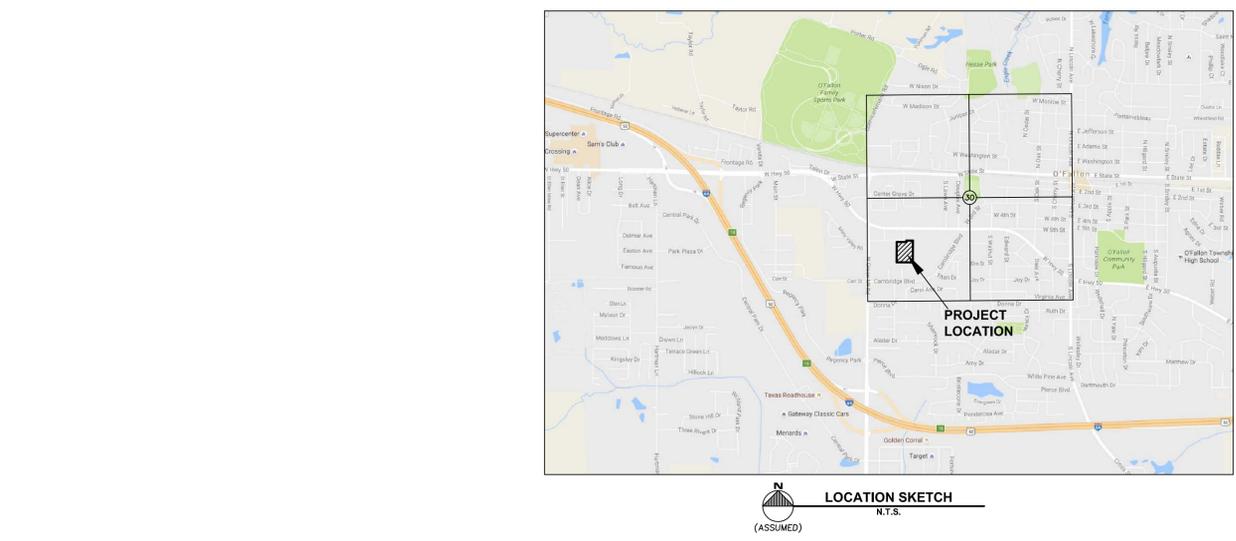
911 Coordinator      Date

State of Illinois )  
 )ss  
 County of St. Clair )

This final plat was examined and approved by the City Council of the City of O'Fallon, Illinois and accepted by resolution No. \_\_\_\_\_ dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk





## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator

**Date:** October 17, 2016

**Subject:** Minor Subdivision – Ridge Prairie Heights – Lot 89 (RESOLUTION)

---

**List of committees that have reviewed:** The Community Development Committee reviewed the agreement at its October 10, 2014 meeting and recommended it for approval with a vote of 5-0.

### **Background**

The petitioner, Rick Parks has filed a petition to subdivide property located at 121 Central Drive, Parcel Number 03-26.0-409-001, having approximately 0.61 acres. The subject property is zoned SR-2 – Single-family Residence Dwelling District, with an existing single-family residence on the property. The parcels surrounding the property are all zoned SR-2 within the Ridge Prairie Heights subdivision.

The property owner is seeking a minor subdivision approval creating two lots. One lot will consist of 0.34 acres (14,810 square feet) with the existing single-family residence and the second lot will consist of 0.27 acres (11,761 square feet). The applicant proposes to subdivide the 11,761 square foot lot for the construction of a new single family residence. Overall, the plat meets the area and balk requirements of the city's codes, but a few minor additions to the plat will be completed prior to the City signing off on the plat.

**Legal Considerations:** None

**Budget Impact:** None

### **Staff Recommendation**

Staff recommends approval of the minor subdivision for 121 Central Drive, Parcel Number 03-26.0-409-001.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**A RESOLUTION APPROVING AND ACCEPTING A SUBDIVISION OF LAND TO BE KNOWN AS THE "RIDGE PRAIRIE HEIGHTS – PARKS LOT SPLIT SUBDIVISION" ON PARCEL 03-26.0-409-001 IN THE CITY OF O'FALLON, ILLINOIS**

**WHEREAS**, the minor subdivision has been reviewed by the city planning and engineering staff and staff finds the minor subdivision acceptable; and

**WHEREAS**, the Community Development Committee reviewed the minor subdivision at the October 10, 2016 meeting and voted 5-0 to recommend approval; and

**WHEREAS**, the minor subdivision of Ridge Prairie Heights – Park Lot Split subdivision will create a new 0.34-acre lot and 0.27-acre lot with utility easements; and

**WHEREAS**, the proposed minor subdivision complies with the general requirements as set forth in the City's Ordinances, including the general provisions of Chapter 154: Subdivisions of the City of O'Fallon Code of Ordinance.

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

- 1) That the above described Ridge Prairie Heights – Park Lot Split subdivision, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 2) That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois a copy of this resolution, along with a copy of the plat and the recording expense shall be borne by the person(s) requesting approval of the plat; and
- 3) This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Attest:

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

Approved:

\_\_\_\_\_  
Gary L. Graham, Mayor

ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_

**OWNER/SUBDIVIDER**

RICK PARKS  
1781 BENTWATER LANE  
O'FALLON, ILLINOIS 62269

**SCHOOL DISTRICTS**

K - 8: CENTRAL DISTRICT #104  
9 -12: O'FALLON TOWNSHIP HIGH SCHOOL DISTRICT #203  
SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

**ENGINEER/SURVEYOR**

MILLENNIA PROFESSIONAL SERVICES  
11 EXECUTIVE DRIVE, SUITE 12  
FAIRVIEW HEIGHTS, ILLINOIS 62208  
618-624-8610

**AREA CALCULATIONS**

LOT 89A 0.34 ACRES  
LOT 89B 0.27 ACRES  
TOTAL AREA 0.61 ACRES

**ZONING**

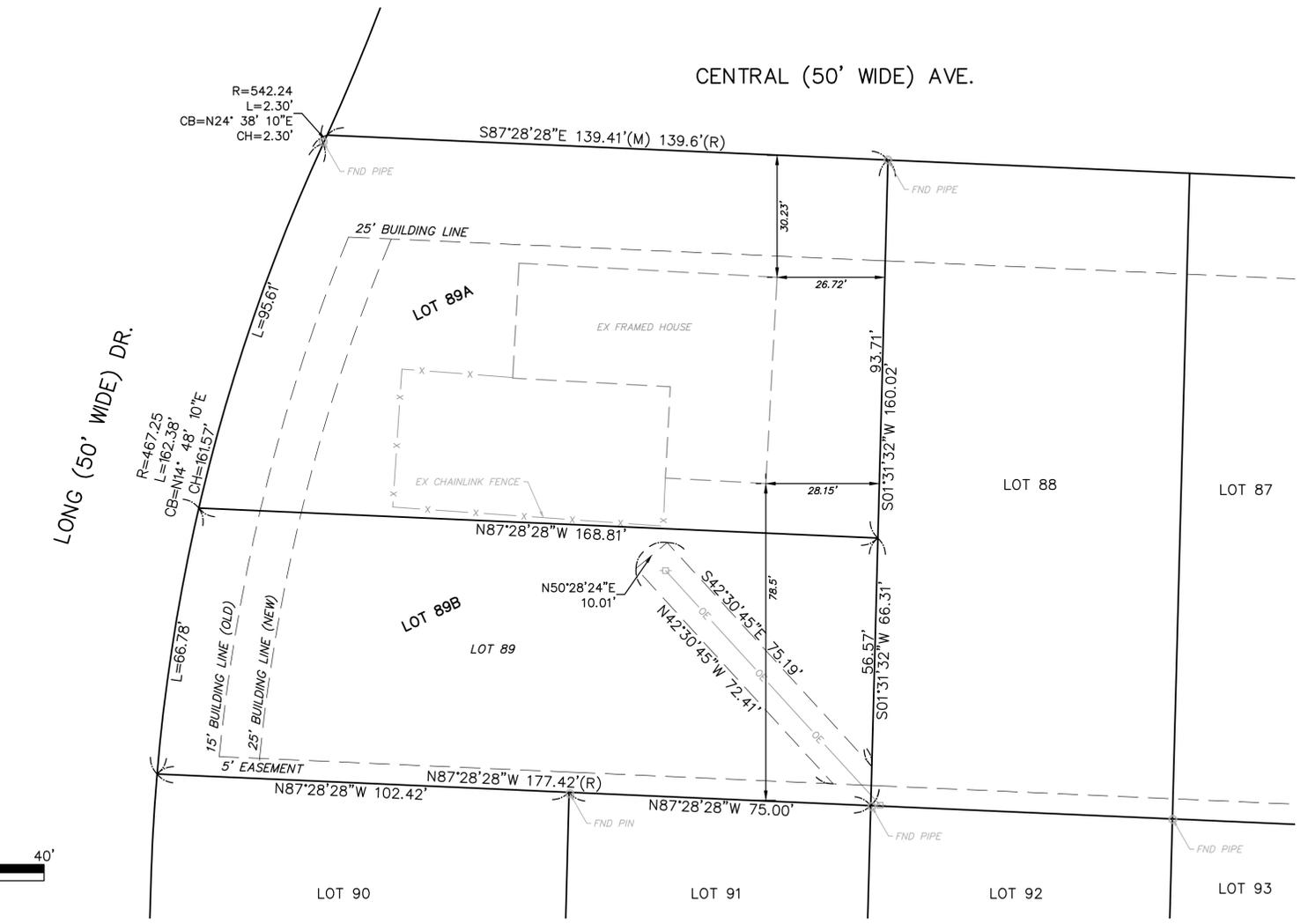
SR-2

**LEGEND**

- IRON PIN SET
- FND IRON PIPE

**FINAL PLAT NOTES**

1. THE ACCEPTANCE OF THIS PLAT BY THE CITY OF O'FALLON, ILLINOIS DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIVISION NOR THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, STRUCTURE OR IMPROVEMENT OTHER THAN SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.
2. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.



WE, THE UNDERSIGNED, BEING THE OWNER IN FEE OF THE PROPERTY EMBRACED BY THIS RESUBDIVISION PLAT, DO HEREBY ACKNOWLEDGE THIS RESUBDIVISION PLAT TO BE MY FREE AND VOLUNTARY ACT AND DEED. I HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROADWAY PURPOSES, THE STREET RIGHT OF WAY AS SHOWN HEREON, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES SHOWN HEREON ARE THE BUILDING LINES TO BE REFERRED TO IN ALL THE CONVEYANCES OF LOTS WITHIN THIS SUBDIVISION, INCLUDING THE RELEASE AND WAIVER OF THE RIGHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND THIS SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

OWNER:  
  
RICK PARKS

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF ST. CLAIR )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME MR. RICK PARKS, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE REPRESENTATIVE OWNER, ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND SAID AUTHORIZED AGENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF ST. CLAIR )

FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY THE STATUTES UPON ALL OF THE PROPERTY WITHIN THIS PLAT, AND I HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS SUBDIVISION AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

COUNTY CLERK \_\_\_\_\_

I, THE UNDERSIGNED, OWNER, HEREBY WITNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

\_\_\_\_\_  
RICK PARKS, OWNER  
  
\_\_\_\_\_  
ENGINEER

I, THE UNDERSIGNED 911 COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.  
  
\_\_\_\_\_  
911 COORDINATOR

I, THE UNDERSIGNED MAYOR OF THE CITY OF O'FALLON, ILLINOIS, DO HEREBY APPROVE THE PLAT SHOWN HEREIN.  
  
\_\_\_\_\_, 2016  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CITY CLERK

APPROVED BY MAPPING AND PLATTING ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016  
  
\_\_\_\_\_  
SIGNATURE

<b>Drawing Issue</b>	09/23/16	OWNER REVIEW

P.M.	D.L.W.	L.T.	S.J.	QA/QC:	M.J.R.	Job Number:
						ME16065.00

**Millennia Professional Services**

11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
618.624.8610  
FAX: 618.624.8611



**Ridge Prairie Heights 1st Addition - Lot 89 Resubdivision**

Rick Parks  
121 Central Avenue  
O'Fallon, Illinois 62269

Sheet Title:  
Resubdivision Plat

Sheet  
1 of 1



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator

**Date:** October 17, 2016

**Subject:** P2016-12: BP Gas Station - Planned Use (1<sup>st</sup> Reading)

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**List of committees that have reviewed** The Planning Commission held a public hearing on the above referenced application at their September 27, 2016 meeting. The Commission voted 8-ayes and 0-nays to approve the requested Planned Use for the BP Gas Station, subject to the conditions recommended by staff. At the October 10, 2016 Community Development Committee meeting, the committee reviewed the proposed redevelopment of the BP Gas Station. The committee discussed the planned use and recommended approval with a vote of 5 ayes – 0 nays.

#### **Background**

The applicant, Mike Drummonds for STL Eco Energy & Electric, has filed an application requesting 0.66 acres of land be rezoned from B-1, Community Business District to B-1(P), Planned Community Business District for the proposed redevelopment of the existing BP gas station. The project proposes demolishing the existing convenience market on the property and reconstruct a new 4,173 square foot convenience market and the future installation of two additional gas pumps. The property is located at 720 South Lincoln Avenue, at the northeast corner of the intersection of Lincoln Avenue and Highway 50.

At the Planning Commission meeting there was a discussion about the hour of operation. Currently, the station operates 24 hours a day, 7 days a week. Staff discussed the hours of operation with the developer and owner and they have determined they would like to continue operating 24 hours a day, 7 days a week.

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

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recommends approval of the project with the following conditions:

1. Final construction plans will need to include final stormwater detention calculations.
2. Dumpster enclosure will need to be constructed of similar materials of the building.
3. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS “BP GAS  
STATION”) TO BE AT 720 SOUTH  
LINCOLN AVENUE ON PARCEL  
NUMBER: 04-29.0-326-010**

**WHEREAS**, the applicant, Mike Drummonds for STL Eco Energy & Electric, has filed an application requesting approval of a planned use rezoning to authorize the demolition of the existing 960 square foot convenience mart and reconstruct a 4,173 square foot convenience mart at 720 South Lincoln Avenue in O’Fallon, Illinois; and

**WHEREAS**, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

**WHEREAS**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on September 27, 2016, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 8 ayes to 0 nay as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on October 10, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 5 ayes to 0 nays.

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

**Section 1.** That upon the effective date of this Ordinance, the described property, known as “BP Gas Station”, be henceforth classified as zoning district B-1(P) Planned Community Business District, as a 4,173 square foot convenience mart with up to six (6) gas pumps, with the following conditions:

1. Final construction plans will need to include final stormwater detention calculations.
2. Dumpster enclosure will need to be constructed of similar materials of the building.

3. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

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

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

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\*\*\*\*\*

ATTEST:

Approved by the Mayor this \_\_\_\_\_ day

(seal)

of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

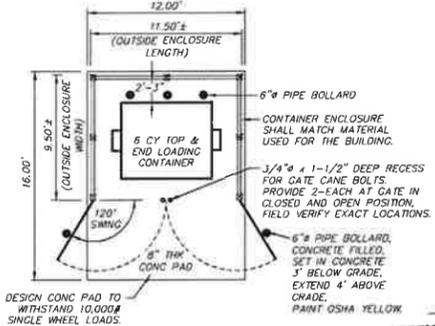
\_\_\_\_\_  
Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	Kueker	Albrecht	Hagarty	Gilreath	Drolet	SUB TOTALS
Aye								
Nay								
Absent								

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

**LEGEND**

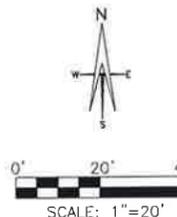
- IRON PIN FOUND
- CONC. MON. FOUND
- PK NAIL FOUND
- CHISELED "X" FOUND
- ▲ STONE FOUND
- FENCE POST FOUND AND USED
- ⊕ 42" DIAMETER LID
- IRON PIN SET
- CONC. MON SET
- PK NAIL SET
- CHISELED "X" SET
- ANCHOR FOUND
- MONITORING WELL
- 18" DIAMETER LID
- 3" DIA. PIPE BOLLARD



**CONTAINER ENCLOSURE PLAN & CONCRETE PAD LAYOUT**

**PROPOSED BP IMPROVEMENTS SITE DEVELOPMENT PLAN**

PART OF LOT 12 AND LOTS 13, 15 AND 16 IN BLOCK NUMBER THREE (3) OF LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6



**LOCATION MAP NOT TO SCALE**

**LEGAL DESCRIPTION**

PARCEL 1:  
PART OF LOT NUMBER TWELVE (12) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NUMBER TWELVE (12), RUNNING THENCE NORTHWARDLY FOURTEEN FEET (14') ALONG THE WEST LINE OF SAID LOT NUMBER TWELVE (12) TO A POINT, THENCE SOUTHEASTWARDLY TO A POINT IN THE SOUTHERLY LINE OF SAID LOT NUMBER TWELVE (12) FORTY-THREE FEET AND TWO INCHES (43'2") DISTANT FROM THE SOUTHWESTERLY CORNER OF SAID LOT NUMBER (12), THENCE SOUTHWESTWARDLY ALONG THE SAID SOUTHERLY LINE OF SAID LOT NUMBER TWELVE (12) TO THE POINT OF BEGINNING; AND  
ALSO, THAT PART OF LOT NUMBER THIRTEEN (13) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6  
PARCEL 2:  
LOTS NUMBER FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6.

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WITH A BEARING OF SOUTH 49 DEGREES 29 MINUTES 21 SECONDS EAST.

**AREAS BY SURFACE TYPE**  
BUILDING = 4,173 SF  
PAVEMENT = 20,910 SF  
GRASS = 3,551 SF

**TOTAL AREA**  
28,634 SF  
0.662 ACRES

**SITE LIGHTING**  
LIGHTING FOR THE SITE WILL BE PROVIDED BY LIGHTS MOUNTED TO THE BUILDING AND UNDER THE CANOPY. THERE WILL BE SOME BENEFIT TO THE SITE FROM THE EXISTING LIGHT STANDARDS INSTALLED ON THE AUTOTZONE PROPERTY ALONG THE EAST PROPERTY LINE.

**PARKING**

1 PER FUELING STATION = 8 (EXISTING)  
= 4 (FUTURE)  
4 PER 1000 SF GFA OF RETAIL SPACE = 4173/1000 x 4 = 16.69 = USE 17  
TOTAL REQUIRED SPACES = 17+8+25 (w/EXIST PUMPS) = 17+8+29 (w/FUTURE PUMPS)  
TOTAL SPACES PROVIDED = 25 (w/EXISTING PUMPS) = 29 (w/FUTURE PUMPS)  
ACCESSIBLE SPACES REQUIRED = 1  
ACCESSIBLE SPACES PROVIDED = 1

**SITE INFORMATION**

720 S. LINCOLN HWY  
O'FALLON, IL 62261  
P.I.N. 04290326010

**OWNER**

KRISHNA GAS, INC.  
380 FOREST OAK DRIVE  
CASEYVILLE, IL 62232

**SURVEYOR**

SHERRILL ASSOCIATES, INC.  
316 N. MAIN  
EDWARDSVILLE, IL 62025

**ILLINOIS PROFESSIONAL SURVEYOR**

DAVID J. SHERRILL  
316 N. MAIN  
EDWARDSVILLE, IL 62025  
LICENSE NUMBER: 2534  
EXPIRES: 11-30-2016

**ILLINOIS PROFESSIONAL ENGINEER**

K. RICHARD JONES  
316 N. MAIN  
EDWARDSVILLE, IL 62025  
LICENSE NUMBER: 082-054173  
EXPIRES: 11-30-2017

**ZONING**

CURRENT: B-1 COMMUNITY BUSINESS DISTRICT  
PROPOSED: B-1 (P) COMMUNITY BUSINESS DISTRICT PLANNED

FRONT YARD SETBACK: 0 FEET  
REAR YARD SETBACK: 20 FEET  
SIDE YARD SETBACK: NO SIDE YARDS ARE REQUIRED EXCEPT IN THE INSTANCES WHERE THE SUBJECT LOT ABUTS AN "RR", "SR", "HWY" OR "M" DISTRICT OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED. A SIDE YARD OF AT LEAST 12 FEET SHALL BE REQUIRED. 92 FEET OR 8 STORIES, WHICHEVER IS SMALLER.

MAX BUILDING HEIGHT: 30X  
MAX LOT COVERAGE: 50X  
MAX FLOOR AREA RATIO: 2:1

MAXIMUM ALLOWED GROSS FLOOR AREA: 14,317 SF  
PROPOSED GROSS FLOOR AREA: 5,173 SF  
PROPOSED BUILDING HEIGHT: 8.531'  
PROPOSED FLOOR AREA RATIO: 4173+3205+7378 SF=25.77X  
PROPOSED LOT COVERAGE: 19.4%

DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

**PROPOSED BP IMPROVEMENTS SITE DEVELOPMENT PLAN**  
720 S. LINCOLN AVE, O'FALLON, IL

Client: STL ECO ENERGY & ELECTRIC  
2586 WILLOW GLEN PARK  
FENTON, MO 63026  
314-920-5670



**SHERRILL ASSOCIATES**  
Surveyors - Engineers - Planners  
Illinois Design Firm # 184-001238  
Missouri Design Firm #001332  
316 Main Street  
Edwardsville, IL 62025  
618-656-9251

S. LINCOLN AVE (VARIABLE WIDTH)

**GREGORY R. THOMAS**  
710 S. LINCOLN AVE.  
04290326005  
Zoned: B-1  
RESIDENTIAL USE

**JOHNSTON MARY ROSE SHAW**  
709 S. VINE STREET  
04290326025  
Zoned: SR-3  
RESIDENTIAL USE

**EDWINA F. & TOMMY JOHNSON**  
712 S. LINCOLN AVE.  
04290326006  
Zoned: B-1  
RESIDENTIAL USE

**RICARDO & ROBIN GARCIA**  
711 S. VINE STREET  
04290326026  
Zoned: SR-3  
RESIDENTIAL USE

**BRUCE ROBERTS**  
713 S. VINE STREET  
04290326036  
Zoned: SR-3  
RESIDENTIAL USE

**AUTOZONE INC.**  
108 E. HWY 50  
04290326033  
Zoned: B-1(P)  
COMMERCIAL USE

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1716320210D, WHICH BEARS AN EFFECTIVE DATE OF 11-05-2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**STATEMENT OF ENCROACHMENTS**  
① ASPHALT PAD GROSSES PROPERTY LINE BY A WIDTH OF 6.37 FEET FOR A LENGTH OF 20.59 FEET AS SHOWN.  
② WOOD FENCE GROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 24.46 FEET AS SHOWN.  
③ CHAIN LINK FENCE GROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 37.27 FEET AS SHOWN.

**NOTE:**  
IT IS NOT WARRANTED THAT THIS PLAN CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

**CITY COUNCIL APPROVAL:**

THE SITE DEVELOPMENT PLAN FOR THE BP STATION IMPROVEMENTS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE \_\_\_ DAY OF \_\_\_, 20\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**DRAWING INDEX**

SHEET 1 PROPOSED IMPROVEMENTS SITE DEVELOPMENT PLAN  
SHEET 2 EXISTING SITE PLAN  
SHEET 3 DEMOLITION PLAN

9/20/16  
KENNETH R. JONES, P.E. 062-054173  
IN THE STATE OF ILLINOIS  
PROFESSIONAL ENGINEER  
LICENSE EXPIRATION 11/30/2017

**NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN. VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

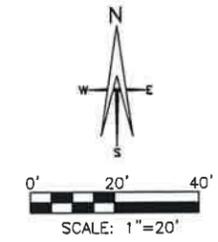
REVISION	DATE	DESCRIPTION
1	04-28-16	INCREASED PARKING & BLDG
2	05-24-16	CITY COMMENTS, INCREASE BLDG FOOTPRINT & REVISE PARKING
3	08-15-16	GENERAL REVISIONS
4	09-07-16	CITY COMMENTS DATED 9-2-2016

PROJECT NO. 15396-01  
DRAWN JAC/KRJ  
CHECKED KRJ  
DESIGNED KRJ  
DATE 9-14-2015

BP STATION PROPOSED IMPROVEMENTS SITE DEVELOPMENT PLAN  
720 S. LINCOLN AVE.  
O'FALLON, IL  
SHEET 1 OF 3

# PROPOSED BP IMPROVEMENTS EXISTING SITE PLAN

PART OF LOT 12 AND LOTS 13, 15 AND 16 IN BLOCK NUMBER THREE (3) OF LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO(2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6



**LEGEND**

● IRON PIN FOUND	○ IRON PIN SET
■ CONC. MON. FOUND	○ CONC. MON. SET
■ PK NAIL FOUND	○ PK NAIL SET
■ CHISELED "X" FOUND	○ CHISELED "X" SET
■ STONE FOUND	○ ANCHOR FOUND
■ FENCE POST FOUND AND USED	○ MONITORING WELL
⊕ 42" DIAMETER LID	○ 18" DIAMETER LID
	○ 3" DIA. PIPE BOLLARD

**LEGAL DESCRIPTION**

**PARCEL 1:**  
PART OF LOT NUMBER TWELVE (12) IN BLOCK NUMBER THREE (3) OF LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6; MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NUMBER TWELVE (12), RUNNING THENCE NORTHWARDLY FOURTEEN FEET (14') ALONG THE WEST LINE OF SAID LOT NUMBER TWELVE (12) TO A POINT, THENCE SOUTHEASTWARDLY TO A POINT IN THE SOUTHERLY LINE OF SAID LOT NUMBER TWELVE (12) FORTY-THREE FEET AND TWO INCHES (43'2") DISTANT FROM THE SOUTHWESTERLY CORNER OF SAID LOT NUMBER (12), THENCE SOUTHWESTWARDLY ALONG THE SAID SOUTHERLY LINE OF SAID LOT NUMBER TWELVE (12) TO THE POINT OF BEGINNING; AND  
**ALSO:** THAT PART OF LOT NUMBER THIRTEEN (13) IN BLOCK NUMBER THREE (3) OF LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6  
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**SITE INFORMATION**

720 S. LINCOLN HWY  
O'FALLON, IL 62261  
P.L.N. 04290326010

**OWNER**

KRISHNA GAS, INC.  
360 FOREST OAK DRIVE  
CASEVILLE, IL 62232

**SURVEYOR**

SHERILL ASSOCIATES, INC.  
318 N. MAIN  
EDWARDSVILLE, IL 62025

**ILLINOIS PROFESSIONAL SURVEYOR**

DAVID J. SHERILL  
318 N. MAIN  
EDWARDSVILLE, IL 62025  
LICENSE NUMBER: 2534  
EXPIRES: 11-30-2016

**ILLINOIS PROFESSIONAL ENGINEER**

K. RICHARD JONES  
318 N. MAIN  
EDWARDSVILLE, IL 62025  
LICENSE NUMBER: 062-054173  
EXPIRES: 11-30-2017

**ZONING**

CURRENT: B-1 COMMUNITY BUSINESS DISTRICT  
PROPOSED: B-1 (P) COMMUNITY BUSINESS DISTRICT PLANNED

FRONT YARD SETBACK: 0 FEET  
REAR YARD SETBACK: 20 FEET  
SIDE YARD SETBACK: NO SIDE YARDS ARE REQUIRED EXCEPT IN THE INSTANCES WHERE THE SUBJECT LOT ABUTS AN "RR", "SR", "MH" OR "HW" DISTRICT OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED. A SIDE YARD OF AT LEAST 12 FEET SHALL BE REQUIRED.

MAX LOT COVERAGE: 50%  
MAX FLOOR AREA RATIO: 2:1

**BASIS OF BEARING**

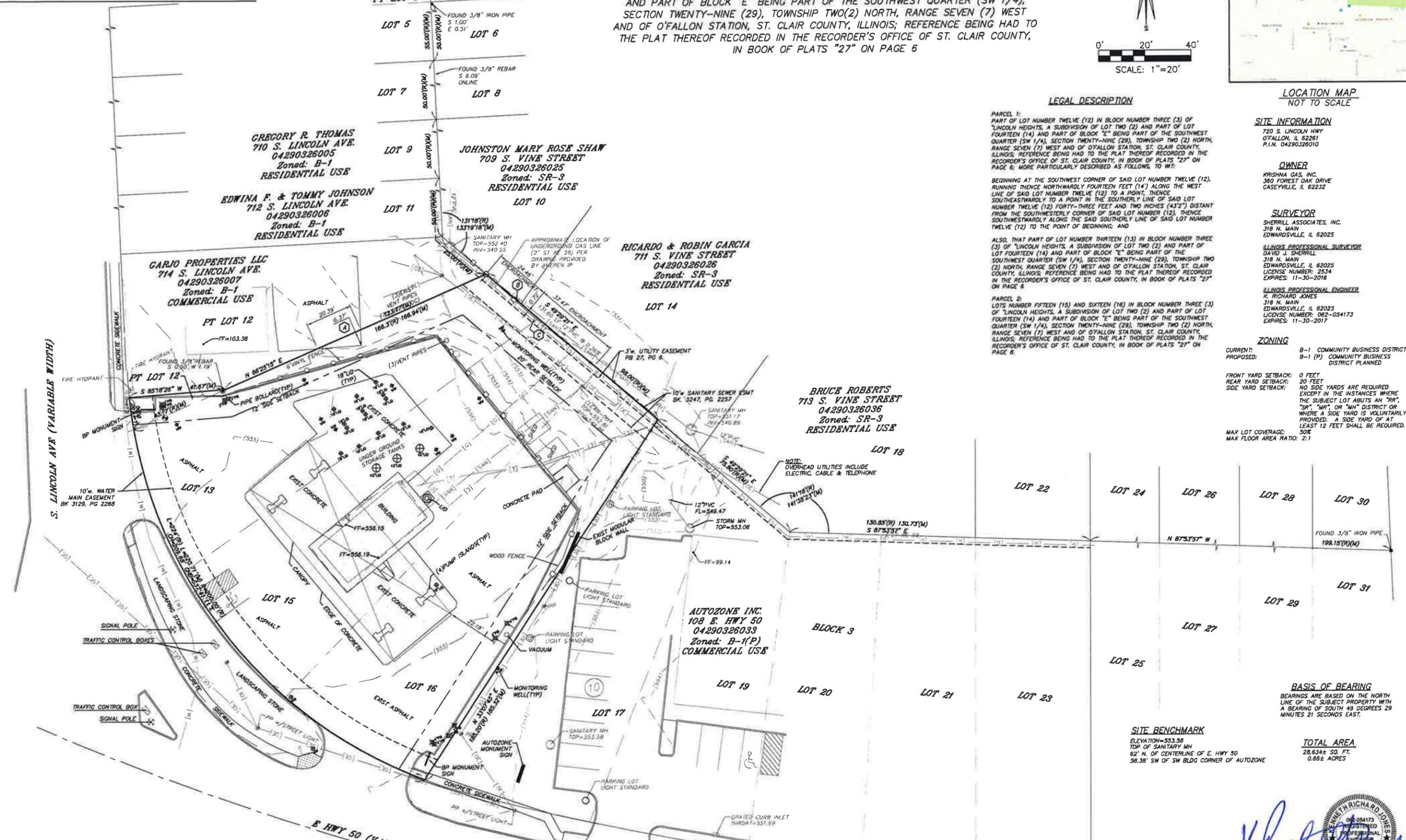
BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WITH A BEARING OF SOUTH 49 DEGREES 29 MINUTES 21 SECONDS EAST.

**SITE BENCHMARK**

ELEVATION=353.50  
TOP OF SANITARY MH  
62' N. OF CENTERLINE OF E. HWY 50  
58.38' SW OF SW BLDG CORNER OF AUTOZONE

**TOTAL AREA**

28,634± SQ. FT.  
0.66± ACRES



**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 17163C0210D, WHICH BEARS AN EFFECTIVE DATE OF 11-05-2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**STATEMENT OF ENCROACHMENTS**

- ① ASPHALT PAD CROSSES PROPERTY LINE BY A WIDTH OF 6.37 FEET FOR A LENGTH OF 20.39 FEET AS SHOWN.
- ② WOOD FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 24.46 FEET AS SHOWN.
- ③ CHAIN LINK FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 37.27 FEET AS SHOWN.

**NOTE:**  
IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

**PROPOSED BP IMPROVEMENTS  
EXISTING SITE PLAN**  
 720 S. LINCOLN AVE, O'FALLON, IL  
 STL ECO ENERGY & ELECTRIC  
 2566 WILLOW GLEN PARK  
 FENTON, MO 63026  
 314-920-5670

Title: \_\_\_\_\_ Client: \_\_\_\_\_

**SHERRILL ASSOCIATES**  
Surveyors - Engineers - Planners

Illinois Design Firm # 184-001238  
Missouri Design Firm #001332  
316 Main Street  
Edwardsville, IL 62025  
618-656-9251

**DISCLAIMER OF RESPONSIBILITY**  
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

REVISION			
DATE			
NO.			
PROJECT NO.	15396-01	DESIGNED	KRJ
DRAWN	JAC/KRJ	CHECKED	KRJ
DATE	9-14-2015		
PROPOSED IMPROVEMENTS EXISTING SITE PLAN			
720 S. LINCOLN AVE, O'FALLON, IL			
SHEET 2 OF 3			

*Kenneth R. Jones*  
K. RICHARD JONES  
P.E. 062-054173  
ILLINOIS PROFESSIONAL ENGINEER  
LICENSE EXPIRATION 11/30/2017  
9/20/16

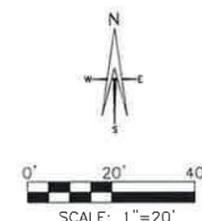
**NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN. VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

**LEGEND**

- IRON PIN FOUND
- CONC. MON. FOUND
- PK NAIL FOUND
- ⊕ CHISELED "X" FOUND
- ▲ STONE FOUND
- FENCE POST FOUND AND USED
- ⊕ 42" DIAMETER LID
- IRON PIN SET
- CONC. MON. SET
- PK NAIL SET
- ⊕ CHISELED "X" SET
- ▲ ANCHOR FOUND
- MONITORING WELL
- ⊕ 18" DIAMETER LID
- ⊕ 3" DIA. PIPE BOLLARD

**PROPOSED BP IMPROVEMENTS  
SITE DEMOLITION PLAN**

PART OF LOT 12 AND LOTS 13, 15 AND 16 IN BLOCK NUMBER THREE (3) OF LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6



LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION**

**PARCEL 1:**  
PART OF LOT NUMBER TWELVE (12) IN BLOCK NUMBER THREE (3) OF LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:  
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**SITE INFORMATION**

720 S. LINCOLN HWY  
O'FALLON, IL 62281  
P.I.N. 04290326010

**OWNER**

KRISHNA GAS, INC.  
360 FOREST OAK DRIVE  
CASEYVILLE, IL 62232

**SURVEYOR**

SHERRILL ASSOCIATES, INC.  
316 N. MAIN  
EDWARDSVILLE, IL 62025

**ILLINOIS PROFESSIONAL SURVEYOR**

DAVID J. SHERRILL  
316 N. MAIN  
EDWARDSVILLE, IL 62025  
LICENSE NUMBER: 2834  
EXPIRES: 11-30-2018

**ILLINOIS PROFESSIONAL ENGINEER**

K. RICHARD JONES  
316 N. MAIN  
EDWARDSVILLE, IL 62025  
LICENSE NUMBER: 062-054173  
EXPIRES: 11-30-2017

**ZONING**

CURRENT: B-1 COMMUNITY BUSINESS DISTRICT  
PROPOSED: B-1 (P) COMMUNITY BUSINESS DISTRICT PLANNED

FRONT YARD SETBACK: 0 FEET  
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MAX LOT COVERAGE: 50%  
MAX FLOOR AREA RATIO: 2:1

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WITH A BEARING OF SOUTH 49 DEGREES 29 MINUTES 21 SECONDS EAST.

**SITE BENCHMARK**

ELEVATION=551.58  
TOP OF SANITARY MH  
92' N. OF CENTERLINE OF E. HWY 50  
56.36' SW OF SW BLOC CORNER OF AUTOZONE

**TOTAL AREA**

28,634± SQ'  
0.65± ACRES

**PROPOSED BP IMPROVEMENTS  
SITE DEMOLITION PLAN**  
720 S. LINCOLN AVE, O'FALLON, IL

**SHERRILL ASSOCIATES**  
Surveyors - Engineers - Planners  
Illinois Design Firm # 184-001238  
Missouri Design Firm #001332  
316 Main Street  
Edwardsville, IL 62025  
618-656-9251

**DISCLAIMER OF RESPONSIBILITY**  
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey

REVISION	DATE	CITY COMMENTS	DATED
1	09-17-16		9-2-2016
PROJECT NO.	15396-01	DESIGNED	JAC/KRJ
DRAWN	KRJ	CHECKED	KRJ
DATE	8-11-2016		
PROPOSED IMPROVEMENTS SITE DEMOLITION PLAN 720 S. LINCOLN AVE. O'FALLON, IL			
SHEET	3 OF 3		

*Kenneth R. Jones, P.E.*  
KENNETH R. JONES, P.E. 062-154173  
IN THE STATE OF ILLINOIS  
LICENSE EXPIRATION 11/30/2017  
9/20/16

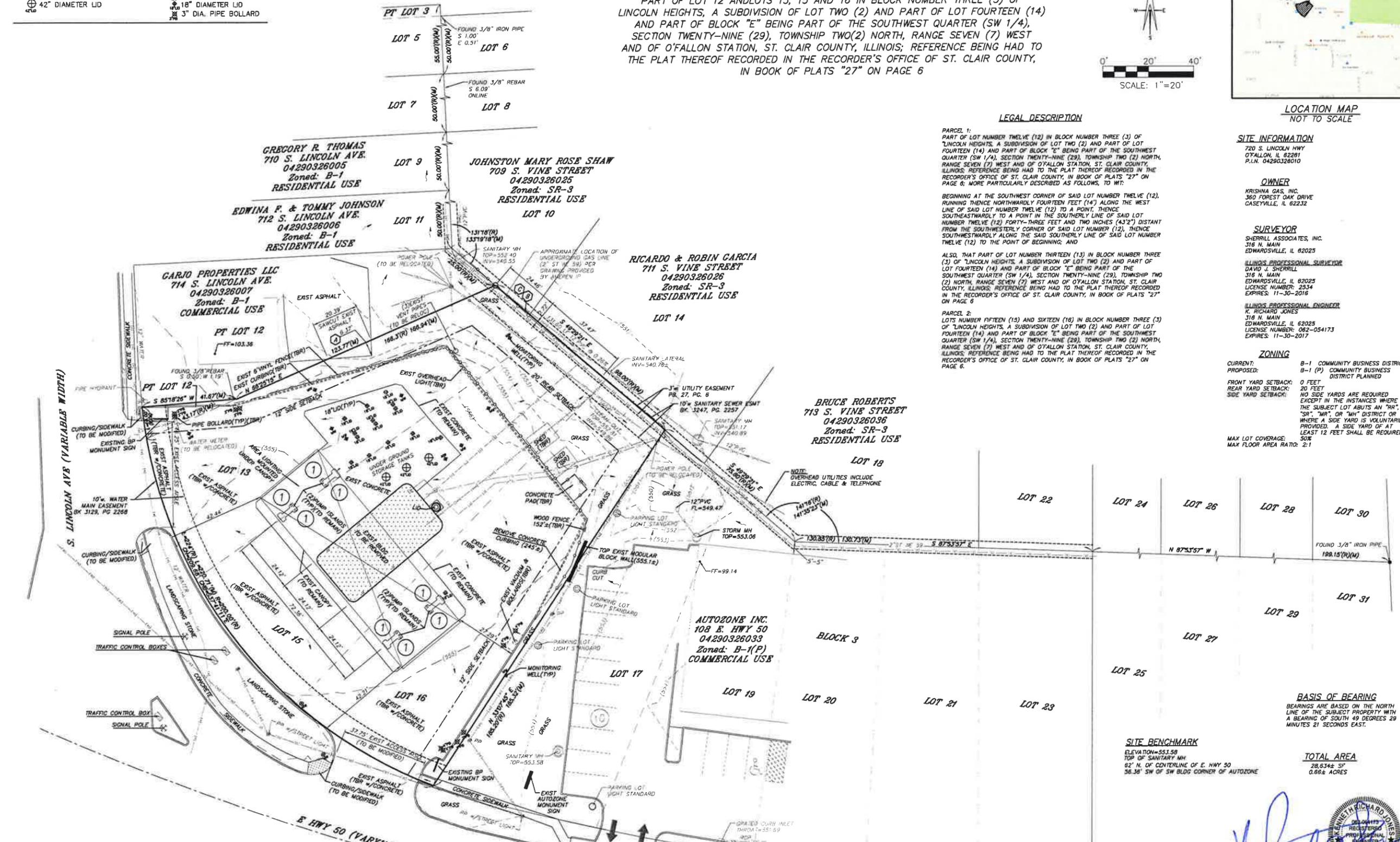
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**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17163C02100, WHICH BEARS AN EFFECTIVE DATE OF 11-05-2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**STATEMENT OF ENCROACHMENTS**

- A ASPHALT PAD CROSSES PROPERTY LINE BY A WIDTH OF 6.37 FEET FOR A LENGTH OF 20.39 FEET AS SHOWN.
- B WOOD FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 24.48 FEET AS SHOWN.
- C CHAIN LINK FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 37.27 FEET AS SHOWN.

**NOTE:**  
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### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator

**Date:** October 17, 2016

**Subject:** P2016-13 & S16-09: The Enclave at Augusta Greens - Preliminary Plat & Planned Use  
S16-08: Augusta Greens – Preliminary Plat

---

**List of committees that have reviewed:** The Planning Commission held a public hearing on the above referenced application at their September 27, 2016 meeting. The Commission voted 8-ayes and 0-nays to approve the requested Planned Use for The Enclave at Augusta Greens, subject to the conditions recommended by staff. Additionally, the Commission voted 8-ayes and 0-nays to approve the requested Preliminary Plat for Augusta Greens and The Enclave at Augusta Greens. At the October 10, 2016 Community Development Committee meeting, the committee reviewed the proposed subdivision. The committee discussed the planned use and preliminary plat and recommended approval with a vote of 5 ayes – 0 nays.

#### Background

- Property located at the northeast corner of Old Collinsville Road and Milburn School Road
- 64.92-acre parcel of ground
- Zoned SR-1B in the City
- **Augusta Greens and The Enclave at Augusta Greens required two separate approvals, but are a part of the same development. The Enclave at Augusta Greens is a separate parcel within Augusta Greens and needs a separate approval based on the concept proposed by the developer. While there are two different applications requiring separate votes by the City Council, the infrastructure, access and drainage are interconnected. As a result, staff has created a report which will highlight both individual projects yet encompass the entire development as a whole.**
  - August Greens Preliminary Plat
    - 117 Single Family Lots
    - 53.73 acres
    - Lot sizes ranging from 10,139 square feet to 26,021 square feet, with an average lot size of 13,269 square feet
    - The gross density is 2.62 lots per acre
    - 8.89 acres of common ground
  - The Enclave at Augusta Greens – Planned Use and Preliminary Plat
    - 39 Single Family Building Pads
    - 11.19 acres
    - Building pad sizes range from 2,400 square feet to 3,500 square feet

- The gross density is 4.15 lots per acre
- 6.62 acres of common ground
- The Enclaves at Augusta Greens is maintenance-free development, in which the owner of the single-family house owns the home without the responsibilities of yard work or exterior upkeep of the property.
- The development will have a point of access on Milburn School Road, just west of Skyline Community Church (under construction) and two points of access off Old Collinsville Road.
- The developer will be tying into the City of O'Fallon water and Caseyville Township sanitary sewer services.

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

**Legal Considerations, if any:** None

**Budget Impact:** Annexation Fees of \$2,250 per lot and Park Fees of \$867 per lot

**Staff Recommendation:**

- A. Staff recommends approval of the Planned Use and Preliminary Plat for The Enclave at Augusta Greens with the following conditions (however the resolution for the preliminary plat will be presented for review when the Planned Use for The Enclave at Augusta Greens is scheduled for 2<sup>nd</sup> Reading):
1. The lot size minimum shall be permitted at following standards:
    - a. 2,400 square feet for 7 building pads,
    - b. 2,800 square feet for 7 building pads,
    - c. 3,000 square feet for 14 building pads,
    - d. 3,500 square feet for 11 building pads,
  2. The setback of the building pads shall be 25 feet from the right-of-way lines, 15 feet between building pads in the typical side yard application and a minimum 50 feet between building pads in the typical rear yard application.
  3. The maximum lot coverage for the building pads shall be 100%.
  4. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
  5. For the Enclave there will be a \$2,250 annexation fee per house permit (\$87,750) and the park land dedication fee of \$867 per house, (\$33,813).
- B. Staff recommends approval of the Preliminary Plat for Augusta Greens with the following conditions (however the resolution for the preliminary plat will be presented for review when the Planned Use for The Enclave at Augusta Greens is scheduled for 2<sup>nd</sup> Reading):
1. A variance to increase the maximum block length from 1,400 feet to 2,400 feet.
  2. In lieu of constructing a sidewalk on Old Collinsville Road, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with payment for the cost of construction for each phase associated with the requirement of a sidewalk along Old Collinsville Road.
  3. The sidewalk along Street #1, south of Street #2 must meet the Illinois Accessibility Code, which may require the width to be increased to 5 feet.
  4. The annexation agreement states an 8" water line must be constructed along Old Collinsville Road, if the City deems a 12" water line is appropriate, the City will pay for upsizing of the pipe to a 12" water line.

5. Provide for an outlet for the berm and landscaping necessary along Old Collinsville Road and the eastern property line adjoining the right-of-way for the proposed extension of Savannah Hills Road. Adjust the lot sizes to maintain the required 10,000 square foot minimum.
6. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
7. There will be a \$2,250 annexation fee per house permit (\$263,250) and the park land dedication fee of 867 per house (\$101,439)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING DISTRICTS  
OF THE CITY OF O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS “THE  
ENCLAVE AT AUGUSTA GREENS”  
SUBDIVISION, CONSISTING OF 11.19  
ACRES OF PARCEL NUMBER: 03-14.0-  
300-005**

**WHEREAS**, the applicant, MSJB Investments, LLC, proposes to subdivide 64.92 acres of land into single-family residential lots on the east side of Old Collinsville Road and north of Milburn School Road and 11.19 acres of the development is being requested and heretofore filed a petition with the City of O’Fallon for a zoning change of the property currently located in the City of O’Fallon, as “SR-1B(P)” Planned Single-Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

**WHEREAS**, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

**WHEREAS**, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 0.663 acres of park land dedication in the amount \$33,813 for The Enclave at Augusta Greens; and

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

**WHEREAS**, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on September 27, 2016, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1B(P) Planned Single-Family Residence Dwelling District zoning for 11.19 acres of parcel 03-14.0-300-005 with a vote of 8-ayes to 0-nayes; and

**WHEREAS**, on October 10, 2016 the Community Development Committee of the City Council reviewed the request planned use amendment and recommended approval with a vote of 5-0.

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

**Section 1. Approval of the Zoning Amendment.** That upon the effective date of this Ordinance, the described property, known as “Lake at St. Ellen’s Plaza” Subdivision, be henceforth classified as zoning district MR-1(P) Planned Two-, Three-, Four-Family Residence Dwelling District as shown on the attached Exhibit A.

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

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

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\*\*\*\*\*

ATTEST: Approved by the Mayor this \_\_\_\_\_ day  
(seal) of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

\_\_\_\_\_  
Gary L. Graham, Mayor

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

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

**EXHIBIT "A"**

**PRELIMINARY PLAT**



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## PROJECT REPORT

---

TO: Planning Commission  
FROM: Justin Randall, Senior City Planner  
THRU: Ted Shekell, Community Development Director  
DATE: September 27, 2016  
SUBJECT: P2016-13 & S16-09: The Enclave at Augusta Greens - Preliminary Plat & Planned Use  
S16-08: Augusta Greens – Preliminary Plat

---

Applicant: MSJB Investments, LLC  
774 Sunset Boulevard, Suite 100  
O'Fallon, IL 62269

Owner: MSJB Investments, LLC  
774 Sunset Boulevard, Suite 100  
O'Fallon, IL 62269

Submitted: August 23, 2016

---

### Project Summary

- Property located at the northeast corner of Old Collinsville Road and Milburn School Road
- 64.92-acre parcel of ground
- Zoned SR-1B in the City
- Augusta Greens and The Enclave at Augusta Greens required two separate approvals, but are a part of the same development. The Enclave at Augusta Greens is a separate parcel within Augusta Greens and needs a separate approval based on the concept proposed by the developer. While there are two different applications requiring separate votes by the Planning Commission, the infrastructure, access and drainage are interconnected. As a result, staff has created a report which will highlight both individual projects yet encompass the entire development as a whole.
  - August Greens Preliminary Plat
    - 117 Single Family Lots
    - 53.73 acres
    - Lot sizes ranging from 10,139 square feet to 26,021 square feet, with an average lot size of 13,269 square feet
    - The gross density is 2.62 lots per acre
    - 8.89 acres of common ground
  - The Enclave at Augusta Greens – Planned Use and Preliminary Plat
    - 39 Single Family Building Pads
    - 11.19 acres

Community Development Department

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

- Building pad sizes range from 2,400 square feet to 3,500 square feet
  - The gross density is 4.15 lots per acre
  - 6.62 acres of common ground
  - The Enclaves at Augusta Greens is maintenance-free development, in which the owner of the single-family house owns the home without the responsibilities of yard work or exterior upkeep of the property.
- The development will have a point of access on Milburn School Road, just west of Skyline Community Church (under construction) and two points of access off Old Collinsville Road.
  - The developer will be tying into the City of O'Fallon water and Caseyville Township sanitary sewer services.

### **Background & Executive Summary**

The subject property is located at the northeast corner of the intersection of Old Collinsville Road and Milburn School Road. In 2005, the property was annexed into the city and a preliminary plat was approved for Tuscany Trails. The property was zoned SR-1B for the 212 single-family residential development. When the property was annexed, an annexation agreement was approved by the City Council which included an annexation fee of \$2,250 per lot, a sidewalk along Old Collinsville Road, a minimum 8" water line along Old Collinsville Road and a parkland fee. The original annexation agreement still pertains to the current proposal.

The applicant, MSJB Investments, LLC is proposing a new concept and is seeking approval to subdivide 64.92 acres of land currently zoned SR-1B, Single-family Residential Dwelling District. The applicant is proposing to divide the land into a total of 156 single-family lots (117 in Augusta Greens and 39 in The Enclaves at Augusta Greens). The overall development is proposed in five phases and when completely constructed will have a density of 2.89 homes per acre. The initial construction will include Phase 1 and Phase 2 (all of Phase 2 is The Enclave at Augusta Greens).

The Augusta Greens portion of the development is a typical single-family subdivision. The lot sizes in Augusta Greens range from 10,139 square feet to 26,021 square feet, with a density of 2.62 dwelling units per acre and 8.89 acres of common ground, some of which is used for detention areas within the development. The proposed plat meets the requirements of the SR-1B zone districts and only requires approval of the preliminary plat.

The Enclaves at Augusta Greens is maintenance-free single-family development in which the property owner will own a much smaller lot without the responsibility of outdoor maintenance, such as mowing, cleaning gutters, and shoveling snow. The lot sizes in The Enclave at Augusta Greens range from 2,400 to 3,500 square feet with a density of 4.15 units per acre and 6.62 acres of common ground. While the Enclave portion of the development has a slightly higher density, the overall development still has a density of 2.89 homes per acre, within the recommendations of the Single Family Residential designation of the Comprehensive Plan. Additionally, The Enclave at Augusta Greens meets most of the requirements of the SR-1B area and bulk regulations, with the exception of the minimum lot size of 10,000 square feet. Thus, The Enclaves at Augusta Greens requires approval of a planned use amendment (SR-1B-P) and a preliminary plat.

The majority of the streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. Street #1, south of Street #2 will consist of 30 feet of pavement back of curb to back of curb within a 60-foot right-of-way. The subdivision will have access to Milburn School Road via Street #1 and will have access to Old Collinsville Road via Street #3 and Street #5. The proposed subdivision provides a stub to the property to the north and a stub to the property to the east. However, the stub to the adjoining property to the east is near the northern property line, approximately 2,400 feet from Milburn School Road and the maximum block length is 1,400 feet. Sidewalks have been incorporated into the preliminary plat on both sides of the street and a sidewalk along Old Collinsville Road as each phase of the development is constructed.

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

### Existing Conditions

#### Surrounding Zoning:

North: Unincorporated A  
East: Unincorporated A  
South: B-1(P), SR-1B(P) & SR-3

West: Unincorporated A & SR3

#### Surrounding Land Use:

North: Agricultural land uses  
East: Agricultural land uses  
South: Vacant land for commercial development, Skyline Community Church and Savannah Hills subdivision south of Milburn School Road.  
West: Agricultural land uses and the Far Oaks residential development and golf course

The site is currently used for agriculture purposes, with a small home and out buildings located at the northwest corner. The site is generally flat with gently rolling slopes. There is a clearly defined natural draw the extends from the northwest corner of the property to the middle of the eastern property line. This particular draw is identified as a riparian area, however there is no existing tree cover. The site does not have any floodplain and there are no known environmental hazards on the site.

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### 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. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Single Family Residential category indicates the density should be no more than 3 dwelling units per acre and the associated zoning district include SR-1 and SR-1B. The proposed overall residential development with a density of 2.89 dwelling units per acre and the SR-1B zoning designation is consistent with the Comprehensive Plan.

Additionally, the Comprehensive Plan has designated the existing natural draw that runs from the northwest corner to the middle of the eastern property line as a riparian corridor. While the draw has a riparian designation the site has been farmed and there is no existing tree canopy. Additionally, in 2007 the property was subject to a charrette on environmental design for subdivisions. The Conservation Subdivision Design Workshop, examined the concepts of conservation development to create alternative designs for the property in which Augusta Greens and The Enclave at Augusta Greens is proposed. The results of the workshop are reflected in the proposal, by conserving the majority of the drainage and stream channels.

#### Code of Ordinances:

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

#### Public Notice:

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

## Planned Use Zoning Discussion for Enclave at Augusta Greens

### General Summary:

The overall development of Augusta Greens and The Enclave at Augusta Greens is a 156 single-family lot subdivision (117 in Augusta Greens and 39 in The Enclaves at Augusta Greens). The overall development is proposed in five phases and when completely constructed will have a density of 2.89 homes per acre. The Augusta Greens portion of the development is consistent with the SR-1B development and only preliminary plat approval is necessary. The Enclave at Augusta Greens portion of the development, has proposed a different concept in which the property owner would only purchase a building pad ranging from 2,400 square feet to 3,500 square feet. The Enclaves at Augusta Greens is designed to be a maintenance-free single-family development. The property owner will own a much smaller lot (essentially the building pad) without the responsibility of outdoor maintenance, such as mowing, cleaning gutters, and shoveling snow. The Enclave at Augusta Greens requires rezoning from SR-1B to SR-1B(Planned), and would be consistent with the SR-1B standards in terms of setback and overall density of the SR-1B zone district. The overall Augusta Greens Subdivision already has SR-1B and merely requires approval as a preliminary subdivision plat and doesn't require a public hearing for zoning approval.

### Yard Setbacks:

The design of The Enclaves at Augusta Greens creates a lot out of the building pad. Therefore, the typical setback from the lot lines will not be applicable. The plat has proposed creating the building pad locations 25 feet from the right-of-way of the streets (front yard setback), a minimum of 15 feet between the building pads (side yard setback) and a minimum 50 feet between the building pads in a typical rear yard application. All of the areas between the building pads is considered common ground, but meets the intent of the required setbacks of the SR-1B zone district.

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

### Lot Coverage – The Enclave at Augusta Greens:

The subdivision ordinance limits the square footage of development on a single-family property (lot coverage) at 30%. The typical SR-1B, 10,000 square foot lot would be able to construct 3,000 square feet of structures (i.e. house, shed, pool). In the case of The Enclave at Augusta Greens the building pad is much smaller (2,400 – 3,500 square feet) lot area. However, based on the size of the parcel The Enclave at Augusta Greens is being constructed on, even if the entire building pad is full of structures the lot coverage for the development would be 28.7%. Based on the proposed development, it is recommended The Enclave at Augusta Green is permitted to have a lot coverage calculation at 100%.

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## Preliminary Plat Discussion Points for Augusta Greens Subdivision (including the Enclave)

### General Discussion:

The applicant, MSJB Investments, LLC is proposing to subdivide 64.92 acres of land currently zoned SR-1B, Single-family Residential Dwelling District. The property is located at the northeast corner of the intersection of Old Collinsville Road and Milburn School Road. The applicant is proposing to divide the land into a total of 156 single-family lots (117 in Augusta Greens and 39 in The Enclaves at Augusta Greens). The overall development is proposed in five phases and when completely constructed will have a density of 2.89 homes per acre. The initial construction will include Phase 1 and Phase 2 (all of Phase 2 is The Enclave at Augusta Greens).

The Augusta Greens portion of the development is a typical single-family subdivision. The lot sizes in Augusta Greens range from 10,139 square feet to 26,021 square feet, with a density of 2.62 dwelling units per acre and 8.89 acres of common ground, some of which is used for detention areas for the entire development. The proposed plat meets the requirements of the SR-1B zone districts and only requires approval of the preliminary plat.

The Enclaves at Augusta Greens is maintenance-free single-family development in which the property owner will own a much smaller lot without the responsibility of outdoor maintenance, such as mowing, cleaning gutters, and shoveling snow. The lot sizes in The Enclave at Augusta Greens range from 2,400 to 3,500 square feet with a density of 4.15 units per acre and 6.62 acres of common ground. While the Enclave portion of the development has a slightly higher density, the overall development still has a density of 2.89 homes per acre, within the recommendations of the Single Family Residential designation of the Comprehensive Plan. Additionally, The Enclave at Augusta Greens meets most of the requirements of the SR-1B area and bulk regulations, with the exception of the minimum lot size of 10,000 square feet. The Enclaves at Augusta Greens requires approval of a planned use amendment and a preliminary plat.

#### Access and Circulation:

The proposal will have one point of access for the subdivision on Milburn School Road and two points of access on Old Collinsville Road. The access point on Milburn School Road will be located approximately 580 feet east of the intersection of Old Collinsville Road and Milburn School Road. The access point on Milburn School Road will have an inbound lane, a right turn lane and a left turn lane. The two access points on Old Collinsville Road are approximately 1,200 feet and 2,200 feet north of the intersection of Old Collinsville Road and Milburn School Road.

The engineer has provided additional information on the entrances to the subdivision on Old Collinsville Road. Based on the calculations provided by the engineer, the existing traffic on Old Collinsville Road plus the increased traffic from the subdivision would not warrant any turn lane improvements to Old Collinsville Road. No additional information was required on Milburn School Road, since the road has been reconstructed to provide a bi-directional turn lane at the location of the entrance to the subdivision.

The development has provided stubs to the undeveloped property to the north and east. However, the location of the stub street on the eastern property line is approximately 2,400 feet north of Milburn School Road which exceeds the required block length of 1,400 feet. The development could accommodate the required block length distance by extending Street #4, creating a stub into the eastern property line approximately 1,200 feet north of Milburn School Road. The engineer has requesting a variance to maximum block, citing "extending Street #4 to meet the maximum required block length for an additional access point will be detrimental to the proposed drainage detention area for the entire development. The suggested street access point is near the low point of the property and will greatly reduce the available detention area."

Additionally, when the original proposal for Tuscan Trails was submitted, staff and the developer worked to align an extension of Savannah Hills Boulevard on the eastern property line to become a collector street for the long term development of the subject property and the surrounding agricultural land. The right-of-way for this extension was to consist of 30 feet on the subject property and 30 feet on the adjacent property to the east if it were to ever develop. The preliminary plats for Augusta Greens and The Enclaves at Augusta Greens does account for the 30 feet of right-of-way.

The internal street layout of the proposed development is comprised of local streets. Street #1, which serves as the access point to Milburn School Road is located within a 60-foot right-of-way, with a pavement width of 30 feet back of curb to back of curb. As Street #1 approaches Milburn School Road, the pavement width expands to 40 feet back of curb to back of curb to accommodate a three 12-foot lanes (entrance, right-out and left-out). Street #1 transitions to a 54-foot right-of-way with 30 feet of pavement back of curb to back of curb north of Street #2. The remaining streets in the subdivision are proposed to consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. There are five cul-de-sacs throughout the subdivision, following the rolling topography of the site.

The development has provided sidewalks along both sides of all streets within the subdivision. The 4-foot sidewalk along Street #1 may need to be increased to 5 feet to ensure compliance with the Illinois Accessibility Code. Additionally, the annexation agreement for the property required a 5-foot sidewalk along Old Collinsville Road as each phase develops. Old Collinsville Road is a rural road without shoulders or sidewalks and in the future will need to be reconstructed to an urban section (curbs and sidewalks). The Public Works Department has recommended the

developer pay an amount equaling the cost of construction of the sidewalk along Old Collinsville Road now, and in the future when Old Collinsville Road is reconstructed the sidewalks can be constructed in the proper location and grade.

#### Drainage and Detention:

The site topography shows one major drainage basin area for the property. Generally, the site drains from the northwest corner of the development to the middle of the eastern property line where a large detention basin for the site is proposed. This particular draw is identified in the Comprehensive Plan as a riparian corridor. The draw does not have any tree canopy generally associated with a riparian corridor. Additionally, the layout of the subdivision limits the development of the riparian corridor and attempts to preserve the majority of the corridor in common ground. The layout of the subdivision incorporates a number of the recommendation of the charrette conducted on the subject property in 2007 regarding environmental design.

The developer's engineer is also showing a detention basin in common ground between Lot 101 and Lot 104. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

#### Utilities:

The developer will be tying into the City of O'Fallon water system with a connection of the water main to the 12" water line located on the south side of Milburn School Road. Additionally, the annexation agreement for the property required the developer to construct a minimum 8" water line along Old Collinsville Road, with the city paying for the additional cost associated with upsizing the water main to a 12" line. The developer will be utilizing the Caseyville Sewer District sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer main along Milburn School Road. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

#### Street Trees, Landscape Berms, and Buffers:

The developer will install street trees in the 7-foot wide lawn between the curb and sidewalk every 50' along the streets in the Augusta Greens and The Enclave at Augusta Greens subdivision. The city's code requires there to be a 30-foot area between the right-of-way off Old Collinsville Road and the rear lots of the homes. The site provides for a vegetative buffer between the subdivision and Old Collinsville Road in an easement.

Additionally, the development has a platted right-of-way for an extension of Savannah Hills Boulevard northward along the entire eastern property line of the Augusta Greens Subdivision. The road will not be constructed until the adjacent property to the east is developed and ultimately may not run exactly along the property line. But an easement or outlot needs to be in place to accommodate a berm and landscaping. If ultimately an easement is chosen, the developer must deed restrict the property owners from constructing any facilities or structure (including fences) on a berm or easement

Typically, the buffer is required to be located in common ground to ensure the berm and landscaping is permanently maintained by the Homeowners Association. The code does provide the City Council the ability to approve the berm and landscaping in an easement, if the buffer is subject to a permanent maintenance easement and shall not be counted in the calculation of minimum lot size required by the applicable zoning. The easements shall be deed restricted to prevent adjacent property owners from constructing any facilities or structure (including fences) on a berm or easement. However, the developer chooses to accommodate the required area for the berm and landscaping, a few lots along Old Collinsville Road and the eastern property line in Augusta Greens will need to get a little larger to accommodate the landscape berm area.

#### Open Space:

As detailed in Article 4 of Chapter 154 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. While the subdivision is dedicating 15.51 acres of common ground the land does not qualify for dedication to the City for parkland. Therefore, based on the average density of 2.83 persons per detached single-family unit, thus the 156 lots proposed in the subdivision has an

estimated population of 442 (156 x 2.83). Therefore, the subdivision requires a total of 2.652 acres of park lands dedication. This is based on the 6 acres of park space per 1000 people. A fee of \$135,252 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 2.652 acres of park space, totaling \$867 per house permit.

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**Criteria for considering the Planned Use application for The Enclave at Augusta Greens:**

Section 158.119 of Article 6 "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of The Enclave at Augusta Greens 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 proposed project meets all applicable zoning standards, with the exceptions to the minimum lot size of 10,000 square feet. The Enclaves at Augusta Greens, while proposing reduced lot sizes still meets the density criteria of the SR-1B zone district based on the amount of common ground associated with the development. The development will meet the intent of the setback of the SR-1B zone district through the distance between building pads. Additionally, the building pad sites can still meet the intent of the lot coverage provisions through the amount of common ground proposed, even if the building pads are permitted to have lot coverages maximums set at 100%.*
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 Enclave at Augusta Greens has been designed to make adequate provisions for public services, traffic and open space. In addition to a Homeowners Association (HOA) for the long term maintenance of the common spaces, the developers have agreed to provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The Enclave at Augusta Greens would be similar in design with the Windsor Creek subdivision to the northeast and less dense than the Savannah Hills subdivision to the south across Milburn School Road.*
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)  
*The proposal is consistent with the Comprehensive Plan and the while the Commercial Design Handbook is not applicable in this project, the developer has provided building elevations that are consist with single-family development across the city.*
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.  
*A community need exists for the proposed use. Currently, there is not a development in the city that provides our citizens with a single-family residence with a maintenance-free lifestyle.*
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 elevations are consistent with similar single-family development being constructed throughout the city.*
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.  
*The proposed development will be required to meet the area-bulk requirements set forth in the SR-1B, Single-family Residence Dwelling District, except for the reduction in minimum lot size of 10,000 square feet. The*

*Enclaves at Augusta Greens will proposing smaller lot sizes to coincide with the building pad, the actual density is consistent with the SR-1B zone district.*

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### **Conclusion and Recommendation**

- A. Staff recommends approval of the Planned Use and Preliminary Plat for The Enclave at Augusta Greens with the following conditions:
1. The lot size minimum shall be permitted at following standards:
    - a. 2,400 square feet for 7 building pads,
    - b. 2,800 square feet for 7 building pads,
    - c. 3,000 square feet for 14 building pads,
    - d. 3,500 square feet for 11 building pads,
  2. The setback of the building pads shall be 25 feet from the right-of-way lines, 15 feet between building pads in the typical side yard application and a minimum 50 feet between building pads in the typical rear yard application.
  3. The maximum lot coverage for the building pads shall be 100%.
  4. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
  5. For the Enclave there will be a \$2,250 annexation fee per house permit (\$87,750) and the park land dedication fee of \$867 per house, (\$33,813).
- B. Staff recommends approval of the Preliminary Plat for Augusta Greens with the following conditions:
1. A variance to increase the maximum block length from 1,400 feet to 2,400 feet.
  2. In lieu of constructing a sidewalk on Old Collinsville Road, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with payment for the cost of construction for each phase associated with the requirement of a sidewalk along Old Collinsville Road.
  3. The sidewalk along Street #1, south of Street #2 must meet the Illinois Accessibility Code, which may require the width to be increased to 5 feet.
  4. The annexation agreement states an 8" water line must be constructed along Old Collinsville Road, if the City deems a 12" water line is appropriate, the City will pay for upsizing of the pipe to a 12" water line.
  5. Provide for an outlot for the berm and landscaping necessary along Old Collinsville Road and the eastern property line adjoining the right-of-way for the proposed extension of Savannah Hills Road. Adjust the lot sizes to maintain the required 10,000 square foot minimum.
  6. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
  7. There will be a \$2,250 annexation fee per house permit (\$263,250) and the park land dedication fee of 867 per house (\$101,439)

### **Attachments**

1. Project Applications, Narrative and Variance Request
2. Zoning Map
3. Surrounding Land Use Map
4. Future Land Use Map
5. Preliminary Plat for Augusta Greens
6. Preliminary Plat for The Enclave at Augusta Greens
7. Traffic Warrant Analysis

RECEIVED AUG 23 2016

S16-08

CITY OF O'FALLON, ILLINOIS

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

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

\*150 + 1170 =  
\$1320.00 ✓

Date: 8-4-16

Name of Subdivision: Augusta Greens

Name, Address, and Phone Number of Subdivider: MSJB Investments, LLC

774 Sunset Boulevard, Suite 100, O'Fallon, Illinois 62269

Name, Address, and Phone Number of Engineer: Netemeyer Engineering Associates, Inc.

3300 Highline Road, Aviston, Illinois 62216

Section: 14 Township: 2 North Range: 8 West

Area of Tract: 64.92 Acres Number of Proposed Lots: 117 Zoning: SR-1B

Property interest of applicant: (X) Owner ( ) Contract Purchaser ( ) Other

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

PAYMENT OF FILING FEE YES ✓

PAYMENT OF ENGINEERING PLAN REVIEW FEE YES ✓

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

VARIANCES – (IF APPLICABLE) REQUESTS ATTACHED NO

NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT YES ✓

COMPLETION OF PRELIMINARY PLAT CHECKLIST YES ✓

COMPLETION OF PAYMENT RESPONSIBILITY FORM YES ✓

PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE) draft requested

PHASE I DRAINAGE REPORT YES ✓

.PDF COPY OF PLAT YES ✓

SUBMITTAL IN CAD / GIS FORMAT (ON CD) YES ✓

PROOF OF DEVELOPER'S OWNERSHIP INTEREST Yes ✓

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

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

[Handwritten Signature]

Applicant's Signature

RECEIVED AUG 23 2016

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

S16-09

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

Date: 8.19.2016

Name of Subdivision: VILLAS AT AUGUSTA GREENS

Name, Address, and Phone Number of Subdivider: INFINITY LAND GROUP

P.O. Box 185, EDWARDSVILLE, IL 62025

Name, Address, and Phone Number of Engineer: NETEMEYER ENGINEERING

3300 HIGHLINE ROAD, AVISTON, IL 62216

Section: 14 Township: 2N Range: 8E

Area of Tract: 11.19 Number of Proposed Lots: 39 Zoning: SR-1B(P)

Property interest of applicant: ( ) Owner  Contract Purchaser ( ) Other \_\_\_\_\_

**APPLICANT'S CHECKLIST**

**REQUIREMENTS FOR SUBMITTAL**

(YES or NO)

PAYMENT OF FILING FEE YES

PAYMENT OF ENGINEERING PLAN REVIEW FEE \$2640 YES

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

VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED [Redacted]

NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT [Redacted]

COMPLETION OF PRELIMINARY PLAT CHECKLIST YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM [Redacted]

PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE) [Redacted]

PHASE I DRAINAGE REPORT YES

.PDF COPY OF PLAT YES

SUBMITTAL IN CAD / GIS FORMAT (ON CD) [Redacted]

PROOF OF DEVELOPER'S OWNERSHIP INTEREST [Redacted]

(owner is MSJB Investments)

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

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

[Redacted Signature]

Applicant's Signature



Planned Use / Re-Zoning Application

NAME OF PROJECT: Villas at Augusta Greens
ADDRESS/GENERAL LOCATION: Part of the West 1/2 of the SW 1/4 of Sec. 14, T. 2N., R. 8W of the 3rd P.M., City of O'Fallon, St. Clair County, Illinois
SUBDIVISION NAME & LOT NUMBER(S): n/a

PARCEL NUMBER(S): 03-14-0-300-005 (DIV)

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: SR-1B
PROPOSED ZONING: N/A SR1B(P)
PROPOSED # OF LOTS: 39
PROPOSED # OF DWELLING UNITS: 39
PROPOSED NUMBER OF BUILDINGS: 39
PROPOSED GROSS FLOOR AREA: n/a
AREA IN ACRES: 11.19
PRESENT USE: agriculture

APPLICANT INFORMATION:

NAME: Steve Macaluso
COMPANY: MSJB Investments, LLC
ADDRESS: 774 Sunset Blvd, Suite 100
O'Fallon, IL 62269
PHONE: (618) 632-2500
FAX: 618-622-0300
EMAIL: Steve@halloraninc.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Clifford Huelsmann
COMPANY: Netemeyer Engineering Assoc., Inc.
ADDRESS: 3300 Highland Road
Aviston, IL 62216
PHONE: (618) 228-7816 Ext. 10
FAX: (618) 228-7900
EMAIL: cliff@netemeyerengineering.com

Signature of Applicant

Signature of Design Professional

RECEIVED AUG 23 2016

STAFF USE ONLY
DATE RECEIVED: 8/23/16
APPLICATION RECEIVED BY: JR+VB
APPLICATION FEE: \$500.00
PROJECT ID #: P2016-13
STAFF ASSIGNED: J. Randall
PLAN REVIEW FEE DEPOSIT REC'D: see prelim plat

# NARRATIVE

RECEIVED AUG 23 2016

## AUGUSTA GREENS + Villas

Part of the West Half of the Southwest Quarter of Section 14,  
Township 2 North, Range 8 West of the Third Principal Meridian,  
City of O'Fallon, St. Clair County, Illinois

This request is for a residential subdivision containing a total of 64.92 acres will contain 117 residential homes, Augusta Greens, and a 39 lot planned residential development, Villas at Augusta Greens, will be constructed within the SR-1B zoning district classification. There is a proposed entrance into the subdivision located off of Milburn School Road at the south property line, and two entrances off of Old Collinsville Road along the west property line of the proposed development.

The 39 residential homes within the planned residential development will be constructed with approximately 1,500-1,850 square feet per building that is permitted within the SR-1B zoning district classification. Each home will be on its own separate lot with 2400 sqf (40'x60'), 2800 sqf (40'x70'), 3000 sqf (50'x60'), and 3500 sqf (50'x70'). The 39 residential homes will be situated within a common area containing approximately 6.62 acres of open space. There is one proposed entrance into the planned residential development located near the southeast corner of the proposed development from the proposed street as shown on the preliminary plat.

The planned residential development and the proposed residential subdivision will have Home Owners Associations.

Drainage detention required by the increase in impervious surface will be provided on-site near the East property line of the proposed development that will be shared with the proposed Villas at Augusta Greens planned residential development and calculations for the detention area will be submitted with construction plans. Landscaping will be installed within the proposed development as required by the City's ordinances.

Utilities including sewer, water, gas and electric for this proposed building are to come from existing and proposed lines along the South, West, and East property lines. The adjacent properties to the North and East are zoned Agricultural, to the West is zoned SR-1B and agricultural, and to the South is zoned SR-1B and B-1(P).

The applicant, MSJB Investments, LLC, is the owner of the property.

**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
**REGISTERED STRUCTURAL & PROFESSIONAL ENGINEERING**  
**& LAND SURVEYING**

3300 Highline Road  
Aviston, Illinois 62216  
Telephone: (618) 228-7816 Fax: (618) 228-7900

September 21, 2016

Justin Randall  
City of O'Fallon  
255 South Lincoln  
O'Fallon, Illinois 62269

Re: Augusta Greens & the Enclave at Augusta Greens

Dear Justin:

Referring to the City of O'Fallon's comments dated September 2, 2016, extending Street #4 to meet the maximum required block length for an additional access point will be detrimental to the proposed drainage detention area for the entire development. The suggested street access point is near the low point of the property and will greatly reduce the available detention area and we are asking that this requirement be waived.

Please call if you have questions or need anything further. Thank you.

Sincerely,

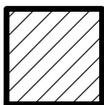
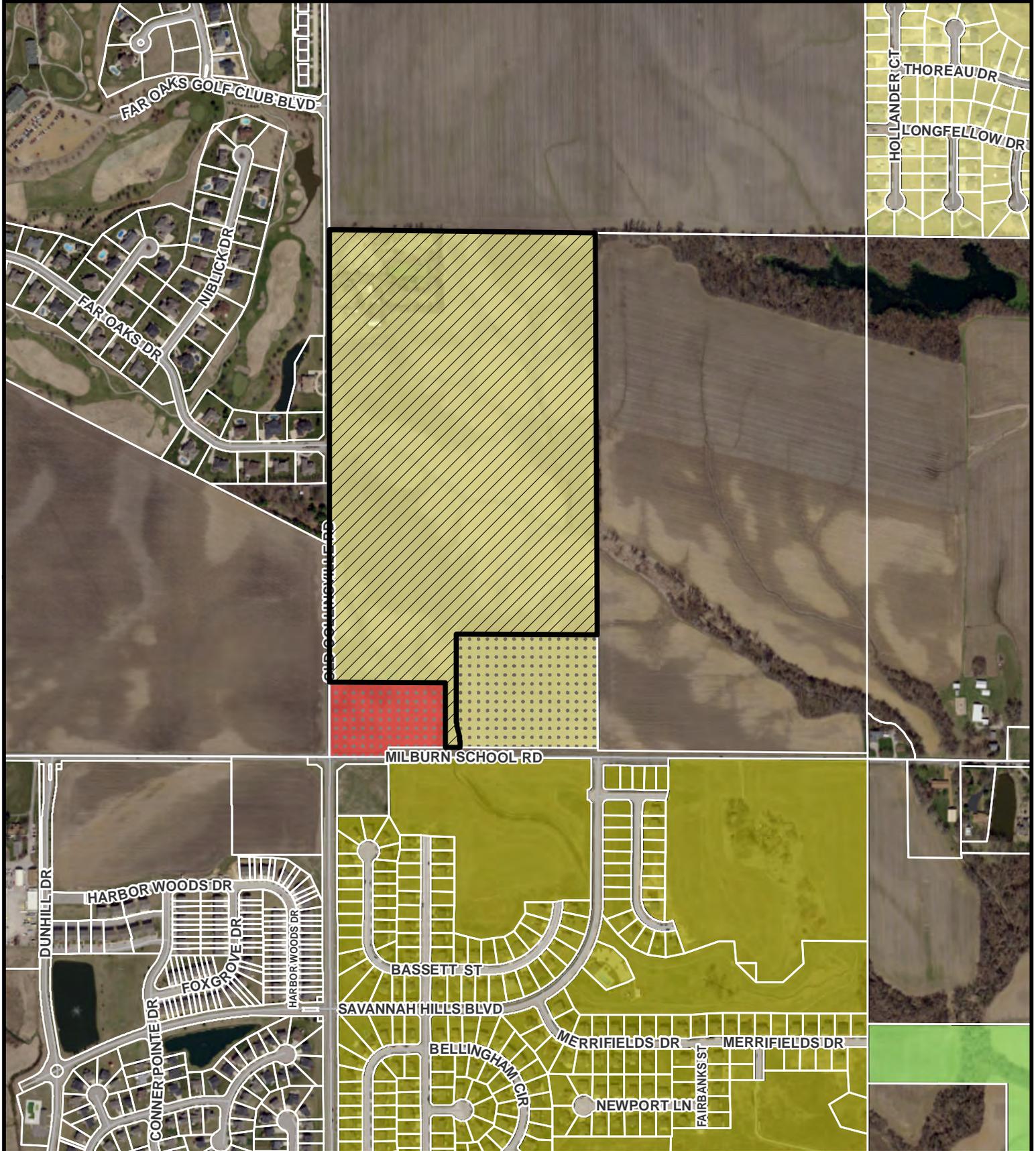


Clifford G. Huelsmann

Enclosures

# P2016-13 & S16-09: The Enclave at Augusta Greens

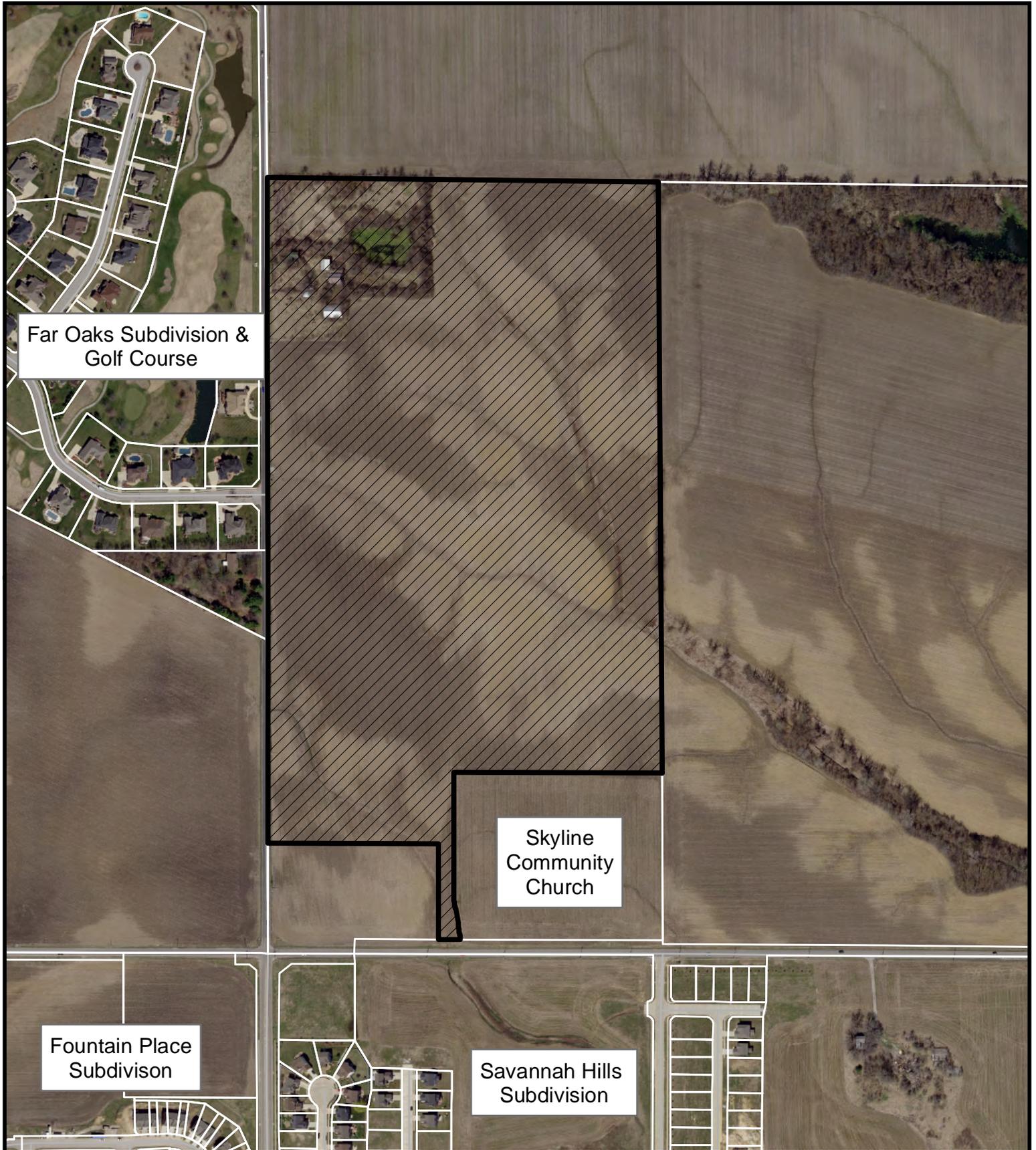
## S16-08: Augusta Greens - Zoning Map



Subject  
Property



# P2016-13 & S16-09: The Enclave at Augusta Greens S16-08: Augusta Greens - Surrounding Land Use Map

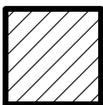


Far Oaks Subdivision &  
Golf Course

Skyline  
Community  
Church

Fountain Place  
Subdivison

Savannah Hills  
Subdivision



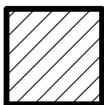
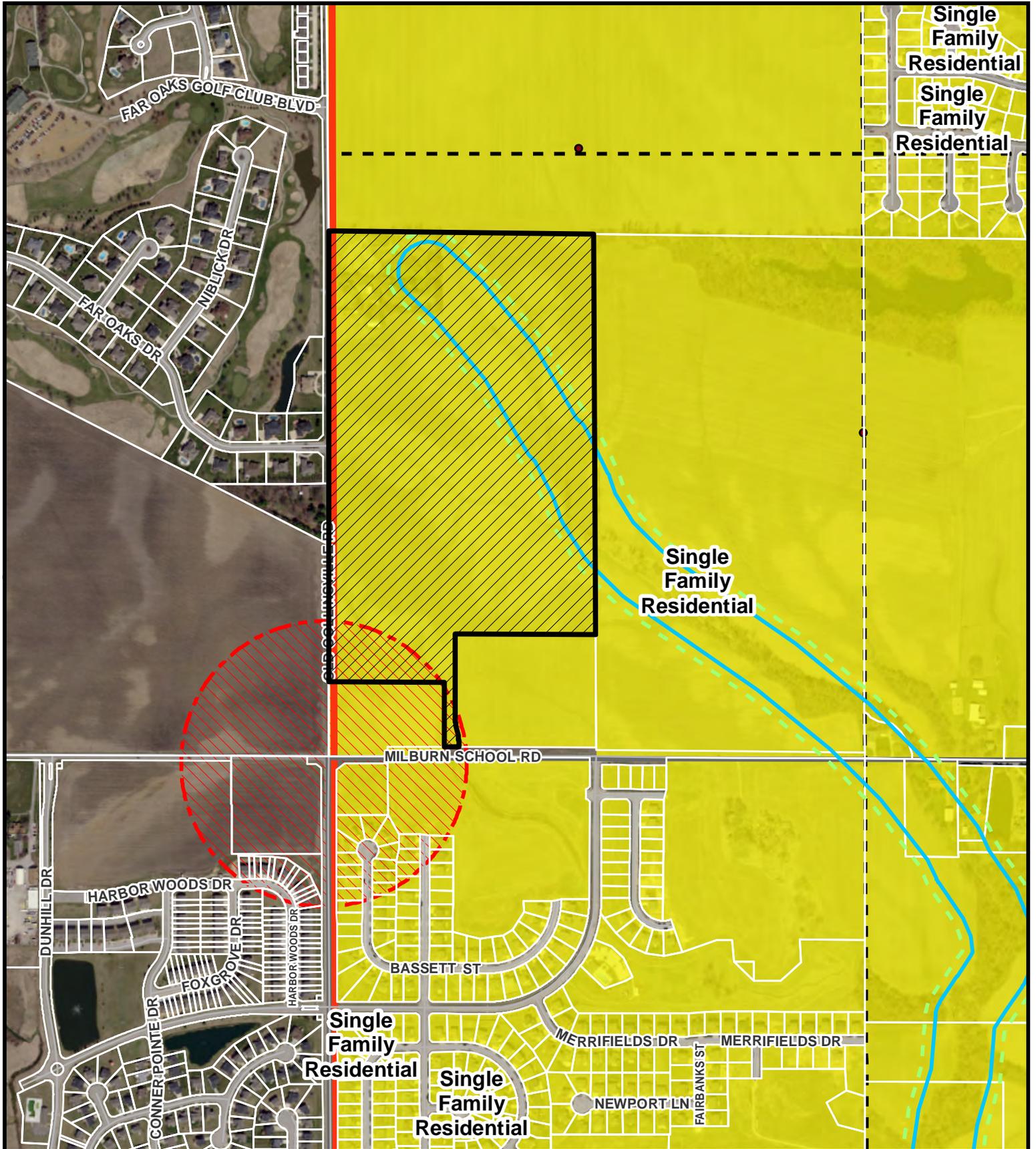
Subject  
Property

0 125 250 500 750 1,000  
Feet



# P2016-13 & S16-09: The Enclave at Augusta Greens

## S16-08: Augusta Greens - Future Land Use Map

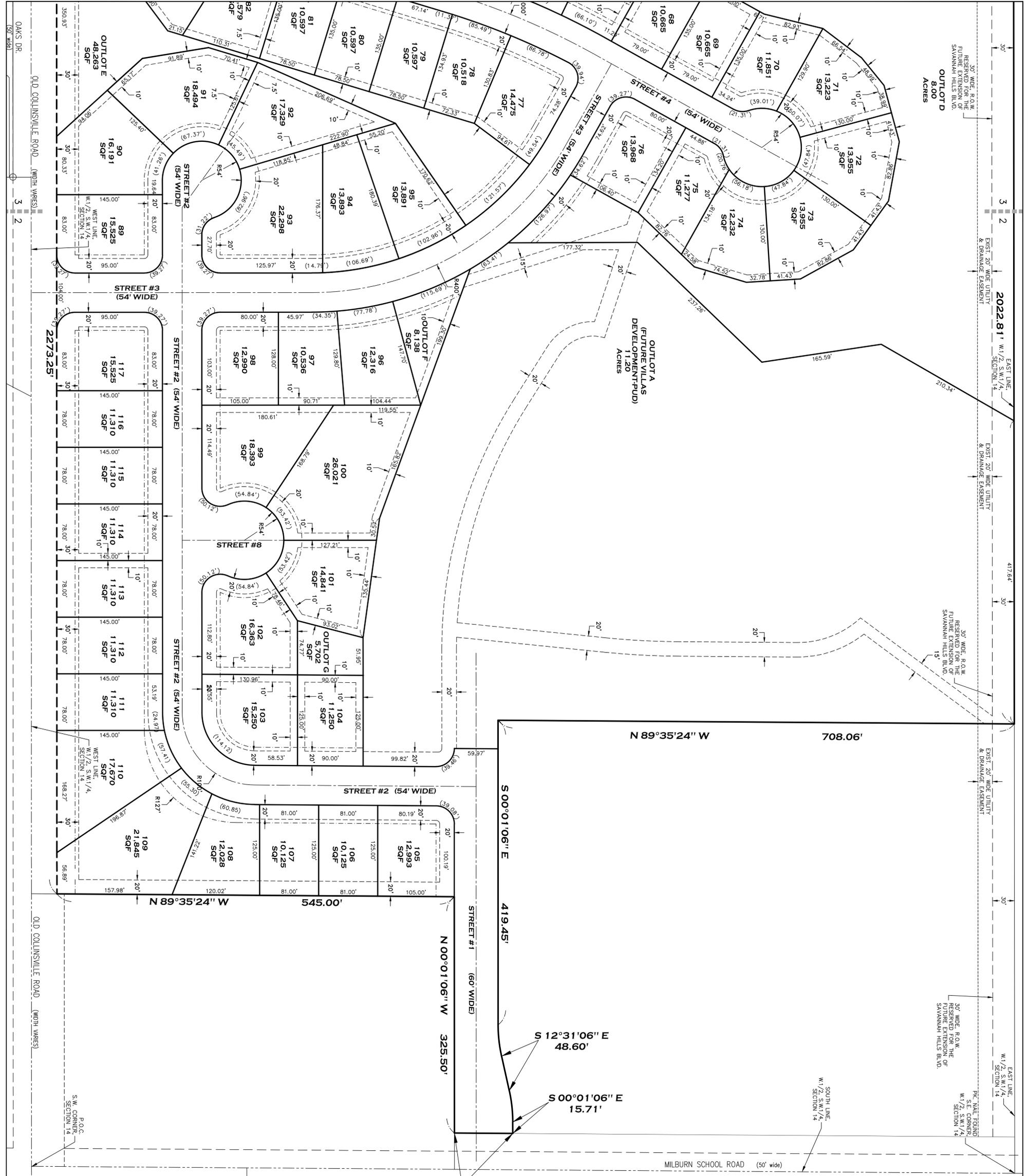


Subject Property

0 187.5375 750 1,125 1,500 Feet







NO.	REVISIONS	DATE
1	PLANNING & PERMITTING NOT FOR CONSTRUCTION	9-21-16

NO.	DESCRIPTION
1	PROPOSED SANITARY CONNECTION
2	PROPOSED SANITARY FORCEMAIN
3	PROPOSED SANITARY LATERAL
4	EXIST. GATE VALVE & BOX
5	EXIST. GATE VALVE & MANHOLE
6	EXIST. WATER SPLITTER/FOURWAY
7	EXISTING WATER MAIN
8	EXISTING WATER CONNECTION
9	EXISTING WATER METER
10	EXISTING WELL
11	PROF. HYDRANT W/ GATE VALVE & BOX
12	PROF. BUTTERFLY VALVE & BOX

**AUGUSTA GREENS**  
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

**OWNER/DEVELOPER:** MSJB INVESTMENTS, LLC  
774 SUNSET BLVD., SUITE 100 O'FALLON, ILLINOIS 62269  
PH: 618-632-2500

**NETEMEYER ENGINEERING ASSOCIATES, INC.**

3300 Highline Road Aviston, IL 62216  
PHONE: (618) 228-7816  
FAX: (618) 228-7900

IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

SAVANNAH HILLS BLVD

MILBURN SCHOOL ROAD (50' wide)

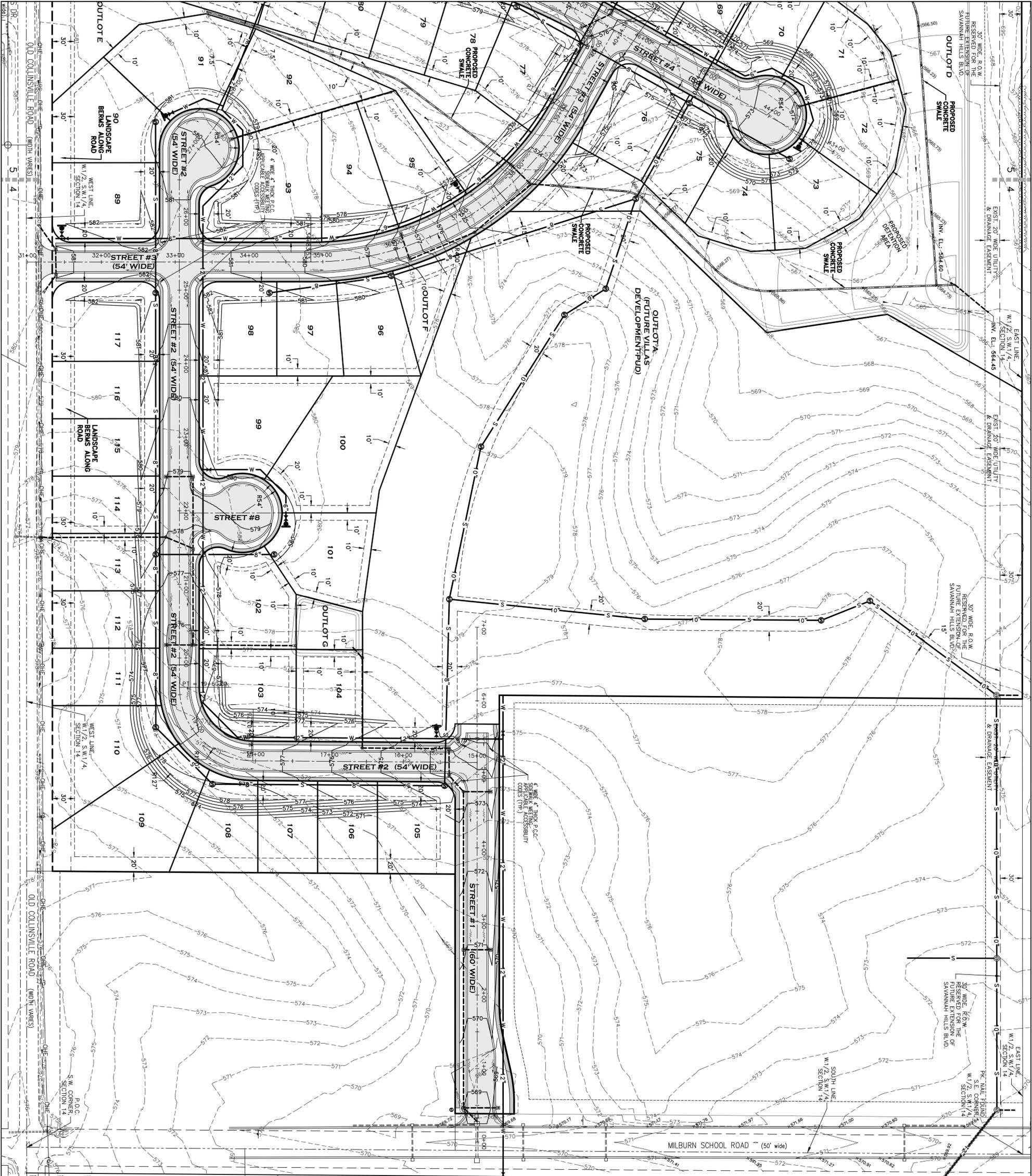
OLD COLLINSVILLE ROAD (WIDTH VARIES)

OAKS DR.

**NOTES:**

- ALL PROPOSED EASEMENTS SHOWN ARE 20' WIDE DRAINAGE & UTILITY EASEMENTS, UNLESS NOTED OTHERWISE.
- BUILDING SETBACKS SHALL MEET THE O'FALLON ZONING ORDINANCE.
- OUTLOTS B-G ARE TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION. LANDSCAPE EASEMENTS AND DETENTION EASEMENTS ARE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- ALL UTILITIES SHOWN ARE TO BE MAINTAINED BY DRAINAGE EASEMENTS EXCEPT FOR AREA OCCUPIED BY STRUCTURES.





NO.	REVISIONS	DATE
1	PLANNING & PERMITTING NOT FOR CONSTRUCTION	9-21-16

SYMBOL	DESCRIPTION
○	IRON MARKER FOUND
●	5/8" IRON PIN TO BE SET
▲	STONE FOUND
■	CONCRETE MONUMENT FOUND
■	CONCRETE MONUMENT TO BE SET
■	CONCRETE PILE FOUND
■	CONCRETE PILE TO BE SET
911	911 ADDRESS
—	25' FRONT BUILDING SETBACK (EXCEPT AS NOTED)
—	UTILITY & DRAINAGE EASEMENT
—	EXISTING FLOWLINE
—	EXISTING FENCE
—	EXISTING GAS LINE
—	PROPOSED GAS LINE/CONNECTION
—	EXISTING GAS METER
—	EXISTING GASLINE VENT
—	EXISTING GAS VALVE
—	EXISTING GAS SIGNAGE
—	EXISTING OVERHEAD ELECTRIC LINE
—	EXISTING UNDERGROUND ELECTRIC LINE
—	EXISTING LIGHT POLE
—	EXISTING ELECTRIC BOX
—	EXISTING ELECTRIC METER
—	EXISTING ELECTRIC PULL BOX
—	EXISTING ELECTRIC MANHOLE
—	EXISTING ELECTRIC METER PANEL
—	EXISTING ELECTRIC HOOKUP
—	PROPOSED OVERHEAD ELECTRIC LINE
—	PROPOSED UNDERGROUND ELECTRIC LINE
—	PROPOSED UTILITY POLE
—	PROPOSED LIGHT POLE
—	PROPOSED ELECTRIC BOX
—	PROPOSED ELECTRIC MANHOLE
—	EXISTING PHONE BOX
—	EXISTING FIBER OPTIC CABLE
—	EXISTING TELEPHONE CABLE
—	EXISTING CABLE TV BOX
—	EXISTING TELEPHONE/FIBER OPTIC SIGN
—	STORM SEWER MANHOLE
—	STORM SEWER INLET
—	OPEN TOP STORM SEWER INLET
—	EXISTING SWAMP/DOWNSPOUT DRAIN LINE
—	PROPOSED STORM SEWER/CULVERT
—	PROPOSED SWAMP LINE CLEANOUT
—	EXISTING SPOT ELEVATION
—	PROPOSED SPOT ELEVATION
—	PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
—	PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
—	PROPOSED SPOT ELEVATION (FINISH GRADE)
—	EROSION CONTROL (FILTER FENCE)
—	MANUFACTURED CHECK DAM
—	INLET PROTECTION
—	EXISTING SANITARY MANHOLE
—	EXISTING SANITARY CLEANOUT
—	EXISTING SANITARY LIFT STATION
—	EXISTING SANITARY VALVE VAULT
—	EXISTING SANITARY SEWER
—	EXISTING SANITARY FOREMAIN
—	EXISTING SANITARY LATERAL
—	PROPOSED SANITARY MANHOLE
—	PROPOSED SANITARY CLEANOUT
—	PROPOSED SANITARY LIFT STATION
—	PROPOSED SANITARY VALVE VAULT
—	PROPOSED AUTOMATIC AIR RELEASE VALVE
—	PROPOSED SANITARY SEWER (SIZE AS NOTED)
—	PROPOSED SANITARY CONNECTION (SIZE AS NOTED)
—	PROPOSED SANITARY FOREMAIN
—	PROPOSED SANITARY LATERAL
—	EXIST. HYDRANT w/ GATE VALVE & BOX
—	EXIST. GATE VALVE & BOX
—	EXIST. WATER SPLIT/FOUNTAIN
—	EXISTING WATER MAIN
—	EXISTING WATER CONNECTION
—	EXISTING WATER METER
—	EXISTING WELL
—	EXISTING MONITOR WELL
—	PROP. HYDRANT w/ GATE VALVE & BOX
—	PROPOSED GATE VALVE & BOX
—	PROPOSED BUTTERFLY VALVE & BOX
—	PROPOSED CAP
—	PROPOSED REDUCER (SIZE AS NOTED)
—	PROPOSED HYPHANT SLEEVE w/ GATE VALVE & BOX (SIZE AS NOTED)
—	PROPOSED WATER CONNECTION
—	PROPOSED SPRINKLER CONNECTION
—	PROPOSED WATER METER

**NOTES:**

1. SANITARY SEWER, STORM SEWER AND WATER MAIN LAYOUT SHOWN ARE POSSIBLE PLATS. FINAL LAYOUT TO BE SHOWN ON CONSTRUCTION PLANS AFTER DEPTHS HAVE BEEN DETERMINED.
2. DRAINAGE CALCULATIONS WITH STORM SEWER AND DETENTION BASIN SIZING TO BE PROVIDED WITH CONSTRUCTION PLANS. THE DETENTION AREA SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL SIZE TO BE PROVIDED WITH CONSTRUCTION PLANS.
3. ALL SANITARY SEWER MAINS TO BE 8" OR LARGER. ALL WATER MAINS TO BE 6" DIAMETER OR LARGER & BASED ON FLOW REQUIREMENTS.
4. THE DEVELOPMENT IS SUBJECT TO UTILITY AND DRAINAGE EASEMENTS EXCEPT FOR AREAS OCCUPIED BY STRUCTURES.
5. THE DEVELOPMENT IS NOT WITHIN A FEMA IDENTIFIED FLOOD PLAIN.
6. CONCRETE SWALES OR STORM SEWERS ARE TO BE INSTALLED IN BACKYARDS TO ASSIST IN DISCHARGING TO DETENTION AREAS.
6. ALL LANDSCAPE, DETENTION EASEMENT AREAS, & BACKYARD CONCRETE SWALES/STORM SEWER SYSTEMS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
8. RAILI AT INTERSECTIONS SHALL BE 25' MIN.
9. STORM SEWERS WILL BE CONNECTED TO EXISTING CULVERTS UNDER OLD COLLINSVILLE ROAD. STORM SEWER STRUCTURES AND 25'-TEAR DESIGN STORM.

**AUGUSTA GREENS**  
 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
 CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

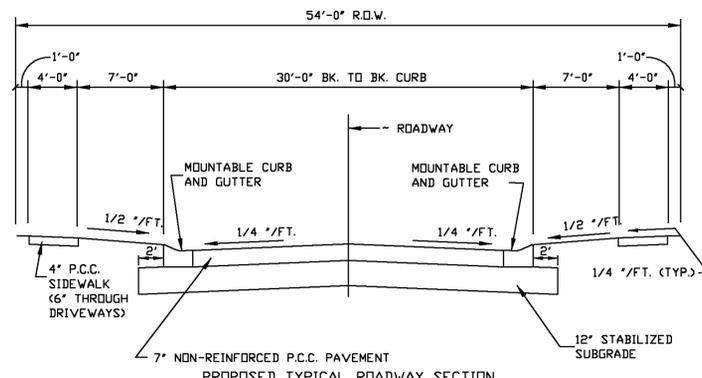
OWNER/DEVELOPER: MSJB INVESTMENTS, LLC  
 774 SUNSET BLVD., SUITE 100 O'FALLON, ILLINOIS 62269  
 PH: 618-632-2500

**NETEMEYER ENGINEERING ASSOCIATES, INC.**

3300 Highline Road Aviston, IL 62216  
 PHONE: (618) 228-7816  
 FAX: (618) 228-7900

IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027



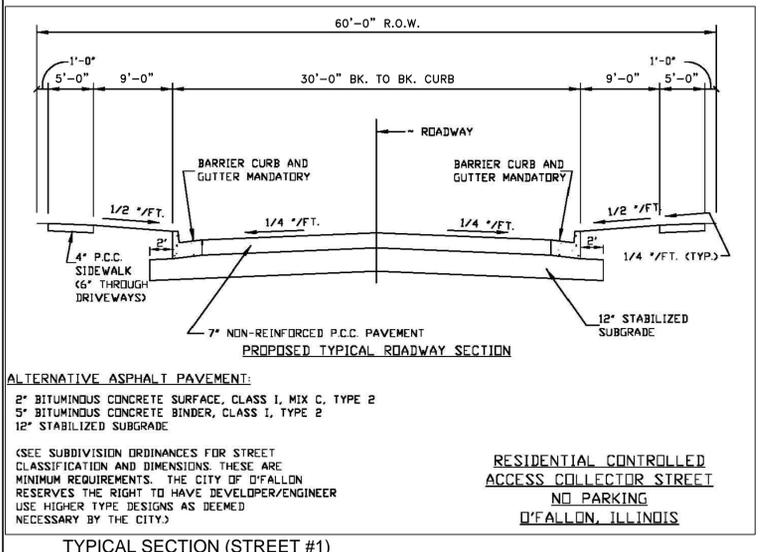
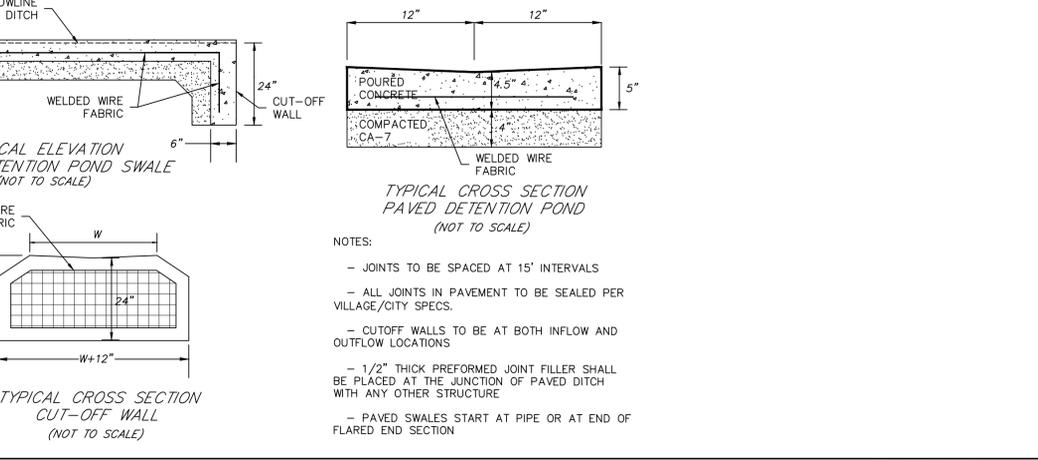
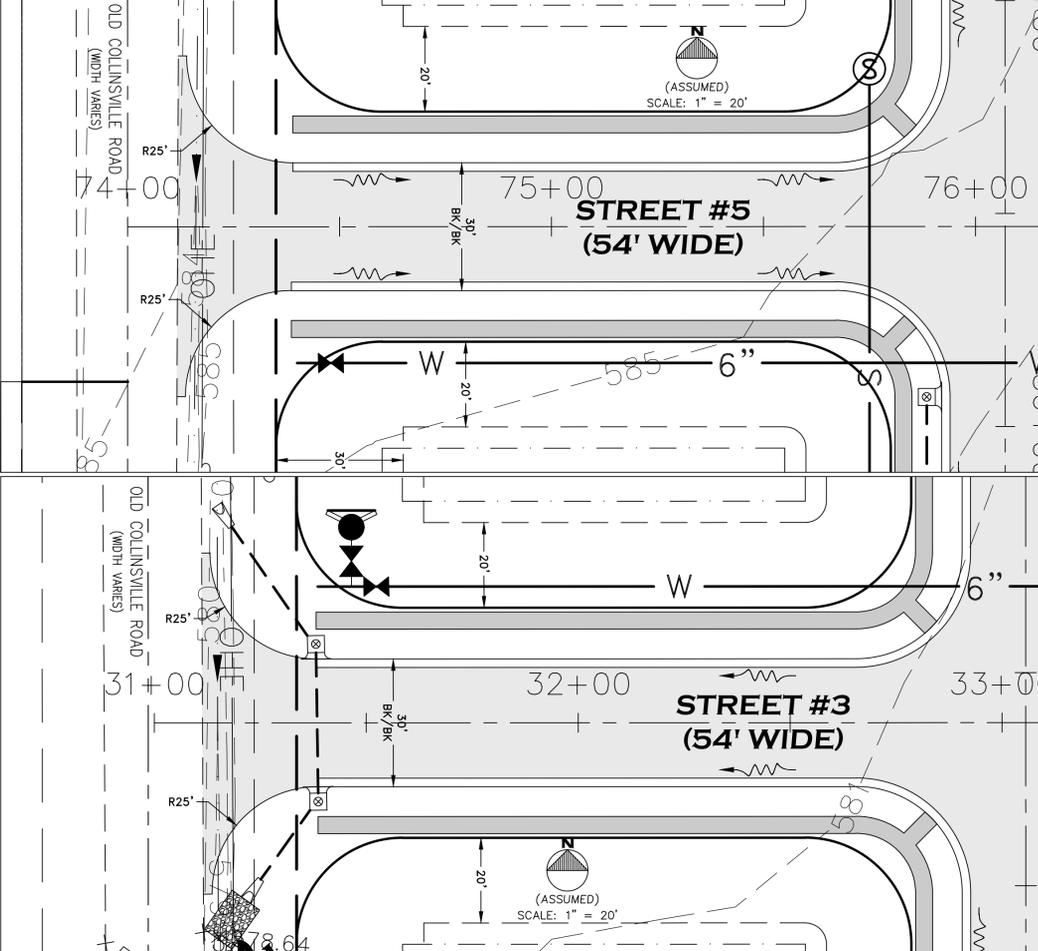
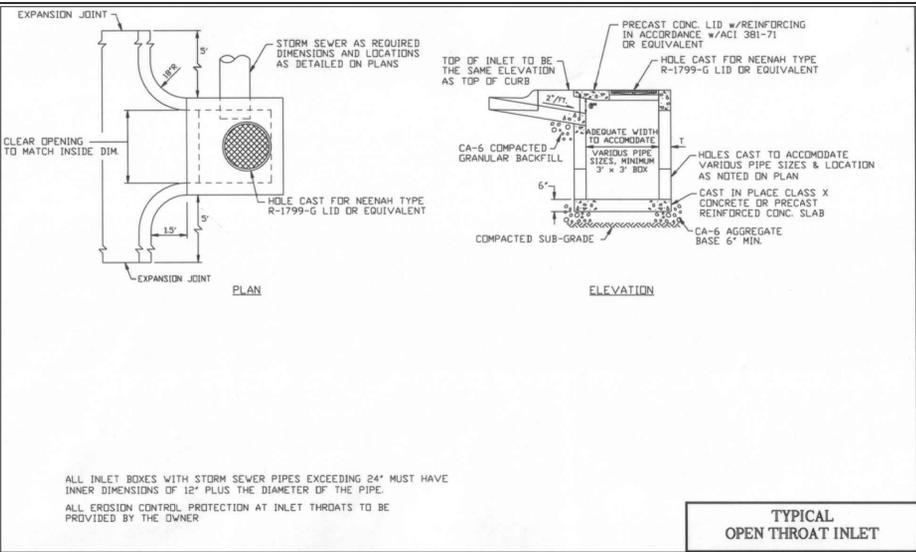


**PROPOSED TYPICAL ROADWAY SECTION**

**ALTERNATIVE ASPHALT PAVEMENT:**  
 2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2  
 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2  
 12" STABILIZED SUBGRADE

(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF D'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

**RESIDENTIAL MINOR AND LOCAL STREETS**  
 OPEN ACCESS  
 YIELD FLOW CONDITIONS  
 PARKING-BOTH SIDES  
 D'FALLON, ILLINOIS

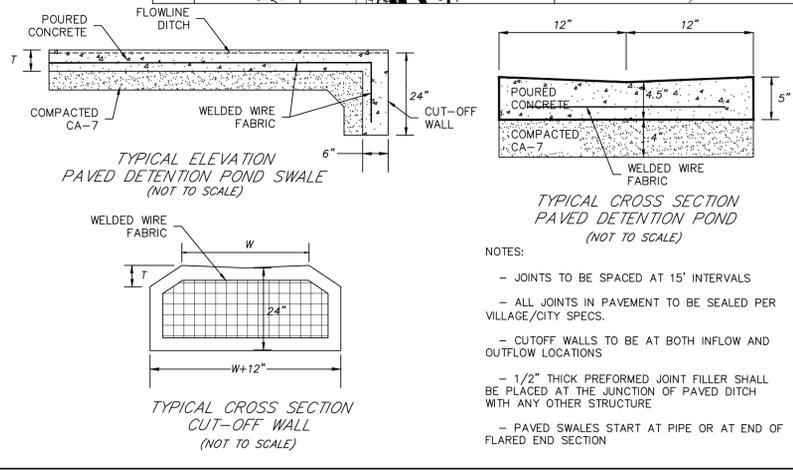
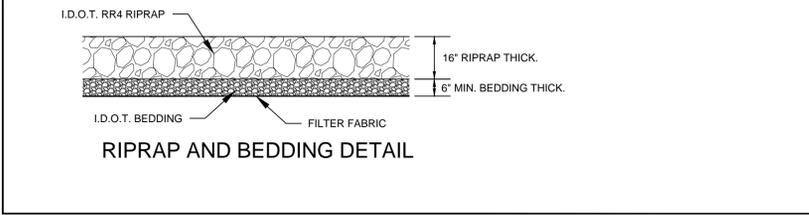
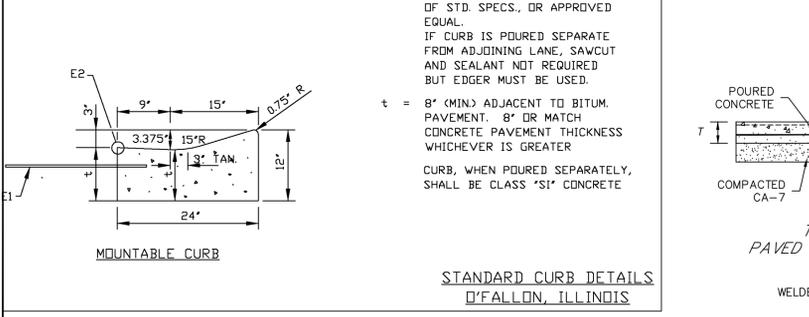


**PROPOSED TYPICAL ROADWAY SECTION**

**ALTERNATIVE ASPHALT PAVEMENT:**  
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 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2  
 12" STABILIZED SUBGRADE

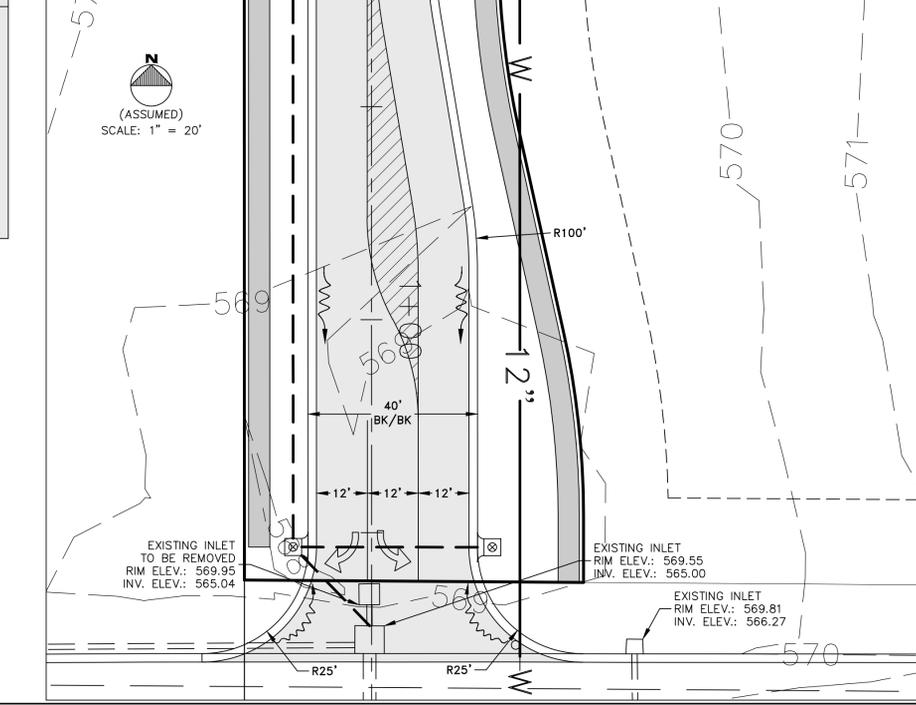
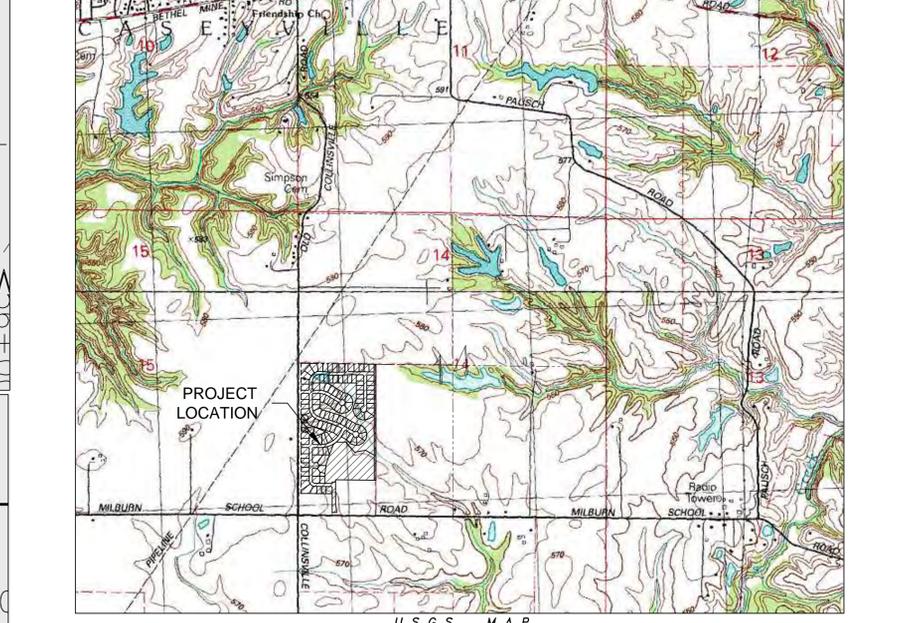
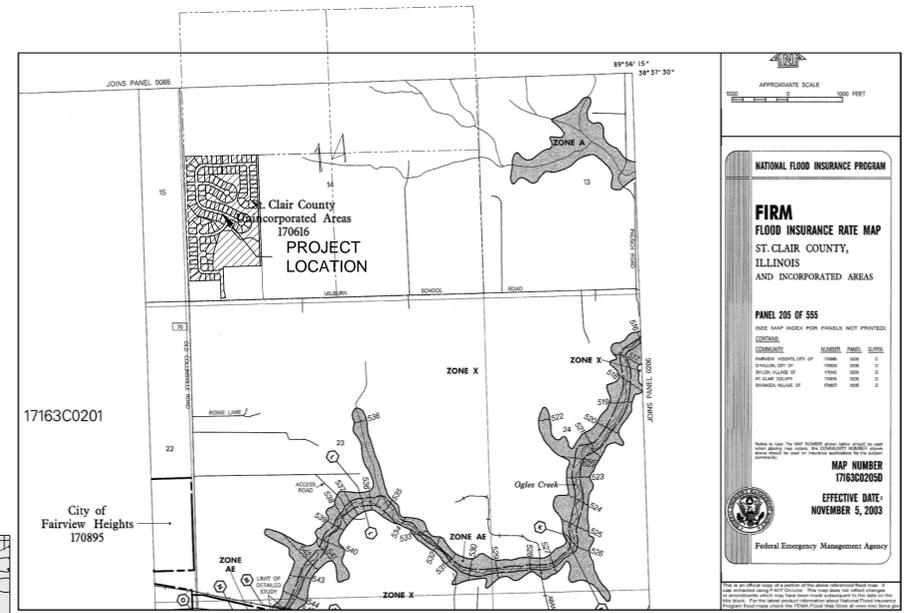
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**RESIDENTIAL CONTROLLED ACCESS COLLECTOR STREET**  
 NO PARKING  
 D'FALLON, ILLINOIS



**NOTES:**

- JOINTS TO BE SPACED AT 15' INTERVALS
- ALL JOINTS IN PAVEMENT TO BE SEALED PER VILLAGE/CITY SPECS.
- CUTOFF WALLS TO BE AT BOTH INFLOW AND OUTFLOW LOCATIONS
- 1/2" THICK PREFORMED JOINT FILLER SHALL BE PLACED AT THE JUNCTION OF PAVED DITCH WITH ANY OTHER STRUCTURE
- PAVED SWALES START AT PIPE OR AT END OF FLARED END SECTION



**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
 3300 Highline Road Aviston, IL 62216  
 PHONE: (618) 228-7816  
 FAX: (618) 228-7900  
 IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

**AUGUSTA GREENS**  
 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
 CITY OF D'FALLON, ST. CLAIR COUNTY, ILLINOIS

**OWNER/DEVELOPER:** MSJ INVESTMENTS, LLC  
 774 SUNSET BLVD., SUITE 100 D'FALLON, ILLINOIS 62289  
 PH. 618-632-2500

REVISIONS	
NO.	DATE
1	9-21-16

INTENDED USE:  
 PLANNING & PERMITTING  
 NOT FOR CONSTRUCTION

PRPE 052-037441  
 EXP. DATE: 11/30/2017

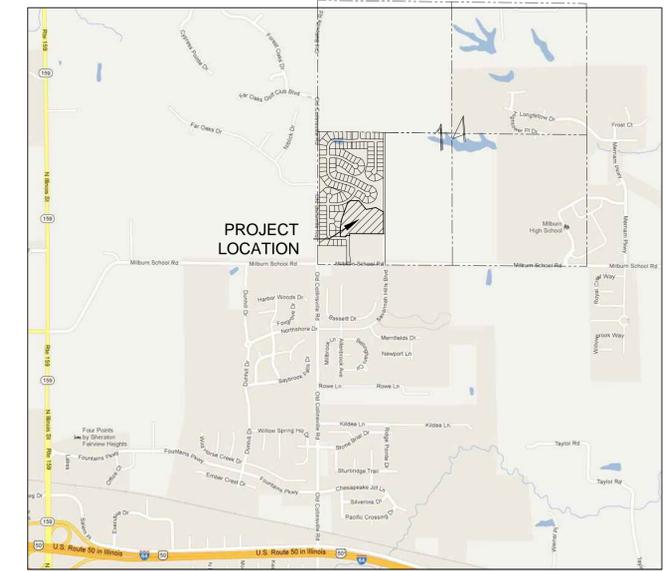
PATRICK R. NETEMEYER  
 PROJECT NO: 2012-226  
 DWG. NUMBER: CONSTRUCTION-AUGUSTA-9226-7  
 DRAWN BY: CGH  
 CHECKED BY: PRN  
 ISSUE DATE: 8-4-16

STREET & DRAINAGE SECTIONS & DETAILS

SHEET NO:  
**6**

# THE ENCLAVE AT AUGUSTA GREENS

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



LOCATION SKETCH

## INDEX OF SHEETS

- SHEET 1 - COVER SHEET
- SHEET 2 - PRELIM. LOT DIMENSIONS & AREAS
- SHEET 3 - PRELIM. STREET & UTILITY PLAN
- SHEET 4 - STREET & DRAINAGE SECTIONS & DETAILS

City Council Approval:

The Preliminary Site Plan for VILLAS AT AUGUSTA GREENS was approved by the City Council of the City of O'Fallon, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Mayor \_\_\_\_\_ date \_\_\_\_\_

Attest: \_\_\_\_\_

City Clerk \_\_\_\_\_ date \_\_\_\_\_

NOTE:  
LOCATION, SIZE AND CONFIGURATION OF GREENSPACE AND WATER RETENTION OR DETENTION PONDS ARE PRELIMINARY AND SHALL BE DETERMINED HEREAFTER AND SHOWN ON THE CONSTRUCTION PLANS. GREENSPACE AREAS SHALL BE CONFIGURED TO PROVIDE ADEQUATE SPACE FOR MEANINGFUL PASSIVE OR ACTIVE RECREATION AREAS. MEASUREMENTS FOR GREENSPACE AREAS WILL NOT INCLUDE WATER RETENTION OR DETENTION PONDS AND OTHER STORMWATER MANAGEMENT FACILITIES.

SITE ADDRESS:

OLD COLLINSVILLE ROAD  
O'FALLON, IL 62269

EXISTING ZONING:

SR-1B

BUILDING INFO:

39 LOTS

COVERAGE:

TOTAL AREA = 11.20 ACRES  
AREA IN LOTS = 2.67 ACRES  
COMMONS AREA = 6.71 ACRES  
AREA IN R.O.W. = 1.82 ACRES

GREEN SPACE CALCULATIONS:

DETACHED SINGLE FAMILY:

PERSONS/UNIT: 2.83  
# OF LOTS: 39  
TOTAL # OF PERSONS: 2.83\*39=110

GREEN SPACE REQUIREMENT:

6 ACRES/1000 NEW RESIDENTS  
# OF PERSONS: 110

GREENSPACE REQUIRED:  
(110/1000)\*6 = .331\*6 = 0.66 ACRES

COMMONS AREA = 6.62 ACRES

**ENGINEER / SURVEYOR:**  
NETEMEYER ENGINEERING ASSOCIATES, INC.  
3300 HIGHLINE ROAD  
AVISTON, ILLINOIS 62216-1018  
PH: 618-228-7816 FAX: 618-228-7900

**OWNER:**  
INFINITY LAND GROUP  
P.O. BOX 185  
EDWARDSVILLE, ILLINOIS 62025  
PH: 618-659-0217

**REVISIONS**

NO.	DATE
1	9-21-16

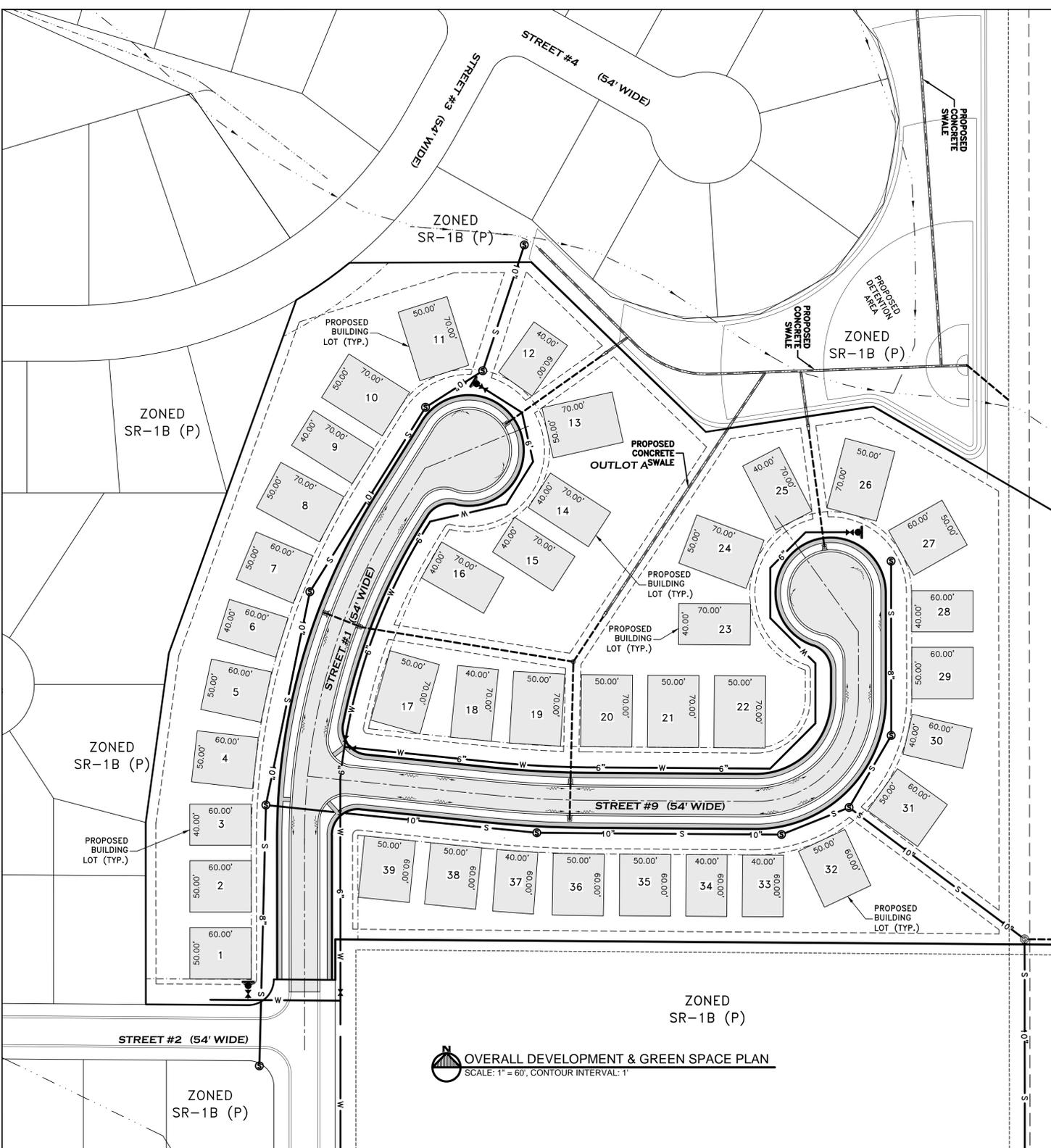
INTENDED USE:  
PLANNING & PERMITTING NOT FOR CONSTRUCTION

PRPE 062-037441  
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER  
PROJECT NO: 2012-226  
ENC: HULLMAN-AR-CONSTRUCTION-AUGUSTA-GREENS-7  
DRAWN BY: CGH  
CHECKED BY: PRN  
ISSUE DATE: 8-4-16

**COVER SHEET**

SHEET NO:  
**1**



**OVERALL DEVELOPMENT & GREEN SPACE PLAN**  
SCALE: 1" = 60', CONTOUR INTERVAL: 1'

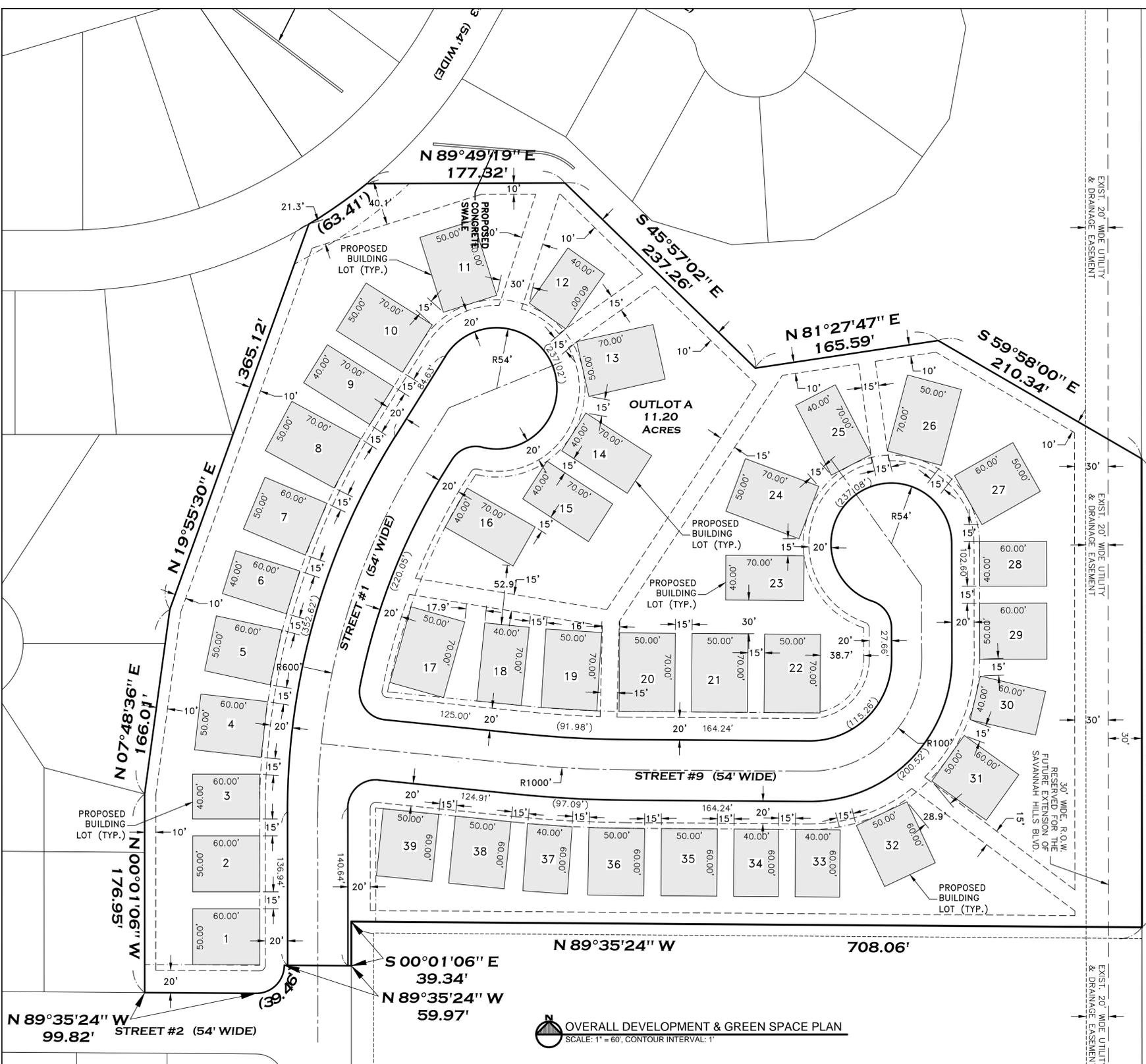
N/F. JOSEPH L. OBAL, AS TRUSTEE OF THE  
OBAL FAMILY FARM LAND TRUST AGREEMENT  
BK. 3462/PG. 449 & 453

N/F. JOSEPH L. OBAL, AS TRUSTEE OF THE  
OBAL FAMILY FARM LAND TRUST AGREEMENT  
BK. 3462/PG. 449 & 453

**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
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PHONE: (618) 228-7816  
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IL PROF. DESIGN FIRM (L/S/PE/SE) 184-001027

**THE ENCLAVE AT AUGUSTA GREENS**  
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

**OWNER/DEVELOPER:**  
INFINITY LAND GROUP  
P.O. BOX 185 EDWARDSVILLE, ILLINOIS 62025  
PH: 618-659-0217



**NOTES:**  
 1. ALL PROPOSED EASEMENTS SHOWN ARE 20' WIDE DRAINAGE & UTILITY EASEMENTS, UNLESS NOTED OTHERWISE.  
 2. BUILDING SETBACKS SHALL MEET THE O'FALLON ZONING ORDINANCE.  
 ZONE SR-1B SETBACKS:  
 FRONT: 25'  
 REAR: 25'  
 SIDE: 7.5'  
 3. ALL LANDSCAPE, DETENTION EASEMENT AREAS, & BACKYARD DRAINAGE SWALES/STORM SEWER SYSTEMS TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION.

**LOT AREAS:**  
 40'x60' = 2,400 SQF  
 LOTS: 3, 6, 12, 28, 30, 33, 34, 37  
 40'x70' = 2,800 SQF  
 LOTS: 9, 14, 15, 16, 18, 23, 25  
 50'x60' = 3,000 SQF  
 LOTS: 1, 2, 4, 5, 7, 27, 29, 31, 32, 35, 36, 38, 39  
 50'x70' = 3,500 SQF  
 LOTS: 8, 10, 11, 13, 17, 19, 20, 21, 22, 24, 26

**OVERALL DEVELOPMENT & GREEN SPACE PLAN**  
 SCALE: 1" = 60', CONTOUR INTERVAL: 1'

- (ASSUMED)  
 SCALE: 1" = 60'  
 CONTOUR INTERVAL: 1.0'  
 BASIS OF BEARING:  
 ILLINOIS STATE PLANE COORDINATE  
 SYSTEM WEST ZONE NAD83  
 DATE OF FIELD WORK:  
 ##-##-####
- LEGEND**
- = IRON MARKER FOUND
  - = 5/8" IRON PIN TO BE SET
  - ▲ = STONE FOUND
  - = CONCRETE MONUMENT FOUND
  - = CONCRETE MONUMENT TO BE SET
  - ⊗ = BRASS PLUG FOUND
  - 911 = 911 ADDRESS
  - = 25' FRONT BUILDING SETBACK UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
  - = EXISTING TREE LINE
  - = EXISTING FLOWLINE
  - = EXISTING FENCE
  - = EXISTING GAS LINE
  - = PROPOSED GAS LINE/CONNECTION
  - = EXISTING GAS METER
  - = EXISTING GASLINE VENT
  - = EXISTING GAS VALVE
  - = EXISTING GAS SIGN
  - = EXISTING UTILITY POLE
  - = EXISTING OVERHEAD ELECTRIC LINE
  - = EXISTING UNDERGROUND ELECTRIC LINE
  - = EXISTING LIGHT POLE
  - = EXISTING ELECTRIC BOX
  - = EXISTING ELECTRIC METER
  - = EXISTING ELECTRIC PULL BOX
  - = EXISTING ELECTRIC MANHOLE
  - = EXISTING ELECTRIC METER PANEL
  - = EXISTING ELECTRIC HOOKUP
  - = PROPOSED OVERHEAD ELECTRIC LINE
  - = PROPOSED UNDERGROUND ELECTRIC LINE
  - = PROPOSED UTILITY POLE
  - = PROPOSED LIGHT POLE
  - = PROPOSED ELECTRIC BOX
  - = EXISTING PHONE MANHOLE
  - = EXISTING PHONE BOX
  - = EXISTING PHONE PULLBOX
  - = EXISTING FIBER OPTIC CABLE
  - = EXISTING TELEPHONE CABLE
  - = EXISTING CABLE TV BOX
  - = EXISTING TELEPHONE/FIBER OPTIC SIGN
  - = STORM SEWER MANHOLE
  - = STORM SEWER INLET
  - = OPEN TOP STORM SEWER INLET
  - = EXISTING SUMP LINE CLEANOUT
  - = EXISTING SUMP/DOWNSPOUT DRAIN LINE
  - = PROPOSED STORM SEWER/CULVERT
  - = PROPOSED SUMP LINE
  - = PROPOSED SUMP LINE CLEANOUT
  - +500.00' = EXISTING SPOT ELEVATION
  - +500.00' = PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
  - +500.00' = PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
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  - = INLET PROTECTION
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  - = EXISTING SANITARY CLEANOUT
  - = EXISTING SANITARY LIFT STATION
  - = EXISTING SANITARY VALVE VAULT
  - = EXISTING SANITARY SEWER
  - = EXISTING SANITARY CONNECTION
  - = EXISTING SANITARY FORCEMAIN
  - = EXISTING SANITARY LATERAL
  - = PROPOSED SANITARY MANHOLE
  - = PROPOSED SANITARY CLEANOUT
  - = PROPOSED SANITARY LIFT STATION
  - = PROPOSED SANITARY VALVE VAULT
  - = PROPOSED AUTOMATIC AIR RELEASE VALVE
  - = PROPOSED SANITARY SEWER (SIZE AS NOTED)
  - = PROPOSED SANITARY CONNECTION
  - = PROPOSED SANITARY FORCEMAIN
  - = PROPOSED SANITARY LATERAL
  - = EXIST. HYDRANT w/ GATE VALVE & BOX
  - = EXIST. GATE VALVE & BOX
  - = EXIST. GATE VALVE & MANHOLE
  - = EXIST. WATER SPIGOT/FOUNTAIN
  - = EXISTING WATER MAIN
  - = EXISTING WATER CONNECTION
  - = EXISTING WATER METER
  - = EXISTING WELL
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  - = PROP. HYDRANT w/ GATE VALVE & BOX
  - = PROPOSED GATE VALVE & BOX
  - = PROPOSED BUTTERFLY VALVE & BOX
  - = PROPOSED CAP
  - = PROPOSED REDUCER (SIZE AS NOTED)
  - = PROPOSED TAPPING SLEEVE w/ GATE VALVE AND BOX (SIZE AS NOTED)
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  - = PROPOSED WATER CONNECTION
  - = PROPOSED SPRINKLER CONNECTION
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**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
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**THE ENCLAVE AT AGUSTA GREENS**  
 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
 CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

**OWNER/DEVELOPER:**  
 INFINITY LAND GROUP  
 P.O. BOX 185 EDWARDSVILLE, ILLINOIS 62025  
 PH. 618-859-0217

**REVISIONS**

NO.	DATE
1	9-21-16

**INTENDED USE:**  
 PLANNING & PERMITTING  
 NOT FOR CONSTRUCTION

IRPE 052-037441  
 EXP. DATE: 11/30/2017

**PATRICK R. NETEMEYER**  
 PROJECT NO: 2012-226  
 INC. ILLINOIS-NE-CONSTRUCTION-AGUSTA-9226-7  
 DRAWN BY: CGH  
 CHECKED BY: PRN  
 ISSUE DATE: 8-4-16

**PRELIMINARY LOT DIMENSIONS & AREAS**

SHEET NO:  
**2**  
 OF 4

REVISIONS

NO.	DATE
1	9-21-16

INTENDED USE:

PLANNING & PERMITTING  
 NOT FOR CONSTRUCTION

PRPE 062-037441

EXP. DATE: 11/30/2017

*Handwritten signature*

PATRICK R. NETEMEYER

PROJECT NO: 2012-226

INC. ILLINOIS-NE CONSTRUCTION-AGUSTA-2012-226-1

DRAWN BY: CGH

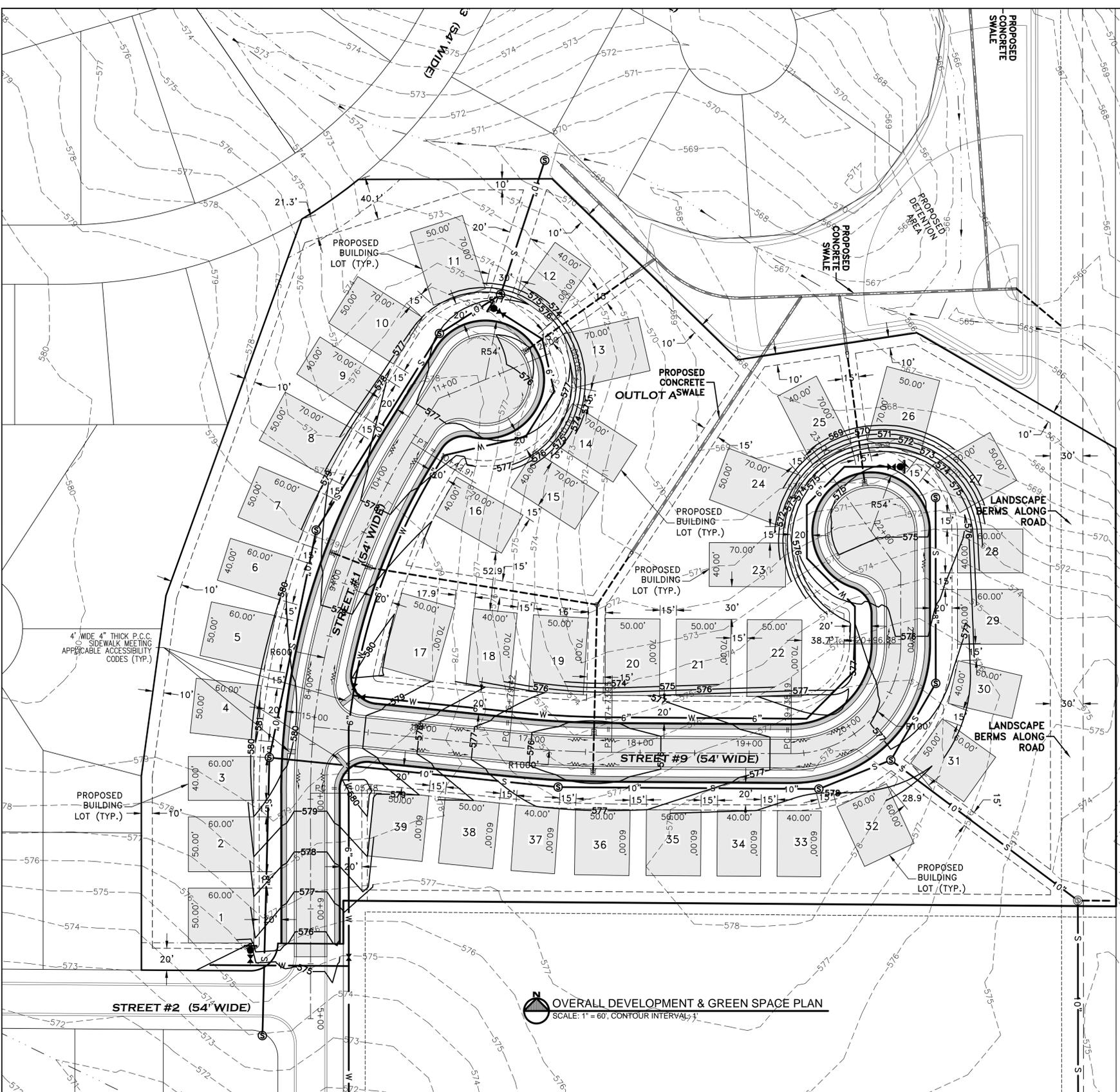
CHECKED BY: PRN

ISSUE DATE: 8-4-16

PRELIMINARY STREET & UTILITY PLAN

SHEET NO:

**3**

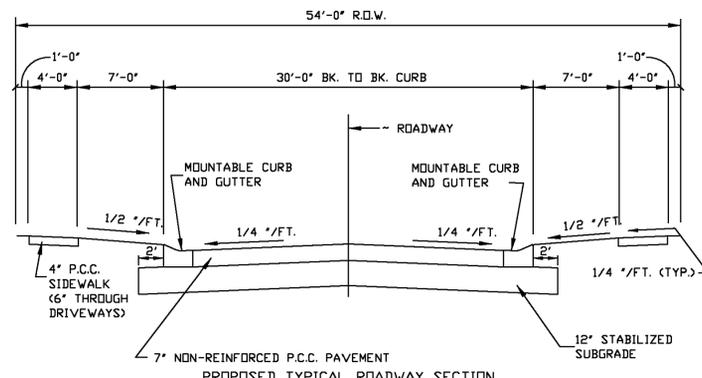


**OVERALL DEVELOPMENT & GREEN SPACE PLAN**  
 SCALE: 1" = 60', CONTOUR INTERVAL: 1'

- (ASSUMED)  
 SCALE: 1" = 60'  
 CONTOUR INTERVAL: 1.0'  
 BASIS OF BEARING:  
 ILLINOIS STATE PLANE COORDINATE  
 SYSTEM WEST ZONE NAD83  
 DATE OF FIELD WORK:  
 ##-##-##
- LEGEND**
- = IRON MARKER FOUND
  - = 5/8" IRON PIN TO BE SET
  - △ = STONE FOUND
  - = CONCRETE MONUMENT FOUND
  - = CONCRETE MONUMENT TO BE SET
  - ⊗ = BRASS PLUG FOUND
  - 911 = 911 ADDRESS
  - = 25' FRONT BUILDING SETBACK
  - = UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
  - = EXISTING TREE LINE
  - = EXISTING FLOWLINE
  - x x = EXISTING FENCE
  - G G = EXISTING GAS LINE
  - G G = PROPOSED GAS LINE/CONNECTION
  - ⊕ = EXISTING GAS METER
  - ⊕ = EXISTING GASLINE VENT
  - ⊕ = EXISTING GAS VALVE
  - ⊕ = EXISTING GAS SIGN
  - = EXISTING UTILITY POLE
  - OHE = EXISTING OVERHEAD ELECTRIC LINE
  - UGE = EXISTING UNDERGROUND ELECTRIC LINE
  - ⊕ = EXISTING LIGHT POLE
  - ⊕ = EXISTING ELECTRIC BOX
  - ⊕ = EXISTING ELECTRIC METER
  - ⊕ = EXISTING ELECTRIC PULL BOX
  - ⊕ = EXISTING ELECTRIC MANHOLE
  - ⊕ = EXISTING ELECTRIC METER PANEL
  - ⊕ = EXISTING ELECTRIC HOOKUP
  - OHE = PROPOSED OVERHEAD ELECTRIC LINE
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  - ⊕ = PROPOSED ELECTRIC BOX
  - ⊕ = EXISTING PHONE MANHOLE
  - ⊕ = EXISTING PHONE BOX
  - ⊕ = EXISTING PHONE PULLBOX
  - FO = EXISTING FIBER OPTIC CABLE
  - T = EXISTING TELEPHONE CABLE
  - ⊕ = EXISTING CABLE TV BOX
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  - ⊕ = EXISTING SANITARY LIFT STATION
  - ⊕ = EXISTING SANITARY VALVE VAULT
  - S S = EXISTING SANITARY SEWER
  - S P = EXISTING SANITARY CONNECTION
  - FM FM = EXISTING SANITARY FORCEMAIN
  - FM FM = EXISTING SANITARY LATERAL
  - ⊕ = PROPOSED SANITARY MANHOLE
  - ⊕ = PROPOSED SANITARY CLEANOUT
  - ⊕ = PROPOSED SANITARY LIFT STATION
  - ⊕ = PROPOSED SANITARY VALVE VAULT
  - ⊕ = PROPOSED AUTOMATIC AIR RELEASE VALVE
  - ⊕ = PROPOSED SANITARY SEWER (SIZE AS NOTED)
  - S P = PROPOSED SANITARY CONNECTION
  - FM FM = PROPOSED SANITARY FORCEMAIN
  - FM FM = PROPOSED SANITARY LATERAL
  - ⊕ = EXIST. HYDRANT w/ GATE VALVE & BOX
  - ⊕ = EXIST. GATE VALVE & BOX
  - ⊕ = EXIST. GATE VALVE & MANHOLE
  - ⊕ = EXIST. WATER SPIGOT/FOUNTAIN
  - W W = EXISTING WATER MAIN
  - W P = EXISTING WATER CONNECTION
  - ⊕ = EXISTING WELL
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  - ⊕ = PROPOSED BUTTERFLY VALVE & BOX
  - ⊕ = PROPOSED CAP
  - ⊕ = PROPOSED REDUCER (SIZE AS NOTED)
  - ⊕ = PROPOSED TAPPING SLEEVE w/ GATE VALVE AND BOX (SIZE AS NOTED)
  - W 8" = PROPOSED WATER MAIN (SIZE AS NOTED)
  - W P = PROPOSED WATER CONNECTION
  - W S = PROPOSED SPRINKLER CONNECTION
  - ⊕ = PROPOSED WATER METER

**NOTES:**

- SANITARY SEWER, STORM SEWER AND WATER MAIN LAYOUT SHOWN ARE POSSIBLE PATHS; FINAL LAYOUT TO BE SHOWN ON CONSTRUCTION PLANS AFTER DEPTHS HAVE BEEN DETERMINED.
- DRAINAGE CALCULATIONS WITH STORM SEWER AND DETENTION BASIN SIZING TO BE PROVIDED WITH CONSTRUCTION PLANS. THE DETENTION AREA SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY & THE FINAL SIZE TO BE PROVIDED WITH CONSTRUCTION PLANS.
- ALL SANITARY SEWER MAINS TO BE 8" OR LARGER. ALL WATER MAIN TO BE 6" DIAMETER OR LARGER & BASED ON FIRE FLOW REQUIREMENTS.
- THE DEVELOPMENT IS NOT WITHIN A FEMA IDENTIFIED FLOOD PLAIN.
- CONCRETE SWALES OR STORM SEWERS ARE TO BE INSTALLED IN BACKYARDS TO ASSIST IN DISCHARGING TO DETENTION AREAS.
- ALL LANDSCAPE, DETENTION EASEMENT AREAS, & BACKYARD CONCRETE SWALES/STORM SEWER SYSTEMS TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION.
- RADI AT INTERSECTIONS SHALL BE 25' MIN.
- PROPOSED OFF-SITE DETENTION WILL BE SIZED TO INCLUDE THE ENCLAVE AT AGUSTA GREENS DEVELOPMENT.

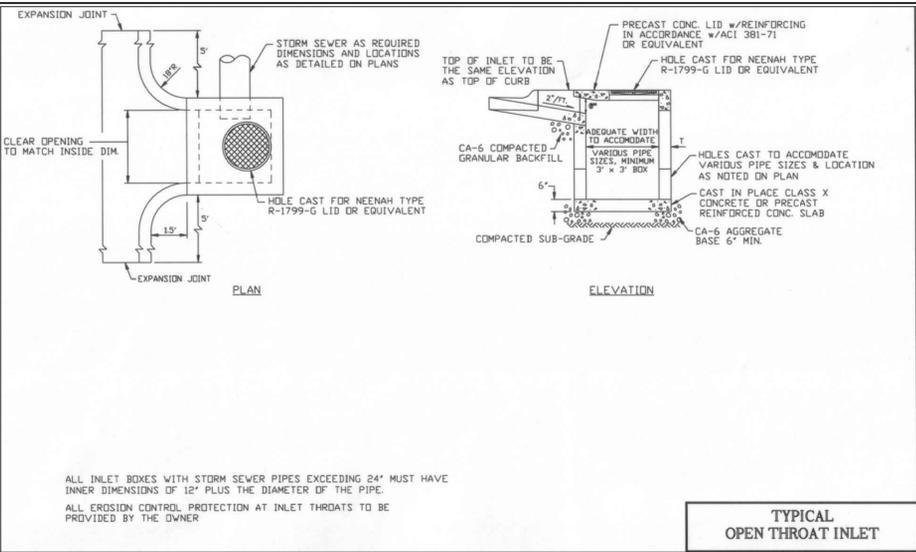


**PROPOSED TYPICAL ROADWAY SECTION**

**ALTERNATIVE ASPHALT PAVEMENT:**  
 2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2  
 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2  
 12" STABILIZED SUBGRADE

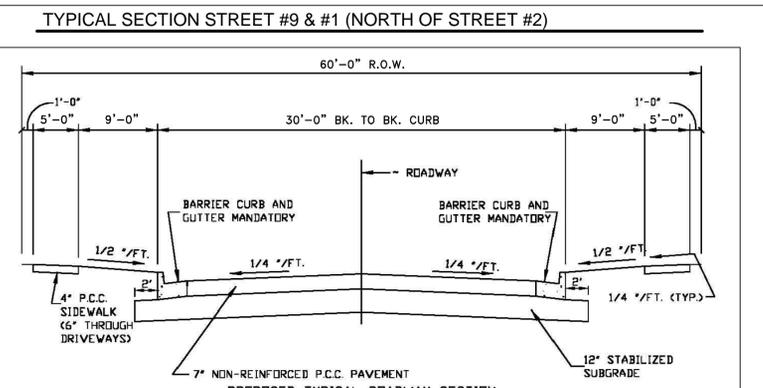
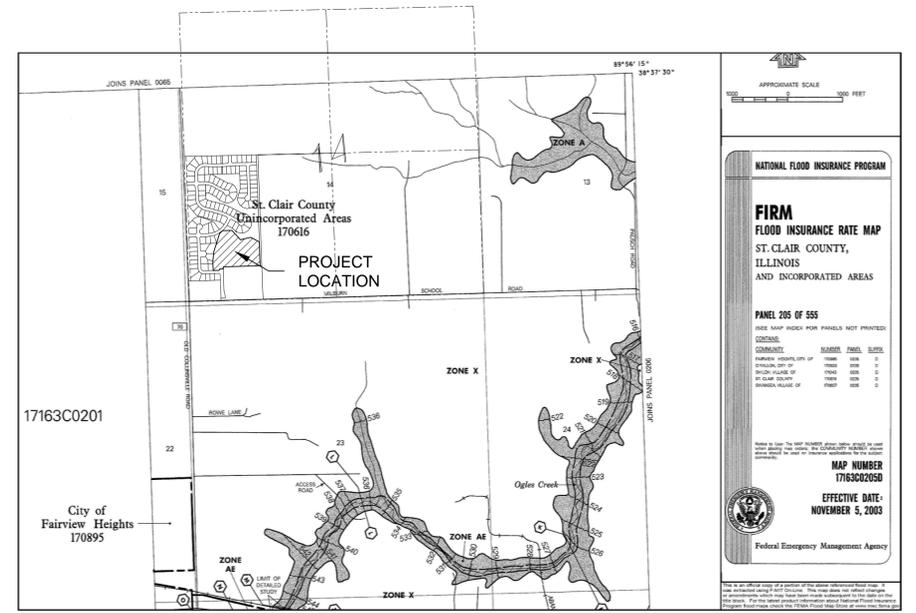
(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF D'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

**RESIDENTIAL MINOR AND LOCAL STREETS**  
 OPEN ACCESS  
 YIELD FLOW CONDITIONS  
 PARKING-BOTH SIDES  
 D'FALLON, ILLINOIS



**TYPICAL OPEN THROAT INLET**

ALL INLET BOXES WITH STORM SEWER PIPES EXCEEDING 24" MUST HAVE INNER DIMENSIONS OF 12" PLUS THE DIAMETER OF THE PIPE.  
 ALL EROSION CONTROL PROTECTION AT INLET THROATS TO BE PROVIDED BY THE OWNER

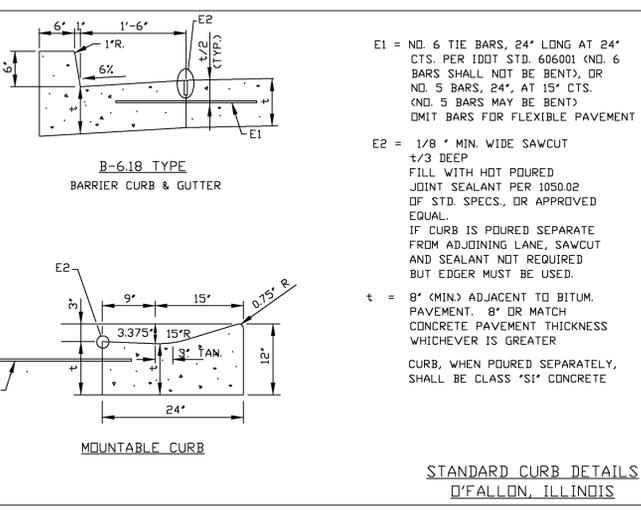
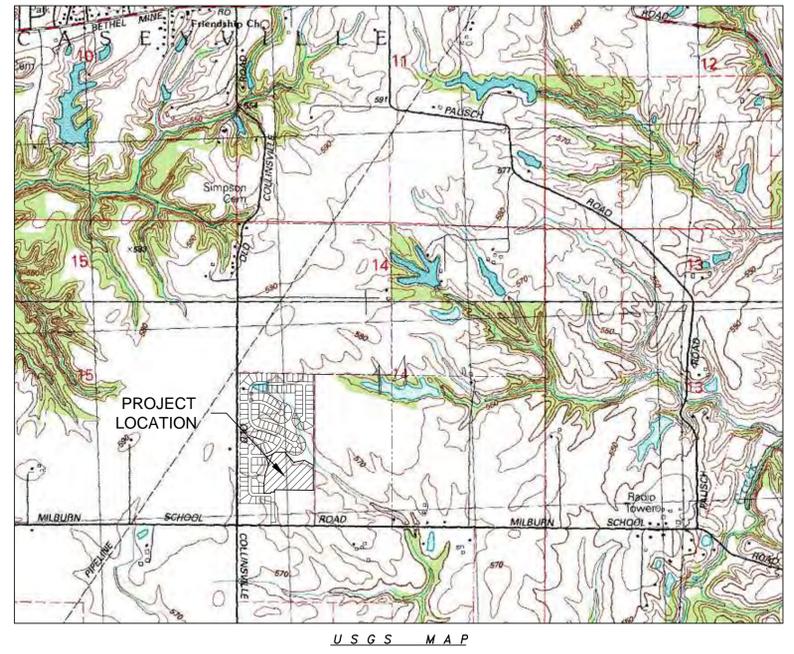


**PROPOSED TYPICAL ROADWAY SECTION**

**ALTERNATIVE ASPHALT PAVEMENT:**  
 2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2  
 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2  
 12" STABILIZED SUBGRADE

(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF D'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

**RESIDENTIAL CONTROLLED ACCESS COLLECTOR STREET**  
 NO PARKING  
 D'FALLON, ILLINOIS



**B-6.18 TYPE BARRIER CURB & GUTTER**

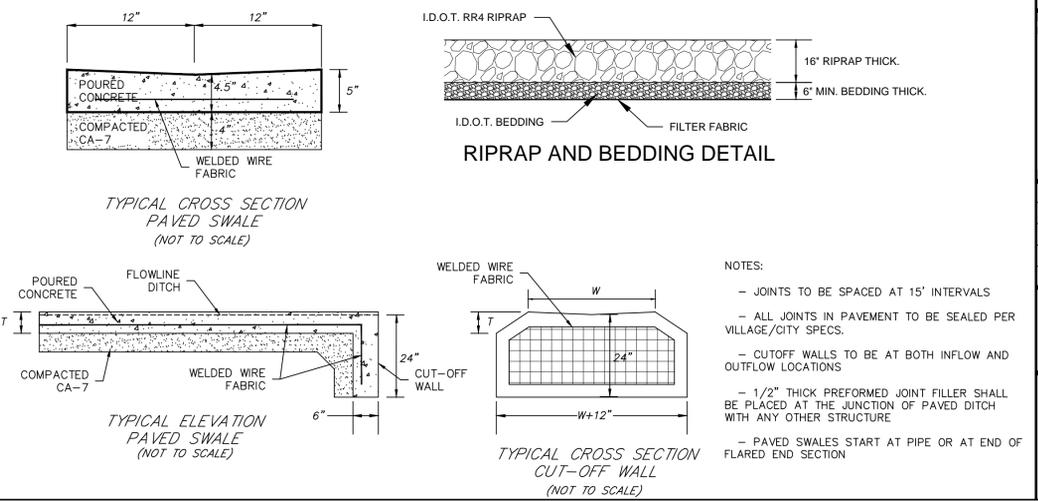
E1 = NO. 6 TIE BARS, 24" LONG AT 24" CTS. PER IDOT STD. 606001 (NO. 6 BARS SHALL NOT BE BENT), OR NO. 5 BARS, 24", AT 15" CTS. (NO. 5 BARS MAY BE BENT) OMIT BARS FOR FLEXIBLE PAVEMENT

E2 = 1/8" MIN. WIDE SAWCUT t/3 DEEP FILL WITH HOT POURED JOINT SEALANT PER 1050.02 OF STD. SPECS., OR APPROVED EQUAL. IF CURB IS POURED SEPARATE FROM ADJOINING LANE, SAWCUT AND SEALANT NOT REQUIRED BUT EDGER MUST BE USED.

t = 8" (MIN) ADJACENT TO BITUM. PAVEMENT. 8" OR MATCH CONCRETE PAVEMENT THICKNESS WHICHEVER IS GREATER

CURB, WHEN POURED SEPARATELY, SHALL BE CLASS 'SI' CONCRETE

**STANDARD CURB DETAILS**  
 D'FALLON, ILLINOIS



**NOTES:**

- JOINTS TO BE SPACED AT 15' INTERVALS
- ALL JOINTS IN PAVEMENT TO BE SEALED PER VILLAGE/CITY SPECS.
- CUTOFF WALLS TO BE AT BOTH INFLOW AND OUTFLOW LOCATIONS
- 1/2" THICK PREFORMED JOINT FILLER SHALL BE PLACED AT THE JUNCTION OF PAVED DITCH WITH ANY OTHER STRUCTURE
- PAVED SWALES START AT PIPE OR AT END OF FLARED END SECTION

**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
 3300 Highline Road Aviston, IL 62216  
 PHONE: (618) 228-7816  
 FAX: (618) 228-7900  
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**THE ENCLAVE AT AGUSTA GREENS**  
 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
 CITY OF D'FALLON, ST. CLAIR COUNTY, ILLINOIS

**OWNER/DEVELOPER:**  
 INFINITY LAND GROUP  
 P.O. BOX 185 EDWARDSVILLE, ILLINOIS 62025  
 PH. 618-859-0217

REVISIONS	
NO.	DATE
1	9-21-16

INTENDED USE:  
 PLANNING & PERMITTING  
 NOT FOR CONSTRUCTION

PRPE 052-037441  
 EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER  
 PROJECT NO: 2012-226  
 DWG. NUMBER: WL-CONSTRUCTION-AGUSTA-9226-7  
 DRAWN BY: CGH  
 CHECKED BY: PRN  
 ISSUE DATE: 8-4-16

**STREET & DRAINAGE SECTIONS & DETAILS**

SHEET NO:  
**4**  
 OF 4



Elevation "A"

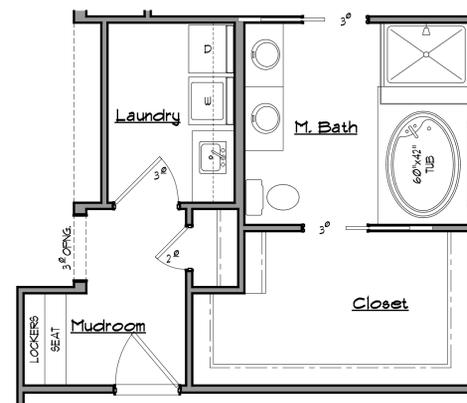


Elevation "B"

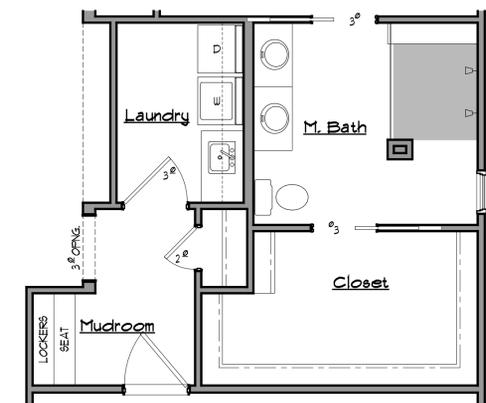
Villas at Augusta Greens - Turnberry



Floor Plan  
1758 SF



Optional  
Tub/Shower  
SCALE : 1/4" = 1'-0"



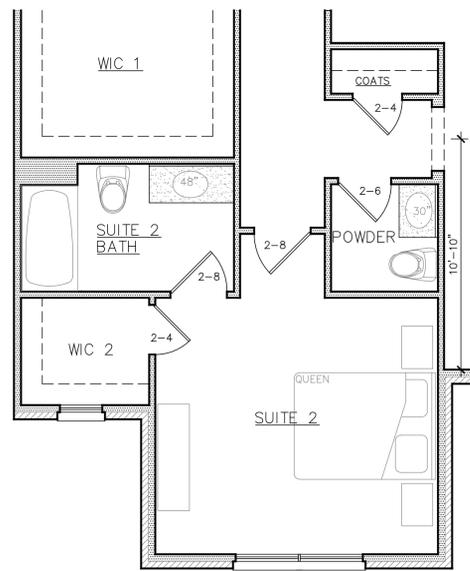
Optional Zero  
Entry Shower  
SCALE : 1/4" = 1'-0"





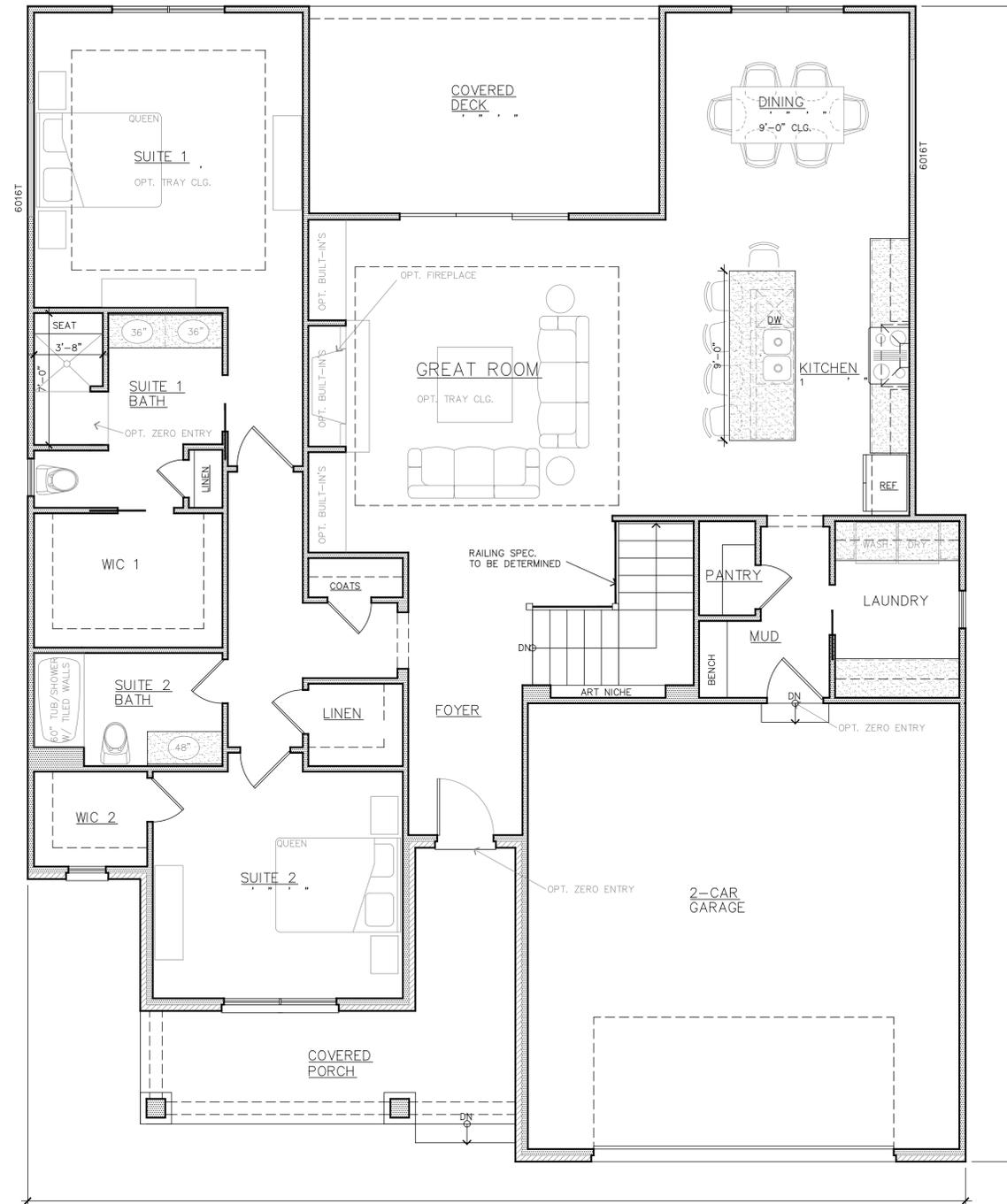
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**OPT. SUITE 2 LAYOUT**

SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**

Villas at Augusta Greens - Pinehurst

PLAN

PROJECT #

SHEET:

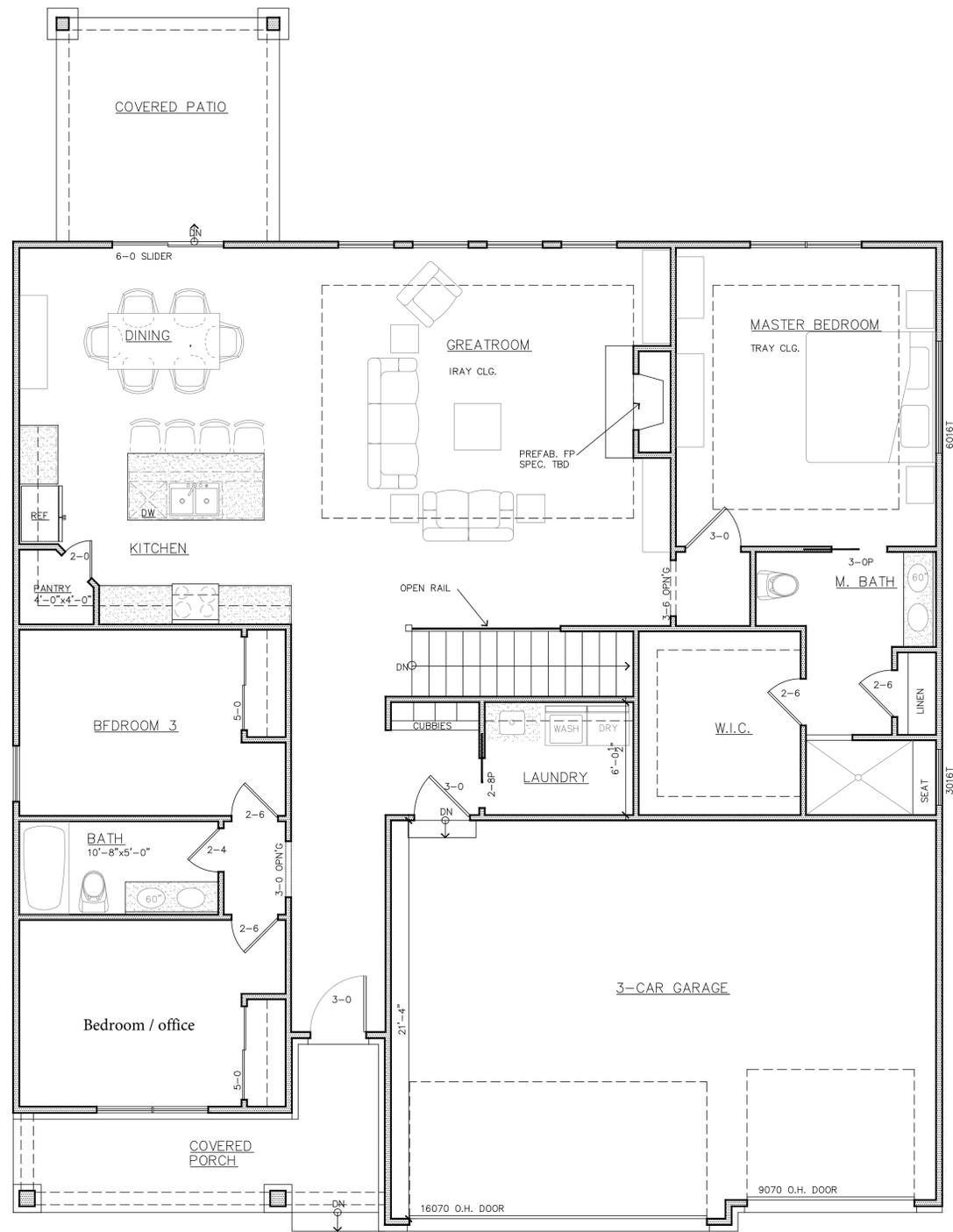


BTG DESIGN CONCEPTS, INC.  
 WWW.BTGDESIGNS.COM  
 BLAKE@BTGDESIGNS.COM  
 (618) 520-7548

PLOTTED:  
 AUG. 09, 2016

BTG DESIGN CONCEPTS/BLAKE T. GRAY ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED FROM THIS PLAN & SHALL BE HELD HARMLESS FOR ANY CLAIMS ARISING PRIOR TO, DURING, OR AFTER ANY CONSTRUCTION. THE PURCHASER OF THIS PLAN SHALL HAVE ALL DIMENSIONS, FRAMING AND COMPLIANCE WITH ALL LOCAL BUILDING CODES & ORDINANCES VERIFIED PRIOR TO START OF CONSTRUCTION.

REVISIONS:

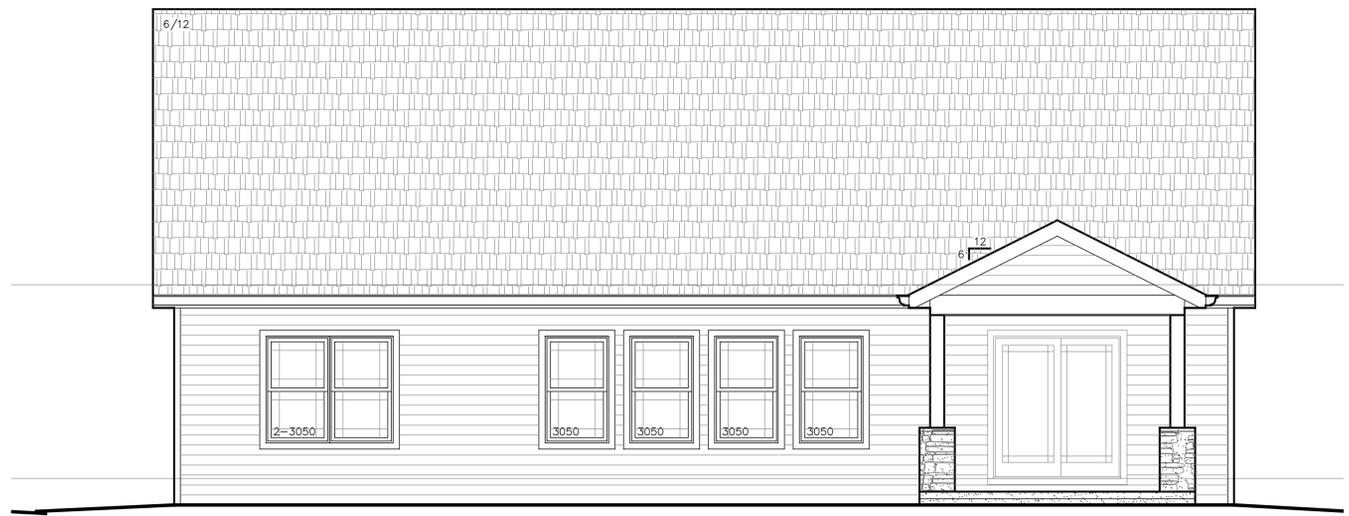


**FIRST FLOOR PLAN**



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

Villas at Augusta Greens - Cypress

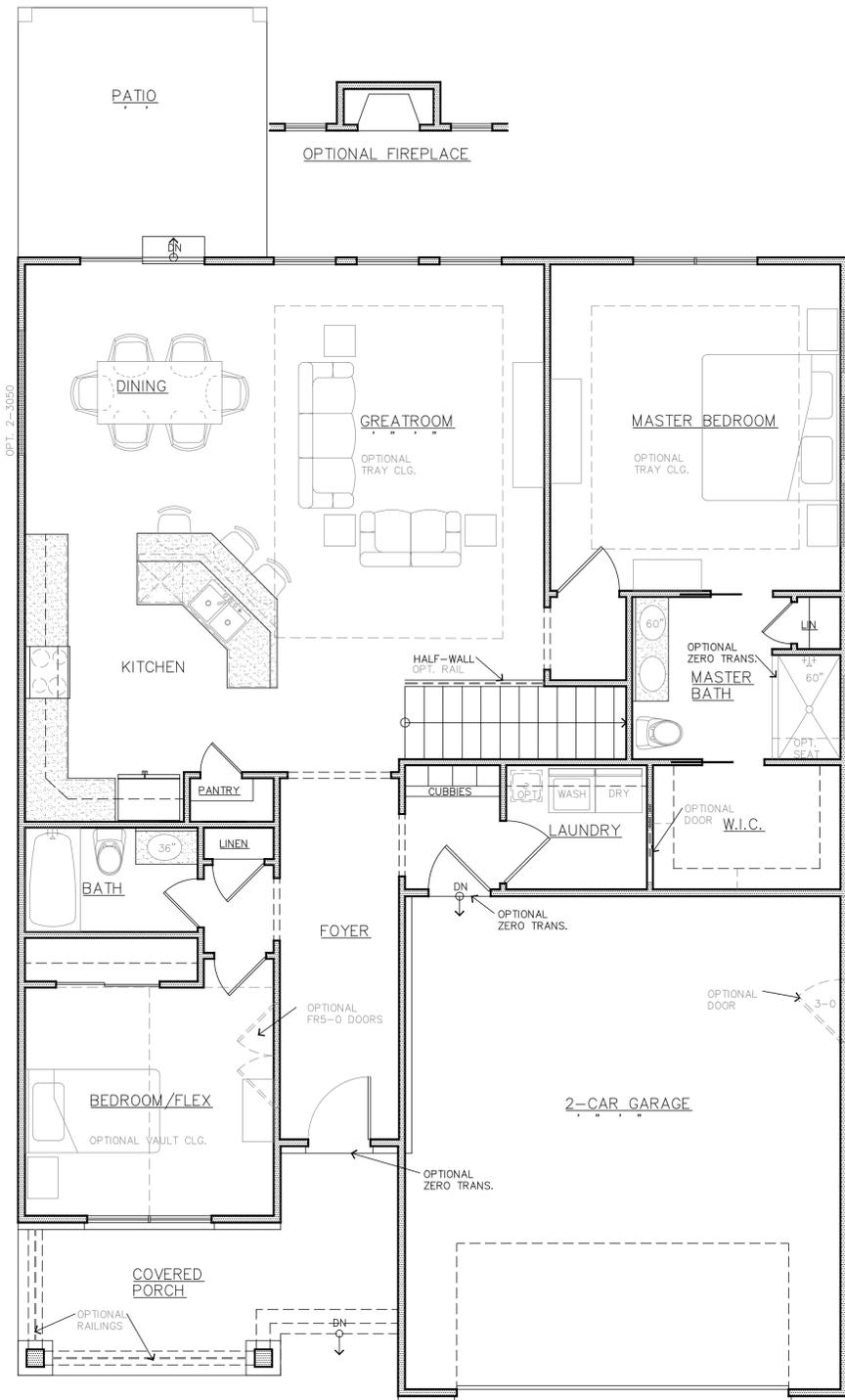


BTG DESIGN CONCEPTS  
 WWW.BTGDESIGNS.COM  
 BLAKE@BTGDESIGNS.COM  
 (618) 520-7548

PLOTTED:  
 JULY 15, 2016

BTG DESIGN CONCEPTS/BLAKE T. GRAY ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED FROM THIS PLAN & SHALL BE HELD HARMLESS FOR ANY CLAIMS ARISING PRIOR TO, DURING, OR AFTER ANY CONSTRUCTION. THE PURCHASER OF THIS PLAN SHALL HAVE ALL DIMENSIONS, FRAMING AND COMPLIANCE WITH ALL LOCAL BUILDING CODES & ORDINANCES VERIFIED PRIOR TO START OF CONSTRUCTION.

REVISIONS:



**FIRST FLOOR PLAN**

\* OPTIONAL 2 & 3 -CAR PLAN W/ ADDITIONAL SQUARE FOOTAGE



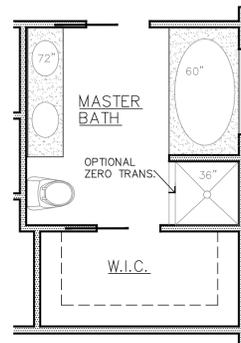
**ELEVATION OPTION A**

SCALE: 1/4" = 1'-0"



**ELEVATION OPTION B**

SCALE: 1/4" = 1'-0"



**OPT. MASTER BATH**

SCALE: 1/4" = 1'-0"



**ELEVATION OPTION E**

SCALE: 1/4" = 1'-0"



**ELEVATION OPTION C**

SCALE: 1/4" = 1'-0"

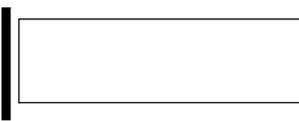
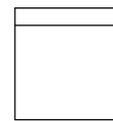


**ELEVATION OPTION D**

SCALE: 1/4" = 1'-0"

PLAN  
—  
—  
PROJECT #15011

Villas at Augusta Greens - Andrews



PLOTTED:

BTG DESIGN CONCEPTS/BLAKE T. GRAY ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED FROM THIS PLAN & SHALL BE HELD HARMLESS FOR ANY CLAIMS ARISING PRIOR TO, DURING, OR AFTER ANY CONSTRUCTION. THE PURCHASER OF THIS PLAN SHALL HAVE ALL DIMENSIONS, FRAMING AND COMPLIANCE WITH ALL LOCAL BUILDING CODES & ORDINANCES VERIFIED PRIOR TO START OF CONSTRUCTION.

REVISIONS:



**NETEMEYER ENGINEERING ASSOCIATES, INC.**

**REGISTERED STRUCTURAL & PROFESSIONAL ENGINEERING  
& LAND SURVEYING**

3300 Highline Road

Aviston, Illinois 62216

Telephone: (618) 228-7816 Fax: (618) 228-7900

September 21, 2016

Justin Randall  
City of O'Fallon  
255 South Lincoln  
O'Fallon, Illinois 62269

Re: Augusta Greens Preliminary traffic analysis

The Average Daily Traffic (ADT) listed on IDOT's website near the proposed Augusta Greens subdivision entrances are as follows:

Old Collinsville Road: 1950 (ADT) 2016

It was assumed 10% of the ADT will occur during a peak hour and will be assumed as the Directional Hourly Volume with the peak hours occurring Monday – Friday between 7am-9am and 4pm-6pm.

Old Collinsville Road: 117 DDHV 2016

Approximately 60% of the traffic was assumed to be heading south on Old Collinsville Road in the morning and 60% was assumed to be heading north on Old Collinsville Road in the evening. It was assumed that the entire development would have complete build out in 2 years and is very conservative. It was assumed that approximately 30 lots would use the Street #3 entrance onto Old Collinsville Road and approximately 70 lots would use the Street #5 entrance onto Old Collinsville Road.

Referring to the attached traffic charts and nomographs, a right turn lane will not be necessary for the entrances for Street #3 and Street #5.

Please call if you have questions or need anything further. Thank you.

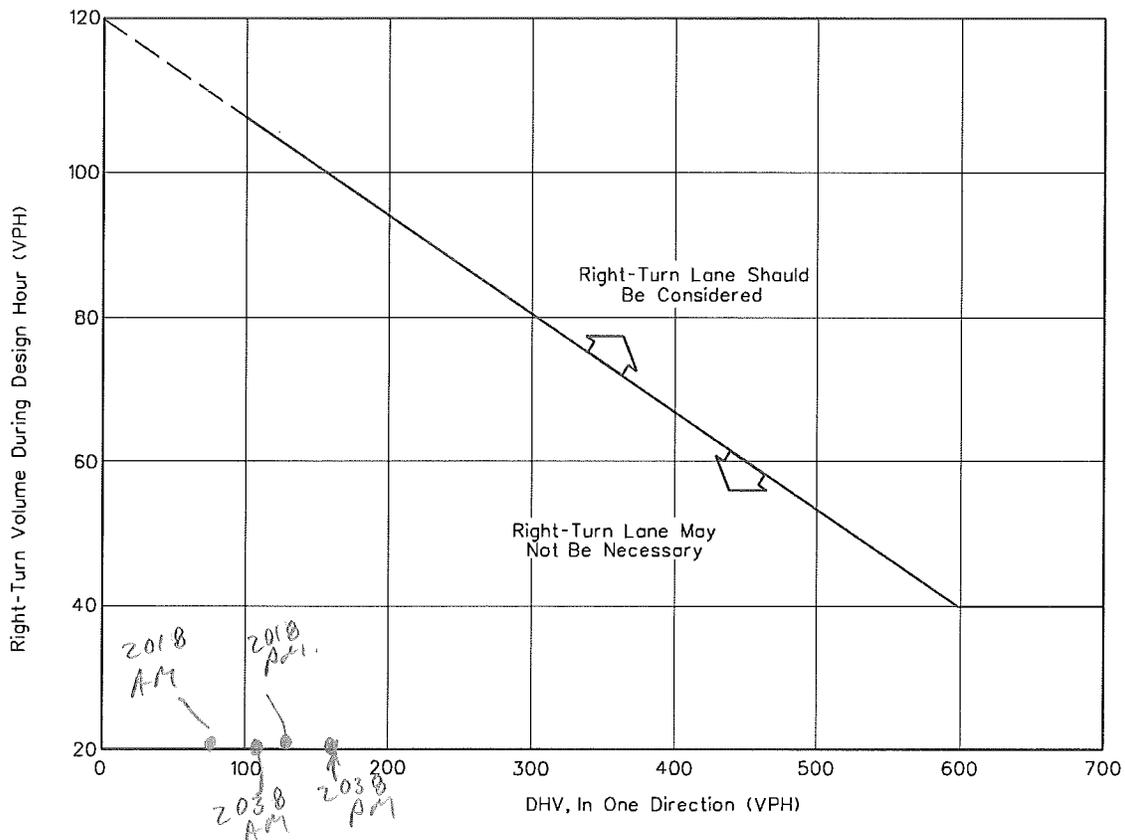
Sincerely,



Clifford G. Huelsmann

Enclosures

STREET #3



Note: For highways with a design speed below 50 mph (80 km/h), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given: Design Speed = 35 mph (60 km/h)  
 DHV (in one direction) = 250 vph  
 Right Turns = 100 vph

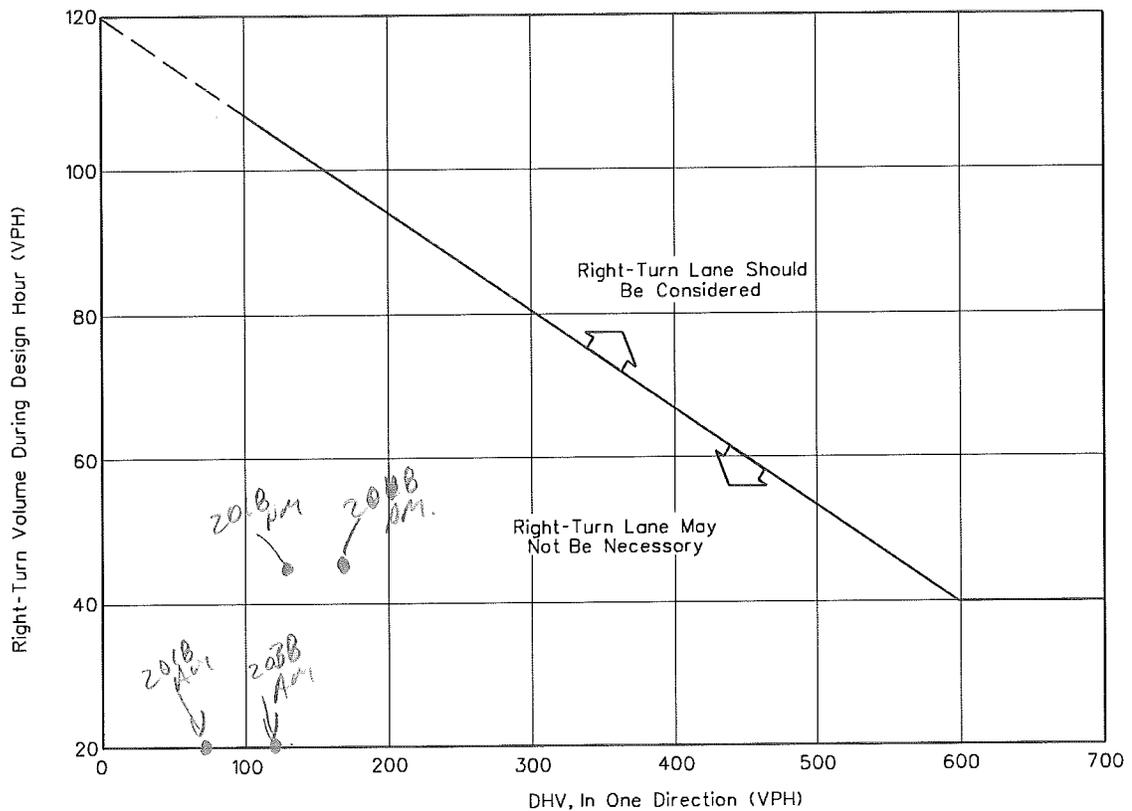
Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use  $100 - 20 = 80$  vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS**

Figure 36-3.A

STREET #5



Note: For highways with a design speed below 50 mph (80 km/h), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

**Example**

Given: Design Speed = 35 mph (60 km/h)  
 DHV (in one direction) = 250 vph  
 Right Turns = 100 vph

Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use  $100 - 20 = 80$  vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS**

Figure 36-3.A

**ITE TRIP GENERATION 7<sup>TH</sup> EDITION:**

SINGLE FAMILY DETACHED HOUSING(STREET #3):

SINGLE-FAMILY HOUSING: A.M. PEAK HOUR GENERATOR TABLE 210, PAGE 272:

SINGLE-FAMILY HOUSING: P.M. PEAK HOUR GENERATOR TABLE 210, PAGE 273:

0.77	30	<b>23</b>	
1.02	30	<b>31</b>	

SINGLE FAMILY DETACHED HOUSING(STREET #5):

SINGLE-FAMILY HOUSING: A.M. PEAK HOUR GENERATOR TABLE 210, PAGE 272:

SINGLE-FAMILY HOUSING: P.M. PEAK HOUR GENERATOR TABLE 210, PAGE 273:

0.77	70	<b>54</b>	
1.02	70	<b>71</b>	

**CALCULATED NEW TRIPS**

SINGLE FAMILY DETACHED HOUSING

(STREET #3):

AM PEAK

NEW TRIPS	# ENTER	# EXIT
	26	74
<b>23</b>	<b>6</b>	<b>17</b>

**CALCULATED NEW TRIPS**

SINGLE FAMILY DETACHED HOUSING

(STREET #5):

AM PEAK

NEW TRIPS	# ENTER	# EXIT
	26	74
<b>54</b>	<b>14</b>	<b>40</b>

**CALCULATED NEW TRIPS**

SINGLE FAMILY DETACHED HOUSING

(STREET #3):

PM PEAK

NEW TRIPS	# ENTER	# EXIT
	64	36
<b>31</b>	<b>20</b>	<b>11</b>

**CALCULATED NEW TRIPS**

SINGLE FAMILY DETACHED HOUSING

(STREET #5):

PM PEAK

NEW TRIPS	# ENTER	# EXIT
	64	36
<b>71</b>	<b>45</b>	<b>26</b>



MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 PM Monday, October 10, 2016

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

CALL TO ORDER: 6:00 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Herb Roach, Robert Kueker, Ned Drolet, Matt Smallhear, Kevin Hagerty, Richie Meile and Matt Gilreath. *Staff:* Walter Denton, Pam Funk, Grant Litteken, James Cavins, Sandy Evans and Justin Randall. *Visitors:* Charlie Pitts, Jennifer Goetz, Rich Jones, Steve Macaluso, Mike Rathgeb, and Vern Malare.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
  - A. SEPA – 1250 N. Lincoln Avenue – Pumpkin Patch (Motion) – Justin Randall presented the committee with information on the pumpkin patch currently in operation and continuing until October 31<sup>st</sup>. Randall indicated this event has occurred for a number of years but this was the first time they had submitted an application. The committee discussed the special event and recommended the special event with a 5-0 vote.
  - B. Minor Subdivision – Frieze Harley Davidson (Resolution) – Justin Randall presented the committee with the proposed minor subdivision for the property for the back portion of the tract owned by Frieze Harley Davidson. Randall indicated the property is zoned B-1(P) and any future development would require a planned use. The committee discussed the minor subdivision and recommended the lot split with a 5-0 vote.
  - C. Minor Subdivision – Ridge Prairie Heights – Lot 89 (Resolution) – Justin Randall presented the committee with the proposed minor subdivision for the property at 121 Central Drive. Randall indicated the property owner would like to subdivide the lot to construct an additional single-family residence. Randall indicated that the both lots would meet the zoning / area/ bulk regulation of the SR-2 District. The committee discussed the minor subdivision and recommended the lot split with a 5-0 vote.
  - D. BP Gas Station – Planned Use (1<sup>st</sup> Reading) – Justin Randall presented the committee with an overview of the proposed planned use for the redevelopment of the BP Gas Station at 720 South Lincoln Avenue. Randall indicated the plan was to replace the existing 960 square foot c-store with a 4,100 square foot c-store. Randall indicated the building would help buffer the residences from light, noise and trash. The committee discussed the proposed planned use and recommended the project for approval with a vote of 5-0.
  - E. Augusta Greens & The Enclave at Augusta Greens – Planned Use (1<sup>st</sup> Reading) & Preliminary Plat (Resolution) – Justin Randall presented the committee with an overview of the proposed subdivision and the unique characteristics of the project that required a planned use for The Enclaves portion of the development. Randall indicated the planned use for The Enclave would

be on for first reading on October 17<sup>th</sup>, but the resolutions for the preliminary plats would not be sent for approval to the City Council until November 7<sup>th</sup>. The committee discussed the proposed subdivision and recommended the project for approval with a vote of 5-0.

**IV) Other Business - None**

**MEETING ADJOURNED:** 6:35 PM

**NEXT MEETING:** October 24, 2016 – Public Safety Building

**Prepared by:** Justin Randall, Senior City Planner



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator  
**Date:** October 17, 2016  
**Subject:** Special Event Permit – 1250 N. Lincoln Pumpkin Patch (MOTION)

---

**List of committees that have reviewed:** The Community Development Committee reviewed this application at its October 10, 2016 meeting and recommended it for approval with a 5-0 vote.

**Background**

- Applicant: Angela Jerashen
- Through October 31<sup>st</sup>
- 1250 North Lincoln Avenue

**Event Details:**

- Special Event Permit for a pumpkin patch stand from approximately September to October 31<sup>st</sup>, 2016. The stand has been operational, however the application was received after the start of the event, and the first available Community Development Committee meeting was October 10<sup>th</sup>.
- Stand will be located at 1250 N. Lincoln in a large grassy area. The stand is unmanned and customers can pull in and turn around in the area of the stand.
- The stand is set up and there all day.

**City Assistance Request:**

- The applicant has not requested any special consideration from the City for this event.

**Notes:**

- This is the first year an application has been submitted, but there has been a pumpkin patch at this location for a number of years.

**Legal Considerations, if any:** None.

**Budget Impact:** None.

**Staff Recommendation**

The Fire and Police Departments approved the request. Therefore, staff recommends approval of the Special Event Permit as proposed.

<input type="checkbox"/>	Attach proof of not-for-profit status with application
<b>OR</b>	
<input checked="" type="checkbox"/>	Provide \$50.00 application fee with application

**SEP 21 2016**  
**DATE PAID**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**255 S. Lincoln Avenue, 2<sup>nd</sup> Floor**  
**O'Fallon, IL 62269**  
**Ph: (618) 624-4500 x4**  
**Fax: (618) 624-4534**

**SEP 21 2016**

**DATE PAID**

**APPLICATION FOR A SPECIAL EVENT PERMIT**

Event Name: Pumpkin Patch  
 Location of Event: 1250 N. Lincoln Ave O'Fallon IL 62269  
 Name of Event Organization: \_\_\_\_\_  
 Name of person in charge of event (applicant) and mailing address: Angela Jerashen  
1250 N. Lincoln Ave O'Fallon IL 62269  
 Phone: 618-691-9382 E-Mail: AngieJerashen@yahoo.com  
 Secondary Contact Person: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Beginning Date / Times: Sept Ending Date / Times: Oct 31

**THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.**

1. **NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

ATTACHED

2. Sketch plan of site. front yard of our property

ATTACHED

3. Permission letter from property owner, if applicant is not the property owner.

ATTACHED  NOT APPLICABLE

4. Proof of not-for-profit status (so that application fee can be waived.)

ATTACHED  NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

ATTACHED  NOT APPLICABLE

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000.  PAID  NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): \_\_\_\_\_  
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: \_\_\_\_\_

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these Services.) **Please include specific considerations requested in narrative or as an attachment.**

NONE REQUESTED

Street Department, IDOT (for street closings, signalization, and detour routes)

Parks Department

Police Department

Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618)233-7769.

PERMIT REQUIRED (please attach copy)

NOT APPLICABLE

11. American Disability Compliance

ATTACHED

NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Angela J. Jackson  
Signature of Applicant/ person in charge of event

9-22-11  
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? ( ) YES  NO

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE \_\_\_\_\_

All other requests for "Special Events Permits" not approved by the Community Development Director shall go before the Community Development Committee and the City Council for their approval.

APPROVED: CITY COUNCIL \_\_\_\_\_ (DATE)

## NARRATIVE

Please include:

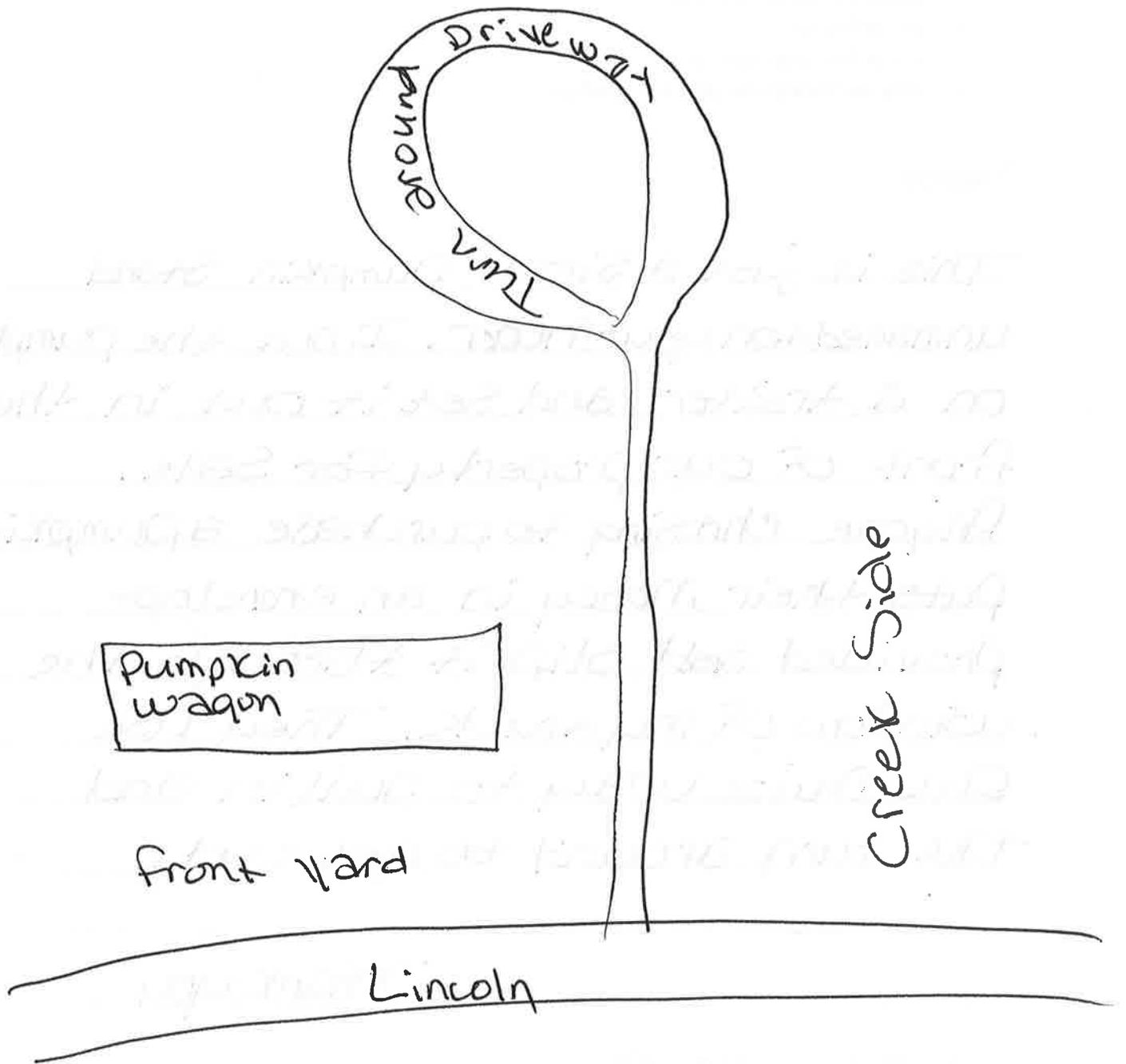
- hours of operation m-5
- activities provided
- signage
  - dimensions,
  - quantity,
  - location, etc...
- traffic/parking plan
- contingency plans for rain
- plans for toilet facilities
- security plan
- expected attendance
- Any additional helpful information

Narrative:

This is just a simple pumpkin stand unmaned on your hood. I put the pumpkins on a trailer and set it out in the front of our property for sale. Anyone choosing to purchase a pumpkin puts their money in an envelope provided and slip it through the window of my truck. They use our drive way to pull in and the turn around to get out.

Thank you

Our house





Public Safety Committee Minutes  
**October 10, 2016 5:00 p.m.**

Minutes of a regular meeting of the Public Safety Committee of the City of O'Fallon, held in the Community Room, Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois, September 13, 2016. Call to order 5:00 p.m.

**ROLL CALL:**

Members Present:	Marsh, Hagarty, Drolet, Roach, Smallheer
Members Not Present:	Kueker
Staff Liaison:	Chief Van Hook - OPD, Chief Brent Saunders - OFD
Other Aldermen Present	Albrecht, Garrish, Gilreath, Holden, McCoskey, Meile
Other Persons Present	Walter Denton – City Administrator; Pam Funk – Asst. City Administrator; Sandy Evans – Dir. Of Finance; Mark Berry – OPD; Kirk Brueggeman – OPD; Grant Litteken – Management Analyst; Justin Randall – Community Development; Daryl Ostendorf – OPD; Jim Blackburn – OPD; Jared Runyan – OPD; Chief Nick Galius – FHPD; Jeremy Sherman – EMS; John West – SCC Board Dist. 15; Ron Zelms – Resident; Vern Malare – Resident; Charlie Pitts – Resident; Misty McDonald - OPD
Media Persons Present:	none

Chairwoman Marsh declared a quorum present and requested a Motion to approve the Minutes of September 12, 2016 Alderman Drolet made a Motion to accept the minutes of September 12, 2016 as presented and Alderman Smallheer seconded the Motion. All Ayes.

**New Business**

**Item 1. Mission Critical Partners Phase II Report** – Mission Critical completed the second phase consolidation report and identified that consolidation was very feasible. They have determined three options for Governance: 1) Fairview Heights become a subscriber to O'Fallon 2) Intergovernmental agreement with joint oversight 3) New government entity. It was determined that option 1 is the best for consolidation. The benefits of consolidation are: reduction of labor costs, reduction of supervisory resources, reduction of technology resources and a joint computer aided dispatch. The plan for final consolidation will be January 2, 2017.

**Action:** None

**Motion:** None

**Disposition:** Closed

**Item 2. Governance Agreement O'Fallon/ Fairview Heights PSAP Consolidation** – Governance agreement to consolidate Fairview Heights and O'Fallon Dispatch centers. This was due to the mandatory reduction in Public Safety Answering Point (PSAP) systems which stated all counties with a population of under 500,000 will reduce their PSAP's by 50%. St. Clair County will be going from 8 PSAP's to 4. Chief Van Hook and Chief Galius met with Rick Watson and determined that since Fairview Heights and O'Fallon run very similar and based on the close proximity, it made sense to merge our PSAP's. Fairview Heights and

O'Fallon each had a PSAP and after consolidation the departments will share one PSAP. The call breakdown is about 55% O'Fallon and 45% Fairview Heights. We will breakdown the costs of the center determined by the call breakdown.

**Action:** Request to take to council for a vote to get an approval to sign the Governance Agreement.

**Motion:** A motion was made by Alderman Drolet to take to council for an approval to sign the Governance Agreement and seconded by Alderman Hagarty. All ayes.

**Disposition:** Closed

**Old Business**

Chairwoman Marsh asked if anyone had any other New Business not on the Agenda, hearing no other new business, Chairwoman Marsh called for a Motion to adjourn. A Motion to adjourn was made by Alderman Drolet and Alderman Hagarty seconded the Motion. All ayes.

**Meeting Adjourned:**

**5:37 p.m.**

**Next PS Meeting:**

**November 14, 2016 5:00 p.m.**

**Minutes Taken By:**

**Misty McDonald**

## MEMO

To: City Clerk, Phil Goodwin  
Finance Committee:  
Jerry Albrecht – Vice Chairman  
Ned Drolet  
Bob Kueker  
Gene McCoskey  
Herb Roach  
Matt Smallheer

From: Patricia Diess  
Date: October 14, 2016  
Subject: Invoices for October 17, 2016  
Amount: \$823,680.21  
Warrant: #360

---

Attached, for the Finance Committee's and the City Council's approval, is the bills list for October 17, 2016 in the amount of \$822,423.46 as well as \$1,256.75 for Parks Seasonal Payments. If you have any questions or should need further information; please let me know.

Copy: Sandy Evans  
City Council  
Mayor Graham

**CITY OF O'FALLON**

BILL LIST FOR October 17, 2016  
Warrant #360

The Mayor and the City Council of the City of O'Fallon, Illinois, hereby approve the attached list of bills and authorize the Director of Finance to forward payment on the 18<sup>th</sup> of October, 2016. The Office of Finance is hereby authorized to borrow from any fund having an excess cash balance to pay the bills for any fund having a cash deficit.

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Gary Graham, Mayor

ATTEST:

---

Philip Goodwin, City Clerk

	A	B	C	D	E
1	<b>AP Warrant FY 2017</b>				
2	Invoice Due Date.Date mm-dd-yyyy	(Multiple Items)			
3					
4	<b>Invoice Amount</b>				
5	<b>Vendor Name</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Date mm-dd-yyyy</b>	<b>Total</b>
6	Absopure Water Co	55919759	Strts-Lease Payment	09/30/2016	\$5.00
7	<b>Absopure Water Co Total</b>				<b>\$5.00</b>
8	Ace Hardware of O'Fallon	71012	Fac-Gloves	09/19/2016	\$13.98
9		71013	Pks/Rec-Air Acc Kit	09/19/2016	\$27.99
10		71909	Cemetery-Sponge, Off Spray, Oil	09/01/2016	\$72.95
11		71916	PD-Cable Ties	09/01/2016	\$16.99
12		71972	FD-Scrub Brush, Handle, Tarp, Mitt	09/05/2016	\$26.75
13		72003	Pks/Rec-Sprinklers. Hoses	09/06/2016	\$108.94
14		72011	Pool-Quick Setting Cement	09/07/2016	\$9.99
15		72013	PD-Spare Keys for Vehicle #1	09/07/2016	\$5.98
16		72059	Sportspark-Tape Measures	09/09/2016	\$55.98
17		72100	PD-Plug Crimp-On Phone	09/12/2016	\$4.59
18		72105	Pks/Rec-Key Kwikset	09/12/2016	\$3.78
19		72106	Pks/Rec-Sharpener	09/12/2016	\$34.00
20		72130	FD-Fluorescent Light	09/13/2016	\$14.99
21		72135	Strts-Spark Plug	09/13/2016	\$5.99
22		72143	Pool-Switch Sump Tethered Return	09/13/2016	-\$29.99
23		72155	Pks/Rec-Asst'd Fasteners	09/14/2016	\$1.58
24		72157	Fac-Nuttsetter Set, Impact Bit, Bit Insert, Hex Key	09/14/2016	\$55.36
25		72173	Swr-Thread Seal Tape, Coupler, Black Nipple	09/14/2016	\$7.37
26		72176	Strts-Simple Green Cleaner, Ultra Dawn, Washer Slip Joint	09/14/2016	\$29.25
27		72187	ENS-Propane Tank Refill	09/14/2016	\$35.98
28		72192	Fac-Cable Ties	09/15/2016	\$14.99
29		72196	Sportspark-Heatgun, Rope, Caulk Kwikset	09/15/2016	\$47.56
30		72201	FD-Marking Paint	09/15/2016	\$15.98
31		72224	PD-Marker Wire, Velcro Extreme	09/16/2016	\$16.98
32		72246	FD-Asst'd Fasteners	09/17/2016	\$2.40
33		72251	EMS-Coupler, Hose Nozzle	09/18/2016	\$16.98
34		72338	Pks/Rec-Linch Pins, Slip Joint Nut, Washer, Pliers, Etc	09/22/2016	\$53.79
35		72339	Pks/Rec-Asst'd Fasteners, Measure Cup	09/22/2016	\$11.37
36		72362	Strts-Galvanized Nipples	09/22/2016	\$9.58
37		72373	Pks/Rec-Flea Fogger	09/23/2016	\$23.98
38		72420	Sportspark-Common Nails	09/26/2016	\$11.99
39		72422	Strts-Simple Green Cleaner, Asst'd Fasteners	09/26/2016	\$26.58
40		72451	FD-Basin Cleaner, Paint, Cable Ties, Wire, Silicone, Poly Seal	09/27/2016	\$121.46
41		72457	Swr-Grade Stake	09/27/2016	\$5.94
42		72462	Strts-Coupling, Nipple	09/27/2016	\$16.98
43		72469	Swr-Sawzall Blade	09/28/2016	\$27.96

	A	B	C	D	E
44		72470	Swr-Sawzall Blade	09/28/2016	\$17.99
45		72471	Swr-Power Scrub Roller, Angle Broom, Pine Sol, Dawn, Etc	09/28/2016	\$60.52
46		72522	Fac-Paint, Saw Hole, Tape Measure	09/30/2016	\$32.97
47		CH Sep 2016 Disc	CH-September 2016 Discount	09/30/2016	-\$53.17
48		FD Sep2016 Disc	FD-September 2016 Discount	09/30/2016	-\$18.17
49		PW Sep 2016 Disc	PW-September 2016 Discount	09/30/2016	-\$32.57
50	<b>Ace Hardware of O'Fallon Total</b>				<b>\$934.54</b>
51	Advance Auto Parts	8565	Strts-Oil	09/20/2016	\$805.99
52	<b>Advance Auto Parts Total</b>				<b>\$805.99</b>
53	Advertiser Press Co	11776	EMS-Business Cards/Wlild, Jeff	09/30/2016	\$38.00
54	<b>Advertiser Press Co Total</b>				<b>\$38.00</b>
55	Albrecht, Jerry	100516	Admin-IML Travel Expenses	10/05/2016	\$1,179.94
56	<b>Albrecht, Jerry Total</b>				<b>\$1,179.94</b>
57	All Inclusive Rec LLC	1594	Pks/Rec-Two Loads of Fibar	10/06/2016	\$3,974.00
58	<b>All Inclusive Rec LLC Total</b>				<b>\$3,974.00</b>
59	Alsulp Traditional Yang Style Tai Chi	6437	Pks/Rec-Tai Chi Beginner Class (October)	10/10/2016	\$70.00
60		6442	Pks/Rec-Tai Chi Advanced Class (October)	10/10/2016	\$52.50
61		6492	Pks/Rec-Women/Children's Safety Class	10/10/2016	\$24.50
62	<b>Alsulp Traditional Yang Style Tai Chi Total</b>				<b>\$147.00</b>
63	AMD Paper Service	101-113016	Admin-Subscription Renewal	10/01/2016	\$36.00
64	<b>AMD Paper Service Total</b>				<b>\$36.00</b>
65	Ameren Illinois	0901-100116	Strts-Lighting Charges	10/04/2016	\$47.07
66	<b>Ameren Illinois Total</b>				<b>\$47.07</b>
67	AmerenIP	0816-091516	Monthly Utilities	10/04/2016	\$70,433.50
68	<b>AmerenIP Total</b>				<b>\$70,433.50</b>
69	American Legal Publishing Co	112416	Admin-Sep 2016 S-3 Editing	09/29/2016	\$105.00
70		112516	September, 2016 S-3 Folio/Internet Editing	09/30/2016	\$9.75
71	<b>American Legal Publishing Co Total</b>				<b>\$114.75</b>
72	American Soccer Co Inc	6425519	Pks/Rec-Fall Soccer Uniforms	09/13/2016	\$873.02
73	<b>American Soccer Co Inc Total</b>				<b>\$873.02</b>
74	Anderson Pest Solutions	4009372	Pks/Rec-Pest Management Svc/Taylor Rd	10/01/2016	\$75.00
75	<b>Anderson Pest Solutions Total</b>				<b>\$75.00</b>
76	Andrews, Kerry	100316	Travel Reimb Request/Interview Suspect	10/03/2016	\$39.97
77	<b>Andrews, Kerry Total</b>				<b>\$39.97</b>
78	APA-St Louis Metro Section	100716	CDD-October 2016 Luncheon	10/07/2016	\$10.00
79	<b>APA-St Louis Metro Section Total</b>				<b>\$10.00</b>
80	Aramark Uniform Services	311591604	PD/EMS-Mat Service	09/29/2016	\$33.06
81		311616649	PD/EMS-Mat Service	10/06/2016	\$33.06
82	<b>Aramark Uniform Services Total</b>				<b>\$66.12</b>
83	Arrow Fabricare Services	802024	FD-Uniforms	09/07/2016	\$189.50
84	<b>Arrow Fabricare Services Total</b>				<b>\$189.50</b>
85	Arrow International Inc	94250960	EMS-Medical Supplies	09/23/2016	\$550.00
86	<b>Arrow International Inc Total</b>				<b>\$550.00</b>

	A	B	C	D	E
87	AT&T	2530092309	171-796-1027 322	09/28/2016	\$1,906.96
88	<b>AT&amp;T Total</b>				<b>\$1,906.96</b>
89	Auffenberg Dealer Group	460156	PD-Svc on 2014 Taurus	09/22/2016	\$163.69
90	<b>Auffenberg Dealer Group Total</b>				<b>\$163.69</b>
91	Azavar Audit Solutions Inc	12324	Aug 2016 Contingency Payment	09/26/2016	\$2,432.67
92		12344	July 2016 Contingency Payment	10/01/2016	\$3,146.18
93	<b>Azavar Audit Solutions Inc Total</b>				<b>\$5,578.85</b>
94	B C Signs	24719	Pks/Rec-Tournament Banner	09/14/2016	\$85.00
95		24743	FD-Signs for Fire Prevention Open House	09/29/2016	\$140.00
96	<b>B C Signs Total</b>				<b>\$225.00</b>
97	Bank of Edwardsville, The	100516	PD/EMS,FD-Loan 1065363649 Pmt	10/05/2016	\$7,324.96
98		100916	CDD-Loan 1060302749 Pmt	10/09/2016	\$542.68
99	<b>Bank of Edwardsville, The Total</b>				<b>\$7,867.64</b>
100	Bank of O'Fallon	100516	FD-Loan 4950189010 Pmt	10/05/2016	\$19,850.82
101	<b>Bank of O'Fallon Total</b>				<b>\$19,850.82</b>
102	Batteries Plus Bulbs	378-318757	IT-Batteries	09/26/2016	\$109.90
103		378-318848	FD-Batteries	09/28/2016	\$155.30
104		378-319208	Wtr-UPS Battery	10/04/2016	\$56.38
105	<b>Batteries Plus Bulbs Total</b>				<b>\$321.58</b>
106	Baxter Farms and Nurseries	885	Pks/Rec,Sportspark-Fall Tree Order	09/28/2016	\$4,449.50
107	<b>Baxter Farms and Nurseries Total</b>				<b>\$4,449.50</b>
108	Behrmann, James	Sep 2016	Reimb/Cell Phone Charges	10/02/2016	\$45.00
109	<b>Behrmann, James Total</b>				<b>\$45.00</b>
110	Bel-O Cooling & Heating Inc	89662	IT-Labor, Service Furnace, Filters	09/16/2016	\$95.00
111		89775	FD-Pilot Assembly, Thermocoupler, Labor	09/14/2016	\$913.00
112	<b>Bel-O Cooling &amp; Heating Inc Total</b>				<b>\$1,008.00</b>
113	Ben Meadows Company	SI02919189	Pks/Rec-Spray Pants	10/05/2016	\$44.55
114	<b>Ben Meadows Company Total</b>				<b>\$44.55</b>
115	Bernreuter Sod Farms	17222	Pks/Rec-Straw Bales	09/30/2016	\$120.00
116		17234	Wtr-Fescue Sod	10/05/2016	\$60.00
117	<b>Bernreuter Sod Farms Total</b>				<b>\$180.00</b>
118	Blackburn, James	092916	Tuition and book reimbursement	09/29/2016	\$4,575.00
119	<b>Blackburn, James Total</b>				<b>\$4,575.00</b>
120	Bobcat of St Louis	R09052	Sportspark-Stump Cutter	09/29/2016	\$49.20
121	<b>Bobcat of St Louis Total</b>				<b>\$49.20</b>
122	Bond, Mary	012316	EMS-Ambulance Run Refund	09/29/2016	\$3.77
123	<b>Bond, Mary Total</b>				<b>\$3.77</b>
124	Bruckert, Gruenke & Long PC	6516	Central City TIF	10/04/2016	\$45.00
125		6518	Route 50 TIF/Scott Troy Rd	10/04/2016	\$45.00
126	<b>Bruckert, Gruenke &amp; Long PC Total</b>				<b>\$90.00</b>
127	Buckeye Cleaning Center	992871	Pks/Rec-Trash Liners, Gloves	10/03/2016	\$78.48
128	<b>Buckeye Cleaning Center Total</b>				<b>\$78.48</b>
129	Butler Supply Co	12502177	Pks/Rec-Lamps	10/07/2016	\$86.71

	A	B	C	D	E
130	<b>Butler Supply Co Total</b>				<b>\$86.71</b>
131	<b>Carter Waters Construction</b>	<b>30084573</b>	Strts-Handicap Ramps	09/28/2016	\$192.00
132	<b>Carter Waters Construction Total</b>				<b>\$192.00</b>
133	<b>Casper Stolle Quarry</b>	<b>1005367</b>	Swr-Rock	09/30/2016	\$952.62
134		<b>1005411</b>	Swr-Rock	10/03/2016	\$886.26
135		<b>1005508</b>	Swr-Rock	10/05/2016	\$291.34
136	<b>Casper Stolle Quarry Total</b>				<b>\$2,130.22</b>
137	<b>CBB Transportation</b>	<b>092016-#4</b>	Central Park TIF	09/20/2016	\$502.80
138	<b>CBB Transportation Total</b>				<b>\$502.80</b>
139	<b>Cee Kay Supply Inc</b>	<b>3790029</b>	Strts-Tip -3- Contact Scr	09/20/2016	\$15.80
140	<b>Cee Kay Supply Inc Total</b>				<b>\$15.80</b>
141	<b>Charter Communications</b>	<b>0224904-092116</b>	Pks/Rec-TV Service	09/21/2016	\$7.39
142		<b>104221-092316</b>	FD-TV Service	09/23/2016	\$53.14
143		<b>336567-092816</b>	8345 78 225 0336567	09/28/2016	\$59.98
144		<b>48974-092116</b>	FD, EMS-TV Service	09/21/2016	\$137.40
145		<b>99975-100116</b>	Wtr,Strts-TV Service	10/01/2016	\$160.08
146	<b>Charter Communications Total</b>				<b>\$417.99</b>
147	<b>Christ Truck Svc Inc</b>	<b>17561</b>	Wtr-Rock	09/26/2016	\$739.75
148		<b>17571</b>	Wtr-Haul Away Dirt, Haul in Rock	09/27/2016	\$974.44
149		<b>17579</b>	Wtr-Rock	09/28/2016	\$776.00
150		<b>17593</b>	Wtr-Rock	09/29/2016	\$1,009.00
151		<b>17602</b>	Wtr-Rock, Rip Rap	09/30/2016	\$1,411.38
152	<b>Christ Truck Svc Inc Total</b>				<b>\$4,910.57</b>
153	<b>Cintas Corporation</b>	<b>731530073</b>	Fire Station #4-Mat Service	09/22/2016	\$59.17
154		<b>731533104</b>	Fire Station #4-Mat Service	09/29/2016	\$59.17
155	<b>Cintas Corporation Total</b>				<b>\$118.34</b>
156	<b>Cletes Auto Repair</b>	<b>88279</b>	PD-Svc on 2013 Explorer, Unit 27	10/03/2016	\$476.25
157		<b>88410</b>	PD-Svc on 2008 Tahoe, Unit 57	10/03/2016	\$52.28
158		<b>88517</b>	PD-Towing on 2013 Explorer, Unit 27	09/30/2016	\$60.00
159	<b>Cletes Auto Repair Total</b>				<b>\$588.53</b>
160	<b>CMS Communications Inc</b>	<b>1617940-IN</b>	IT-Shoregear	09/26/2016	\$409.68
161		<b>1618637-IN</b>	IT-Phone System Labor	09/30/2016	\$1,260.00
162	<b>CMS Communications Inc Total</b>				<b>\$1,669.68</b>
163	<b>Commerce Bank</b>	<b>AD092616-1</b>	Pks/Rec-Adobe Payment	09/11/2016	\$29.99
164		<b>AD092616-2</b>	Pks/Rec-Tournament Volunteer/Ref Food	09/17/2016	\$260.80
165		<b>AD092616-3</b>	Pks/Rec-Tournament Volunteer/Ref Food	09/18/2016	\$238.00
166		<b>AD092616-4</b>	Pks/Rec-Wiper Blades	09/21/2016	\$64.96
167		<b>BS092616-1</b>	FD-Gloves, Interval Heat, Quick Release Bars, Tools, Cable Ties	08/30/2016	\$338.65
168		<b>BS092616-2</b>	FD-Shipping	09/10/2016	\$94.00
169		<b>BS092616-3</b>	FD-Reflective Curb/Corner Ramps	09/14/2016	\$425.94
170		<b>BS092616-4</b>	FD-Lunches	09/20/2016	\$55.50
171		<b>BS092616-5</b>	Firehouse Expo Lodging	09/22/2016	\$2,127.72
172		<b>BS092616-6</b>	FD-Conference Registrations	09/22/2016	\$259.00

	A	B	C	D	E
173	Commerce Bank	CS092616-1	FD-Mobilux EP1 Lithium Grease	09/08/2016	\$19.86
174		DG092616-1	WWTP-VOIP Phone Server	09/03/2016	\$162.17
175		DG092616-2	IT-Cloud Storage Backups	09/03/2016	\$1.97
176		DG092616-3	IT-Digital Voice Service	09/11/2016	\$126.00
177		DG092616-4	IT-Phone System Training Luncheon	09/12/2016	\$29.83
178		DG092616-5	IT-POE Switch	09/14/2016	\$1,944.48
179		DG092616-6	IT-ILGISA Annual Conference	09/22/2016	\$610.00
180		GG092616-1	Admin-IML Travel Expenses	09/21/2016	\$1,089.50
181		HB092616-1	Wtr-Towmax Tires	09/23/2016	\$469.44
182		JC092616-1	PD-Training	08/30/2016	\$198.00
183		JC092616-2	PD-Training Lunch	09/21/2016	\$53.01
184		JF092616-1	Pks/Rec-Animated & Interactive Cartograph Seminar	09/06/2016	\$911.14
185		JF092616-2	Pks/Rec,Sportspark-Tng Materials, Soccer Corner Flags, Fake Came	09/08/2016	\$281.05
186		JF092616-3	Pks/Rec-PGMS Conference	09/08/2016	\$309.00
187		JF092616-4	Pks/Rec-Staff Name Tags	09/08/2016	\$197.78
188		JF092616-5	Pks/Rec-Brush Shirt & Pants, Brush & Spray Pants	09/09/2016	\$246.99
189		JF092616-6	Pks/Rec-Lawncore Mgr Recertification	09/09/2016	\$100.00
190		JS092616-1	CDD-Aerosol Smoke Detector Tester	08/30/2016	\$77.69
191		JS092616-2	CDD-Conference/Jeff Stehman, Chad Truran, Software	09/02/2016	\$1,330.50
192		JS092616-3	CDD-2015 Nissan Rogue Oil/Filter Change	09/06/2016	\$40.00
193		JS092616-4	CDD-Uniform Pants/McNulty, Jerry	09/16/2016	\$89.90
194	JS092616-5	CDD-Conference Lodging	09/22/2016	\$130.54	
195	JW092616-1	EMS-Trailer Hitch for Vehicle	09/19/2016	\$132.60	
196	KP092616-1	Sportspark-When I Work Super Plan	09/09/2016	\$148.52	
197	KP092616-2	Pks/Rec-Polo's	09/14/2016	\$257.49	
198	KP092616-3	Pks/Rec-Polo's	09/19/2016	\$218.80	
199	KP092616-4	Sportspark-Laminate	09/23/2016	\$90.00	
200	KT092616-1	PD-Lunch for Crime Free Class	09/14/2016	\$31.37	
201	MB092616-1	PD-Remote	08/29/2016	\$148.55	
202	MB092616-2	PD-Bags for Safety Education	09/15/2016	\$224.27	
203	MB092616-3	PD-Camera's for CID, Camera Equip	09/20/2016	\$244.66	
204	MB092616-4	PD-CPA Range Equip	09/20/2016	\$41.95	
205	MB092616-5	PD-Fingerprint Ink Strips	09/21/2016	\$173.21	
206	MB092616-6	PD-Case Interview Airfare	09/23/2016	\$101.20	
207	MB092616-7	PD-Citizen Academy Range Day Refreshments	09/24/2016	\$82.81	
208	MJH092616-1	Pks/Rec-Unplug Illinois Transformation Kit	09/02/2016	\$165.00	
209	MJH092616-2	Pks/Rec-Annual Report Filings	09/21/2016	\$36.00	
210	MK092616-1	Lib-Shipping	08/27/2016	\$198.37	
211	MK092616-2	Lib-Office Supplies	08/31/2016	\$183.90	
212	MS092616-1	Pks/Rec-End of Season Luncheon	09/23/2016	\$50.47	
213	MS092616-1 Lib	Lib-Backup Service	09/01/2016	\$5.00	
214	MS092616-2 Lib	Lib-Training for Staff	09/02/2016	\$13.77	
215	MS092616-3 Lib	Lib-Photo Editor for Website	09/18/2016	\$39.99	

	A	B	C	D	E
216		MS092616-4 Lib	Lib-Staff Meeting Luncheon	09/19/2016	\$44.74
217		MS092616-5 Lib	Lib-Training Seminar	09/21/2016	\$3.09
218		NM092616-1	Pks/Rec-Nieroda Tourney Fee	08/26/2016	\$900.00
219		NM092616-2	Pks/Rec-Tournament Fees	08/29/2016	\$324.15
220		NM092616-3	Pks/Rec-LTS Training Registration	09/02/2016	\$300.00
221		NM092616-4	Pks/Rec-Printing Cards/Delucio U8, Kulp U8	09/15/2016	\$800.00
222		NM092616-5	Pks/Rec-Shipping	09/17/2016	\$35.50
223		OPD092616-1	PD-Containers for Evidence	08/25/2016	\$69.02
224		OPD092616-2	PD-Simulation Training Device	08/31/2016	\$755.00
225		OPD092616-3	PD-Training Guns for Patrol	09/02/2016	\$660.00
226		OPD092616-4	PD-Special Olympics Flight/Wagner, Joseph	09/08/2016	\$757.96
227		OPD092616-5	PD-Headset, Flash Drives for Evidence Room	09/13/2016	\$97.49
228		OPD092616-6	PD-Halloween Safe Stop Supplies	09/22/2016	\$186.90
229		PPC092616-1	Pks/Rec-NRPA Lodging	08/26/2016	\$134.42
230		RJ092616-1	Lib-2801 to 5000 Subscribers minus Discount	08/26/2016	\$42.50
231		RJ092616-2	lib-materials	08/27/2016	\$19.97
232		RJ092616-3	Lib-Monthly Netflix Payment	08/29/2016	\$11.99
233		RJ092616-4	Lib-Business Luncheon	08/30/2016	\$20.96
234		RJ092616-5	Lib-Program Lunch	09/06/2016	\$51.53
235		RJ092616-6	lib-materials	09/08/2016	\$142.37
236		RJ092616-7	Lib-Program Supplies	09/13/2016	\$11.45
237		RS092616-1	PD-Travel Expenses for FBI Academy	08/27/2016	\$500.88
238		SE092616-1	Admin-Subscription Payment	09/07/2016	\$32.99
239		SE092616-2	Admin-IGFOA Lodging	09/26/2016	\$291.20
240		SG092616-1	Pks/Rec-Water Timer, Fake Security Camera	09/30/2016	\$67.41
241		TD092616-1	EMS-Phone Wall Plates	09/09/2016	\$17.91
242		TD092616-2	WWTP-Gun Range Repl AP	09/12/2016	\$100.67
243		TD092616-3	IT-Last Pass Enterprise	09/14/2016	\$67.20
244		TD092616-4	PW-New Cameras & Streets Bldg Equip Box	09/20/2016	\$83.52
245		TD092616-5	PW-New Cameras & Streets Bldg POE Switch	09/21/2016	\$180.56
246		TR092616-1	Lib-Reading Rocks Bookmarks/Pencils	09/08/2016	\$28.75
247		TR092616-2	Lib-Program Supplies	09/10/2016	\$87.31
248		TR092616-3	Lib-Program Supplies	09/20/2016	\$12.00
249		TR092616-4	Lib-Program Supplies	09/25/2016	\$5.79
250		TS092616-1	CDD-Downtown TIF Working Lunch	08/26/2016	\$50.13
251		TS092616-2	CDD-Membership Renewal	09/01/2016	\$220.00
252		WD092616-1	Admin-IML Travel Expenses	08/30/2016	\$890.24
253		WD092616-2	Admin-Kucimat Payment	09/07/2016	\$55.00
254		WD092616-3	Admin-Retirement Luncheon/Bennett, Mike	09/19/2016	\$98.66
255	<b>Commerce Bank Total</b>				<b>\$23,060.60</b>
256	<b>Commercial Door &amp; Hardware</b>	<b>508860</b>	Pks/Rec-Repl Door Lock Strike & Lever, RSNC Restroom	10/03/2016	\$157.75
257	<b>Commercial Door &amp; Hardware Total</b>				<b>\$157.75</b>
258	<b>Compugen Finance Inc</b>	<b>32155</b>	FY 17 Desktop Replacement Program	09/23/2016	\$17,139.00

	A	B	C	D	E
259	Compugen Finance Inc	32283	FY 17 Desktop Replacement Program	10/05/2016	\$484.00
260	<b>Compugen Finance Inc Total</b>				<b>\$17,623.00</b>
261	Costello, Robin	100716	Travel Reimb Request/New World Conference	10/07/2016	\$488.76
262	<b>Costello, Robin Total</b>				<b>\$488.76</b>
263	Cummins Mid-South LLC	026-75992	PD/EMS-Performed Full Svc, 2 Hr Load Bank Test	10/06/2016	\$1,294.24
264	<b>Cummins Mid-South LLC Total</b>				<b>\$1,294.24</b>
265	Custom Car & Truck	100735	Wtr-E Series Black Step Bars	09/27/2016	\$219.95
266		100862	FD-Crew Cab	10/04/2016	\$320.00
267	<b>Custom Car &amp; Truck Total</b>				<b>\$539.95</b>
268	Custom Screen Printing Inc	31294	Pks/Rec-Mighty Ball Uniforms	08/14/2016	\$1,206.00
269		31548	Pks/Rec-Coaches Shirts	09/16/2016	\$526.00
270		31549	Pks/Rec-O&S Fall Ball Uniforms	09/14/2016	\$2,434.15
271		31604	Pks/Rec-Mighty Ball Reorder, Uniforms	09/23/2016	\$19.50
272	<b>Custom Screen Printing Inc Total</b>				<b>\$4,185.65</b>
273	Datamax Office Systems	1268191	Contract CN912-02	09/29/2016	\$32.58
274		1274838	Contract CN6537-01	10/07/2016	\$1.57
275	<b>Datamax Office Systems Total</b>				<b>\$34.15</b>
276	Datamax STL Leasing	L306309037	IT Plotter Lease	10/05/2016	\$254.56
277		L306707006	Lease 3-06707	10/05/2016	\$177.06
278	<b>Datamax STL Leasing Total</b>				<b>\$431.62</b>
279	Davis, Thomas	Sep 2016	Reimb/Cell Phone Charges	10/04/2016	\$45.00
280	<b>Davis, Thomas Total</b>				<b>\$45.00</b>
281	Dutch Hollow Janitor	203447	FD-Oil Absorbent	09/30/2016	\$84.40
282	<b>Dutch Hollow Janitor Total</b>				<b>\$84.40</b>
283	EJ Equipment Inc	P03229	Swr-Water Fill Hose	09/27/2016	\$72.81
284		W00169	Swr-Svc on VacCon	09/23/2016	\$3,689.34
285	<b>EJ Equipment Inc Total</b>				<b>\$3,762.15</b>
286	Electrico Inc	870-7023	Strts-Street Light Maintenance	08/01/2016	\$265.00
287		870-7054	Strts-Street Light Maintenance	08/16/2016	\$265.00
288		870-7059	Strts-Street Light Maintenance	08/16/2016	\$87.45
289	<b>Electrico Inc Total</b>				<b>\$617.45</b>
290	Environmental Resource Assoc	807435	WWTP-Lab Supplies	10/07/2016	\$541.46
291	<b>Environmental Resource Assoc Total</b>				<b>\$541.46</b>
292	ERB Equipment/Mitchell	162475	Wtr-Filter Elements Fuel FiltersSummer	09/30/2016	\$626.22
293		162497	Wtr-Air Filters, Filter Elements Oil Filter	09/30/2016	\$662.12
294	<b>ERB Equipment/Mitchell Total</b>				<b>\$1,288.34</b>
295	Fastenal Company	ILBEL74251	PW-Safety Supplies	09/30/2016	\$57.59
296		ILBEL74349	PW-Safety Supplies	09/30/2016	\$364.65
297		ILBEL74377	PW-Safety Supplies	09/30/2016	\$70.23
298	<b>Fastenal Company Total</b>				<b>\$492.47</b>
299	Ferrenbach, Eric	101016	Reimb/Food, Gas, Hotel for Tournament	10/10/2016	\$274.04
300	<b>Ferrenbach, Eric Total</b>				<b>\$274.04</b>
301	Fire Appliance	61501	PD-Fire Extinguisher Service	09/30/2016	\$65.00

	A	B	C	D	E
302	<b>Fire Appliance Total</b>				<b>\$65.00</b>
303	Firehouse	091216	FD-Renewal, Acct 1104347153	09/12/2016	\$29.95
304	<b>Firehouse Total</b>				<b>\$29.95</b>
305	Four Seasons Dist	51061	Sportspark-Concession Foods	09/28/2016	\$2,406.25
306		51147	Sportspark-Cocession Foods	10/06/2016	\$1,253.10
307	<b>Four Seasons Dist Total</b>				<b>\$3,659.35</b>
308	Fource Group, The	507	Pks/Rec-Fall Program Promotion	10/01/2016	\$950.00
309		508	Pks/Rec-Fall Festival Promotion	10/01/2016	\$550.00
310		509	Pks/Rec-Advertisement(Display \$250, Social \$200)	10/01/2016	\$450.00
311		511	Pks/Rec-Winter Program Website Update	10/01/2016	\$2,500.00
312		512	Pks/Rec-Kixx Signs, Stickers	10/01/2016	\$1,055.00
313		515	Strategic Plan, EconDev Strategy Presentation	10/10/2016	\$3,865.00
314	<b>Fource Group, The Total</b>				<b>\$9,370.00</b>
315	Funk, Dale M	16-266	Pks/Rec-Fource Group Agreements	10/03/2016	\$397.50
316		16-267	Ste E's-Ameren Parking Access	09/26/2016	\$97.50
317		Oct 2016	Attorney Retainer Fee	10/04/2016	\$2,250.00
318		Traffic #16-157	PD-Traffic/Misdemeanor Disposition	09/29/2016	\$187.50
319	<b>Funk, Dale M Total</b>				<b>\$2,932.50</b>
320	Fussell, Lloyd W	0429-052816	Reimb/Cell Phone Charges	05/28/2016	\$30.00
321		0629-072816	Reimb/Cell Phone Charges	07/28/2016	\$30.00
322		0729-082816	Reimb/Cell Phone Charges	08/28/2016	\$30.00
323	<b>Fussell, Lloyd W Total</b>				<b>\$90.00</b>
324	Fussell, Samuel	0827-092616	Reimb/Cell Phone Charges	09/26/2016	\$45.00
325	<b>Fussell, Samuel Total</b>				<b>\$45.00</b>
326	Gempler's	SI02901357	Pks/Rec,Sportspark-Traffic Barrel, Tire Ring, Shelter, Cones, Et	09/28/2016	\$858.70
327		SI02909885	Pks/Rec,Sportspark, Cemetery-Ear Plugs	09/30/2016	\$245.55
328		SI02911496	Pks/Rec,Sportspark-Rain Jackets, Zip Ties, Cable Ties, Rainsuits	10/03/2016	\$498.05
329		SI02921920	Pks/Rec,Sportspark-Safety Supplies	10/06/2016	\$256.63
330	<b>Gempler's Total</b>				<b>\$1,858.93</b>
331	Gimpel, Brian	100316	Travel Reimb Request/Interview Suspect	10/03/2016	\$25.46
332	<b>Gimpel, Brian Total</b>				<b>\$25.46</b>
333	Gischer, Deborah	091513	EMS-Ambulance Run Refund	09/29/2016	\$1,025.00
334	<b>Gischer, Deborah Total</b>				<b>\$1,025.00</b>
335	Gonzalez Companies LLC	5230	Strts-Westbrook Stormwater Improvements Phase 1	09/26/2016	\$21,203.50
336	<b>Gonzalez Companies LLC Total</b>				<b>\$21,203.50</b>
337	Gonzalez Office Products	200429026-1	PD-Office Supplies	09/21/2016	\$52.44
338		200431190-1	IT-Laminated Tape Cartridges	09/26/2016	\$22.30
339		200431847-1	PD/EMS-Office Supplies	09/27/2016	\$183.47
340		200432772-1	PD/EMS-Office Supplies	09/28/2016	\$71.40
341		200437320-1	Admin,Wtr/Swr-Office Supplies	10/06/2016	\$20.28
342	<b>Gonzalez Office Products Total</b>				<b>\$349.89</b>
343	Goodall Truck Testing	1438	Strts-Truck Inspection, Unit 27	09/29/2016	\$33.00
344	<b>Goodall Truck Testing Total</b>				<b>\$33.00</b>

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345	Grainger	9237659470	Wtr-Coliform Bottles	09/28/2016	\$256.50
346		9240097767	Wtr-Safety Toe Hip Boots	09/30/2016	\$218.10
347	<b>Grainger Total</b>				<b>\$474.60</b>
348	Grand Rental Station	71634	Swr-Walkbehind Saw, Blade	09/28/2016	\$130.00
349	<b>Grand Rental Station Total</b>				<b>\$130.00</b>
350	Green Machine Lawn & Landscaping, Th	101016-#17A	Lawn Landscaping, Various Locations	10/10/2016	\$957.00
351		101016-#17B	Lawn Landscaping, Various Locations	10/10/2016	\$2,752.00
352		101016-#17C	Lib,FD,Strts-Core Aeration	10/10/2016	\$675.00
353	<b>Green Machine Lawn &amp; Landscaping, The Total</b>				<b>\$4,384.00</b>
354	Green, Rockie	0808-090716	Reimb/Cell Phone Charges	09/07/2016	\$30.00
355	<b>Green, Rockie Total</b>				<b>\$30.00</b>
356	Guzman-Wood, Aaron	101016	Reimb/Tournament Food	10/10/2016	\$17.89
357	<b>Guzman-Wood, Aaron Total</b>				<b>\$17.89</b>
358	Hach Company	10129565	Wtr,WWTP-Lab Supplies	09/29/2016	\$1,026.49
359		10130668	WWTP,Wtr-Germicidal Cloth	09/29/2016	\$566.70
360		10132547	WWTP-Pipet Tips	09/30/2016	\$228.40
361	<b>Hach Company Total</b>				<b>\$1,821.59</b>
362	Hagarty, Kevin	100416	Travel Reimb Request/IML Conference	10/04/2016	\$1,089.52
363	<b>Hagarty, Kevin Total</b>				<b>\$1,089.52</b>
364	Haier Plumbing & Heating	092116-#2	PropS-Presidential Streets Stormwater Remediation, Ph 1	09/21/2016	\$150,872.27
365		100416-#3	PropS,Wtr,WWTP-Howard Pl and Smiley Drainage Storm Swr Interceot	10/04/2016	\$121,263.75
366	<b>Haier Plumbing &amp; Heating Total</b>				<b>\$272,136.02</b>
367	HD Supply Waterworks Ltd	F737426	Swr-Frames, Gasket Cover	06/06/2016	\$1,164.78
368		G204336	Swr-Stargrip Restr, Cap	09/29/2016	\$152.36
369		G211890	Swr-Spigot Plug	10/03/2016	\$16.31
370		G218951	Swr-Tee, Bushing, Pipe	09/30/2016	\$61.65
371	<b>HD Supply Waterworks Ltd Total</b>				<b>\$1,395.10</b>
372	Henry, Bill	Sep 2016	September 2016 Mileage Reimbursement	10/03/2016	\$126.90
373	<b>Henry, Bill Total</b>				<b>\$126.90</b>
374	Heros in Style	153016	FD-Uniforms/OFD	09/23/2016	\$172.10
375	<b>Heros in Style Total</b>				<b>\$172.10</b>
376	Home Depot, The	2195056	PD-Tie Down Straps for CSO Vehicle	09/13/2016	\$13.87
377		3010467	Pks/Rec-Spraypaint, Nails	09/02/2016	\$14.17
378		6012530	Wtr-Tube and Conduit, Key Wrench, Handle, Hammer	09/19/2016	\$89.71
379		7253347	Swr-Grass with Mulch	08/29/2016	\$97.02
380		9012252	Pks/Rec-Paint for Parking Poles	09/16/2016	\$18.73
381		9013373	Pks/Rec-Roller Frame, Cover, Super Glue, Paint, Etc	09/26/2016	\$124.00
382	<b>Home Depot, The Total</b>				<b>\$357.50</b>
383	Horner & Shifrin Inc	51880	St E's-N Green Mount Rd PS&E	09/26/2016	\$22,810.59
384		51950	Fac-Generator	10/06/2016	\$1,250.00
385	<b>Horner &amp; Shifrin Inc Total</b>				<b>\$24,060.59</b>
386	Hughes Customat Inc	86028	Strts,Wtr-Mat Service	10/04/2016	\$44.61
387		86029	IT-Mat Service	09/04/2016	\$16.16

	A	B	C	D	E
388	<b>Hughes Customat Inc Total</b>				<b>\$60.77</b>
389	Hutchison, Mary Jeanne	101016	Travel Reimb Request/National Conference	10/10/2016	\$69.54
390	<b>Hutchison, Mary Jeanne Total</b>				<b>\$69.54</b>
391	IL Counties Risk Management	DED3485331	WWTP-Sewer Backup Claim Deductible	10/03/2016	\$5,000.00
392	<b>IL Counties Risk Management Total</b>				<b>\$5,000.00</b>
393	Illinois Truck Enforcement Assn	1368	PD-Membership Renewal	11/05/2016	\$50.00
394	<b>Illinois Truck Enforcement Assn Total</b>				<b>\$50.00</b>
395	Information Technologies Inc	I2016-14670	PD-Workstation/Mobile Map, Dispatch Map	09/30/2016	\$4,128.00
396	<b>Information Technologies Inc Total</b>				<b>\$4,128.00</b>
397	Isum, Brandon	0712-081116	Reimb/Cell Phone Charges	08/11/2016	\$30.00
398		0812-091116	Reimb/Cell Phone Charges	09/11/2016	\$30.00
399	<b>Isum, Brandon Total</b>				<b>\$60.00</b>
400	Jack Schmitt Premium Carwash	C9192016	PD,IT-Car Washes	09/19/2016	\$101.65
401		CW9022016	FD-Car Washes	09/02/2016	\$19.78
402		CW9062016	PD-Car Wash	09/06/2016	\$8.09
403		CW9132016	FD,PD,EMS-Car Washes	09/13/2016	\$73.76
404		CW9152016	PD-Car Wash	09/15/2016	\$11.69
405		CW9202016	CDD-Car Wash	09/20/2016	\$8.09
406		CW9222016	FD-Car Wash	09/22/2016	\$8.09
407		CW9232016	PD-Car Wash	09/27/2016	\$22.49
408		CW9272016	PD-Car Wash	09/27/2016	\$11.69
409		CW9282016	PD-Car Wash	09/28/2016	\$8.09
410	<b>Jack Schmitt Premium Carwash Total</b>				<b>\$273.42</b>
411	Johnson, Heather	6392	Pks/Rec-Fit Camp	10/10/2016	\$776.00
412	<b>Johnson, Heather Total</b>				<b>\$776.00</b>
413	Johnson, Michelle L	6282	Pks/Rec-Zumba	10/10/2016	\$100.80
414		6433	Pks/Rec-Zumba	10/10/2016	\$33.60
415	<b>Johnson, Michelle L Total</b>				<b>\$134.40</b>
416	Kienstra Precast LLC	2016-2732	Swr-Sanitary Manholes, Joint Sealant	09/27/2016	\$3,285.00
417	<b>Kienstra Precast LLC Total</b>				<b>\$3,285.00</b>
418	Kiplinger Letter, The	101016-358597149	Admin-Subscription Renewal.Evans, Sandy	10/10/2016	\$108.00
419	<b>Kiplinger Letter, The Total</b>				<b>\$108.00</b>
420	Kwik Copy Printing	2591	PD-Emergency Operations Plan, Burning CD Copies	09/29/2016	\$150.00
421	<b>Kwik Copy Printing Total</b>				<b>\$150.00</b>
422	L W Contractors Inc	14053	Wtr-Seven Hills Rd Sidewalk	09/30/2016	\$23,760.75
423		14054	Wtr-Reider Rd Overseed & Clean Up	09/30/2016	\$2,389.50
424		14058	Swr-1st St Sewer Repair	09/30/2016	\$120.00
425	<b>L W Contractors Inc Total</b>				<b>\$26,270.25</b>
426	Lickenbrock & Sons Inc	44129	Swr-Pipe Osis	10/01/2016	\$13.18
427		44206	Swr-Plate	10/10/2016	\$286.72
428	<b>Lickenbrock &amp; Sons Inc Total</b>				<b>\$299.90</b>
429	Litteken, Grant	100316	Travel Reimb Request/ICMA Conference	10/03/2016	\$479.13
430	<b>Litteken, Grant Total</b>				<b>\$479.13</b>

	A	B	C	D	E
431	Lochmueller Group Inc	203447	PropS-Regency Park Dr Reconstruction	09/21/2016	\$1,012.14
432	<b>Lochmueller Group Inc Total</b>				<b>\$1,012.14</b>
433	Lowenbaum Partnership LLC	83763	Admin, PD-FOP Issues, Draft Audit Reply Letter	09/30/2016	\$1,812.50
434	<b>Lowenbaum Partnership LLC Total</b>				<b>\$1,812.50</b>
435	Lunning, Angie	2017-00000637	Pks/Rec-Kasten LCS Fall Classic Tournament Fee	09/12/2016	\$525.00
436	<b>Lunning, Angie Total</b>				<b>\$525.00</b>
437	Maclair Asphalt Sales LLC	1306	MFT-EZ Street	09/26/2016	\$222.61
438	<b>Maclair Asphalt Sales LLC Total</b>				<b>\$222.61</b>
439	Maxson Services	10143	PD-Repair Urinal in Men's Locker Room	09/30/2016	\$144.04
440		10144	Depot-Sloan Vac Breaker	09/30/2016	\$132.91
441	<b>Maxson Services Total</b>				<b>\$276.95</b>
442	Mediclaims Inc	16-18157	EMS-Percentage of Receipts Collected	08/31/2016	\$5,101.82
443	<b>Mediclaims Inc Total</b>				<b>\$5,101.82</b>
444	Metro East Legacy	081916	Pks/Rec-Hugger O4 Tourney Fee	08/19/2016	\$650.00
445		090616B	PksRec-Kulp O5 Tourney Fee	09/06/2016	\$595.00
446	<b>Metro East Legacy Total</b>				<b>\$1,245.00</b>
447	Meurer Brothers Inc	72980	Pks/Rec-Tree Work @ Community Park	10/06/2016	\$4,300.00
448	<b>Meurer Brothers Inc Total</b>				<b>\$4,300.00</b>
449	Midwest Municipal Supply	155368	Wtr-Pipe, Cap, Tee, Coupling, Drain Grate, Cement, Roll Filter	09/29/2016	\$221.67
450		155370	Swr-PVC Pipe, Yelomine PVC, Reducers, Trans Gaskets, Etc	09/29/2016	\$2,664.60
451		155371	Wtr-Setter	09/29/2016	\$4,999.50
452		155372	Wtr-Solid Sleeve, Lug for PVC, Bolt & Nut, Repair Clamp	09/29/2016	\$1,012.50
453		155494	Wtr-Butterfly Valve, Head Bolt & Nut, Gland, Valve Box	10/04/2016	\$1,659.20
454		155540	Swr-Tee-Wye	10/05/2016	\$70.00
455	<b>Midwest Municipal Supply Total</b>				<b>\$10,627.47</b>
456	Mitchell, Jamie	093016	PD-Refund for Community Room Cancellation	09/30/2016	\$100.00
457	<b>Mitchell, Jamie Total</b>				<b>\$100.00</b>
458	MPR Supply Co	167753	Sportspark-Irrigation Maintenance	09/29/2016	\$360.00
459	<b>MPR Supply Co Total</b>				<b>\$360.00</b>
460	MVI Inc	6004439	Wtr/Swr-SCADA Services	09/26/2016	\$2,340.00
461		6004625	Wtr/Swr-SCADA Services	10/03/2016	\$2,340.00
462		6004750	Wtr/Swr-SCADA Services	10/10/2016	\$2,177.50
463	<b>MVI Inc Total</b>				<b>\$6,857.50</b>
464	N & W Horizontal Boring Co Inc	11191	Swr-Emergency Swr Bore S Lincoln by RR Tracks	09/29/2016	\$6,000.00
465	<b>N &amp; W Horizontal Boring Co Inc Total</b>				<b>\$6,000.00</b>
466	Negwer Materials Inc	2691139-00	{D-Ceiling Tiles for 9-1-1 Consolidation	09/26/2016	\$2,400.00
467	<b>Negwer Materials Inc Total</b>				<b>\$2,400.00</b>
468	News Democrat	8268519-092216	Admin-Subscription Renewal	09/22/2016	\$143.00
469	<b>News Democrat Total</b>				<b>\$143.00</b>
470	Nieroda, Jacob	1133	Reimb/Tournament Golf Cart Rental	09/16/2016	\$138.00
471	<b>Nieroda, Jacob Total</b>				<b>\$138.00</b>
472	NuWay Concrete Forms Troy LLC	1030697	Swr-Laser Spectra Pipe	09/30/2016	\$725.00
473	<b>NuWay Concrete Forms Troy LLC Total</b>				<b>\$725.00</b>

	A	B	C	D	E
474	O'Fallon Assembly of God	100316-1	St E's-N Green Mount Rd Warranty Deed	10/03/2016	\$11,000.00
475		100316-2	St E's-N Green Mount Rd Temp Const Easement	10/03/2016	\$12,000.00
476	<b>O'Fallon Assembly of God Total</b>				<b>\$23,000.00</b>
477	O'Fallon Fire Dept	4587	Reimb/Supplies for Fire Safety Smoke House	09/29/2016	\$56.41
478		6698	Reimb/Kitchen Supplies	09/28/2016	\$113.60
479	<b>O'Fallon Fire Dept Total</b>				<b>\$170.01</b>
480	O'Fallon Progress Inc	092516-7072600	Admin,CDD-Advertising	09/25/2016	\$165.04
481	<b>O'Fallon Progress Inc Total</b>				<b>\$165.04</b>
482	O'Reilly Auto Parts	1151-189843	PD-Transmission Fluid	09/14/2016	\$5.39
483		1151-189854	PD-Return Credit	09/14/2016	-\$5.39
484		1151-190822	Pks/Rec-Belt, Unit 112	09/19/2016	\$11.04
485		1151-191107	Sportspark-Belts, Gaskets, Unit 102	09/21/2016	\$37.63
486		1151-191311	Strts-Heater Hose	09/22/2016	\$34.56
487		1151-191976	Strts-Dbl End Studs	09/26/2016	\$10.99
488		1151-192047	Strts-Screwdriver	09/26/2016	\$16.99
489		1151-192157	Pks/Rec-Rocker Switch, Unit 100	09/27/2016	\$8.49
490		1151-192251	Pks/Rec-Oil Filters	09/27/2016	\$10.76
491		1151-192429	Pks/Rec-Fuel Filter, Drain Plug Remover	09/28/2016	\$20.50
492		1151-192441	Pks/Rec-Battery	09/28/2016	\$72.51
493		1151-192446	Strts-Rustoleum Paint, Drain Plug	09/28/2016	\$19.37
494		1151-192722	Strts-Grease Hose	09/30/2016	\$22.99
495		1151-192796	Strts-Add A Circuit	09/30/2016	\$13.98
496		1151-193308	Strts-Filter, Body Creeper, Air Chuck, Tire Gauge	10/03/2016	\$131.31
497		1151-193309	Strts-Oil Filters, Air Filters, Wiper Blades	10/03/2016	\$69.90
498	<b>O'Reilly Auto Parts Total</b>				<b>\$481.02</b>
499	Paragon Micro Inc	731913	FD-Power Adapter	09/21/2016	\$23.99
500		734168	IT-Surge Protector	09/22/2016	\$33.98
501		735733	IT-Surge Protector	09/28/2016	\$33.98
502	<b>Paragon Micro Inc Total</b>				<b>\$91.95</b>
503	Pepsi Cola Inc	82448860	Sportspark-Concession Drinks	10/04/2016	\$599.35
504		84725962	Sportspark-Concession Drinks	09/28/2016	\$2,524.32
505	<b>Pepsi Cola Inc Total</b>				<b>\$3,123.67</b>
506	Pitney Bowes Purchase Power	092816	Wtr/Swr-A Penalty Mailing	09/28/2016	\$670.49
507		100516	Downstairs-Postage	10/05/2016	\$1,000.00
508		100616A	Wtr/Swr-A Bill Mailing	10/06/2016	\$1,144.62
509		100616B	Wtr/Swr-A Bill Mailing	10/06/2016	\$1,986.05
510		101216	Wtr/Swr-B Cycle Penalty Mailing	10/12/2016	\$553.68
511		101316	Wtr/Swr-Meter Postage Fee/Permit Overage Fee	10/13/2016	\$73.35
512	<b>Pitney Bowes Purchase Power Total</b>				<b>\$5,428.19</b>
513	Post Pack & Ship	OFCSEP2016	IT-Shipping	10/02/2016	\$31.11
514	<b>Post Pack &amp; Ship Total</b>				<b>\$31.11</b>
515	Prestige Commercial Services Inc	3200	CityHall-October Monthly Cleaning Fee	09/30/2016	\$1,590.00
516		3201	Fac-Cable Ties	09/30/2016	\$155.00

	A	B	C	D	E
517	<b>Prestige Commercial Services Inc</b>	<b>3202</b>	Depot-October Monthly Cleaning Fee	09/30/2016	\$301.00
518		<b>3203</b>	FD-Conference Registrations	09/30/2016	\$150.00
519		<b>3204</b>	PD/EMS-October Cleaning Fee	09/30/2016	\$4,090.00
520		<b>3205</b>	Strts,Wtr-October Monthly Cleaning Fee	09/30/2016	\$730.00
521		<b>3206</b>	IT-October Cleaning Fee	09/30/2016	\$445.00
522		<b>3207</b>	PW-October Monthly Cleaning Fee	09/30/2016	\$305.00
523		<b>3208</b>	KCCC,RSNP-October Cleaning Fee	09/30/2016	\$1,715.00
524		<b>3210</b>	WWTP-October Monthly Cleaning Fee	09/30/2016	\$60.00
525	<b>Prestige Commercial Services Inc Total</b>				<b>\$9,541.00</b>
526	<b>R P Lumber Co Inc</b>	<b>1609-365704</b>	Strts-Bar Clamp, White Pine	09/12/2016	\$76.58
527		<b>1610-471016</b>	Strts-Treated Lumber Credit	10/03/2016	-\$48.00
528		<b>1610-471036</b>	Strts-Treated Lumber	10/03/2016	\$33.60
529		<b>1610-479858</b>	Strts-Treated Lumber, Drywall	10/05/2016	\$42.89
530		<b>1610-481312</b>	Strts-Premix Concrete, Portland Cement	10/05/2016	\$16.98
531	<b>R P Lumber Co Inc Total</b>				<b>\$122.05</b>
532	<b>Red-E-Mix LLC</b>	<b>781157</b>	Strts-4000 PSI O/S Flatwork	09/27/2016	\$339.00
533		<b>781243</b>	Strts-4000 PSI O/S Flatwork	09/28/2016	\$452.00
534		<b>781325</b>	Strts-4000 PSI O/S Flatwork	09/29/2016	\$339.00
535	<b>Red-E-Mix LLC Total</b>				<b>\$1,130.00</b>
536	<b>Revison Systems</b>	<b>081516</b>	IT-Camera Repl, Sportspark Maint Bldg	08/15/2016	\$100.00
537		<b>091816C</b>	PW-New Cameras & Streets Labor	09/18/2016	\$300.00
538		<b>091816D</b>	Sportspark-Concession Stand Cameras	09/18/2016	\$600.00
539	<b>Revison Systems Total</b>				<b>\$1,000.00</b>
540	<b>Robotronics Inc</b>	<b>51827</b>	FD-PreSchool Book Program, Switch	09/26/2016	\$40.50
541	<b>Robotronics Inc Total</b>				<b>\$40.50</b>
542	<b>Schildknecht Lawn Care LLC</b>	<b>167</b>	CDD-Cut Grass @ 201 Wesley	09/20/2016	\$15.00
543		<b>168</b>	CDD-Cut Grass @ 112 Booxter Rd	09/20/2016	\$35.00
544		<b>169</b>	CDD-Cut Grass @ 125 Booxter Rd	09/20/2016	\$40.00
545		<b>170</b>	CDD-Cut Grass @ 126 Booxter Rd	09/20/2016	\$50.00
546		<b>171</b>	CDD-Cut Grass @ 934 Northridge Ct	09/20/2016	\$35.00
547		<b>181</b>	CDD-Cut Grass @ 810 Meadowlark	09/29/2016	\$40.00
548		<b>182</b>	CDD-Cut Grass @ 706 Westbrook	09/29/2016	\$45.00
549		<b>183</b>	CDD-Cut Grass @ 126 Douglas	09/29/2016	\$20.00
550		<b>184</b>	CDD-Cut Grass @ 126 Douglas	09/29/2016	\$20.00
551		<b>185</b>	CDD-Cut Grass @ 126 Douglas	09/29/2016	\$15.00
552	<b>Schildknecht Lawn Care LLC Total</b>				<b>\$315.00</b>
553	<b>Schneider Painting</b>	<b>Police Stn</b>	PD-Painting Walls and Gluing Wallpaper in Communications Room	10/06/2016	\$675.00
554	<b>Schneider Painting Total</b>				<b>\$675.00</b>
555	<b>Schreiter Concrete Co</b>	<b>3039977</b>	Wtr-Delivery, Ledgestone	09/26/2016	\$4,199.00
556		<b>3040026</b>	Wtr-Delivery, Ledgestone	09/29/2016	\$2,450.00
557		<b>3040041</b>	Wtr-Delivery, Ledgestone	09/30/2016	\$2,891.00
558	<b>Schreiter Concrete Co Total</b>				<b>\$9,540.00</b>
559	<b>Security Design Concepts Inc</b>	<b>16061</b>	PD-Crime Free Training	10/05/2016	\$4,032.00

	A	B	C	D	E
560	<b>Security Design Concepts Inc Total</b>				<b>\$4,032.00</b>
561	<b>Shred-It USA LLC</b>	<b>8120913675</b>	PD/EMS-Professional Shredding	09/22/2016	\$100.75
562	<b>Shred-It USA LLC Total</b>				<b>\$100.75</b>
563	<b>SLYSA</b>	<b>251</b>	Pks/Rec-Player Registration Cards,U19	08/09/2016	\$440.00
564		<b>279</b>	Pks/Rec-Player Registration Cards, U10	08/09/2016	\$286.00
565		<b>376</b>	Pks/Rec-Player Registration Cards, U13	09/16/2016	\$22.00
566		<b>384</b>	Pks/Rec-Player Registration Cards, U12	09/16/2016	\$22.00
567		<b>404</b>	Pks/Rec-Player Registration Cards, U10	09/16/2016	\$242.00
568		<b>414</b>	Pks/Rec-Player Registration Cards, U12	09/16/2016	\$44.00
569		<b>415</b>	Pks/Rec-Player Registration Cards, U10	09/16/2016	\$22.00
570		<b>437</b>	Pks/Rec-Player Registration Cards, U13	09/27/2016	\$22.00
571		<b>440</b>	Pks/Rec-Player Registration Cards,U12	09/27/2016	\$22.00
572		<b>442</b>	Pks/Rec-Player Registration Cards, U9	09/27/2016	\$22.00
573	<b>SLYSA Total</b>				<b>\$1,144.00</b>
574	<b>Spectra Graphics Inc</b>	<b>29545</b>	Pks/Rec-Temporary Kixx Soccer Uniforms	08/19/2016	\$224.00
575		<b>30026</b>	Pks/Rec,Sportspark-Seasonal Field Crew Uniforms	09/28/2016	\$1,362.00
576		<b>30133</b>	Pks/Rec-Fall Ball Baseballs	10/01/2016	\$349.50
577	<b>Spectra Graphics Inc Total</b>				<b>\$1,935.50</b>
578	<b>St Clair Special Emergency Assn</b>	<b>092716</b>	FD-Water Rescue Operations Class	09/27/2016	\$300.00
579	<b>St Clair Special Emergency Assn Total</b>				<b>\$300.00</b>
580	<b>State Industrial Products Corp</b>	<b>97972956</b>	WWTP-Drain Maint Program	10/03/2016	\$469.00
581		<b>97972957</b>	WWTP-Program	10/03/2016	\$400.00
582	<b>State Industrial Products Corp Total</b>				<b>\$869.00</b>
583	<b>Stericycle Inc</b>	<b>4006598590</b>	EMS-Medical Supplies	10/01/2016	\$206.87
584	<b>Stericycle Inc Total</b>				<b>\$206.87</b>
585	<b>Sterling, Harry</b>	<b>050816</b>	EMS-Ambulance Run Refund	09/29/2016	\$84.80
586	<b>Sterling, Harry Total</b>				<b>\$84.80</b>
587	<b>Steven Mueller Florist</b>	<b>Sep 2016</b>	September 2016 Floral Charges	09/30/2016	\$279.50
588	<b>Steven Mueller Florist Total</b>				<b>\$279.50</b>
589	<b>Stevenson, Anne</b>	<b>0719-081816</b>	Reimb/Cell Phone Charges	08/18/2016	\$30.00
590	<b>Stevenson, Anne Total</b>				<b>\$30.00</b>
591	<b>Steve's Auto Body Inc</b>	<b>5989</b>	Strts-Accident Repairs on 2010 F150	10/06/2016	\$7,636.29
592	<b>Steve's Auto Body Inc Total</b>				<b>\$7,636.29</b>
593	<b>Stopp &amp; VanHoy LLC</b>	<b>7568</b>	Annual Audit Charges	09/30/2016	\$8,000.00
594	<b>Stopp &amp; VanHoy LLC Total</b>				<b>\$8,000.00</b>
595	<b>SWT Design Inc</b>	<b>16571</b>	ST E's-Greenmount Streetscape HSHS	06/01/2016	\$5,010.00
596		<b>16743</b>	St E's-Green Mount Rd Streetscape Implementation	10/05/2016	\$10,037.50
597	<b>SWT Design Inc Total</b>				<b>\$15,047.50</b>
598	<b>Teklab Inc</b>	<b>191619</b>	WWTP-NPDES Total Nitrogen, Special Conditions Testing	09/30/2016	\$517.50
599		<b>191654</b>	WWTP-Coliform, Total-Membrane Filter	09/30/2016	\$163.50
600		<b>191711</b>	WWTP-Pet Dairy Weekly	10/03/2016	\$613.23
601		<b>191844</b>	WWTP-Prairie Farms BOD/TSS	10/05/2016	\$2,046.00
602		<b>191981</b>	WWTP-Pet Dairy Weekly	10/10/2016	\$495.27

	A	B	C	D	E
603	<b>Teklab Inc Total</b>				<b>\$3,835.50</b>
604	Terminal Supply Inc	54119-00	Strts-Liquid Tight Break Through, Storage Racks	09/28/2016	\$154.80
605	<b>Terminal Supply Inc Total</b>				<b>\$154.80</b>
606	Terminix	358817678	FD-Pest Control/528 W Highway 50	09/15/2016	\$45.00
607	<b>Terminix Total</b>				<b>\$45.00</b>
608	TransUnion Risk and Alternative Data So	0901-093016	PD-TLOxp Charges & Credits	10/01/2016	\$163.90
609	<b>TransUnion Risk and Alternative Data Solutions Inc Total</b>				<b>\$163.90</b>
610	Truck Centers Inc	F110357188:01	Strts-Element Fuel Filter, Water Separator, Fuel Filter	10/04/2016	\$107.00
611	<b>Truck Centers Inc Total</b>				<b>\$107.00</b>
612	True Value	159352	Swr-Parts	09/01/2016	\$98.78
613		160786	Swr-Connectors	09/22/2016	\$14.97
614	<b>True Value Total</b>				<b>\$113.75</b>
615	Uline Inc	80303525	Pks/Rec,Sportspark,Cemetery-Barricade Tape, Gloves, Cng Supplie	09/19/2016	\$346.64
616		80665824	Pks/Rec-Clothesrack for Rain Gear	09/30/2016	\$118.60
617	<b>Uline Inc Total</b>				<b>\$465.24</b>
618	Ultra Play Systems Inc	104415-INV	Pks/Rec-Recycle Receptacles, Surface Mounts	09/22/2016	\$2,234.25
619	<b>Ultra Play Systems Inc Total</b>				<b>\$2,234.25</b>
620	USA Blue Book	71586	WWTP,Wtr-Lab Supplies	09/28/2016	\$2,718.30
621	<b>USA Blue Book Total</b>				<b>\$2,718.30</b>
622	Vandale, Jennifer	0826-092516	Reimb/Cell Phone Charges	09/25/2016	\$30.00
623	<b>Vandale, Jennifer Total</b>				<b>\$30.00</b>
624	Vertical GeoSolutions Inc	1201	IT-Professional/Outsource Service	09/28/2016	\$600.00
625	<b>Vertical GeoSolutions Inc Total</b>				<b>\$600.00</b>
626	Village of Shiloh	0817-091816	FD-Monthly Utilities/102 N Oak St	09/19/2016	\$1,008.03
627	<b>Village of Shiloh Total</b>				<b>\$1,008.03</b>
628	Walters, Cecilia	050116	EMS-Ambulance Run Refund	09/29/2016	\$87.84
629	<b>Walters, Cecilia Total</b>				<b>\$87.84</b>
630	Winsupply O'Fallon IL Co	200810 00	Swr-PVC Pipe	09/30/2016	\$13.10
631		200841 00	Swr-Cap	09/30/2016	\$11.94
632	<b>Winsupply O'Fallon IL Co Total</b>				<b>\$25.04</b>
633	Wm Nobbe & Co	579395	Strts-Elbow for Check Valve, Check Valve, Freight	09/21/2016	\$159.85
634	<b>Wm Nobbe &amp; Co Total</b>				<b>\$159.85</b>
635	Wood Bakery	28517-Cr	Discount for MS Walk	08/20/2016	-\$6.42
636		28604	Admin-Tea Cookies	10/03/2016	\$7.50
637		28605	PD-Crime Free Glazed Donuts	10/05/2016	\$7.80
638		28611	PD-Crime Free Glazed Donuts	10/04/2016	\$7.80
639	<b>Wood Bakery Total</b>				<b>\$16.68</b>
640	Woody's Municipal Supply Co	48161	Strts-Cable, HookUp Kit for MP-18	09/26/2016	\$70.11
641	<b>Woody's Municipal Supply Co Total</b>				<b>\$70.11</b>
642	Wright Express	47035138	Monthly Fuel Charges	09/30/2016	\$19,734.34
643	<b>Wright Express Total</b>				<b>\$19,734.34</b>
644	Xybix Systems Inc	18498-Q	PD-Dispatch Furniture	10/02/2016	\$74,937.18
645	<b>Xybix Systems Inc Total</b>				<b>\$74,937.18</b>

	A	B	C	D	E
646	Zotz, Sandy	101016	Refund for Overpayment of Crime Free Licenses	10/10/2016	\$10.00
647	<b>Zotz, Sandy Total</b>				<b>\$10.00</b>
648	<b>Grand Total</b>				<b>\$822,423.46</b>