



**AGENDA**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**Monday, July 8, 2013**  
**6:00 PM**  
**Mayor's Conference Room**

**I) Roll Call**

**II) Approval of Minutes – June 24, 2013**

**III) Items Requiring Council Action –**

- A. Special Event Permit- Music of the Night 5K (Motion)
- B. 8548 Oak Hill School Road Annexation (1<sup>st</sup> Reading)
- C. Enterprise Zone Expansion (1<sup>st</sup> Reading)
- D. North Parc Grove Subdivision- Final Plat (1<sup>st</sup> Reading)

**IV) Other Business – None**

**NEXT MEETING: Monday, July 22, 2013 – 6:00 P.M. – Mayor's Conference Room**

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



**DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, June 24, 2013**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois on **June 24, 2013**.

CALL TO ORDER: 6:00 p.m.

**I) Roll Call** – *Committee members:* Gene McCoskey (vice chair), David Cozad, Harlan Gerrish, and Ray Holden. *Other Elected Officials Present:* Ed True, Mike Bennett, and Rich Meile *Staff:* Walter Denton, Jeff Stehman, Pam Funk, Sandy Evans, Ted Shekell. *Visitors:* Denny Blumberg, and Georgia Hillyer.

**II) Approval of Minutes** – June 10, 2013. All ayes. Motion carried.

**III) Items Requiring Council Action on** – July 1, 2013

A. North Parc Grove Subdivision- Rezoning (2<sup>nd</sup> Reading)- There was brief discussion regarding the project. Denny Blumberg, developer of the project, was present to answer any questions. Staff noted that the project final plat would be coming to Committee on July 8, with a First Reading scheduled for July 15. No other comments were made, and the Committee consensus was to move forward with Second Reading on the zoning.

**IV) Other Business**

A. Frieze Harley Friday Night Live – The CD Committee reviewed this special event for compliance with the prior terms of its approval, which pertained to noise. The event has historically been held in the rear of the dealership, however, this year they wanted to move it to the front of the lot near Greenmount Rd. There were no negative comments received from O'Fallon PD as a result of the event held on Friday, June 21. Consequently, the next two events in July and August will move forward with the new location as previously approved by the City Council.

**MEETING ADJOURNED:** 6:20 p.m.

**NEXT MEETING:** Monday, July 8, 2013 – 6:00 P.M. – Mayor's Conference Room

**Prepared by:** Ted Shekell, Community Development Director



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MEMORANDUM

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**TO:** Community Development Committee  
**FROM:** Anne Stevenson, Assistant City Planner  
**THROUGH:** Ted Shekell, Planning Director  
**DATE:** July 8, 2013  
**SUBJECT:** Special Event Permit – “Music of the Night 5K Race” (MOTION)

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**Project Summary**

**Applicant:** Lifelong Music in O'Fallon Schools  
**Event:** Evening 5K Race with live music entertainment  
**Date/Time:** 6pm to 10pm on Saturday, August 10th  
**Location:** Starts/ends at Carriel Junior High School

**Event Details:**

- Please see the attached map for 5K route- primarily residential streets
- Tiki torches and glow in the dark markings will highlight the route
- Live music at Carriel Junior High- 10 or fewer students playing instruments
- Live music at St. Nicholas Church- a couple of people singing (slightly amplified)- from 8PM to 9PM
- Bathroom facilities at Carriel Junior High School will be utilized

**Signage Request:**

- None

**City Assistance Request:**

- None

**Notes:**

- Normally, 5K races without street closures can be approved administratively. This request was brought to the committee primarily due to the off-site live music

**Staff Recommendation**

The Fire, Police, and Public Works Departments had no issues with the request. Staff recommends approval of the Special Event Permit with the following condition:

1. Music at St. Nicholas will end by 9PM

PD  ok  
FD  ok  
PW FYI



Attach proof of not-for-profit status  
**OR**  
 Provide \$50.00 application fee

**BUILDING DEPARTMENT ORIGINAL**

**PLANNING & ZONING DEPARTMENT**  
255 S. Lincoln Avenue, 2<sup>nd</sup> Floor  
O'Fallon, IL 62269  
Ph: (618) 624-4500 x4  
Fax: (618) 624-4534

**RECEIVED JUN 24 2013**

**APPLICATION FOR A SPECIAL EVENT PERMIT**

Event Name: Music of the Night 5K Race  
Location of Event: Beginning at Carriel - see attached map  
Name of Event Organization: Lifelong Music in O'Fallon Schools  
Mailing Address: P.O. Box 411, O'Fallon, IL 62269  
Business Address: 1247 Elisabeth Dr. O'Fallon, IL Phone: 618-530-0974  
Name of person in charge of event (applicant) and mailing address: Pamela C. Stacey  
1247 Elisabeth Dr., O'Fallon, IL 62269 Phone: 618-530-0974  
Secondary Contact Person: Jennifer Ord 618-593-8552  
Beginning Date / Times: Aug. 10, 2013 6:00 PM Ending Date / Times: Aug. 10, 2013 10:00 PM

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

- Narrative** (including hours of operation; activities provided; signage including dimensions, quantity location; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc). see attached
- Sketch plan of site.  
 ATTACHED                      [ ] NOT APPLICABLE
- Permission letter from property owner, if applicant is not the property owner.  
 ATTACHED                      [ ] NOT APPLICABLE
- Proof of not-for-profit status.  
 ATTACHED                      [ ] NOT APPLICABLE
- 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
- 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): N/A  
(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: \_\_\_\_\_

N/A

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

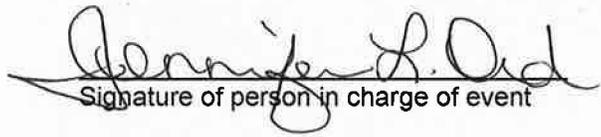
11. American Disability Compliance

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.

  
Signature of person in charge of event

\_\_\_\_\_  
Date of Submission

FOR OFFICE USE ONLY

=====

PLANNING & ZONING DIRECTOR ADMINISTRATIVE APPROVAL: ( ) YES ( ) NO

APPROVED PLANNING DIRECTOR & DATE \_\_\_\_\_

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

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

*Per email from applicant 6/28  
Bathrooms at Carriel will be used  
Details on music (location, time, type, amplification) as shown in CDC memo*



# Lifelong Music in O'Fallon Schools

presents

## Music of the Night 5K Fun Run/Walk

Saturday, August 10<sup>th</sup>, 2013

O'Fallon, IL

[www.lifelongmusicofallon.org](http://www.lifelongmusicofallon.org)

Come Join us for a fun musically themed, night race to support music in O'Fallon Schools. We hope you will join in the festivities by wearing your best glow in the dark attire. The beautiful sounds of O'Fallon's music staff and students will keep your energy flowing! All dark paths will be lit by tiki torches and glow in the dark markings will help guide the way. Check back on our website for map and updates coming soon. Early packet pick up on Wednesday, Aug 7, 2:00 - 7:00 p.m. at Toolen's Running Start, 3220 Green Mount Crossing Dr., Shiloh. *Remember, this is a night race, please wear something reflective.*

### Registration

- \$25 if received by July 30<sup>th</sup>, \$30 on race day
- Register by mail P.O. Box 411 O'Fallon, IL 62269 or online at active.com
- To guarantee your short sleeve T-Shirt, register by **July 30<sup>th</sup>**
- **Day of Race**
- Registration begins at 7:00 p.m., race begins at 8:00 p.m.
- Course through residential streets of O'Fallon with some small hills
- Carriel Junior High School, 451 N. 7 Hills Rd, O'Fallon, IL
- Arrive at least 30 min prior to start time

Official Timing by  
Toolen's Running Start



### Awards

- Trophies to top three overall men and women.
- Medals to top three male and female in age groups:
  - 10 and under, 11-14, 15-19, 20-29, 30-39, 40-49, 50-59, 60 & over
  - Attendance prizes will also be awarded
- Finishing times will be posted on [www.LifelongMusicOFallon.org](http://www.LifelongMusicOFallon.org)

### Additional Info

**NO refunds. Race will take place rain or shine.**

- If you would like to donate to this cause but prefer not to race, just fill out the information below along with your monetary donation. Please indicate if you would like a race shirt in recognition of your donation. (Minimum \$25 donation required for shirt.)
- To volunteer, contact Pam Stacey at [info@LifelongMusicOFallon.org](mailto:info@LifelongMusicOFallon.org)

## Lifelong Music in O'Fallon Schools - Music of the Night 5K Fun Run/Walk (Please Print Legibly)

**Gender:** Male Female **Adult Size:** S M L XL XXL / **Youth Size:** YS YM YL

Date of Birth: \_\_\_\_\_ Age (as of August 10, 2013) \_\_\_\_\_

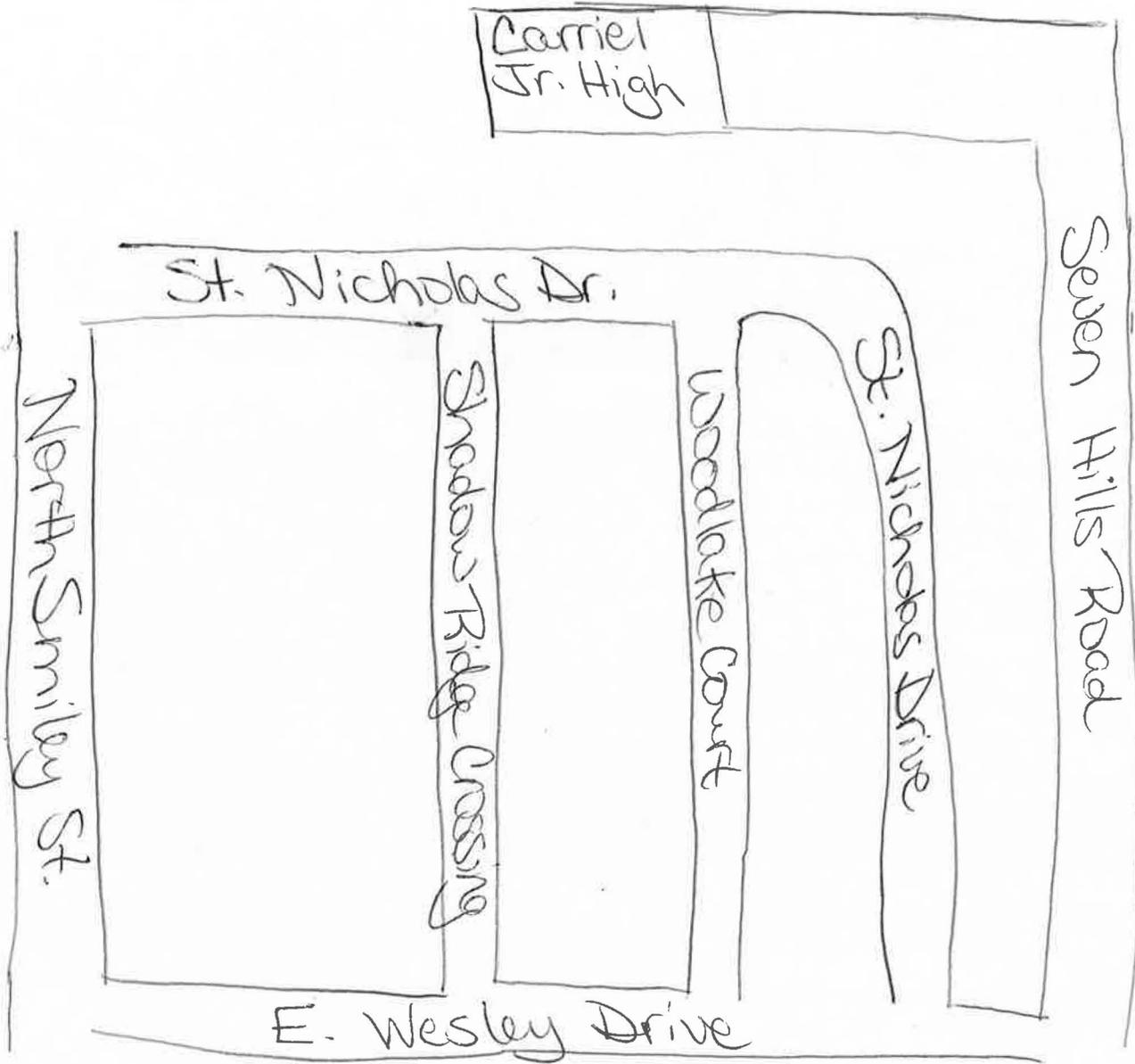
Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip/State: \_\_\_\_\_ Email: \_\_\_\_\_

**Waiver of Liability:** I understand that Lifelong Music in O'Fallon Schools, the City of O'Fallon, their employees and all others connected with the event are not liable for any injuries I may suffer while taking part in this voluntary activity. I hereby waive and release any and all rights and claims I may have against the Lifelong Music in O'Fallon Schools, sponsors, personnel or volunteers for any injury I might suffer in this event or for loss or damage to my property. I attest that I am physically fit and have prepared for this event.

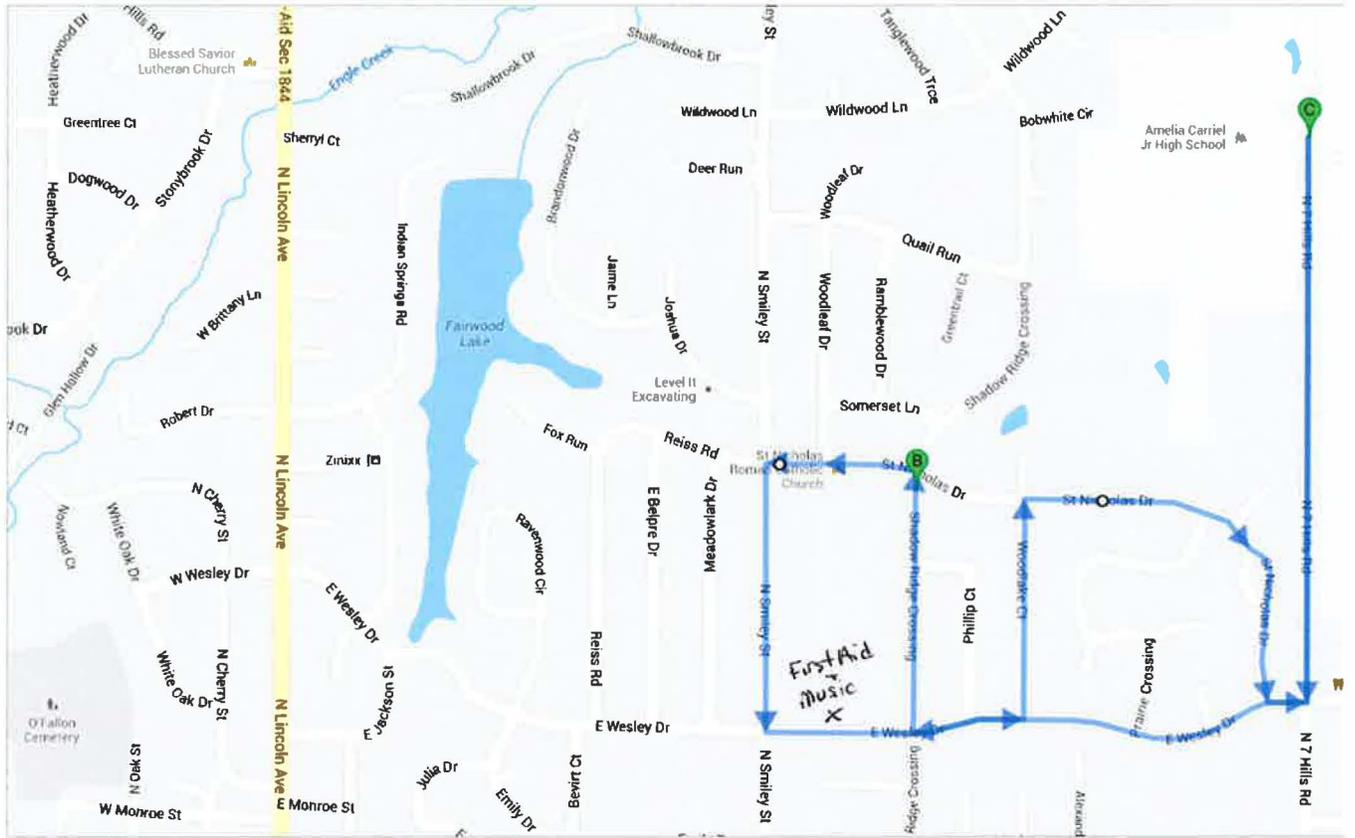
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Parent or guardian signature required if under the age 18.



Begin race at Carriel Junior High. South on Seven Hills Road. West on Wesley. North on Shadow Ridge Crossing. West on St. Nicholas Drive. South on Smiley St. East on Wesley. North on Woodlake Court. East/South on St. Nicholas Drive. East on Wesley. North on Seven Hills Rd. to Carriel.

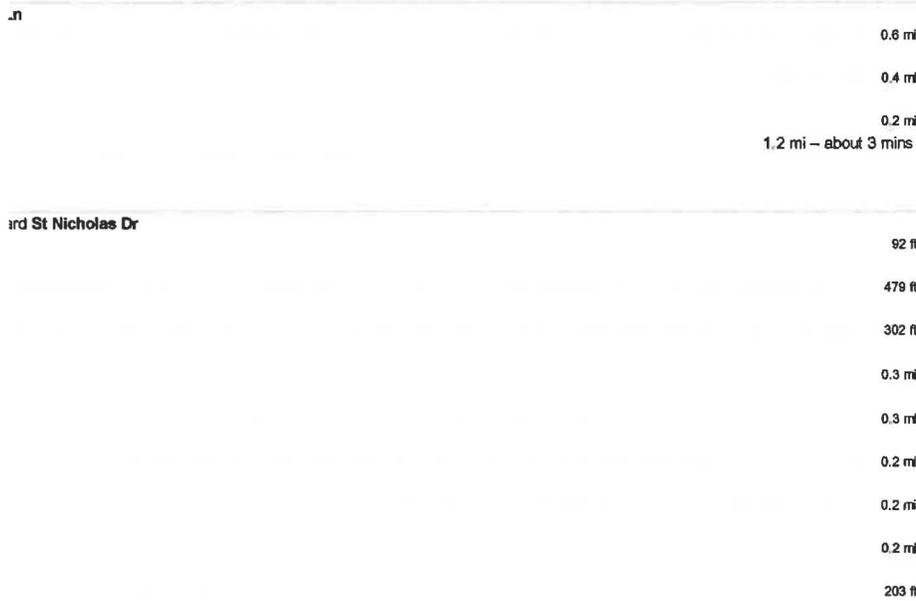


To see all the details that are visible on the screen, use the "Print" link next to the map.



High School

3D





### Directions to Amelia Carriel Jr High School

451 N 7 Hills Rd, O'Fallon, IL 62269

3.1 mi – about 9 mins



#### Amelia Carriel Jr High School

451 N 7 Hills Rd, O'Fallon, IL 62269

- 1. Head **south** on **N 7 Hills Rd** toward **Treetop Ln** go 0.6 mi  
total 0.6 mi  
About 57 secs
-  2. Take the 1st right onto **E Wesley Dr** go 0.4 mi  
total 0.9 mi  
About 1 min
-  3. Turn right onto **Shadow Ridge Crossing** go 0.2 mi  
total 1.2 mi  
About 48 secs

Total: **1.2 mi** – about **3 mins**



#### Shadow Ridge Crossing

total 0.0 mi

- 4. Head **north** on **Shadow Ridge Crossing** toward **St Nicholas Dr** go 92 ft  
total 92 ft
-  5. Take the 1st left onto **St Nicholas Dr** go 479 ft  
total 0.1 mi
- 6. Continue onto **Reiss Rd** go 302 ft  
total 0.2 mi
-  7. Turn left onto **N Smiley St** go 0.3 mi  
total 0.4 mi  
About 49 secs
-  8. Take the 1st left onto **E Wesley Dr** go 0.3 mi  
total 0.7 mi  
About 59 secs
-  9. Take the 3rd left onto **Woodlake Ct** go 0.2 mi  
total 0.9 mi
-  10. Take the 1st right onto **St Nicholas Dr** go 0.2 mi  
total 1.1 mi  
About 47 secs
-  11. Keep left to stay on **St Nicholas Dr** go 0.2 mi  
total 1.3 mi
-  12. Turn left onto **E Wesley Dr** go 203 ft  
total 1.3 mi
-  13. Take the 1st left onto **N 7 Hills Rd** go 0.6 mi  
total 1.9 mi  
Destination will be on the left  
About 1 min

Total: **1.9 mi** – about **6 mins**



#### Amelia Carriel Jr High School

451 N 7 Hills Rd, O'Fallon, IL 62269

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2013 Google

Directions weren't right? Please find your route on [maps.google.com](https://maps.google.com) and click "Report a problem" at the bottom left.

118 E. Washington  
O'Fallon, IL 62269

O'Fallon Community Consolidated School District No. 90  
Dr. Todd J. Koehl, Superintendent

Telephone: (618) 632-1300  
Fax: (618) 632-7864

RECEIVED  
JUN 17 2013

Application and Agreement for Use of School Facilities O'Fallon District #90

Request is hereby made by: Lifelong Musician O'Fallon Schools Date: 12 June 13

For Use of the parking lot at Carriel Jr. High School

Event: Type of Program: 5K walk/run  
Purpose: fundraiser to benefit O'Fallon United Community Music School  
Date(s): 10 Aug. 2013  
Meeting Time: From: 6:30 p.m. To: 10:00 p.m.  
Number of People Expected to Attend: 150  
Admission: Race registration

Planned Use of Funds: Personal: \_\_\_\_\_ Civic: Fundraiser for non-profit

I hereby declare the facts in the foregoing application are true of my own knowledge and that I have read and agree to the regulations listed on the back of this application. This statement is made under penalties of perjury.

Applicant: Pamela Stacey  
Address: 1247 Elisabeth Dr  
Phone: O'Fallon 624 0670

[Signature]  
Principal's Signature

6-17-13  
Date

[Signature]  
Charge for Facility

COPY

This figure represents the contracted charge and will be the same unless additional custodial service or school equipment is needed or damage is done to school equipment or property. In this event the above named person or organization will be billed for the additional fee.

Permission for the use of school facilities is automatically cancelled on those days when school has been cancelled or dismissed early because of weather conditions.

Permission for Use Granted: [Signature]  
Superintendent

Date: 06/17/13

## NOTICE OF EMERGENCY PLAN

O'Fallon School District No. 90 has adopted and implemented a Medical Emergency Procedure which encompasses the use of an Automated External Defibrillator or "AED". A copy of the District's Medical Emergency Procedure may be obtained by contacting the District Office at (618) 632-3666.

There is one AED at the District Office:

- East wall of the Reception Area, outside of the Conference Room entrance.

There is one AED located at each school building:

- Amelia Carriel Jr. High School: 451 N. Seven Hills Road
  - o Hallway between gymnasium and locker rooms.
- Delores Moye Elementary School: 1010 Moye School Road
  - o North hallway between cafeteria and gymnasium
- Edward Fulton Jr. High School: 305 Kyle Road
  - o North wall in the main lobby, to the right of the Boy's Bathroom
- Estelle Kampmeyer Elementary School: 707 N. Smiley Street
  - o Main hallway, south of cafeteria, across from Nurse's Office
- JE Hinchcliffe Elementary School: 1050 Ogle Road
  - o Southwest corner of Multi-purpose Room
- LaVerna Evans Elementary School: 802 Dartmouth Drive
  - o Southeast wall of Cafeteria/Gymnasium
- Marie Schaefer School: 505 S. Cherry Street
  - o Main hallway, northeast entrance of the gymnasium

Additionally, there are portable AEDs located at the following school buildings (please contact Building Principal):

- Amelia Carriel Jr. High School: 2
- EF Fulton Jr. High School: 2

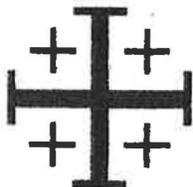
In the event that a medical emergency occurs, please make sure that **9-1-1 is called immediately.** In addition, please have the Custodian contact the building Principal.

O'FALLON SCHOOL DISTRICT 90 assumes no liability for loss or damages incurred as the result of the negligent use or failure to use the AED or allegedly resulting from the adoption or implementation of the Medical Emergency Procedure. Additionally, the organization is responsible for the cost of the AED if not returned in good working order or if not returned at all; that cost is \$3000.

By signing this Notice, the undersigned acknowledges that they agree with the terms of this Notice, acknowledges that they have received a copy of the Notice, and acknowledges that it is their responsibility to have a trained AED user present while the facility is being used. O'Fallon School District 90 will not provide a trained AED user for non-school functions.

Lifelong Music in O'Fallon Schools  
Individual or Group  
*Patricia Stacey*

12 June 13  
Date



## St. Nicholas Roman Catholic Church

625 St. Nicholas Drive, O'Fallon, IL 62269

Office 618-632-1797 Fax 618-632-7703

July 2, 2013

City of O'Fallon  
255 South Lincoln  
O'Fallon, IL 62269

Dear Sirs,

St Nicholas parish supports the organization "Lifelong Music in O'Fallon Schools" and the "Music of the Night" 5K Fundraiser scheduled for Aug 10, 2013.

Lifelong Music in O'Fallon schools has our permission to set up a First Aid tent and small chorus with a microphone on the southern perimeter of our property along East Wesley Drive on August 10<sup>th</sup> from approximately 7:30 - 9:30 pm.

St Nicholas approves this organization to use our property for the stated intent. If you should have any questions please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Ann Daniels". The signature is written in black ink and is positioned above the printed name and title.

Ann Daniels  
Business Administrator



## OFFICE OF THE SECRETARY OF STATE

JESSE WHITE • Secretary of State

MAY 23, 2013

6901-731-2

PAMELA C STACEY  
1247 ELISABETH DR  
O'FALLON, IL 62269

RE LIFELONG MUSIC IN O'FALLON SCHOOLS

DEAR SIR OR MADAM:

ENCLOSED YOU WILL FIND THE ARTICLES OF INCORPORATION OF THE ABOVE NAMED CORPORATION. THE CORPORATION IS REQUIRED TO FILE AN ANNUAL REPORT EACH YEAR. BLANK FORMS WILL BE MAILED BY THIS OFFICE TO THE REGISTERED AGENT AS SHOWN BY OUR FILES APPROXIMATELY 60 DAYS PRIOR TO ITS ANNIVERSARY MONTH. (ORIGINAL DATE OF INCORPORATION).

THE REQUIRED FEE OF \$50.00 IN THIS CONNECTION HAS BEEN RECEIVED AND PLACED TO YOUR CREDIT.

CERTAIN NOT FOR PROFIT CORPORATIONS ORGANIZED AS A CHARITABLE CORPORATION ARE REQUIRED TO REGISTER WITH THE OFFICE OF THE ATTORNEY GENERAL. UPON RECEIPT OF THE ENCLOSED ARTICLES OF INCORPORATION, YOU MUST CONTACT THE CHARITABLE TRUST DIVISION, OFFICE OF THE ATTORNEY GENERAL, 100 W. RANDOLPH, 11TH FLOOR, CHICAGO, ILLINOIS 60601 TELEPHONE (312) 814-2595.

THE ISSUANCE OF THE ARTICLES OF INCORPORATION DOES NOT ENTITLE THE CORPORATION TO A PROPERTY TAX EXEMPTION. YOU MUST APPLY FOR THAT EXEMPTION THROUGH THE BOARD OF REVIEW IN THE COUNTY WHERE THE REAL ESTATE IS LOCATED.

SINCERELY,

  
JESSE WHITE  
SECRETARY OF STATE  
DEPARTMENT OF BUSINESS SERVICES  
CORPORATION DIVISION  
TELEPHONE (217) 782-6961

Jesse White, Secretary of State  
 Department of Business Services  
 Springfield, IL 62756  
 217-782-9522  
 www.cyberdriveillinois.com

**FILED**

MAY 23 2013

**JESSE WHITE**  
**SECRETARY OF STATE**

Remit payment in the form of a cashier's check, certified check, money order or Illinois attorney's or C.P.A.'s check payable to Secretary of State.

File # 6901-7312 Filing Fee: \$50 Approved: vsc

----- Submit in duplicate ----- Type or Print clearly in black ink ----- Do not write above this line -----

**Article 1.** Name of Corporation: Lifelong Music in O'Fallon Schools

**Article 2.** Name and Address of Initial Registered Agent and Registered Office:

Registered Agent Pamela C. Stacey  
First Name Middle Name Last Name

Registered Office 1247 Elisabeth Dr.  
Number Street Suite No. (P.O. Box alone is unacceptable)

O'Fallon IL 62269  
City ZIP Code County

**Article 3.** The first Board of Directors shall be 7 in number, their Names and Addresses being as follows:  
Not less than three

Director Name	Street Address	City	State	ZIP Code
<u>Kristie Belobragdic</u>	<u>8215 County Line Rd.</u>	<u>Collinsville</u>	<u>IL</u>	<u>62234</u>
<u>Pamela Stacey</u>	<u>1247 Elisabeth Dr.</u>	<u>O'Fallon</u>	<u>IL</u>	<u>62269</u>
<u>Jennifer Ord</u>	<u>1013 Oride Dr.</u>	<u>O'Fallon</u>	<u>IL</u>	<u>62269</u>
<u>Tulie Ziegler</u>	<u>1324 S. Clinton Rd.</u>	<u>Caseyville</u>	<u>IL</u>	<u>62232</u>
<u>Robin Godwin</u>	<u>500 Glen Oak Dr.</u>	<u>O'Fallon</u>	<u>IL</u>	<u>62269</u>
<u>Elizabeth Ortega</u>	<u>2 Wildwood Lane</u>	<u>O'Fallon</u>	<u>IL</u>	<u>62269</u>
<u>Christina Anshus</u>	<u>230 Winchester Pl.</u>	<u>Fairview Hts</u>	<u>IL</u>	<u>62208</u>

**Article 4.** Purposes for which the corporation is organized:

This is a benefit corporation in accordance with the provisions of Article 2 of the Benefit Corporation Act  
See attached

(continued on back)

Article 4 Purpose:

The corporation is organized exclusively for charitable, educational, religious, or scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

- (1) No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the purpose clause hereof. No substantial part of the activities of the organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of this document, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by an organization, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code; or corresponding section of any future federal tax code.
- (2) Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.





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**MEMORANDUM**

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**TO:** Community Development Committee  
**FROM:** Anne Stevenson, Assistant City Planner  
**THROUGH:** Ted Shekell, Planning Director  
**DATE:** July 8, 2013  
**SUBJECT:** 8548 Oak Hill School Road Annexation (1<sup>st</sup> Reading)

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**Summary**

City Council approved the OTHS District 203 annexation behind Braeswood subdivision on 2<sup>nd</sup> Reading at its May 21, 2012 meeting. Several residential properties along Oak Hill School Road are now contiguous to the City.

Robert and Marla Bellina have requested that approximately 1.1 acres at 8548 Oak Hill School Road (04-22.0-301-008) be annexed into the City. The property is currently zoned RR-1, Rural Residential in the county and will be zoned SR-1, Single Family Residence Zoning District in the City upon annexation.

**Staff Recommendation**

Staff recommends approval of the Annexation of land as shown on the attached map.

**Planning and Zoning Department**

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

ELLER LN

HUBERTS LN

04-220-301-008  
8548 Oak Hill  
School Rd,  
Lebanon, IL  
62254

SR-1

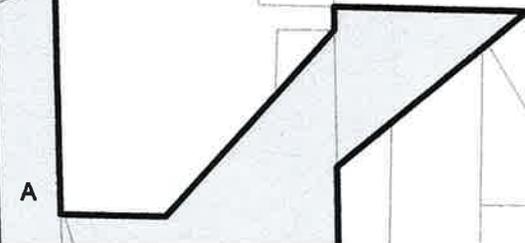
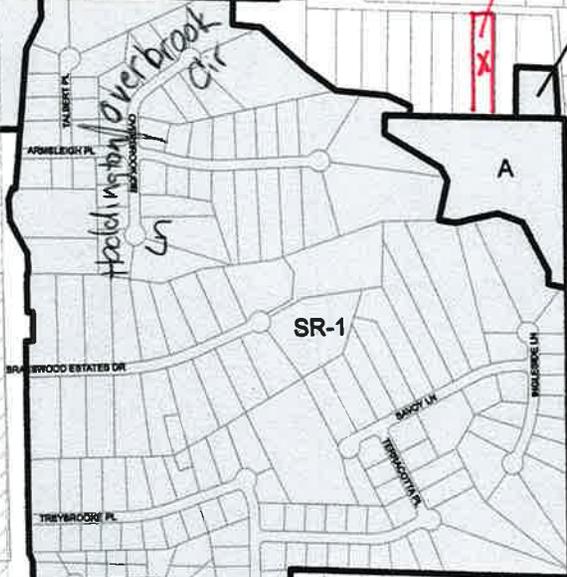
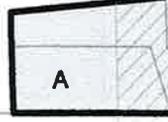
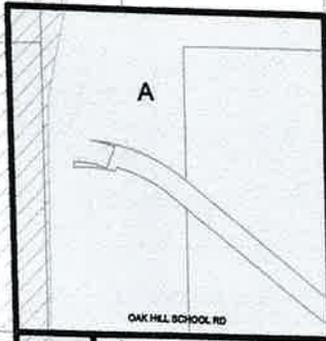
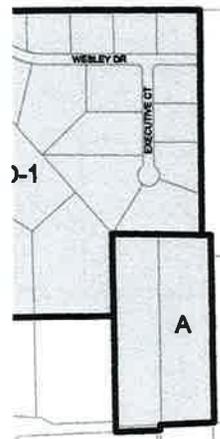
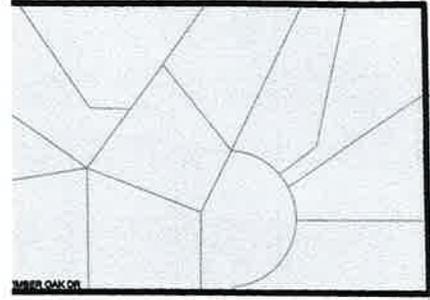


Exhibit "A"

A

A

A

SR-1

MR-1

A

OAK HILL SCHOOL RD

Overbrook Cir  
Hobbsington

TALBERT PL  
ARMELEIGH PL  
BRIDGEWOOD ESTATES DR  
TRINITY BROOK PL  
MARBLETON CIR  
WINDSOR PL  
BORCHERS LN

SAGEY LN  
TRINITY BROOK PL

WINDSOR LN

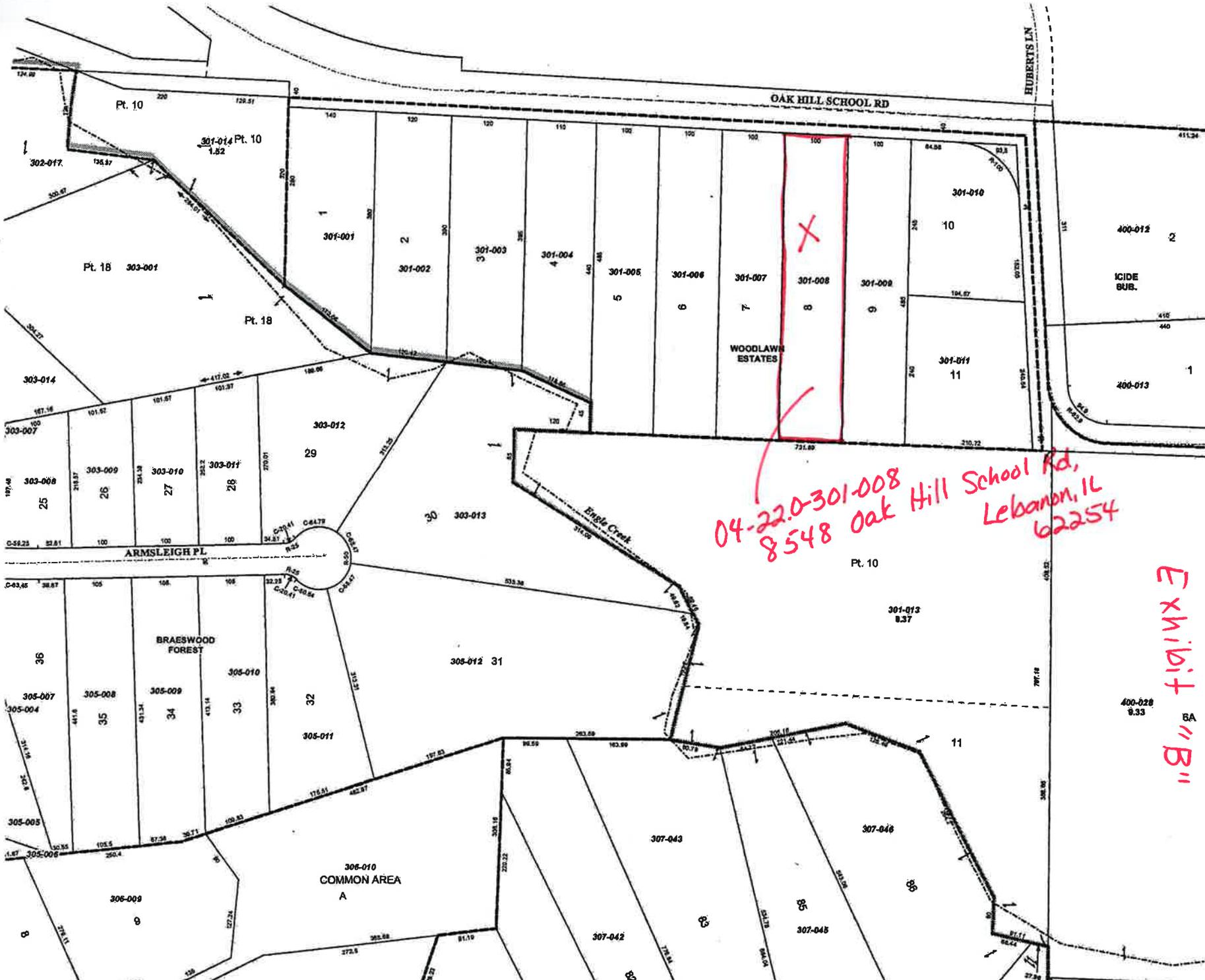
LANNAMED RD

PEACOCK PL

IRISH GLEN

OLD VINCENNES TRIL

PRIVATE ESTATES DR



04-22-0-301-008  
 8548 Oak Hill School Rd,  
 Lebanon, IL  
 62254

Exhibit "B"  
 6A

400-028  
 9.33

400-012  
 2  
 ICIDE  
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400-013  
 1

Pt. 10

301-012  
 9.37

11

306-010  
 COMMON AREA  
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WOODLAWN  
 ESTATES

Engle Creek

OAK HILL SCHOOL RD

HUBBERTS LN

Pt. 10

301-014 Pt. 10  
 1.82

Pt. 18 303-001

Pt. 18

ARMSLEIGH PL

BRAESWOOD  
 FOREST

305-009  
 9

307-042

307-043

307-046

307-045

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**PETITION FOR ANNEXATION**

TO THE MAYOR AND CITY COUNCIL  
OF THE CITY OF O’FALLON  
ST. CLAIR COUNTY, ILLINOIS

The undersigned Petitioners hereby respectfully petition to annex to the City of O’Fallon, St. Clair County, Illinois, the territory described on the attached “Exhibit A” and states as follows:

PARCEL NUMBER(S): \_\_\_\_\_

ADDRESS(ES): \_\_\_\_\_

1. The territory hereinbefore described is not within the corporate limits of any municipality.

2. The territory hereinbefore described is contiguous to the City of O’Fallon, St. Clair County, Illinois.

3. There are \_\_\_\_\_ electors residing on the territory hereinbefore described.

4. The Petitioners are the sole owners of record of all land within the territory hereinbefore described, and it has also executed this Petition as such owners.

5. This Petition is conditioned on the provisions of a certain Annexation Agreement between the City of O’Fallon by and through its Mayor and City Council and Petitioners.

WHEREFORE, Petitioner respectfully requests that the corporate authorities of the City of O’Fallon, St. Clair County, Illinois, annex the territory hereinbefore described to the City of O’Fallon in accordance with the provisions of this Petition and in accordance with the law in such case made and provided.

DATED: \_\_\_\_\_

DATED: \_\_\_\_\_

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

PRINT: \_\_\_\_\_

PRINT: \_\_\_\_\_

State of Illinois  
County of St. Clair

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

**Ordinance No.**

**An Ordinance Annexing Certain Territory to the City of O'Fallon, St. Clair County, Illinois (Parcel 04-22.0-301-008) containing approximately 1.1 acres**

**WHEREAS**, Robert and Marla Bellina, as the owners of territory located at 8548 Oak Hill School Road which is depicted and more specifically described in Exhibit A, attached hereto and made part hereof, have signed a Petition of Annexation authorizing the City to annex said territory immediately; and

**WHEREAS**, said territory includes Parcel 04-22.0-301-008; and

**WHEREAS**, the territory is presently zoned RR-1, Rural Residential, in unincorporated St. Clair County and will be zoned as "SR-1" Single Family Residence Zoning District upon its annexation within the City of O'Fallon; and

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

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

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

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

**Section 3. Recording** That the City Clerk is hereby directed to record a certified copy of this ordinance with the St. Clair County Recorder of Deeds and filed with the St. Clair County Clerk, together with the map of the territory annexed.

**Section 4. Effect.** This ordinance shall be in full force and effect from and after its passage and approval as required by law.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

\*\*\*\*\*

ATTEST:  
 (seal)

Approved by the Mayor this \_\_\_\_ day  
 of \_\_\_\_\_ 2013.

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

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

ROLL CALL:	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Roach	Bennett	Cordona	Hursey	Holden	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



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**MEMORANDUM**

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**TO:** Community Development Committee  
**FROM:** Anne Stevenson, Assistant City Planner  
**THROUGH:** Ted Shekell, Director of Planning and Zoning  
**DATE:** July 8, 2013  
**SUBJECT:** Enterprise Zone Expansion (1<sup>st</sup> Reading)

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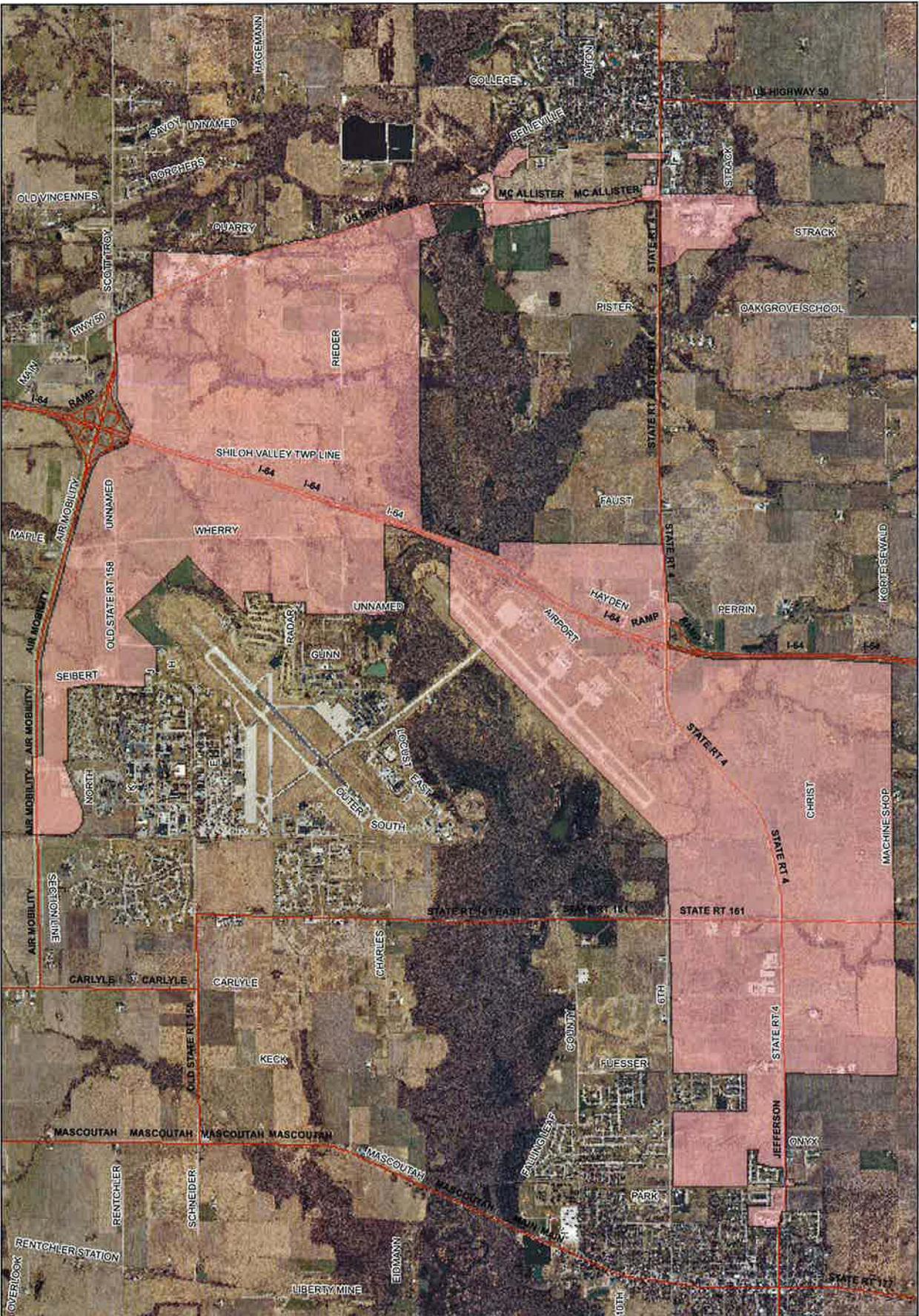
**Project Summary**

St. Clair County is requesting an expansion of the existing St. Clair County MidAmerica Enterprise Zone. Three areas outside of O'Fallon city limits will be added to the zone (as shown on the attached maps.) Even though these properties are not within the city, this requires action by city council. St. Clair County has provided the attached ordinance and agreement for approval.

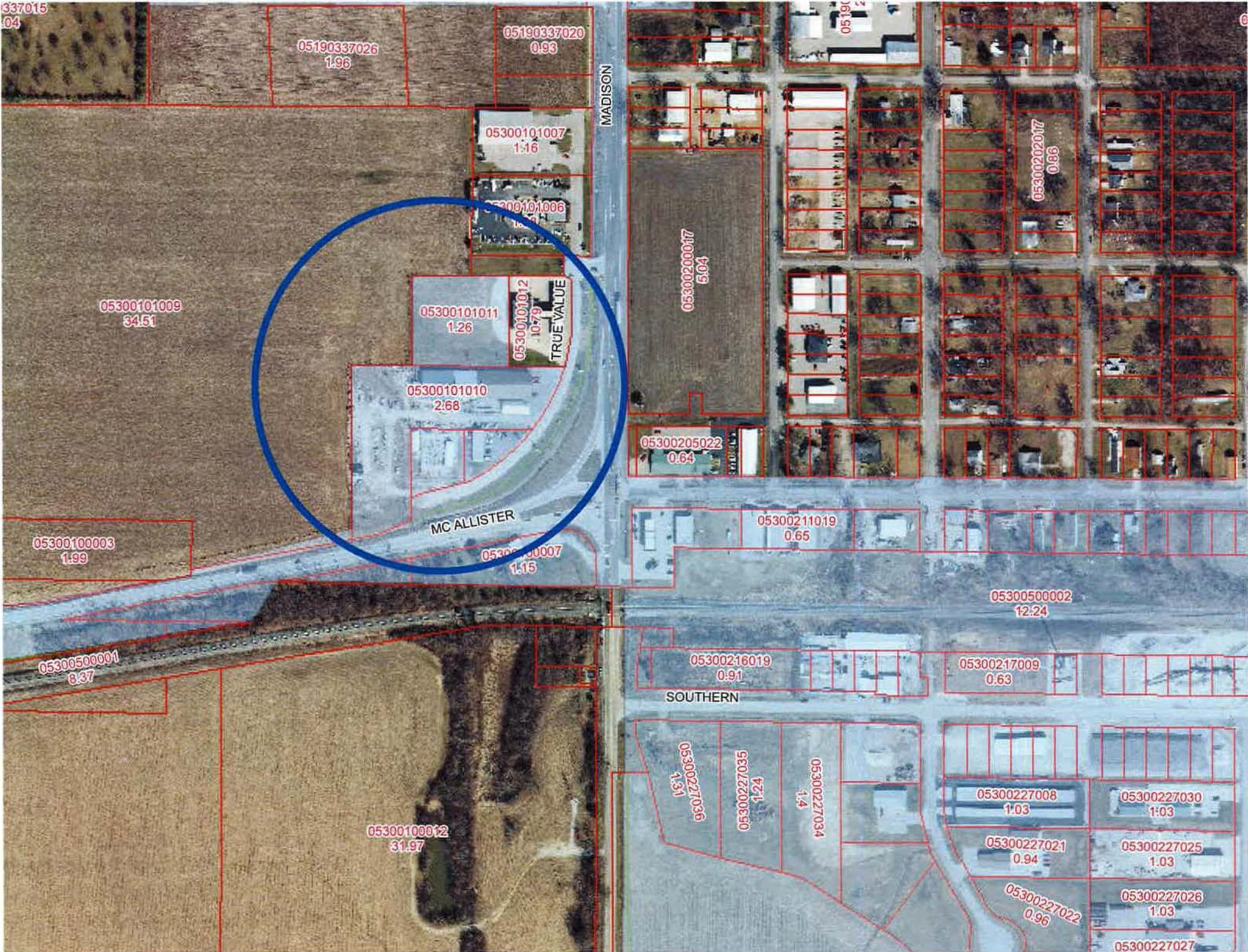
**Staff Recommendation**

Staff recommends approval of the attached ordinance and intergovernmental agreement.

# ST CLAIR COUNTY MidAmerica Enterprise Zone



Disclaimer: St. Clair County does not guarantee the title or content, accuracy of the map. In presence of possible liability, the appropriateness of any data source or the information presented, or the data and/or labels herein. Any errors or omissions brought to our attention are approved and will be corrected. Data is subject to change without notice and operators are made responsible only for any liability due to use.



337015  
04

05190337026  
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05190337020  
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MADISON

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05300101006  
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05300101012  
10.79  
TRUE VALUE

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1.99

MC ALLISTER

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05300500002  
12.24

05300500001  
8.37

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SOUTHERN

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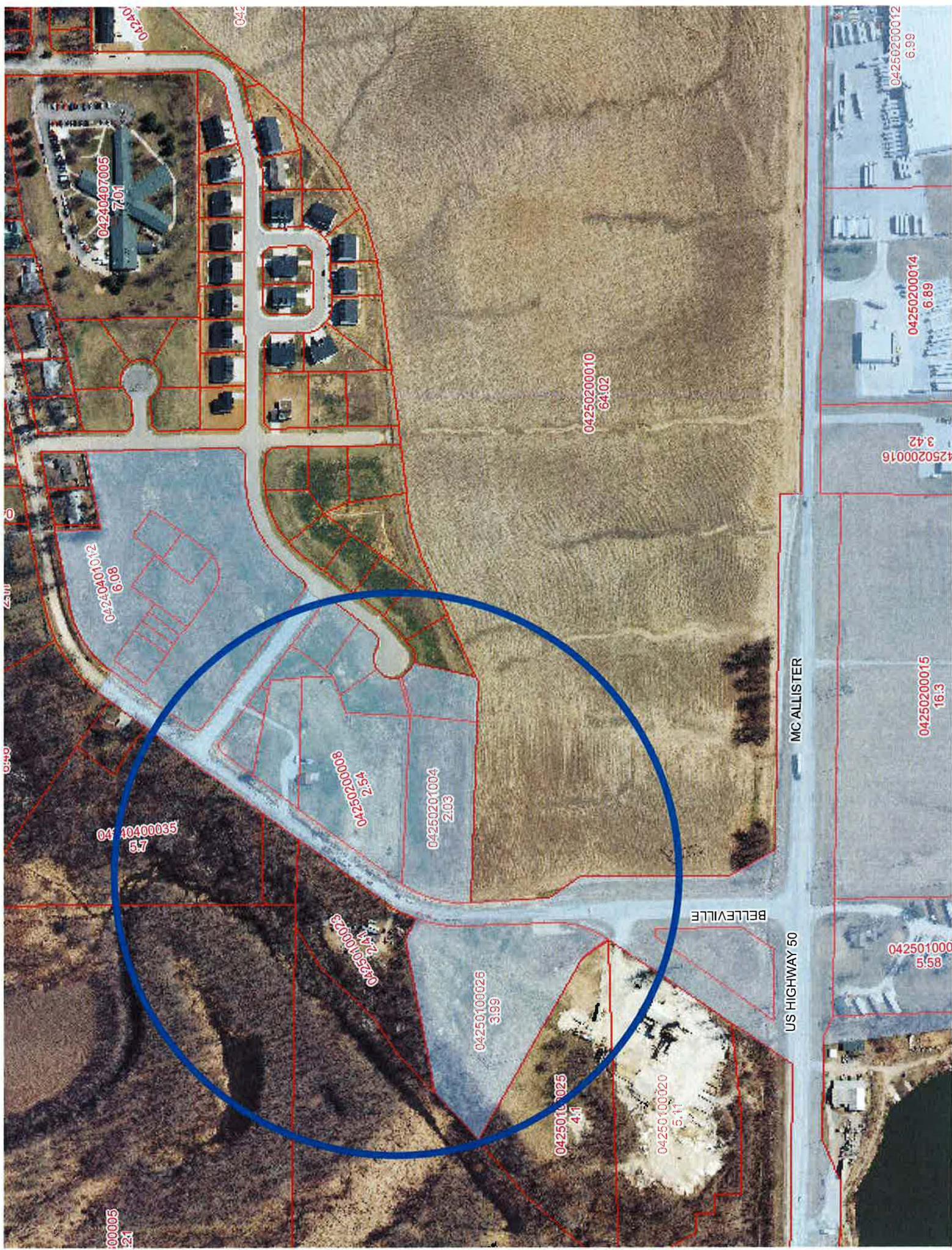
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BELLEVILLE

US HIGHWAY 50

MC ALLISTER

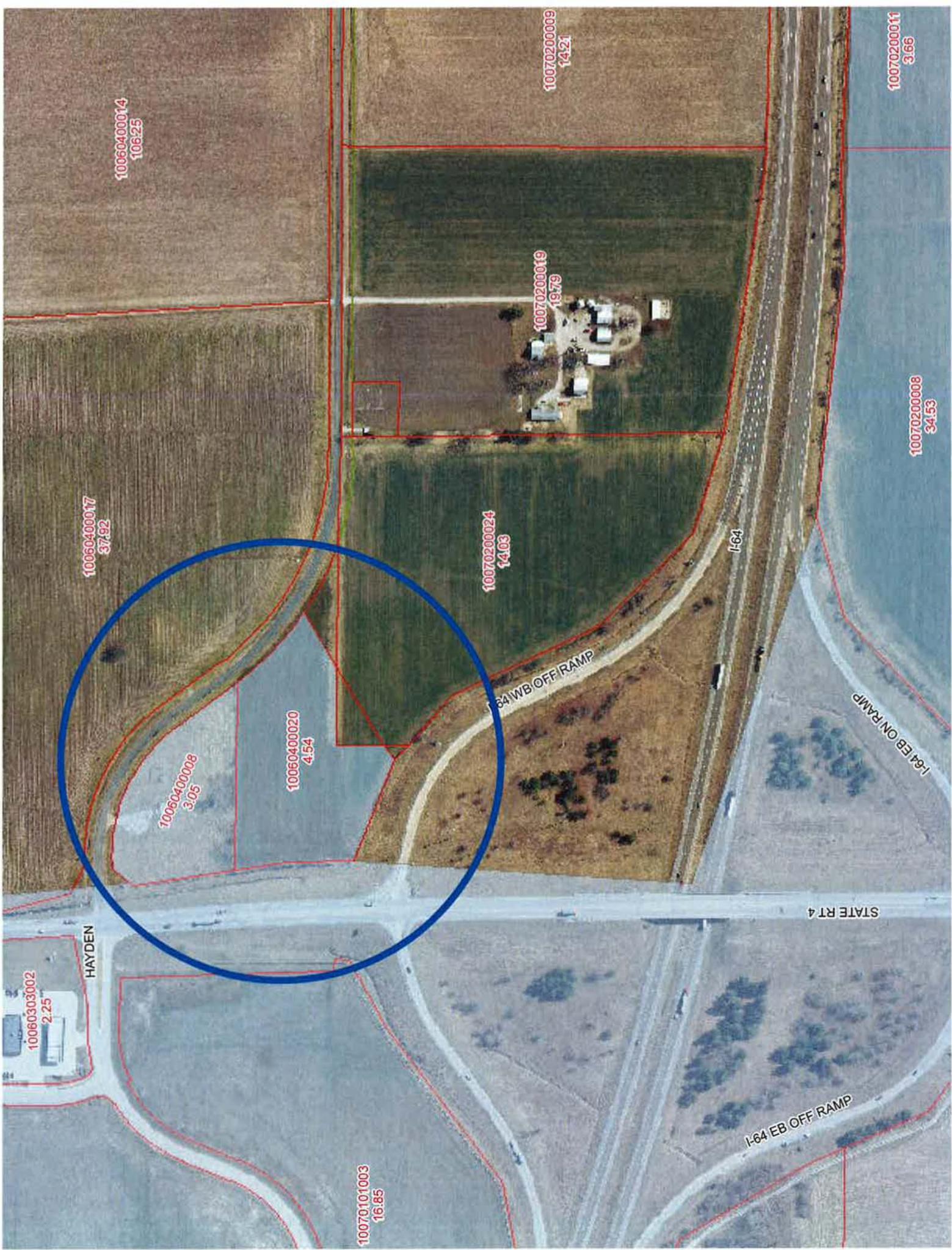
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10060400020  
4.54

I-64 WB OFF RAMP

I-64

I-64 EB ON RAMP

STATE RT 4

HAYDEN

10060303002  
2.25

10070101003  
16.85

I-64 EB OFF RAMP

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

**AN ORDINANCE AMENDING ORDINANCE NO. 2073, TO ADD TERRITORY TO ST. CLAIR COUNTY MIDAMERICA ENTERPRISE ZONE.**

**WHEREAS**, the following Ordinance is adopted based upon the following premises, to wit;

**WHEREAS**, the State of Illinois has enacted the “Illinois Enterprise Zone Act of 1982,” 20 ILCS 655/1 et seq., as amended (hereinafter referred to as “Act”), to alleviate distressed economic conditions in certain depressed areas;

**WHEREAS**, the Southwestern Illinois Development Authority Act, 70 ILLCS 520/1 et seq., as amended, authorizes Southwestern Illinois Development Authority (hereinafter referred to as “SWIDA”) by ordinance to designate prior to January 1, 2000 a portion of the territorial jurisdiction of SWIDA located in the townships of O’Fallon, Lebanon, Mascoutah, and Shiloh Valley of the County of St. Clair for certification as an Enterprise Zone under the Illinois Enterprise Zone Act in addition to any other Enterprise Zones which may be created under that Act. The area shall have all the privileges and rights of an Enterprise Zone, under the Illinois Enterprise Zone Act, but shall not be counted in determining the number of Enterprise Zones to be created in any year under that Act;

**WHEREAS**, the health, safety and welfare of the residents of St. Clair County, and the Municipalities of Lebanon, Mascoutah, O’Fallon and Shiloh are dependent, in part, upon a healthy private sector in St. Clair County, and the Municipalities of Lebanon, Mascoutah, O’Fallon and Shiloh;

**WHEREAS**, the development, growth and expansion of the private sector requires a cooperative and continuous partnership between government and the private sector;

**WHEREAS**, there are certain areas in the County that need the particular attention of government, business and labor to attract private sector investment and directly aid the entire county and the residents thereof;

**WHEREAS**, a number of residents within the incorporated municipalities of Lebanon, Mascoutah, O’Fallon, Shiloh, and adjacent areas of unincorporated St. Clair County, for several years have suffered pervasive unemployment and economic distress, related to a variety of economic factors negatively affecting the incorporated and unincorporated areas mentioned above;

**WHEREAS**, the duly constituted legislative bodies of St. Clair County, and the Municipalities of Lebanon, Mascoutah, O’Fallon and Shiloh are cognizant of the distressed conditions existing within this area and are desirous of alleviating these distressed conditions;

**WHEREAS**, St. Clair County, and the Municipalities of Lebanon, Mascoutah, O’Fallon and Shiloh have indicated their willingness and desire to cooperate in designating portions of their municipalities and unincorporated area in St. Clair County as an Enterprise Zone;

**WHEREAS**, on December 6, 1999 the O’Fallon City Council has passed an Ordinance entitled “An Ordinance establishing an Enterprise Zone consisting of adjacent area within the County of St. Clair, City of Lebanon, City of Mascoutah, City of O’Fallon and Village of Shiloh, subject to approval by the Southwestern Illinois Development Authority and by Illinois Department of Commerce and Economic Opportunity, and approving and authorizing the execution of an Intergovernmental Agreement” being Ordinance No. 2073;

**WHEREAS**, on October 3, 2011 the O’Fallon City Council passed an Amending Ordinance to the foregoing Ordinance No. 2073, altering the zone termination date, revising sales tax exemption on building material and adding and deleting territory to St. Clair County MidAmerica Enterprise Zone and approving and authorizing the execution of an Amended Intergovernmental Agreement being Ordinance No. 3728;

**WHEREAS**, the O’Fallon City Council has found it appropriate to amend Ordinance No. 2073 to expand the boundaries of the St. Clair County MidAmerica Enterprise Zone for the development of Eddies Gas and Convenience Station/Huddle House Restaurant in Mascoutah, the expansion project of the Lebanon True Value, Inc. and the Hawk Development Company’s construction of entertainment and hospitality oriented facilities in Lebanon, endorsed by the government units with St. Clair County MidAmerica Enterprise Zone; and

**WHEREAS**, with the further expansion of the enterprise zone, the new additions will receive all the state and local amenities provided by the present enterprise zone.

**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. Description:

The area precisely described in *Exhibit “A”*, attached hereto and hereby made a part hereof as if fully set out herein, is hereby designated an Enterprise Zone pursuant to and in accordance with the “Illinois Enterprise Zone Act of 1982,” (hereinafter referred to as “Act”) and the Southwestern Illinois Development Authority Act;

Section 2. Qualifications:

The City of O’Fallon hereby declares and affirms that the zone area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act and the Southwestern Illinois Development Authority Act, and further affirms the following:

- a. That the zone area is a contiguous area;
- b. That the zone area comprises a minimum of one-half of the square mile and not more than fifteen square miles in total area;
- c. That public notice was given in at least one newspaper of general circulation within the zone area, not more than 20 days nor less than 5 days before the public hearing;
- d. That the zone area addresses a reasonable need to encompass portions of more than one municipality and an unincorporated area of a county; and
- e. That the zone area is located within the townships of O’Fallon, Lebanon, Mascoutah, and Shiloh Valley of the County of St. Clair.

Section 3. Enterprise Zone Designation:

The zone was designated as an Enterprise Zone, subject to the approval of IDCEO and the Southwestern Illinois Development Authority, in accordance with state law on January 1, 2000.

Section 4. Term and Effect:

The term of the zone shall terminate at midnight of December 31, 2030.

Section 5. Name of Zone:

The name of said enterprise zone shall be “St. Clair County MidAmerica Enterprise Zone”.

Section 6. Sales Tax Exemptions:

Each retailer who makes a qualified sale of building materials to be incorporated into real estate in an enterprise zone established by a county or municipality under the Illinois Enterprise Zone Act by remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed by this Act. For purposes of this Section, "qualified sale" means a sale of building materials that will be incorporated into real estate as part of a building project for which a Certificate of Eligibility for Sales Tax Exemption has been issued.

To document the exemption allowed under this Section, the retailer must obtain from the purchaser a copy of the Certificate of Eligibility for Sales Tax Exemption issued for the St. Clair County MidAmerica Enterprise Zone into which the building materials will be incorporated. The Certificate of Eligibility for Sales Tax Exemption must contain:

- (a) A statement that the building project identified in the Certificate meets all the requirements for the building material exemption contained in the enterprise zone ordinance of the jurisdiction in which the building project is located;
- (b) The location or address of the building project; and
- (c) The signature of the administrator of the enterprise zone in which the building project is located.

In addition, the retailer must obtain certification from the purchaser that contains:

- (a) A statement that the building materials are being purchased for incorporation into real estate located in an Illinois enterprise zone;
- (b) The location or address of the real estate into which the building materials will be incorporated;
- (c) The name of the enterprise zone in which that real estate is located;
- (d) A description of the building materials being purchased; and
- (e) The purchaser's signature and date of purchase.

The deduction allowed by this Section for the sale of building materials may be limited, to the extent authorized by ordinance, adopted after the effective date of this amendatory Act of 1992, by the municipality or county that created the enterprise zone into which the building materials will be incorporated. The ordinance, however, may neither require nor prohibit the purchase of building materials from any retailer or class of retailers in order to qualify for the exemption allowed under this Section.

Notwithstanding any other provision hereof, nothing in this Section shall be construed to exempt any such sale from the transit "sales tax" levied by the COUNTY OF ST. CLAIR.

Section 7. Urban Shopstead Program:

Pursuant to section 10 of the Illinois Enterprise Zone Act, the City of O'Fallon hereby establishes an urban shopstead program. Under the urban shopstead program, the City may sell to a Designated Zone Organization a structure or portion thereof that the City owns for a sum not to exceed \$100. The Designated Zone Organization shall agree to renovate or remodel the property to meet the standards and level of maintenance stated in the agreement between the Designated Zone Organization and the City. The Designated Zone Organization may sell or lease such structure to commercial and industrial businesses pursuant to the procedures set forth in the sales agreement between it and the City. The Designated Zone Organization may retain the structure in whole or in part for its own use. Any proceeds derived from the use, lease or sale of such property shall accrue to the Designated Zone Organization.

The urban shopstead program shall be subject to rules and guidelines issued by the Zone Administrator, with the approval of the O'Fallon City Council and the other units of local government involved, provided such rules and guidelines are not inconsistent with the Act.

Section 8. Urban Homestead Program:

Pursuant to section 10 of the Illinois Enterprise Zone Act, City of O'Fallon hereby establishes an urban homestead program. Under the urban homestead program, the City may sell to an individual a residence or any portion thereof that the City owns within the zone area for a sum of \$100. The individual must agree to renovate or remodel the property to meet the standards and level of maintenance stated in the sales agreement between the individual and the City, and the individual must live in the residence for seven years. At the end of the seven year period, the City shall assign title to the property over to the individual, provided satisfactory improvements to the property have been made pursuant to the agreement with the City.

The urban homestead program shall be subject to rules and guidelines issued by the Zone Administrator, with the approval of the O'Fallon City Council and the other units of local government involved, provided such rules and guidelines are not inconsistent with the Act.

Section 9. Zone Management:

Upon designation as an Enterprise Zone by the IDCEO and SWIDA, a Zone Management Board will be formed comprised of the Chairman of the County Board of St. Clair County, the Mayor of Lebanon, the Mayor of Mascoutah, the Mayor of O'Fallon, Mayor/President of Shiloh and the Executive Director of SWIDA who will be an "ex-officio" member with no voting rights or comprised of the above named Officers' delegates. This Zone Management Board will be the governing body of the Enterprise Zone and will be responsible for all decisions within the zone. The Zone Management Board will elect its Chairperson.

Section 10. Zone Administrator:

Pursuant to 20 ILCS 655/8, as amended, the position of "Zone Administrator" is hereby created. The person selected to assume this position shall be an employee of the St. Clair County Economic Development Department, who in his/her capacity is an employee of St. Clair County.

The following duties of the Zone Administrator shall be performed in addition to this person's current job responsibilities:

- (a) Supervise the implementation of the provisions of the Illinois Enterprise Zone Act;
- (b) Act as a liaison between St. Clair County, SWIDA, Lebanon, Mascoutah, O'Fallon, Shiloh, IDCEO designated zone organizations and other state, federal and local agencies or planning groups, whether public or private, in support of the Enterprise Zone program and plan;
- (c) Conduct an on-going evaluation of the Enterprise Zone program and to submit such reports annually to the Zone Management Board, the IDCEO and IDOR;
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small businesses, and financial assistance and employment training within the Enterprise Zone;
- (e) Recommend qualified designated zone organizations to the Zone Management Board;
- (f) Perform such other duties as specified by the Zone Management Board.

In addition to the above-described duties, the responsibilities of the Zone Administrator will be to:

- (a) Act as program manager responsible for the Enterprise Zone's day-to-day operations;

- (b) Serve as the primary technical and professional vehicle for triggering the implementation of the Enterprise Zone program objectives;
- (c) Collect and analyze data and submit reports required by the Zone Management Board, SWIDA, the IDCEO or IDOR on a timely basis;
- (d) Coordinate planning activities and program implementation with other county and/or municipal departments;
- (e) Market available sites and buildings available for business and industrial use, and to prepare documentation with specifics on all available sites and buildings;
- (f) Identify areas needing infrastructure improvements within the Enterprise Zone and work with various units of government to assure such facilities are constructed to meet the business needs of the area;
- (g) Work to enhance the Enterprise Zone's existing and future export potential through activities which will expand the foreign trade zone and intermodal product handling services within the zone;
- (h) Encourage modifications in county and municipal zoning and building standards as appropriate to further the purposes of the Enterprise Zone plan;
- (i) Conduct educational forums and programs to market the incentives of the Enterprise Zone to businesses;
- (j) Coordinate with business and industry to identify State regulations or restrictions that adversely effect economic development within the Enterprise Zone, and to relay this information to the Zone Management Board, and the IDCEO to facilitate the easing of said regulations and restrictions;
- (k) Coordinate available and future economic development incentives within the Enterprise Zone by "networking" with economic development professionals, developers and realtors and maintaining contact with previous plant locations as well as prospects;
- (l) Assist Enterprise Zone businesses in obtaining available local, State or Federal economic development incentives and benefits; and
- (m) Perform other duties as specified by the Zone Management Board.

To accomplish the above duties and tasks, the Zone Administrator may receive technical/professional support from a Development Advisory Committee consisting of professionals, whose organizations have active and on going economic development programs within the Enterprise Zone.

Section 11. Designated Zone Organizations:

Pursuant to 20 ILCS 655/8, as amended, the Zone Administrator may recommend to the Zone Management Board one or more organizations that qualify as a Designated Zone Organization (DZO), under the provisions of the Act. Upon approval by the Zone Management Board, for a term of years set by same, the DZO may do the following:

- (a) Provide or contract for provisions of services including, but not limited to crime watch patrols within zone neighborhoods; volunteer day care centers; or, other types of public services as provided by ordinance or regulation;

- (b) Provide a forum for business, labor and government action on enterprise zone innovations;
- (c) Receive title to publicly-owned land;
- (d) Solicit and receive contributions to improve the quality of life in the zone area;
- (e) Recommend qualified DZO projects to the Zone Management Board; and
- (f) Perform such other functions as specified by either the Zone Management Board.

Section 12.

The Mayor of the City of O'Fallon shall have and is hereby authorized to execute and amend an Intergovernmental Agreement between St. Clair County, Southwestern Illinois Development Authority and the municipalities of Lebanon, Mascoutah, Shiloh and O'Fallon indicating the willingness and desire of the City of O'Fallon to participate in the Enterprise Zone Program and setting forth the criteria for cooperation, participation and management of said Enterprise Zone.

Section 13.

This Ordinance, and every provision thereof, shall be considered separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

Section 14.

All Ordinances and/or Resolutions, or parts thereof, in conflict herewith are hereby repealed.

Section 15.

This Ordinance shall take effect following its passage, approval, recording, inspection and publication, as may be required, according to law.

**PASSED, APPROVED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 A.D.**

**O'FALLON CITY COUNCIL**

\_\_\_\_\_  
**Gary L Graham**  
**Mayor**

**ATTESTED:**

\_\_\_\_\_  
**CITY CLERK**

EXHIBIT "A"

**2013 ST. CLAIR COUNTY MIDAMERICA ENTERPRISE ZONE**  
**Legal Description**

Part of Sections 24, 25, 26, 27, 33, 34 and 35 of Township 2 North, Range 7 West, and Sections 19, 29 and 30 in Township 2 North, Range 6 West, and Sections 1, 2, 3, 4, 9, 10, 12 and 16 in Township 1 North, Range 7 West, and Sections 6, 7, 8, 17, 18, 19, 20, 29 and 30 in Township 1 North, Range 6 West of the Third Principal Meridian described as follows:

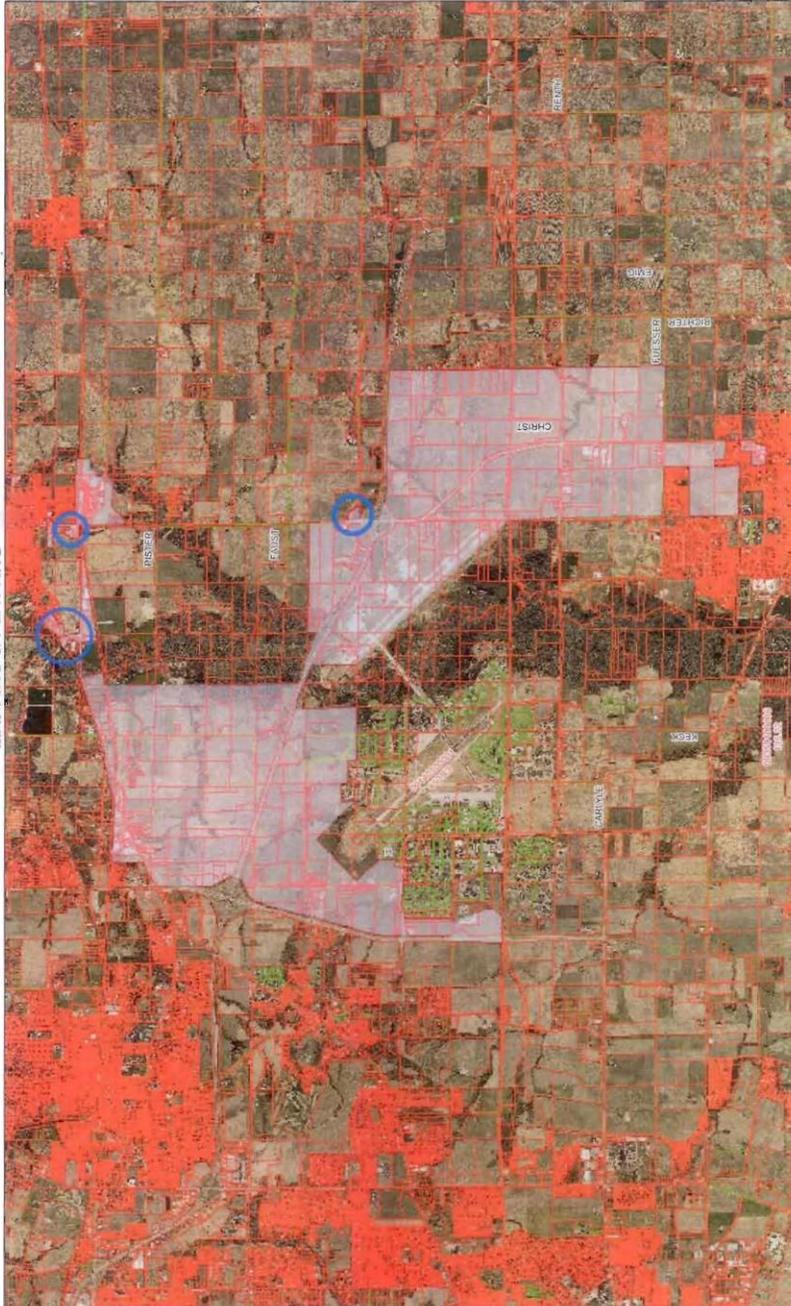
Beginning at the Southeast corner of Section 20 in Township 1 North, Range 6 West of the Third Principal Meridian; thence North along the East lines of Section 8, 17 and 20 of Township 1 North, Range 6 West to the South Right of Way (R.O.W) line of I-64; thence West along the South line of I-64 in Sections 7 and 8 of Township 1 North, Range 6 West to the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4 to the South line of the North half of Section 6 of Township 1 North, Range 6 West; thence West along the South line of the North ½ of Section 6, Township 1 North, Range 6 West and the South line of the North ½ of Section 1, Township 1 North, Range 7 West to the centerline of Section 1, Township 1 North, Range 7 West; thence South along the East-West centerline of said Section 1 to the North R.O.W line of I-64; thence Westerly along the North R.O.W line of I-64 to the point of intersection with the East line of Section 2 in Township 1 North, Range 7 West; thence North along the East line of Section 2, Township 1 North, Range 7 West and the East line of Sections 26 and 35 in Township 2 North, Range 7 West to the South R.O.W line of Highway 50 in said Section 26; thence Easterly along the South R.O.W of Highway 50 to a point that is 320 feet West of the East-West centerline of Section 25 in Township 2 North, Range 7 West; thence South parallel to the North-South centerline of said Section 25 to the North R.O.W line of the CSX Railroad in said Section 25; thence Northeasterly along the North R.O.W line of said CSX Railroad lying in Section 25 in Township 2 North, Range 7 West and Section 30 in Township 2 North, Range 6 West to the East R.O.W line of Illinois Route 4; thence South along the East R.O.W line of Illinois Route 4 to the Southwest corner of Lot 4 of "Leberts Subdivision", recorded in plat book 50 page 36; thence East along the South line of Lot 4 of "Leberts Subdivision", to the Southeast corner of said lot 4; thence North along the East line of Lot 4 to a point 780 feet South of the Northeast corner of "Leberts Subdivision"; thence Northeast along the South line of property described in book 2465 page 965 and book 2465 page 432 to the West line of Little Silver Creek in the Southeast ¼ of Section 30, Township 2 North, Range 6 West; thence Northerly along the centerline of the Little Silver Creek to a point of intersection with the South line of East McAllister Street in the city of Lebanon if extended Eastwardly; thence West along the South prolongation line of East McAllister to the West line of Strack Lane; thence North along the West line of Strack Lane to the North line of East McAllister Street; thence West along the North line of East McAllister Street to the East R.O.W line of South Madison Street; thence North along the East R.O.W line of South Madison Street to the South line of Lot 2 Block 7 of "J.L Sargents Addition Subdivision of Block 7" in book "C" page 183; thence East along the South line of said Lot 2 a distance of 165 feet to a point; thence North parallel to the East line of Lot 2 to the North line of Lot 2 Block 7 of "J.L Sargents Addition Subdivision of Block 7"; thence East along the North line of Lot 7 to the West R.O.W line of South Fritz Street; thence North along the West R.O.W line of South Fritz Street to the North line of Lot 1 Block 7 of "J.L Sargents Addition Subdivision of Block 7"; thence West along the said North line of Lot 1 and it's Westerly prolongation to the West R.O.W line of South Madison Street; thence South along the West R.O.W line of South Madison Street to point 250 feet North of the North line of Lot 1 "Lebanon Plaza", recorded in Plat Book "86" page 23; thence West parallel to the North line of Lot 44 in "Plat of Lots 1 thru 50 in Section 19, Township 2 North, Range 6 West", to the West line of said Lot 44; thence

South along said West line of Lot 44 a distance of 50 feet to a point; thence East parallel to the North line of said Lot 44 a distance of 696.9 feet to a point; thence South parallel to the West line of said Lot 44 a distance of 250 feet to a point; thence East parallel to the North line of said Lot 44 to the West R.O.W line of South Madison Street; thence South along the West R.O.W line of South Madison Street to the North line of Lot 2 "Emerald Plaza"; thence East along the North line of Lot 2 to a point 243.4 feet East of the Southwest corner of Lot 1 of "Emerald Plaza"; thence North parallel to the West line of Lot 1 to the North line of said Lot 1; thence West along the North line of Lot 1 to the Northwest corner of said Lot 1; then South along the West line of Lot 1 to the North line of Lot 2; thence West along the West prolongation of the North line of Lot 2, 150 feet to a point; thence South parallel to the West line of Lot 2 "Emerald Plaza" to the North line of McAllister Street; thence West along the North R.O.W line of West McAllister Street to the East R.O.W line of Belleville Street; thence North along the East R.O.W line of Belleville Street to the Southwest corner of Outlot F of "Wakanda Villages"; thence East along the South line of Outlot F and Lot 38A of "Wakanda Village", to the Southeast corner of said Lot 38; thence Northeast along the Easterly line of said Lot 38 to the most Easterly corner of Lot 38; being the South R.O.W line of Perryman Road; thence Northeasterly along the Northerly R.O.W of Perryman Street to the West R.O.W line of Bow Drive; thence North along the West R.O.W line of Bow Drive to a North line of said "Wakanda Village Subdivision"; thence Southwest along a North line of "Wakanda Village Subdivision", to an East line of "Wakanda Village Subdivision"; thence North along said Subdivision and it's prolongation to the Northwest R.O.W line of Belleville Street; thence Southwest along the Northwest line of Belleville Street to the Southeast corner of parcel 04-25.0-100-023; thence North 62 degrees 52 minutes 54 seconds West, a distance of 416.78 feet to a point; thence South 46 degrees 52 minutes 53 seconds West, a distance of 173.65 feet; thence South 48 degrees 00 minutes 04 seconds East, a distance of 534.59 feet to a point; thence in a Southeast direction on a curve to the right, having a radius of 305.87, a cord of South 36 degrees 52 minutes 16 seconds East, a distance of 95.93 feet to the West R.O.W of Belleville Street; thence Southwest along the Northwest line of Belleville Street and it's Western spur to the North line of U.S Highway 50; thence Westerly along the North R.O.W line of U.S Highway 50, traveling through Sections 25, 26 and 27 of Township 2 North, Range 7 West, to the South R.O.W line of the CSX Railroad lying in said Section 27; thence West along the South R.O.W line of the CSX Railroad to the East line of "Woodstream Subdivision 1<sup>st</sup> Addition" in Book 96 page 26; thence South along the East line of "Woodstream Subdivision 1<sup>st</sup> Addition" and it's Southerly prolongation to the North R.O.W line of U.S Highway 50; thence Southwest along the North R.O.W line of U.S Highway 50 to the East R.O.W line of Air Mobility Drive ( Hwy 158 ); thence Southerly along the East R.O.W of Air Mobility Drive ( Hwy 158 ) traveling through Sections 33 and 34, Township 2 North, Range 7 West and Sections 4, 9 and 16 in Township 1 North, Range 7 West to the Northerly R.O.W line of the Metrolink Light Rail System; thence Easterly and Northerly along the R.O.W line of the Metrolink Light Rail line and it's prolongation to the North line of Section 16 in Township 1 North, Range 7 West; thence East along the South line of Section 9 to a point on the East line of property owned by Bi-State Development Agency for the Metrolink Light Rail System lying in the Southeast ¼ of Section 9, Township 1 North, Range 7 West; thence North parallel to the East line of Air Mobility Drive to the South line of Seibert Road; thence Easterly along the Southerly R.O.W line of Seibert Road to the Southerly prolongation of the West line of Lot 1 in the Northeast ¼ of Section 10, Township 1 North, Range 7 West; thence North along said prolongation and the West line of Lot 1 to the Northwest corner of Lot 1; thence East along the North line of said Lot 1 to the East line of the West ½ of the Northwest ¼ of Section 10, Township 1 North, Range 7 West; thence North along the East line of the West ½ of the Northwest ¼ of Section 10 to the Northwest corner of the Southeast ¼ of the Northwest ¼ of Section 10; thence Northwest parallel to the centerline of Golf Course Road, lying in Section 10, Township 1 North, Range 7 West, a distance of 1623.19

feet to a point; thence Northeast at a right angle to the last described point a distance of 3,000 feet to a point; thence Southeast at a right angle a distance of 365.28 feet to a point on the North-South centerline of Section 3, Township 1 North, Range 7 West; thence continuing along the last described course to a point of intersection with the South line of Section 3; thence East along the South line to a point 898.9 feet West of the Southeast corner of said Section 3; thence North 6 degrees 54 minutes West 898.9 feet to a point; thence South 87 degrees 46.5 minutes East 985.4 feet to a point; thence South 00 degrees 21.5 minutes East 354 feet to a point; thence East parallel to the South line of Section 2, Township 1 North, Range 7 West, a distance of 1206.5 to a point; thence South parallel to the West line of said Section 2 to the South line of Section 2, township 1 North, Range 7 West; thence East along the South line of Section 2 to the East line of the West ½ of the Southeast ¼ of Section 2; thence North along the East line of the West ½ of the Southeast ¼ of Section 2 to the South R.O.W line of Interstate 64 ( I-64 ); thence Southeast along the South R.O.W line of I-64 to the Northerly prolongation of the East line of Lot 10 in the Southwest ¼ of Section 1, township 1 North, Range 7 West; thence South along said prolongation of Lot 10 and the East line of Lot 10 to the South line of Lot 1; thence in a Southeast direction through Section 12 in Township 1 North, Range 7 West and Sections 7 and 18 in Township 1 North, Range 6 West to the intersection of the North-South centerline of Section 18 with the North R.O.W line of the Norfolk and Southern Railroad; thence South along the North-South centerlines of Section 18 and 19 in Township 1 North Range 6 West to the South line of Section 19; thence East along the South line of said Section 19 to the Southeast corner of Section 19; thence South along the East line of Section 30, Township 1 north, Range 6 West to the South line of "Townsend Square" recorded in A01981794; thence Westerly along said South line of "Townsend Square" and it's Westerly prolongation to the East R.O.W line of North 6<sup>th</sup> Street lying in Section 30, Township 1 North, Range 10 West; thence South along the East R.O.W line of North 6<sup>th</sup> Street to the North line of the Southwest ¼ of the Southeast ¼ of Section 30; thence East along the North line of the South ¼ of the Southeast ¼ of Section 30 to the East line of Section 30; thence North along the East line of Section 30 to the Northwest corner of "Prairie View Estates Phase 2", recorded in A02023219; thence Easterly and Southerly along the North and Easterly line of "Prairie View Estates Phase 2" and "Prairie View Estates Phase 1" to the West R.O.W line of Illinois Route 4; thence South along the West R.O.W line of Illinois Route 4 to the Northeast corner of the Southwest ¼ of the Southwest corner of the Section 29; thence West along the North line of the Southwest ¼ of the Southwest ¼ of Section 29 to the Northerly prolongation at the East line of Fountain View Drive; thence South along the East R.O.W line of Fountain View Drive and it's prolongation to the Easterly prolongation of the South line of "St. Christopher Lake" recorded in A01754006; thence Westerly along the Southerly line of "St. Christopher Lake" and it's prolongation to the West line of Section 29 in Township 1 North, Range 6 West; thence South along the West line of Section 29 to the Southwest corner of Section 29; thence East along the South line of Section 29 to the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4 to the Westerly prolongation of the South line of "Crown Pointe-Phase 1A" lying in the Northeast ¼ of the Southwest ¼ of Section 29, Township 1 North, Range 6 West' thence East along the South line of "Crown Pointe-Phase 1A" and it's prolongation to the Southeast corner of "Crown Pointe Phase 1A"; thence North along the East line of "Crown Pointe-Phase 1A" to the Northeast corner of said subdivision' thence West along the North line of "Crown Pointe -Phase 1A" to the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4 to the South line of Section 20 in Township 1 North, Range 6 West; thence East along the South line of Section 20 to the point of beginning.

**2013 St. Clair County MidAmerica Enterprise Zone Map identifying additions**  
**Parcel Numbers:** 10-06.0-400-008; 10-06.0-400-020; 04-25.0-200-008; 04-24.0-407-002;  
04-25.0-201-001; 04-25.0-201-002; 04-25.0-201-003; 04-25.0-201-004; 04-25.0-201-005;  
05-30.0-101-010; 05-30.0-101-004; 05-30.0-101-005; 05-30.0-101-011

**ST CLAIR COUNTY  
MAPPING & PLATTING**

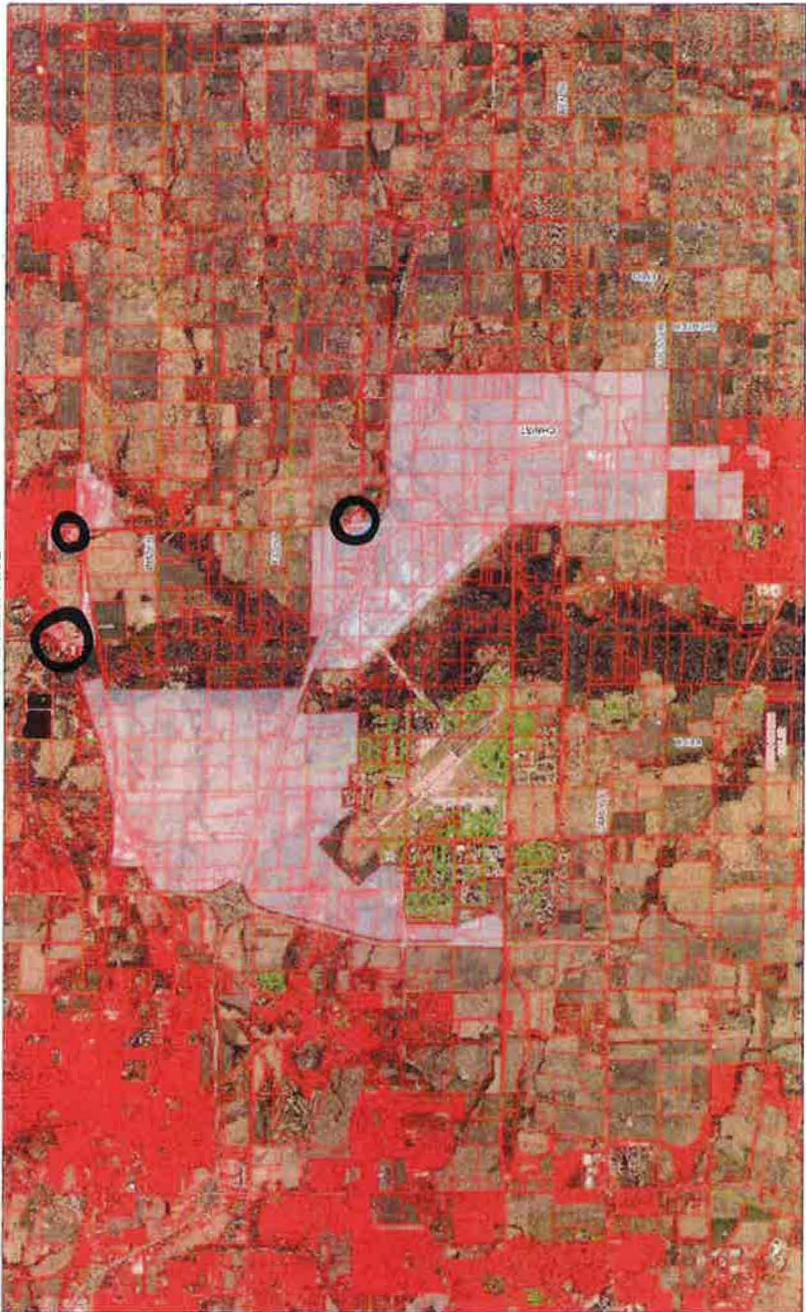


Disclaimer: St. Clair County does not guarantee the accuracy or reliability of the map. No provision is made for any errors or omissions. Any errors or omissions brought to our attention are subject to our best efforts to correct them. Data is subject to change without notice and is subject to the underlying authorities.

**2013 St. Clair County MidAmerica Enterprise Zone Map identifying additions**

**Parcel Numbers:** 10-06.0-400-008; 10-06.0-400-020; 04-25.0-200-008; 04-24.0-407-002;  
04-25.0-201-001; 04-25.0-201-002; 04-25.0-201-003; 04-25.0-201-004; 04-25.0-201-005;  
04-25.0-100-026 05-30.0-101-010; 05-30.0-101-004; 05-30.0-101-005; 05-30.0-101-011

**ST CLAIR COUNTY  
MAPPING & PLATTING**



Disclaimer: St. Clair County does not guarantee, be liable or accept any liability for the accuracy of the map or information presented herein. The map is for informational purposes only and does not constitute an offer of any financial product or service. The map is subject to change without notice and should be used in conjunction with the applicable laws and regulations.

**ST. CLAIR COUNTY MIDAMERICA ENTERPRISE ZONE  
AMENDING INTERGOVERNMENTAL AGREEMENT**

An Amending Intergovernmental Agreement by and among the County of St. Clair, Illinois (hereinafter referred to as “St. Clair County”); the City of Lebanon (hereinafter referred to as “Lebanon”); the City of Mascoutah (hereinafter referred to as “Mascoutah”); the City of O’Fallon (hereinafter referred to as “O’Fallon”); the Village of Shiloh (hereinafter referred to as “Shiloh”); and the Southwestern Illinois Development Authority (hereinafter referred to as “SWIDA”) in respect to the St. Clair County MidAmerica Enterprise Zone.

**WHEREAS**, the Southwestern Illinois Development Authority Act, 70 ILCS 520/1 et seq., as amended, authorizes SWIDA by ordinance to designate prior to January 1, 2000 a portion of the territorial jurisdiction of SWIDA located in the townships of O’Fallon, Lebanon, Mascoutah, and Shiloh Valley of the County of St. Clair for certification as an Enterprise Zone under the Illinois Enterprise Zone Act in addition to any other Enterprise Zones which may be created under that Act. The area shall have all the privileges and rights of an Enterprise Zone under the Illinois Enterprise Zone Act, but shall not be counted in determining the number of Enterprise Zones to be created in any year under that Act;

**WHEREAS**, the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq., as amended, requires a county or municipality, or any combination thereof, to designate by ordinance and/or resolution an area within its jurisdiction as an enterprise zone;

**WHEREAS**, St. Clair County, Lebanon, Mascoutah, O’Fallon and Shiloh have by separate ordinances and/or resolution designated an enterprise zone for establishment by SWIDA and have obtained approval of such zone;

**WHEREAS**, the Illinois Enterprise Zone Act 20 ILCS 655/8.2 new Sec. 8.2 c further requires that the administration of an enterprise zone shall be under the jurisdiction of the designating municipality or county and further provides that a Zone Administrator shall be appointed;

**WHEREAS**, the parties entered into an Intergovernmental Agreement on December 16, 1999 for the management and operation of the Enterprise Zone;

**WHEREAS**, a First Amendment to the Intergovernmental Agreement was approved and certified by the IDCEO on January 31, 2012 for a technical correction to the termination date, amend the building materials sales tax exemption, and to add and delete territory from the St. Clair County MidAmerica Enterprise Zone; and

**WHEREAS**, the parties have determined that it is in the best interest of the parties and the public that the St. Clair County MidAmerica Enterprise Zone expand the current enterprise zone boundaries for projects that will provide an immediate benefit to the zone area and to implement an enterprise zone application fee that has been reviewed and approved by the IDCEO.

**NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:**

1. SWIDA agrees to delegate for the entire term of the enterprise zone the administrative functions of the enterprise zone to a Zone Management Board comprised of the Chairman of the St. Clair County Board, the Mayor of Lebanon, the Mayor of Mascoutah, the Mayor of O’Fallon, the Mayor of Shiloh and SWIDA’s Executive Director, who will be an “ex officio” member with no voting rights. The Zone Management Board will be the

governing body of the enterprise zone and will be responsible for all decisions within the zone.

2. **Description:** The area precisely described in *Exhibit "A"*, attached hereto and hereby made a part hereof as if fully set out herein, is hereby designated an Enterprise Zone pursuant to and in accordance with the "Illinois Enterprise Zone Act of 1982," (hereinafter referred to as "Act") and the Southwestern Illinois Development Authority Act;
3. **Qualifications:** The County and the Municipalities hereby declares and affirms that the zone area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act and the Southwestern Illinois Development Authority Act, and further affirms the following:
  - a. is a contiguous area, that may exclude wholly surrounded territory within its boundaries;
  - b. comprises a minimum of one-half of the square mile and not more than fifteen square miles in total area, exclusive of lakes and waterways;
  - c. public notice was given in at least one newspaper of general circulation within the zone area, not more than 20 days nor less than 5 days before the public hearing;
  - d. area addresses a reasonable need to encompass portions of more than one municipality and an unincorporated area of a county;
  - e. area is located within the townships of O'Fallon, Lebanon, Mascoutah, and Shiloh Valley of the County of St. Clair;
4. **Enterprise Zone Designation:** The area described was designated as an Enterprise Zone, subject to the approval of IDCEO and SWIDA, in accordance with state law.
5. **Term and Effect:** The term of the zone shall commence with the date the Enterprise Zone as approved and certified by the IDCEO and shall be in effect for no more than 30 calendar years and shall terminate at midnight of December 31 of the final calendar year of the certified term.
6. **Sales Tax Credits:** Each retailer who makes a qualified sale of building materials to be incorporated into real estate in an enterprise zone established by a county or municipality under the Illinois Enterprise Zone Act by remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed by this Act. For purposes of this Section, "qualified sale" means a sale of building materials that will be incorporated into real estate as part of a building project for which a Certificate of Eligibility for Sales Tax Exemption has been issued.

In order to receive this Certification, building materials must be used for remodeling, rehabilitation or permanent new construction. Construction must be of the nature that a building permit would be required. A completed exemption form with original signatures must be submitted to the Zone Administrator prior to the start of the project. If an applicant requests certification for a project that does not require a building permit

according to the rules, regulations, ordinances and resolutions in force, the Zone Administrator may still approve an exemption certificate in certain circumstances. Documentation from the City of Lebanon, City of Mascoutah, City of O'Fallon, Village of Shiloh or St. Clair County that a permit is not required must be submitted to the Zone Administrator for review and consideration by the contractor or business seeking the exemption. In addition to the completed exemption form, the applicant must submit a copy of the approved building permit issued by St. Clair County or applicable local unit of government. The Administrator will verify the project is eligible and located within the Zone boundary.

An approved Enterprise Zone project requesting a sales tax exemption, will be subject to a fee of one half percent (0.5%) of the total construction material costs included on the sales tax exemption form. The fee will be due upon the issuance of the sales tax exemption certificate by the Zone Administrator and a summary of construction materials costs must be provided to the Zone Administrator at the same time and no fee shall exceed \$50,000.

To document the exemption allowed under this Section, the retailer must obtain from the purchaser a copy of the Certificate of Eligibility for Sales Tax Exemption issued for the St. Clair County MidAmerica Enterprise Zone into which the building materials will be incorporated. The Certificate of Eligibility for Sales Tax Exemption must contain:

- (a) A statement that the building project identified in the Certificate meets all the requirements for the building material exemption contained in the enterprise zone ordinance of the jurisdiction in which the building project is located
- (b) The location or address of the building project; and
- (c) The signature of the administrator of the enterprise zone in which the building project is located.

In addition, the retailer must obtain certification from the purchaser that contains:

- (a) A statement that the building materials are being purchased for incorporation into real estate located in an Illinois enterprise zone;
- (b) The location or address of the real estate into which the building materials will be incorporated;
- (c) The name of the enterprise zone in which that real estate is located;
- (d) A description of the building materials being purchased; and
- (e) The purchaser's signature and date of purchase.

The deduction allowed by this Section for the sale of building materials may be limited, to the extent authorized by ordinance, adopted after the effective date of this amendatory Act of 1992, by the municipality or county that created the enterprise zone into which the building materials will be incorporated. The ordinance, however, may neither require nor prohibit the purchase of building materials from any retailer or class of retailers in order to qualify for the exemption allowed under this Section.

Notwithstanding any other provision hereof, nothing in this Section shall be construed to exempt any such sale from the transit “sales tax” levied by the COUNTY OF ST. CLAIR.

- 7. Urban Shopstead Program:** Pursuant to section 10 of the Illinois Enterprise Zone Act, the County and the Municipalities hereby establishes an urban shopstead program. Under the urban shopstead program, the County or the Municipalities may sell to a Designated Zone Organization a structure or portion thereof that the appropriate unit of government owns for a sum not to exceed \$100. The Designated Zone Organization shall agree to renovate or remodel the property to meet the standards and level of maintenance stated in the agreement between the Designated Zone Organization and the County. The Designated Zone Organization may sell or lease such structure to commercial and industrial businesses pursuant to the procedures set forth in the sales agreement between it and the appropriate unit of government. The Designated Zone Organization may retain the structure in whole or in part for its own use. Any proceeds derived from the use, lease or sale of such property shall accrue to the Designated Zone Organization.

The urban shopstead program shall be subject to rules and guidelines issued by the Zone Administrator, with the approval of the Zone Management Board, provided such rules and guidelines are not inconsistent with the Act.

- 8. Urban Homestead Program:** Pursuant to section 10 of the Illinois Enterprise Zone Act, the County and the Municipalities hereby establishes an urban homestead program. Under the urban homestead program, the County or the Municipalities may sell to an individual a residence or any portion thereof that the appropriate unit of government owns within the zone area for a sum of \$100. The individual must agree to renovate or remodel the property to meet the standards and level of maintenance stated in the sales agreement between the individual and the appropriate unit of government, and the individual must live in the residence for seven years. At the end of the seven year period, the appropriate unit of government shall assign title to the property over to the individual, provided satisfactory improvements to the property have been made pursuant to the agreement with the appropriate unit of government.

The urban homestead program shall be subject to rules and guidelines issued by the Zone Administrator, with the approval of the Zone Management Board, provided such rules and guidelines are not inconsistent with the Act.

- 9. Zone Management:** Upon designation as an Enterprise Zone by the IDCEO and the SWIDA, a Zone Management Board will be formed comprised of the Chairman of the County Board of St. Clair County, the Mayor of Lebanon, the Mayor of Mascoutah, the Mayor of O’Fallon, the Mayor/President of Shiloh and the Executive Director of SWIDA, who will be an “ex-officio” member with no voting rights or comprised of the above named Officers’ delegates. This Zone Management Board will be the governing body of the Enterprise Zone and will be responsible for all decisions within the zone. The Zone Management Board will elect its Chairperson.

- 10. Zone Administrator:** Pursuant to 20 ILCS 655/8, as amended, the position of “Zone Administrator” is hereby created. The person selected to assume this position shall be an employee of the St. Clair County Economic Development Department, who in his/her capacity is an employee of St. Clair County.

The Zone Administrator shall be accountable to the Zone Management Board. The Zone Administrator will be responsible for the day-to-day operations and implementations of the zone area and will be the liaison between the Zone Management and the IDCEO.

The Zone Administrator shall be empowered, subject to approval by the Zone Management Board, to:

- (a) Supervise the implementation of the provisions of the Illinois Enterprise Zone Act;
- (b) Act as a liaison between St. Clair County, SWIDA, Lebanon, Mascoutah, O'Fallon, Shiloh, IDCEO, designated zone organizations and other state, federal and local agencies or planning groups, whether public or private, in support of the Enterprise Zone program and plan;
- (c) Conduct an on-going evaluation of the Enterprise Zone program and to submit such reports annually to the Zone Management Board, the IDCEO and IDOR;
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small businesses, and financial assistance and employment training within the Enterprise Zone;
- (e) Recommend qualified designated zone organizations to the Zone Management Board;
- (f) Perform such other duties as specified by the Zone Management Board.

In addition to the above-described duties, the responsibilities of the Zone Administrator will be to:

- (a) Act as program manager responsible for the Enterprise Zone's day-to-day operations;
- (b) Serve as the primary technical and professional vehicle for triggering the implementation of the Enterprise Zone program objectives;
- (c) Collect and analyze data and submit reports required by the Zone Management Board, SWIDA, the IDCEO or IDOR on a timely basis;
- (d) Coordinate planning activities and program implementation with other county and/or municipal departments;
- (e) Market available sites and buildings available for business and industrial use, and to prepare documentation with specifics on all available sites and buildings;

- (f) Identify areas needing infrastructure improvements within the Enterprise Zone and work with various units of government to assure such facilities are constructed to meet the business needs of the area;
- (g) Work to enhance the Enterprise Zone's existing and future export potential through activities which will expand the foreign trade zone and intermodal product handling services within the zone;
- (h) Encourage modifications in county and municipal zoning and building standards as appropriate to further the purposes of the Enterprise Zone plan;
- (i) Conduct educational forums and programs to market the incentives of the Enterprise Zone to businesses;
- (j) Coordinate with business and industry to identify State regulations or restrictions that adversely effect economic development within the Enterprise Zone, and to relay this information to the Zone Management Board, and the IDCEO to facilitate the easing of said regulations and restrictions;
- (k) Coordinate available and future economic development incentives within the Enterprise Zone by "networking" with economic development professionals, developers and realtors and maintaining contact with previous plant locations as well as prospects;
- (l) Assist Enterprise Zone businesses in obtaining available local, State or Federal economic development incentives and benefits; and
- (m) Perform other duties as specified by the Zone Management Board.

To accomplish the above duties and tasks, the Zone Administrator may receive technical/professional support from a Development Advisory Committee consisting of professionals, whose organizations have active and on going economic development programs within the Enterprise Zone.

**11. Designated Zone Organizations:** Pursuant to 20 ILCS 655/8, as amended, the Zone Administrator may recommend to the Zone Management Board one or more organizations that qualify as a Designated Zone Organization (DZO), under the provisions of the Act. Upon approval by the Zone Management Board, for a term of years set by same, the DZO may do the following:

- (a) Provide or contract for provisions of services including, but not limited to crime watch patrols within zone neighborhoods; volunteer day care centers; or, other types of public services as provided by ordinance or regulation;
- (b) Provide a forum for business, labor and government action on enterprise zone innovations;
- (c) Receive title to publicly-owned land;
- (d) Solicit and receive contributions to improve the quality of life in the zone area;

- (e) Recommend qualified DZO projects to the Zone management Board; and
- (f) Perform such other functions as specified by either the Zone Management Board.

**12.** St. Clair County, Lebanon, Mascoutah, O’Fallon and Shiloh jointly and severally shall indemnify SWIDA, its members, officers, employees and agents for all losses, costs, expenses (including attorneys’ fees and expenses and costs of settlement), damages, penalties, actions, judgements, suits or other liabilities, or disbursements of any kind, which SWIDA may incur or which may be imposed upon or asserted against SWIDA in any way relating to or arising out of the administration, management, or operation of the enterprise zone.

**13. LOCAL APPROVAL AND AUTHORITY TO EXECUTE:** The governing bodies of each of the six (6) participating units of local government have approved this Amended Intergovernmental Agreement and authorized its execution by it undersigned officers as follows:

(a) COUNTY OF ST. CLAIR  
Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(b) CITY OF LEBANON  
Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(c) CITY OF MASCOUTAH  
Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(d) CITY OF O’FALLON  
Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(e) VILLAGE OF SHILOH  
Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(f) SOUTHWESTERN ILLINOIS DEVELOPMENT AUTHORITY  
Amended Ordinance  
Adopted and approved on \_\_\_\_\_

PASSED, APPROVED AND ADOPTED THE AMENDED ST. CLAIR COUNTY  
MIDAMERICA ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT:

COUNTY OF ST. CLAIR

CITY OF LEBANON

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY OF MASCOUTAH

CITY OF O'FALLON

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_

VILLAGE OF SHILOH

SOUTHWESTERN ILLINOIS  
DEVELOPMENT AUTHORITY

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## **2013 ST. CLAIR COUNTY MIDAMERICA ENTERPRISE ZONE**

### **Legal Description**

Part of Sections 24, 25, 26, 27, 33, 34 and 35 of Township 2 North, Range 7 West, and Sections 19, 29 and 30 in Township 2 North, Range 6 West, and Sections 1, 2, 3, 4, 9, 10, 12 and 16 in Township 1 North, Range 7 West, and Sections 6, 7, 8, 17, 18, 19, 20, 29 and 30 in Township 1 North, Range 6 West of the Third Principal Meridian described as follows:

Beginning at the Southeast corner of Section 20 in Township 1 North, Range 6 West of the Third Principal Meridian; thence North along the East lines of Section 8, 17 and 20 of Township 1 North, Range 6 West to the South Right of Way (R.O.W) line of I-64; thence West along the South line of I-64 in Sections 7 and 8 of Township 1 North, Range 6 West to the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4 to the South line of the North half of Section 6 of Township 1 North, Range 6 West; thence West along the South line of the North ½ of Section 6, Township 1 North, Range 6 West and the South line of the North ½ of Section 1, Township 1 North, Range 7 West to the centerline of Section 1, Township 1 North, Range 7 West; thence South along the East-West centerline of said Section 1 to the North R.O.W line of I-64; thence Westerly along the North R.O.W line of I-64 to the point of intersection with the East line of Section 2 in Township 1 North, Range 7 West; thence North along the East line of Section 2, Township 1 North, Range 7 West and the East line of Sections 26 and 35 in Township 2 North, Range 7 West to the South R.O.W line of Highway 50 in said Section 26; thence Easterly along the South R.O.W of Highway 50 to a point that is 320 feet West of the East-West centerline of Section 25 in Township 2 North, Range 7 West; thence South parallel to the North-South centerline of said Section 25 to the North R.O.W line of the CSX Railroad in said Section 25; thence Northeasterly along the North R.O.W line of said CSX Railroad lying in Section 25 in Township 2 North, Range 7 West and Section 30 in Township 2 North, Range 6 West to the East R.O.W line of Illinois Route 4; thence South along the East R.O.W line of Illinois Route 4 to the Southwest corner of Lot 4 of "Leberts Subdivision", recorded in plat book 50 page 36; thence East along the South line of Lot 4 of "Leberts Subdivision", to the Southeast corner of said lot 4; thence North along the East line of Lot 4 to a point 780 feet South of the Northeast corner of "Leberts Subdivision"; thence Northeast along the South line of property described in book 2465 page 965 and book 2465 page 432 to the West line of Little Silver Creek in the Southeast ¼ of Section 30, Township 2 North, Range 6 West; thence Northerly along the centerline of the Little Silver Creek to a point of intersection with the South line of East McAllister Street in the city of Lebanon if extended Eastwardly; thence West along the South prolongation line of East McAllister to the West line of Strack Lane; thence North along the West line of Strack Lane to the North line of East McAllister Street; thence West along the North line of East McAllister Street to the East R.O.W line of South Madison Street; thence North along the East R.O.W line of South Madison Street to the South line of Lot 2 Block 7 of "J.L Sargents Addition Subdivision of Block 7" in book "C" page 183; thence East along the South line of said Lot 2 a distance of 165 feet to a point; thence North parallel to the East line of Lot 2 to the North line of Lot 2 Block 7 of "J.L Sargents Addition Subdivision of Block 7"; thence East along the North line of Lot 7 to the West R.O.W line of South Fritz Street; thence North along the West R.O.W line of South Fritz Street to the North line of Lot 1 Block 7 of "J.L Sargents Addition Subdivision of Block 7": thence West along the said North line of Lot 1 and it's Westerly prolongation to the West R.O.W line of South Madison Street; thence South along the West R.O.W line of South Madison Street to point 250 feet North of the North line of Lot 1 "Lebanon Plaza", recorded in Plat Book "86" page 23; thence West parallel to the North line of Lot 44 in "Plat of Lots 1 thru 50 in Section 19, Township 2 North, Range 6 West", to the West line of said Lot 44; thence South along said West line of Lot 44 a distance of 50 feet to a point; thence East parallel to the North line of said Lot 44 a distance of 696.9 feet to a point; thence

South parallel to the West line of said Lot 44 a distance of 250 feet to a point; thence East parallel to the North line of said Lot 44 to the West R.O.W line of South Madison Street; thence South along the West R.O.W line of South Madison Street to the North line of Lot 2 "Emerald Plaza"; thence East along the North line of Lot 2 to a point 243.4 feet East of the Southwest corner of Lot 1 of "Emerald Plaza"; thence North parallel to the West line of Lot 1 to the North line of said Lot 1; thence West along the North line of Lot 1 to the North line of said Lot 1; thence West along the North line of Lot 1 to the Northwest corner of said Lot 1; then South along the West line of Lot 1 to the North line of Lot 2; thence West along the West prolongation of the North line of Lot 2, 150 feet to a point; thence South parallel to the West line of Lot 2 "Emerald Plaza" to the North line of McAllister Street; thence West along the North R.O.W line of West McAllister Street to the East R.O.W line of Belleville Street; thence North along the East R.O.W line of Belleville Street to the Southwest corner of Outlot F of "Wakanda Villages"; thence East along the South line of Outlot F and Lot 38A of "Wakanda Village", to the Southeast corner of said Lot 38; thence Northeast along the Easterly line of said Lot 38 to the most Easterly corner of Lot 38; being the South R.O.W line of Perryman Road; thence Northeasterly along the Northerly R.O.W of Perryman Street to the West R.O.W line of Bow Drive; thence North along the West R.O.W line of Bow Drive to a North line of said "Wakanda Village Subdivision"; thence Southwest along a North line of "Wakanda Village Subdivision", to an East line of "Wakanda Village Subdivision"; thence North along said Subdivision and it's prolongation to the Northwest R.O.W line of Belleville Street; thence Southwest along the Northwest line of Belleville Street to the Southeast corner of parcel 04-25.0-100-023; thence North 62 degrees 52 minutes 54 seconds West, a distance of 416.78 feet to a point; thence South 46 degrees 52 minutes 53 seconds West , a distance of 173.65 feet; thence South 48 degrees 00 minutes 04 seconds East, a distance of 534.59 feet to a point; thence in a Southeast direction on a curve to the right, having a radius of 305.87,a cord of South 36 degrees 52 minutes 16 seconds East, a distance of 95.93 feet to the West R.O.W of Belleville Street; thence Southwest along the Northwest line of Belleville Street and it's Western spur to the North line of U.S Highway 50; thence Westerly along the North R.O.W line of U.S Highway 50, traveling through Sections 25, 26 and 27 of Township 2 North, Range 7 West, to the South R.O.W line of the CSX Railroad lying in said Section 27; thence West along the South R.O.W line of the CSX Railroad to the East line of "Woodstream Subdivision 1<sup>st</sup> Addition" in Book 96 page 26; thence South along the East line of "Woodstream Subdivision 1<sup>st</sup> Addition" and it's Southerly prolongation to the North R.O.W line of U.S Highway 50; thence Southwest along the North R.O.W line of U.S Highway 50 to the East R.O.W line of Air Mobility Drive ( Hwy 158 ); thence Southerly along the East R.O.W of Air Mobility Drive ( Hwy 158 ) traveling through Sections 33 and 34, Township 2 North, Range 7 West and Sections 4, 9 and 16 in Township 1 North, Range 7 West to the Northerly R.O.W line of the Metrolink Light Rail System; thence Easterly and Northerly along the R.O.W line of the Metrolink Light Rail line and it's prolongation to the North line of Section 16 in Township 1 North, Range 7 West; thence East along the South line of Section 9 to a point on the East line of property owned by Bi-State Development Agency for the Metrolink Light Rail System lying in the Southeast ¼ of Section 9, Township 1 North, Range 7 West; thence North parallel to the East line of Air Mobility Drive to the South line of Seibert Road; thence Easterly along the Southerly R.O.W line of Seibert Road to the Southerly prolongation of the West line of Lot 1 in the Northeast ¼ of Section 10, Township 1 North, Range 7 West; thence North along said prolongation and the West line of Lot 1 to the Northwest corner of Lot 1; thence East along the North line of said Lot 1 to the East line of the West ½ of the Northwest ¼ of Section 10, Township 1 North, Range 7 West; thence North along the East line of the West ½ of the Northwest ¼ of Section 10 to the Northwest corner of the Southeast ¼ of the Northwest ¼ of Section 10; thence Northwest parallel to the centerline of Golf Course Road, lying in Section 10, Township 1 North, Range 7 West, a distance of 1623.19 feet to a point; thence Northeast at a right angle to the last described point a distance of 3,000 feet to a point; thence Southeast at a

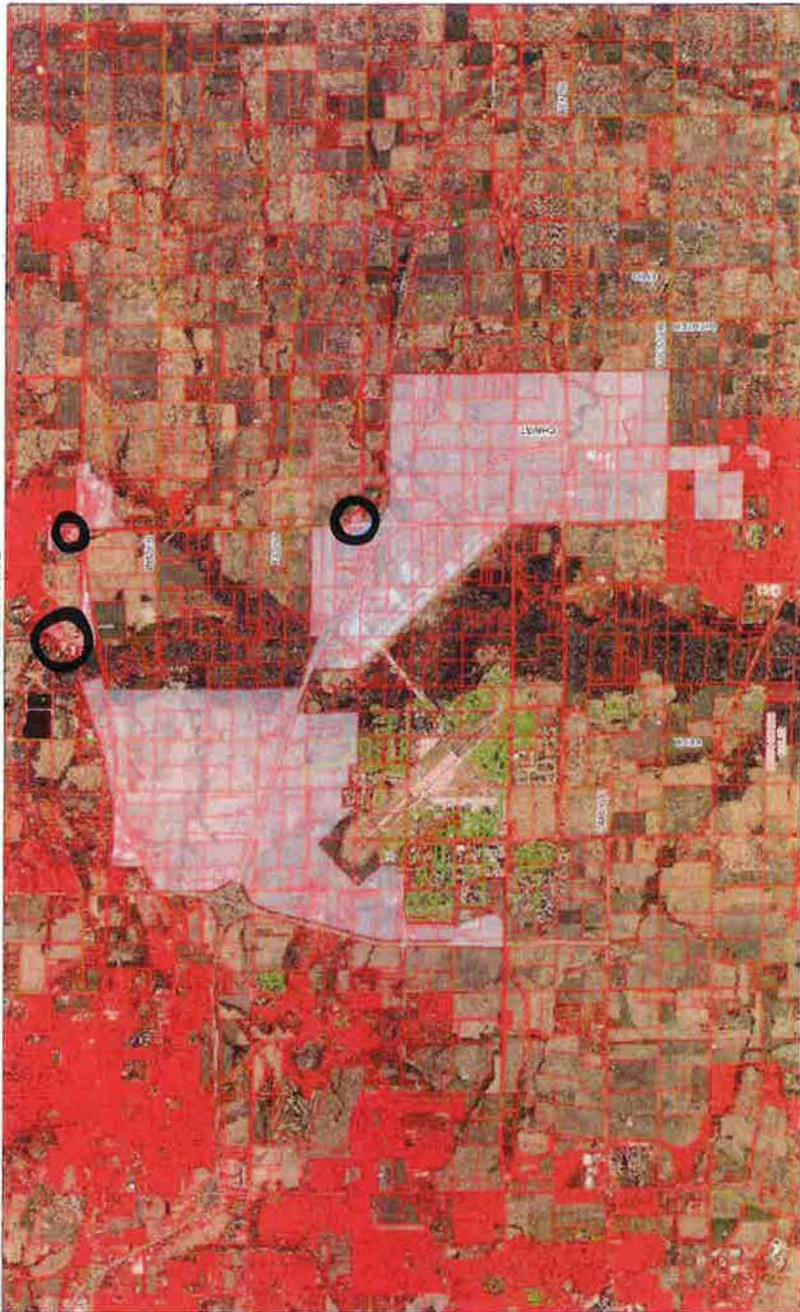
right angle a distance of 365.28 feet to a point on the North-South centerline of Section 3, Township 1 North, Range 7 West; thence continuing along the last described course to a point of intersection with the South line of Section 3; thence East along the South line to a point 898.9 feet West of the Southeast corner of said Section 3; thence North 6 degrees 54 minutes West 898.9 feet to a point; thence South 87 degrees 46.5 minutes East 985.4 feet to a point; thence South 00 degrees 21.5 minutes East 354 feet to a point; thence East parallel to the South line of Section 2, Township 1 North, Range 7 West, a distance of 1206.5 to a point; thence South parallel to the West line of said Section 2 to the South line of Section 2, township 1 North, Range 7 West; thence East along the South line of Section 2 to the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 2; thence North along the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 2 to the South R.O.W line of Interstate 64 ( I-64 ); thence Southeast along the South R.O.W line of I-64 to the Northerly prolongation of the East line of Lot 10 in the Southwest  $\frac{1}{4}$  of Section 1, township 1 North, Range 7 West; thence South along said prolongation of Lot 10 and the East line of Lot 10 to the South line of Lot 1; thence in a Southeast direction through Section 12 in Township 1 North, Range 7 West and Sections 7 and 18 in Township 1 North, Range 6 West to the intersection of the North-South centerline of Section 18 with the North R.O.W line of the Norfolk and Southern Railroad; thence South along the North-South centerlines of Section 18 and 19 in Township 1 North Range 6 West to the South line of Section 19; thence East along the South line of said Section 19 to the Southeast corner of Section 19; thence South along the East line of Section 30, Township 1 north, Range 6 West to the South line of "Townsend Square" recorded in A01981794; thence Westerly along said South line of "Townsend Square" and it's Westerly prolongation to the East R.O.W line of North 6<sup>th</sup> Street lying in Section 30, Township 1 North, Range 10 West; thence South along the East R.O.W line of North 6<sup>th</sup> Street to the North line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30; thence East along the North line of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30 to the East line of Section 30; thence North along the East line of Section 30 to the Northwest corner of "Prairie View Estates Phase 2", recorded in A02023219; thence Easterly and Southerly along the North and Easterly line of "Prairie View Estates Phase 2" and "Prairie View Estates Phase 1" to the West R.O.W line of Illinois Route 4; thence South along the West R.O.W line of Illinois Route 4 to the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southwest corner of the Section 29; thence West along the North line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29 to the Northerly prolongation at the East line of Fountain View Drive; thence South along the East R.O.W line of Fountain View Drive and it's prolongation to the Easterly prolongation of the South line of "St. Christopher Lake" recorded in A01754006; thence Westerly along the Southerly line of "St. Christopher Lake" and it's prolongation to the West line of Section 29 in Township 1 North, Range 6 West; thence South along the West line of Section 29 to the Southwest corner of Section 29; thence East along the South line of Section 29 to the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4 to the Westerly prolongation of the South line of "Crown Pointe-Phase 1A" lying in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 1 North, Range 6 West' thence East along the South line of "Crown Pointe-Phase 1A" and it's prolongation to the Southeast corner of "Crown Pointe Phase 1A"; thence North along the East line of "Crown Pointe-Phase 1A" to the Northeast corner of said subdivision' thence West along the North line of "Crown Pointe -Phase 1A" to the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4; thence North along the East R.O.W line of Illinois Route 4 to the South line of Section 20 in Township 1 North, Range 6 West; thence East along the South line of Section 20 to the point of beginning.



**2013 St. Clair County MidAmerica Enterprise Zone Map identifying additions**

**Parcel Numbers:** 10-06.0-400-008; 10-06.0-400-020; 04-25.0-200-008; 04-24.0-407-002;  
04-25.0-201-001; 04-25.0-201-002; 04-25.0-201-003; 04-25.0-201-004; 04-25.0-201-005;  
04-25.0-100-026 05-30.0-101-010; 05-30.0-101-004; 05-30.0-101-005; 05-30.0-101-011

**ST CLAIR COUNTY  
MAPPING & PLATTING**



Disclaimer: St. Clair County does not guarantee, be liable or accept any liability for the accuracy of the map or information presented herein. The map is for informational purposes only and does not constitute an offer of any financial product or service. The map is for informational purposes only and does not constitute an offer of any financial product or service. The map is for informational purposes only and does not constitute an offer of any financial product or service.



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**MEMORANDUM**

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**TO:** Community Development Committee  
**FROM:** Anne Stevenson, Assistant City Planner  
**THROUGH:** Ted Shekell, Director of Planning and Zoning  
**DATE:** July 8, 2013  
**SUBJECT:** North Parc Grove, Final Plat (1<sup>st</sup> Reading)

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**Project Summary**

On June 3, 2013 the City Council approved the preliminary plat of the North Parc Grove Subdivision. An ordinance rezoning the property from SR-1 to SR-3 was approved on July 1, 2013. At this time, a variance allowing the proposed cul-de-sac to exceed the maximum 800 foot length was approved as well.

The development consists of 31 lots over 7.88 acres and is located north of Kyle Road. This will be the only phase and thus Final Plat for this subdivision. Since approval of the preliminary plat, the landscaped island in the cul-de-sac has been removed and the landscaped area in the mid-block turn around has been converted to a mountable stamped concrete surface that will not require the creation of an outlet. The roads, ROWs, and lots are consistent with the preliminary plat.

**Budgetary Impact**

The park dedication requirement is 0.53 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$26,846. This amount will be collected at the time of issuance of each home's building permit at a cost of \$866 per home.

**City Staff Update**

Staff has reviewed the Final Plat and improvement plans for North Parc Grove. The plat and civil drawings are approved by planning and engineering staff with minor comments. Attached are the Final Plat and the approved Preliminary Plat of North Parc Grove.

CITY OF O'FALLON,  
ILLINOIS  
ORDINANCE NO:

**AN ORDINANCE  
APPROVING THE FINAL  
PLAT OF THE NORTH PARC  
GROVE SUBDIVISION**

**WHEREAS**, the City of O'Fallon Planning and Engineering Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for the North Parc Grove subdivision; and

**WHEREAS**, on July 8, 2013, the Community Development Committee of the City Council reviewed the final plat and recommended [redacted] with a vote of **X-X**; and

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

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

**Section 1. Conditional Approval.** That the Final Plat of the North Parc Grove Subdivision attached hereto as Exhibit A, be accepted and approved, subject to the following conditions:

- 1) Approval of Final Improvement Plans by the City of O'Fallon, and
- 2) Submittal of a form of surety bond acceptable to the City of O'Fallon providing that all improvements shall be completed in the required manner or said surety be forfeited to the City of O'Fallon, Illinois.

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

**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 \_\_\_\_\_.

\*\*\*\*\*

ATTEST:  
(seal)

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

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

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

<b>ROLL CALL:</b>	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	<b>SUB TOTALS</b>	
Aye									
Nay									
Absent									
<b>ROLL CALL:</b>	Roach	Bennett	Cordona	Hursey	Holden	Cozad	Gerrish	<b>SUB TOTALS</b>	<b>SUM OF TOTALS</b>
Aye									
Nay									
Absent									

I, DEREK W. TWENTE, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS SURVEYED AND PLATTED THE DESCRIBED PROPERTY. ALL REQUIRED MONUMENTS WILL BE INSTALLED WHEN CONSTRUCTION IS COMPLETED OR WITHIN 12 MONTHS FROM RECORDING, WHICH EVER COMES FIRST, ALL DIMENSIONS AND OTHER ESSENTIAL INFORMATION REQUIRED BY THE RESOLUTION REGULATING THE PLATTING OF LAND INTO SUBDIVISIONS ADOPTED BY THE CITY OF O'FALLON AND ST. CLAIR COUNTY, HAVE BEEN COMPLIED WITH I ALSO HEREBY CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN "ZONE X" AS DELINEATED BY THE OFFICIAL FLOOD PLAIN MAP #17163C0206 D. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING.

DEREK W. TWENTE, I.P.L.S. #3858

I, THE UNDERSIGNED, NORTH PARC GROVE, LLC, DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE AND VOLUNTARY ACT, I DEDICATE THE EASEMENTS AND ROADWAYS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITY SERVICES, DRAINAGE AND SIDEWALKS. THE BUILDING LINES SHOWN THEREON ARE THE BUILDING LINES TO BE REFERENCED TO ON ALL FUTURE CONVEYANCES IN THIS SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NORTH PARC GROVE, LLC

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNED, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

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

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

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

I, GARY GRAHAM, MAYOR OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AT A MEETING OF THE SAME HELD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CITY CLERK \_\_\_\_\_ CITY MAYOR \_\_\_\_\_

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

911 COORDINATOR  
 ST. CLAIR COUNTY, ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

SIGNATURE

I DO HEREBY CERTIFY THAT THE FOLLOWING AGENCIES WERE PROPERLY NOTIFIED IF REQUIRED AND TO THE BEST OF MY KNOWLEDGE HAVE APPROVED THIS PROJECT.  
 IHPA-ARCHAEOLOGICAL  
 IDNR-DWR-STREAM HYDRAULICS  
 SCS-LAND USE  
 USACE-CLEAN WATER ACT STREAM HYDRAULICS  
 IEPA-STORM WATER PERMIT

MARSHA J. MALLER  
 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS NO. 51334

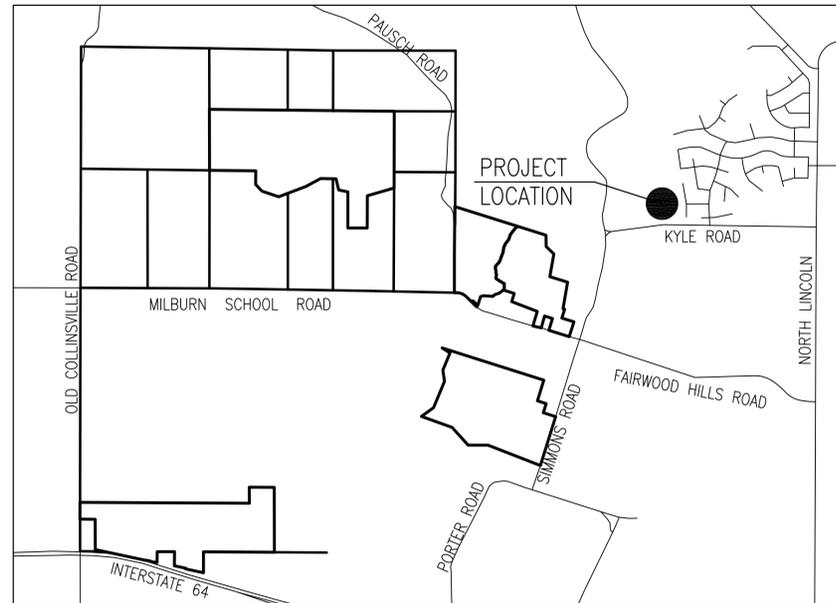
THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED IN AN INDENTURE OF TRUST AND RESTRICTIONS FILED AS DOCUMENT NO. \_\_\_\_\_, IN THE RECORDER'S OFFICE, ST. CLAIR COUNTY, ILLINOIS.

# NORTH PARC GROVE FINAL PLAT

OF PART OF LOT 2 OF THE FRACTIONAL SOUTHWEST QUARTER  
 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST  
 OF THE THIRD PRINCIPAL MERIDIAN,  
 ST. CLAIR COUNTY, ILLINOIS  
 ( BOOK OF PLATS 'A' / PAGE 262 )

OWNER/DEVELOPER  
 NORTH PARC GROVE LLC  
 1306 ARBOR GREEN TRAIL  
 O'FALLON, ILLINOIS 62226  
 (618) 624-3250

ENGINEER/SURVEYOR  
 THOUVENOT, WADE & MOERCHEN, INC.  
 4940 OLD COLLINSVILLE ROAD  
 SWANSEA, ILLINOIS 62226  
 (618) 624-4488



LOCATION MAP  
 NOT TO SCALE

NOTES:

ALL FRONT EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE. ALL SIDE AND REAR EASEMENTS ARE DEDICATED FOR DRAINAGE AND RESERVED FOR STORM SEWERS.

IRON REBAR SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s.

MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.

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

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

THE COMMON GROUND LOCATED THEREIN AND THEREON AS SHOWN ON THIS PLAT ARE HEREBY GIVEN, GRANTED, EXTENDED AND CONVEYED TO HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE RIGHT TO BUILD, EXPAND, AND MAINTAIN ALL COMMON GROUND, LANDSCAPING AND STORMWATER IMPROVEMENTS, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE IMPROVEMENTS AS MAY BE NEEDED FOR WORKING ROOM DURING MAINTENANCE OR CONSTRUCTION ACTIVITIES.

THE CITY SHALL THE HAVE THE RIGHT TO ENTER ONTO ANY OF THE COMMON GROUND FOR PURPOSES OF MAINTENANCE OF ANY DRAINAGE FACILITIES, MAINTENANCE OF ANY UTILITIES, AND FOR USE FOR CITY BICYCLE AND WALKING TRAILS THAT ARE REASONABLY ACCEPTABLE TO THE TRUSTEES.

### LEGEND

- ROW LINE (WIDTH AS NOTED)
- - - 25' FRONT BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- - - EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED. EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- FOUND IRON PIN/PIPE
- FOUND CONC. MONUMENT
- 30" CONC. MONUMENT SET
- BP BRASS MARKER
- XXXX STREET ADDRESS
- (xxx.xx') DENOTES RECORD DIMENSION

SCHOOL DISTRICT:  
 O'FALLON GRADE SCHOOL #90  
 O'FALLON HIGH SCHOOL #203

ZONING DISTRICT CLASSIFICATION:  
 CITY OF O'FALLON: SR-3

GROSS AREA OF SUBDIVISION: 7.88 ACRES  
 AREA IN LOTS: 1.05 ACRES  
 AREA IN STREET: 1.50 ACRES  
 NET AREA OF SUBDIVISION: 5.33 ACRES

F.E.M.A. MAP #17163C0206D  
 ZONE X  
 EFFECTIVE DATE: NOVEMBER 5, 2003

### LEGAL DESCRIPTION

PART OF LOT 2 OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN BOOK OF PLATS 'A' ON PAGE 262, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2 AND THE NORTHERLY RIGHT OF WAY LINE OF KYLE ROAD, REFERENCE BEING HAD TO RIGHT OF WAY PLANS RECORDED IN ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK 125 ON PAGES 5 AND 6, FROM SAID INTERSECTION A CONCRETE MONUMENT LIES NORTH 0.22 FEET; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1101.01 FEET TO AN IRON ROD MARKING THE SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN DEED BOOK 2665, PAGE 1328; THENCE SOUTH 89 DEGREES 45 MINUTES 28 SECONDS EAST, ON THE SOUTHERLY LINE OF SAID PROPERTY, 245.10 FEET TO A CONCRETE MONUMENT ON THE WESTERLY LINE OF AN EXISTING INGRESS / EGRESS EASEMENT BEING 25 FEET IN WIDTH AND DESCRIBED IN SAID DEED BOOK 2665, PAGE 1328; THENCE SOUTH 10 DEGREES 02 MINUTES 49 SECONDS EAST, ON SAID WESTERLY LINE, 694.85 FEET TO AN IRON ROD; THENCE SOUTH 79 DEGREES 57 MINUTES 11 SECONDS WEST, 27.01 FEET TO AN IRON ROD; THENCE SOUTH 01 DEGREES 12 MINUTES 48 SECONDS WEST, 373.58 FEET TO A CONCRETE MONUMENT ON SAID NORTHERLY RIGHT OF WAY LINE OF KYLE ROAD; THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) 108.51 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 834.38 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 86 DEGREES 07 MINUTES 56 SECONDS WEST, 108.43 FEET TO AN IRON ROD; 2.) SOUTH 82 DEGREES 24 MINUTES 24 SECONDS WEST, 228.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.88 ACRES, MORE OR LESS

SUBJECT TO EASEMENT, CONDITIONS, AND RESTRICTIONS OF RECORD.

LOT NUMBER	LOT TYPE	LOWEST OPENING
1	INGRADE	554.52
2	INGRADE	555.22
3	INGRADE	556.31
4	LOOKOUT	556.46
5	LOOKOUT	556.47
6	INGRADE	556.38
7	INGRADE	556.20
8	LOOKOUT	555.87
9	LOOKOUT	555.78
10	LOOKOUT	555.68
11	INGRADE	555.86
12	WALKOUT	550.31
13	WALKOUT	550.64
14	WALKOUT	550.57
15	WALKOUT	550.93
16	WALKOUT	550.96

LOT NUMBER	LOT TYPE	LOWEST OPENING
17	WALKOUT	550.93
18	WALKOUT	550.90
19	WALKOUT	550.97
20	WALKOUT	550.94
21	WALKOUT	551.89
22	INGRADE	557.25
23	INGRADE	557.87
24	INGRADE	557.84
25	INGRADE	557.51
26	INGRADE	557.48
27	INGRADE	557.96
28	INGRADE	558.00
29	INGRADE	557.99
30	INGRADE	557.90
31	INGRADE	557.79

NOTE: LOWEST OPENING ELEVATION EXCLUDING SUBSURFACE OPENINGS PROTECTED FROM THE ONE HUNDRED (100) YEAR STORM EVENT. I.E. WINDOW WELLS

THOUVENOT,  
 WADE &  
 MOERCHEN, INC.  
 ENGINEERS ♦ SURVEYORS ♦ PLANNERS



- CORPORATE OFFICE  
 4940 OLD COLLINSVILLE RD.  
 SWANSEA, ILLINOIS 62226  
 TEL (618) 624-4488  
 FAX (618) 624-6688
- WATERLOO OFFICE  
 113 SOUTH MAIN STREET  
 WATERLOO, ILLINOIS 62298  
 TEL (618) 939-5050  
 FAX (618) 939-3938
- EDWARDSVILLE OFFICE  
 600 COUNTRY CLUB VIEW, SUITE 1  
 EDWARDSVILLE, ILLINOIS 62025  
 TEL (618) 656-4040  
 FAX (618) 656-4343
- ST. LOUIS OFFICE  
 720 OLIVE ST., SUITE 200AA  
 ST. LOUIS, MISSOURI 63101  
 TEL (314) 241-6300  
 FAX (314) 241-2391
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 400 N. 5TH STREET, SUITE 101  
 ST. CHARLES, MISSOURI 63301  
 TEL (636) 724-8300  
 FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-00120
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000229
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Signature: \_\_\_\_\_  
 Signature Date: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_

STATEMENT OF RESPONSIBILITY  
 I hereby confirm that the document herein to be authenticated by my seal is restricted 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 utilized for any other part of the architectural, engineering or survey project.

FINAL PLAT  
 COVER SHEET

NORTH PARC GROVE  
 CITY OF O'FALLON  
 ST. CLAIR COUNTY  
 ILLINOIS

TITLE \_\_\_\_\_ PROJECT \_\_\_\_\_

REV.	DATE	DESCRIPTION

DRAWN BY:	LEM	SHEET
DESIGNED BY: <td>LEM</td> <td>1</td>	LEM	1
CHECKED BY: <td></td> <td>OF 2 SHEETS</td>		OF 2 SHEETS
APPROVED BY: <td></td> <td>FINAL PLAT COVER SHEET</td>		FINAL PLAT COVER SHEET
PROJECT NUMBER:	D01120640	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING	
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING	

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SWANSEA, ILLINOIS 62226  
TEL (618) 624-4488  
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PROFESSIONAL REGISTRATIONS	LICENSE NO.
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PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

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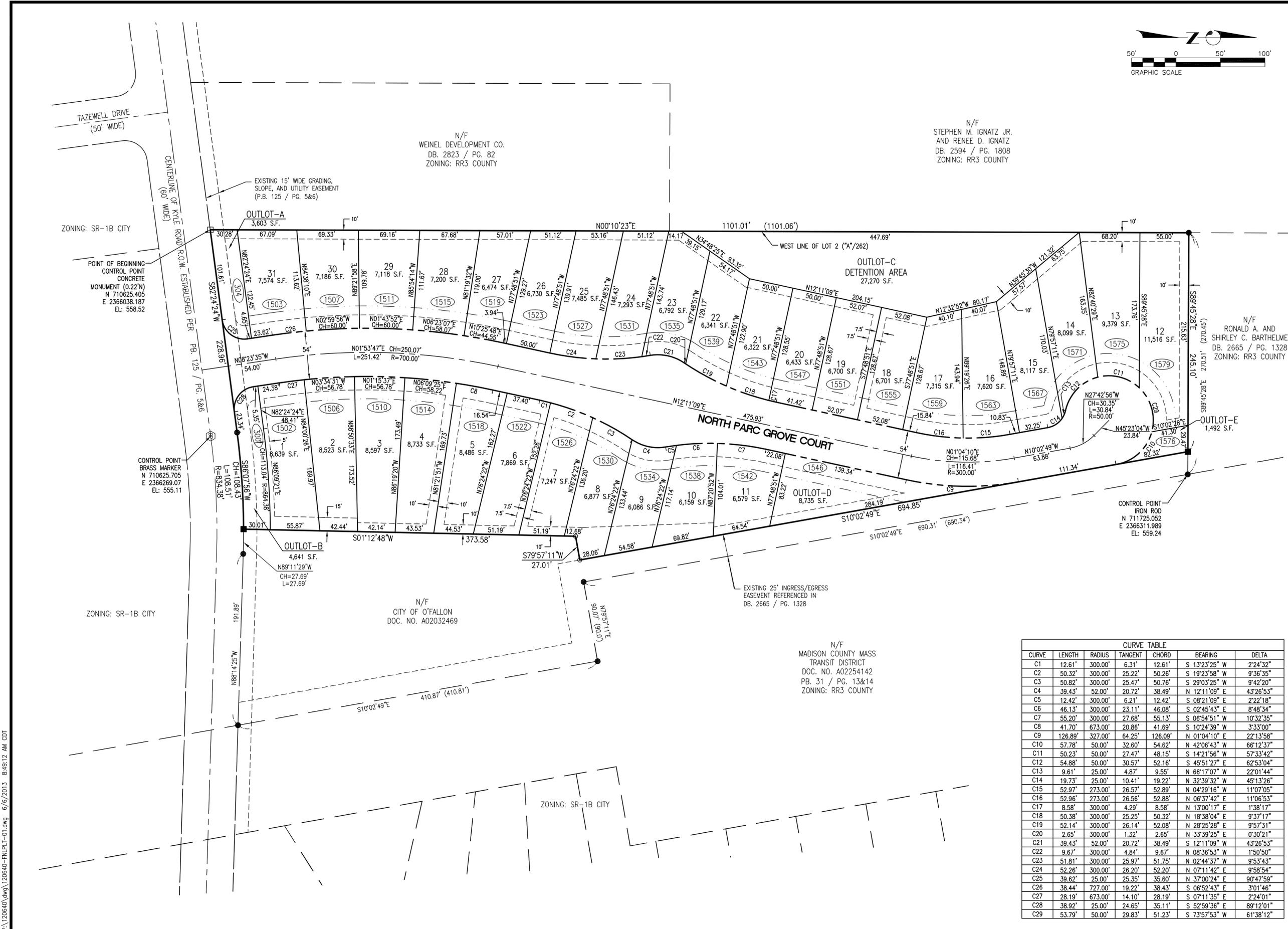
**FINAL PLAN SHEET**

**NORTH PARC GROVE COURT**  
CITY OF O'FALLON  
ST. CLAIR COUNTY  
ILLINOIS

REV.	DATE	DESCRIPTION

DRAWN BY:	LEM	SHEET
DESIGNED BY: <td>LEM</td> <td><b>2</b></td>	LEM	<b>2</b>
CHECKED BY: <td> </td> <td>OF 2 SHEETS</td>		OF 2 SHEETS
APPROVED BY: <td> </td> <td>FINAL PLAN SHEET</td>		FINAL PLAN SHEET
PROJECT NUMBER:	D01120640	

ISSUED FOR REVIEW     ISSUED FOR BIDDING  
 ISSUED FOR CONSTR.     RECORD DRAWING



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	12.61'	300.00'	6.31'	12.61'	S 13°23'25" W	2°24'32"
C2	50.32'	300.00'	25.22'	50.26'	S 19°23'58" W	9°36'35"
C3	50.82'	300.00'	25.47'	50.76'	S 29°03'25" W	9°42'20"
C4	39.43'	52.00'	20.72'	38.49'	N 12°11'09" E	4°32'53"
C5	12.42'	300.00'	6.21'	12.42'	S 08°21'09" E	2°22'18"
C6	46.13'	300.00'	23.11'	46.08'	S 02°45'43" E	8°48'34"
C7	55.20'	300.00'	27.68'	55.13'	S 06°54'51" W	10°32'35"
C8	41.70'	673.00'	20.86'	41.69'	S 10°24'39" W	3°33'00"
C9	126.89'	327.00'	64.25'	126.09'	N 01°04'10" E	22°13'58"
C10	57.78'	50.00'	32.60'	54.62'	N 42°06'43" W	66°12'37"
C11	50.23'	50.00'	27.47'	48.15'	S 14°21'56" W	57°33'42"
C12	54.88'	50.00'	30.57'	52.16'	S 45°51'27" E	62°53'04"
C13	9.61'	25.00'	4.87'	9.55'	N 66°17'07" W	22°01'44"
C14	19.73'	25.00'	10.41'	19.22'	N 32°39'32" W	45°13'26"
C15	52.97'	273.00'	26.57'	52.89'	N 04°29'16" W	11°07'05"
C16	52.96'	273.00'	26.56'	52.88'	N 06°37'42" E	11°06'53"
C17	8.58'	300.00'	4.29'	8.58'	N 13°00'17" E	1°38'17"
C18	50.38'	300.00'	25.25'	50.32'	N 18°38'04" E	9°37'17"
C19	52.14'	300.00'	26.14'	52.08'	N 28°25'28" E	9°57'31"
C20	2.65'	300.00'	1.32'	2.65'	N 33°39'25" E	0°30'21"
C21	39.43'	52.00'	20.72'	38.49'	S 12°11'09" W	4°32'53"
C22	9.67'	300.00'	4.84'	9.67'	N 08°36'53" W	1°50'50"
C23	51.81'	300.00'	25.97'	51.75'	N 02°44'37" W	9°53'43"
C24	52.26'	300.00'	26.20'	52.20'	N 07°11'42" E	9°58'54"
C25	39.62'	25.00'	25.35'	35.60'	N 37°00'24" E	90°47'59"
C26	38.44'	727.00'	19.22'	38.43'	S 06°52'43" E	3°01'46"
C27	28.19'	673.00'	14.10'	28.19'	S 07°11'35" E	2°24'01"
C28	38.92'	25.00'	24.65'	35.11'	S 52°59'36" E	89°12'01"
C29	53.79'	50.00'	29.83'	51.23'	S 73°57'53" W	61°38'12"

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# PRELIMINARY PLAT NORTH PARC GROVE

OF PART OF LOT 2 OF THE FRACTIONAL SOUTHWEST QUARTER  
OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST  
OF THE THIRD PRINCIPAL MERIDIAN,  
ST. CLAIR COUNTY, ILLINOIS  
( BOOK OF PLATS 'A' / PAGE 262 )

## GENERAL NOTES

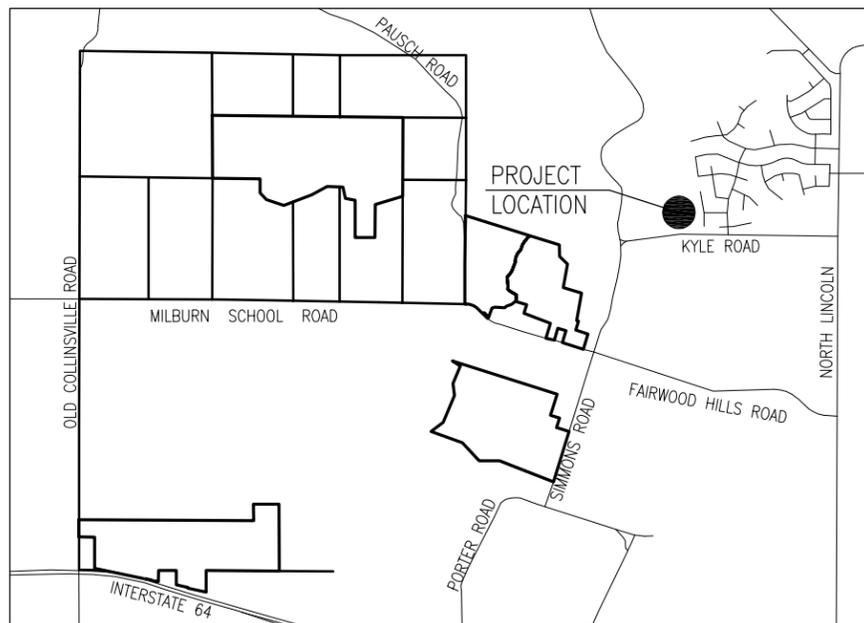
- ALL EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO THE PUBLIC FOR PUBLIC AND PRIVATE UTILITIES AND DRAINAGE.
- ALL BUILDING SET-BACK LINES OFF SUBDIVISION ROADS ARE TWENTY FIVE (25) FEET AS MEASURED FROM THE RIGHT-OF-WAY LINE.
- (A) ANY AND ALL STRUCTURE(S) PROPOSED FOR CONSTRUCTION IN THIS DEVELOPMENT SHALL BE BUILT IN SUCH A MANNER SO AS TO INSURE THAT THE LOWEST FLOOR ELEVATION AND/OR OPENING ELEVATION IS AT LEAST ON AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE ELEVATION, MEASURED AT THE CENTER OF THE LOT FRONTAGE. FOR LOTS WITH MULTIPLE STREET FRONTAGE, THE STREET WITH THE HIGHEST CENTERLINE ELEVATION SHALL GOVERN.  
(B) IF SAID LOT IS LOCATED ADJACENT TO A STREET WITH A LOW POINT (SAG) VERTICAL CURVE OR A STREET WITH DRAINAGE COLLECTION STRUCTURES THAT COULD CAUSE CONFINEMENT AND PONDING OF STORM WATER DUE TO TOPOGRAPHIC CONDITIONS, THE LOWEST FLOOR ELEVATION AND/OR OPENING ELEVATION FOR ANY AND ALL STRUCTURE(S) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE LOW POINT CENTERLINE ELEVATION, OR IN CONFORMANCE WITH THE CRITERIA STATED IN (A) ABOVE, WHICHEVER PRODUCES THE HIGHER ELEVATION.  
(C) ALL DRIVEWAYS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION, MEASURED AT THE PROPERTY LINE.  
(D) ANY BUILDER PROPOSING TO CONSTRUCT ANY STRUCTURE ON A LOT THAT CONTAINS OR COULD POTENTIALLY BE AFFECTED BY NEARBY STORM WATER RETENTION OR DETENTION PONDS, STORM WATER STRUCTURES, AND/OR STORM WATER PIPES THAT COLLECT SURFACE WATER OR DISCHARGE SURFACE WATER TO THE GROUND SURFACE, SHALL RETAIN AN ENGINEER TO ESTABLISH STRUCTURE ELEVATIONS.  
(E) SHOULD IT BE DIFFICULT TO MEET THESE MINIMUM REQUIREMENTS, OR SHOULD A WALKOUT BASEMENT, PARTIALLY EXPOSED BASEMENT, OR OTHER STRUCTURE TYPE THAT DOES NOT CONFORM TO THIS CRITERIA BE PROPOSED FOR THIS DEVELOPMENT, THE LOT OWNER SHALL RETAIN AN ENGINEER TO DETERMINE MINIMUM ELEVATIONS AND/OR GRADING TO LIMIT DAMAGE FROM STORM WATER. TWM, INC. AND THEIR AGENTS SHALL NOT BE LIABLE FOR STORM WATER RESULTING FROM FAILURE TO COMPLY WITH THIS CRITERIA, OR FROM ANY STORM WATER DAMAGE DUE TO CLOGGING OF STORM SEWER STRUCTURES, COLLAPSING OR DEFORMATION OF STORM SEWER PIPING OR STRUCTURES, IMPROPER CONSTRUCTION, DISCHARGES FROM DOWNSPOUTS OR SUMP PUMP DISCHARGES, OR THE PLACEMENT OF EITHER MAN-MADE OR NATURAL RESTRICTIONS IN THE STORM WATER SYSTEM, REGARDLESS OF WHETHER SAID SYSTEM IS NATURAL OR MAN-MADE.
- THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IN WRITING FOR CLARIFICATION AND PROJECT DIRECTION.

- THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL IEPA-NPDES STORMWATER PERMIT REQUIREMENTS FOR CONSTRUCTION SITE ACTIVITIES. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF IEPA STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL AND EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS.
- ALL WORK, MATERIALS AND INSTALLATION SHALL CONFORM TO THE FIFTH EDITION OF THE ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION; THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED BY IDOT ON JANUARY 1, 2012; AND THE LATEST CITY OF O'FALLON ORDINANCE REQUIREMENTS, TO THE EXTENT OF ANY INCONSISTENCIES OR DISCREPANCIES BETWEEN VARIOUS SPECIFICATIONS OR STANDARDS BY GOVERNING BODIES AND/OR THESE PLANS AND SPECIFICATIONS. THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE BINDING AND APPLICABLE.
- ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL PIPES/STORM SEWER SHOWN SHALL BE PROVIDED WITH AN END SECTION IF THE PIPE/STORM SEWER IS OUTFALLING ONTO A DRAINAGE WAY EITHER PAVED OR GRASS COVERED.
- ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY. FINAL SIZES SHALL BE SHOWN IN THE IMPROVEMENT PLAN SUBMITTAL TO THE CITY OF TROY.
- ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL PLATTING.

OWNER/DEVELOPER  
NORTH PARC GROVE LLC  
1306 ARBOR GREEN TRAIL  
O'FALLON, ILLINOIS 62269  
(618) 624-3250

ENGINEER/SURVEYOR  
THOUVENOT, WADE & MOERCHEN, INC.  
4940 OLD COLLINSVILLE ROAD  
SWANSEA, ILLINOIS 62226  
(618) 624-4488



LOCATION MAP  
NOT TO SCALE

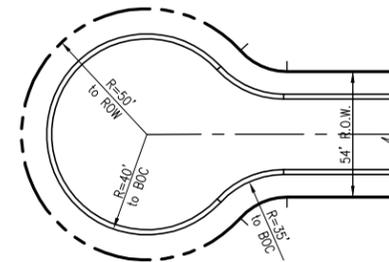
## LIST OF UTILITIES

TELEPHONE	- AT&T 1-800-244-4444	WATER	- CITY OF O'FALLON (618) 624-4500
ELECTRIC	- AMEREN IP 1-800-775-5000	GAS	- AMEREN IP 1-800-755-5000
CABLE T.V.	- CHARTER COMMUNICATION (618) 345-8121	SANITARY SEWER	- CITY OF O'FALLON (618) 624-4500

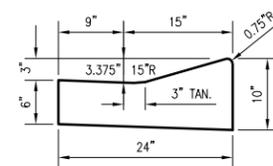
J.U.L.I.E. - 1-800-892-0123

## INDEX OF SHEETS

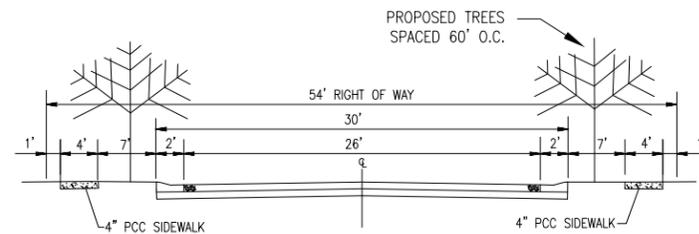
- COVER SHEET AND NOTES
- OVERALL SITE PLAN
- LOT LAYOUT
- OVERALL DRAINAGE MAP



TYPICAL CUL-DE-SAC DETAIL



TYPICAL GUTTER SECTION



TYPICAL STREET SECTION  
LOCAL STREET

SCHOOL DISTRICT: O'FALLON  
ZONING DISTRICT CLASSIFICATION: CITY OF O'FALLON SR-3

GROSS AREA OF SUBDIVISION: 8.28 ACRES  
AREA IN OULOTS: 1.23 ACRES  
AREA IN STREET: 1.51 ACRES  
NET AREA OF SUBDIVISION: 5.54 ACRES

F.E.M.A. MAP #17163C0206D  
ZONE X  
EFFECTIVE DATE: NOVEMBER 5, 2003

## NOTES

- PAVEMENT THICKNESS, COMPOSITION AND SIDEWALK PER CITY OF O'FALLON STANDARDS
- ALL WATER MAIN TO BE 8" ANWA, C-900 DR-18 PVC
- STORM WATER DETENTION PER CITY OF O'FALLON STANDARDS. STORM SEWER INLETS SHALL BE OPEN THROAT.
- FINAL PLAT AND CONSTRUCTION PLANS SUBJECT TO CITY OF O'FALLON REVIEW
- MAINTENANCE OF OULOTS TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE TWO (2) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.
- ALL SANITARY SEWER MAIN TO BE 8" SDR 35.

PRELIMINARY PLAT SUBMITTAL: 5/7/2013

THOUVENOT,  
WADE &  
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☑ CORPORATE OFFICE  
4940 OLD COLLINSVILLE RD.  
SWANSEA, ILLINOIS 62226  
TEL (618) 624-4488  
FAX (618) 624-6688

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113 SOUTH MAIN STREET  
WATERLOO, ILLINOIS 62298  
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PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
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PROFESSIONAL STRUCTURAL ENGR. CORP.	61-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
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I hereby confirm that the document herein to be authenticated by my seal is restricted 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 utilized for any other part of the architectural, engineering or survey project.

TITLE: **PRELIMINARY PLAT COVER SHEET**  
PROJECT: **NORTH PARC GROVE CITY OF O'FALLON ST. CLAIR COUNTY ILLINOIS**

REV.	DATE	DESCRIPTION

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	<b>1</b>
CHECKED BY:	OF 4 SHEETS
APPROVED BY:	PREL PLAT
PROJECT NUMBER: D01120640	

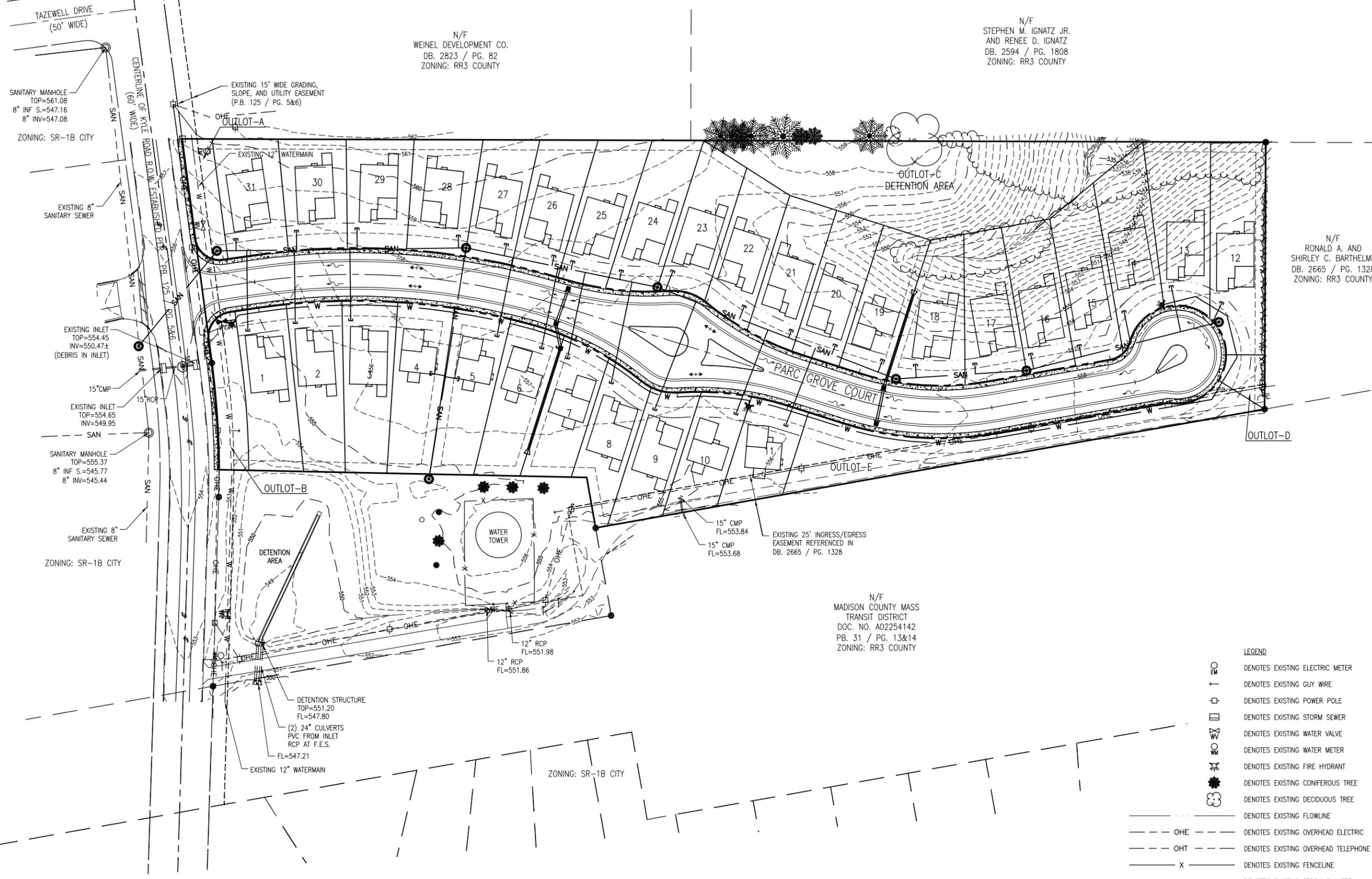
☑ ISSUED FOR REVIEW    ☐ ISSUED FOR BIDDING  
☐ ISSUED FOR CONSTR.    ☐ RECORD DRAWING



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WADE &  
MOERCHEN, INC.**  
ENGINEERS ♦ SURVEYORS ♦ PLANNERS



- CORPORATE OFFICE**  
4940 OLD COLLINSVILLE RD.  
SWANSEA, ILLINOIS 62226  
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WATERLOO, ILLINOIS 62298  
TEL (618) 939-5050  
FAX (618) 939-3938
  - EDWARDSVILLE OFFICE**  
600 COUNTRY CLUB VIEW, SUITE 1  
EDWARDSVILLE, ILLINOIS 62025  
TEL (618) 656-4040  
FAX (618) 656-4343
  - ST. LOUIS OFFICE**  
720 OLIVE ST., SUITE 200AA  
ST. LOUIS, MISSOURI 63101  
TEL (314) 241-6300  
FAX (314) 241-2391
  - ST. CHARLES OFFICE**  
400 N. 5TH STREET, SUITE 101  
ST. CHARLES, MISSOURI 63301  
TEL (636) 724-8300  
FAX (636) 724-8304
- PROFESSIONAL REGISTRATIONS**
- | PROFESSIONAL REGISTRATIONS          | LICENSE NO. |
|-------------------------------------|-------------|
| ILLINOIS PROFESSIONAL DESIGN FIRM   | 184-001220  |
| PROFESSIONAL ENGINEERING CORP.      | 62-036370   |
| PROFESSIONAL STRUCTURAL ENGR. CORP. | 81-005202   |
| ILLINOIS PROF. LAND SURVEYING CORP. | 048-000228  |
| MISSOURI PROFESSIONAL ENGR. CORP.   | NC 001528   |
| MISSOURI LAND SURVEYING CORP.       | NC 000346   |



N/F  
WEINEL DEVELOPMENT CO.  
DB. 2823 / PG. 82  
ZONING: RR3 COUNTY

N/F  
STEPHEN M. IGNATZ JR.  
AND RENEE D. IGNATZ  
DB. 2594 / PG. 1808  
ZONING: RR3 COUNTY

N/F  
RONALD A. AND  
SHIRLEY C. BARTHELME  
DB. 2665 / PG. 1328  
ZONING: RR3 COUNTY

N/F  
MADISON COUNTY MASS  
TRANSIT DISTRICT  
DOC. NO. A02254142  
PB. 31 / PG. 13&14  
ZONING: RR3 COUNTY

- LEGEND**
- DENOTES EXISTING ELECTRIC METER
  - DENOTES EXISTING GUY WIRE
  - DENOTES EXISTING POWER POLE
  - DENOTES EXISTING STORM SEWER
  - DENOTES EXISTING WATER VALVE
  - DENOTES EXISTING WATER METER
  - DENOTES EXISTING FIRE HYDRANT
  - DENOTES EXISTING CONIFEROUS TREE
  - DENOTES EXISTING DECIDUOUS TREE
  - DENOTES EXISTING FLOWLINE
  - DENOTES EXISTING OVERHEAD ELECTRIC
  - DENOTES EXISTING OVERHEAD TELEPHONE
  - DENOTES EXISTING FENCELINE
  - DENOTES EXISTING STORM CULVERT
  - DENOTES EXISTING TREELINE

Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

**STATEMENT OF RESPONSIBILITY**  
I hereby confirm that the document herein to be authenticated by my seal is restricted 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 utilized for any other part of the architectural, engineering or survey project.

**TITLE**  
PRELIMINARY PLAT  
OVERALL SITE PLAN

**PROJECT**  
NORTH PARC GROVE  
CITY OF O'FALLON  
ST. CLAIR COUNTY  
ILLINOIS

REV.	DATE	DESCRIPTION

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	<b>2</b>
CHECKED BY:	OF 4 SHEETS
APPROVED BY:	PREL PLAT
PROJECT NUMBER: D01120640	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING



**THOUVENOT, WADE & MOERCHEN, INC.**  
ENGINEERS ♦ SURVEYORS ♦ PLANNERS



- CORPORATE OFFICE**  
4940 OLD COLLINSVILLE RD.  
SWANSEA, ILLINOIS 62226  
TEL (618) 624-4488  
FAX (618) 624-6688
- WATERLOO OFFICE**  
113 SOUTH MAIN STREET  
WATERLOO, ILLINOIS 62298  
TEL (618) 939-5050  
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400 N. 5TH STREET, SUITE 101  
ST. CHARLES, MISSOURI 63301  
TEL (636) 724-8300  
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
ILLINOIS ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	61-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 015128
MISSOURI LAND SURVEYING CORP.	NC 000346

Signature: \_\_\_\_\_  
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**PRELIMINARY PLAT**  
**LOT LAYOUT**

**PROJECT:**  
NORTH PARC GROVE  
CITY OF O'FALLON  
ST. CLAIR COUNTY  
ILLINOIS

REV.	DATE	DESCRIPTION

**DRAWN BY:** LEM  
**DESIGNED BY:** LEM  
**CHECKED BY:**  
**APPROVED BY:**

**SHEET**  
**3**  
OF 4 SHEETS

**PROJECT NUMBER:** D01120640  
**PREL PLAT**

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 ISSUED FOR CONSTR.     RECORD DRAWING

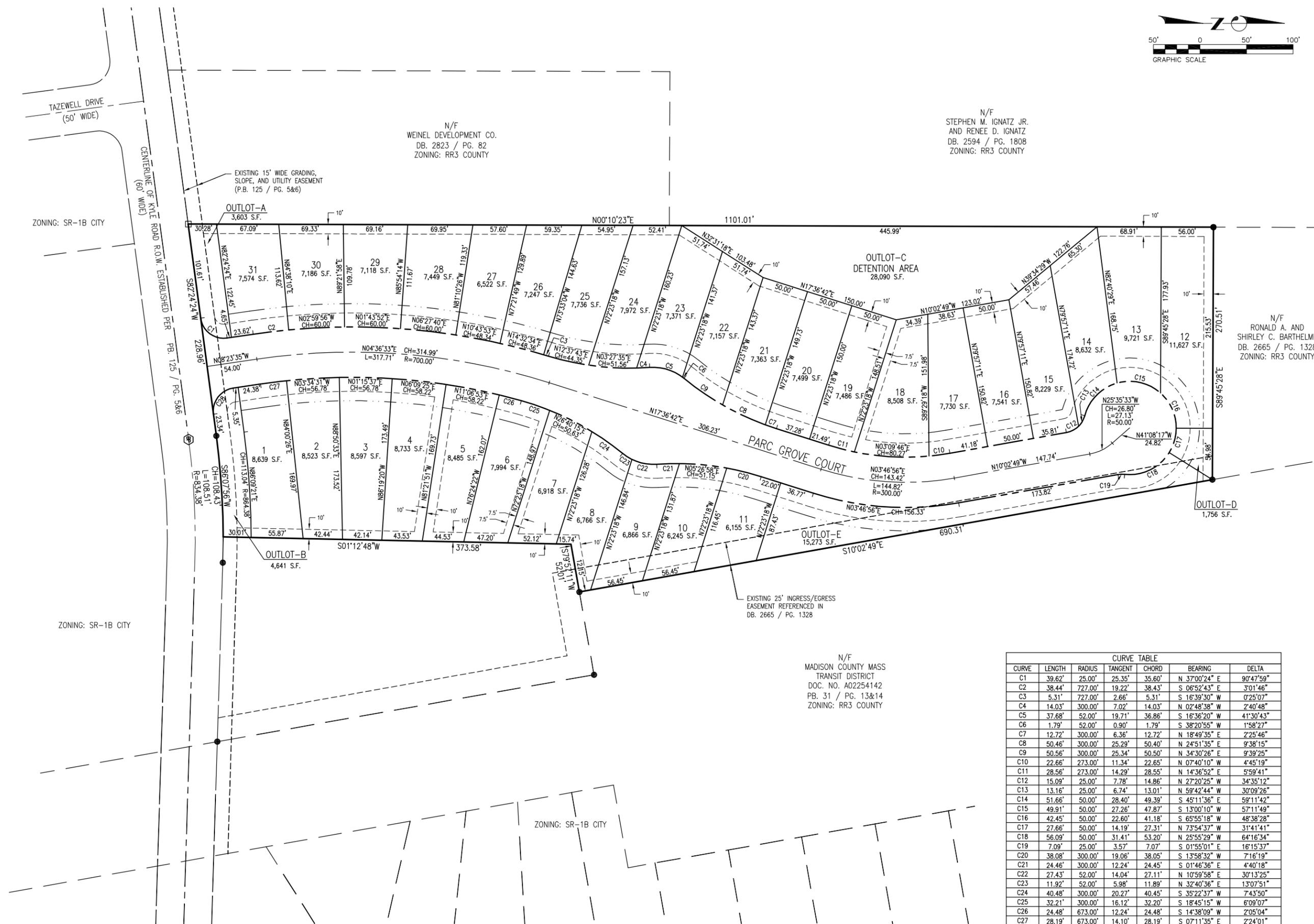
N/F  
STEPHEN M. IGNATZ JR.  
AND RENEE D. IGNATZ  
DB. 2594 / PG. 1808  
ZONING: RR3 COUNTY

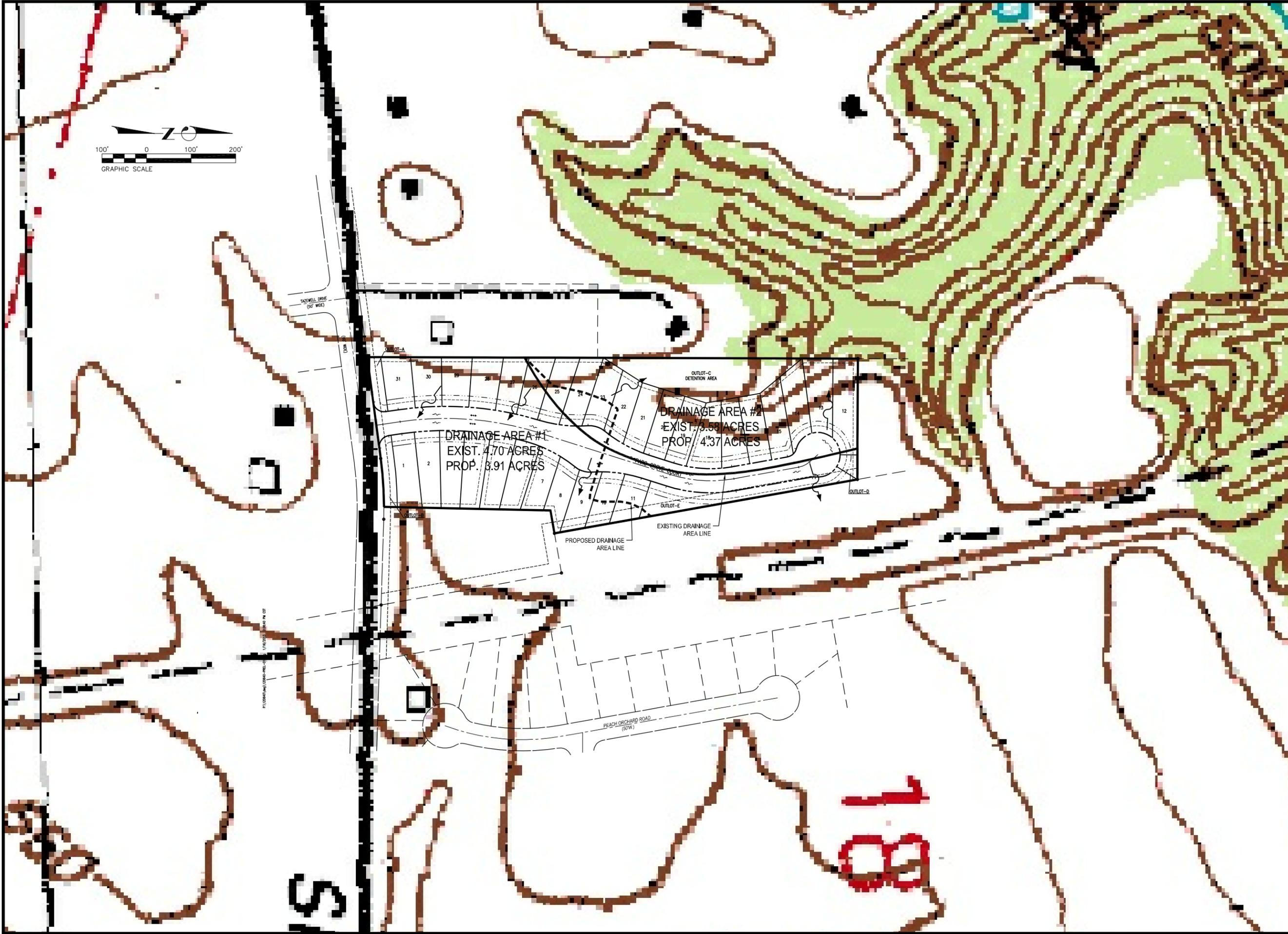
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WEINEL DEVELOPMENT CO.  
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ZONING: RR3 COUNTY

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ZONING: RR3 COUNTY

N/F  
MADISON COUNTY MASS  
TRANSIT DISTRICT  
DOC. NO. A02254142  
PB. 31 / PG. 13&14  
ZONING: RR3 COUNTY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.62'	25.00'	25.35'	35.60'	N 37°00'24" E	90°47'59"
C2	38.44'	727.00'	19.22'	38.43'	S 06°52'43" E	3°01'46"
C3	5.31'	727.00'	2.66'	5.31'	S 16°39'30" W	0°25'07"
C4	14.03'	300.00'	7.02'	14.03'	N 02°48'38" W	2°40'48"
C5	37.68'	52.00'	19.71'	36.86'	S 16°36'20" W	41°30'43"
C6	1.79'	52.00'	0.90'	1.79'	S 38°20'55" W	1°58'27"
C7	12.72'	300.00'	6.36'	12.72'	N 18°49'35" E	2°25'46"
C8	50.46'	300.00'	25.29'	50.40'	N 24°51'35" E	9°38'15"
C9	50.56'	300.00'	25.34'	50.50'	N 34°30'26" E	9°39'25"
C10	22.66'	273.00'	11.34'	22.65'	N 07°40'10" W	4°45'19"
C11	28.56'	273.00'	14.29'	28.55'	N 14°36'52" E	5°59'41"
C12	15.09'	25.00'	7.78'	14.86'	N 27°20'25" W	34°35'12"
C13	13.16'	25.00'	6.74'	13.01'	N 59°42'44" W	30°09'26"
C14	51.66'	50.00'	28.40'	49.39'	S 45°11'36" E	58°11'42"
C15	49.91'	50.00'	27.26'	47.87'	S 13°00'10" W	57°11'49"
C16	42.45'	50.00'	22.60'	41.18'	S 65°55'18" W	48°38'28"
C17	27.66'	50.00'	14.19'	27.31'	N 73°54'37" W	31°41'41"
C18	56.09'	50.00'	31.41'	53.20'	N 25°55'29" W	64°16'34"
C19	7.09'	25.00'	3.57'	7.07'	S 01°55'01" E	16°15'37"
C20	38.08'	300.00'	19.06'	38.05'	S 13°58'32" W	7°16'19"
C21	24.46'	300.00'	12.24'	24.45'	S 01°46'36" E	4°40'18"
C22	27.43'	52.00'	14.04'	27.11'	N 10°59'58" E	30°13'25"
C23	11.92'	52.00'	5.98'	11.89'	N 32°40'36" E	13°07'51"
C24	40.48'	300.00'	20.27'	40.45'	S 35°22'37" W	74°3'50"
C25	32.21'	300.00'	16.12'	32.20'	S 18°45'15" W	6°09'07"
C26	24.48'	673.00'	12.24'	24.48'	S 14°38'09" W	2°05'04"
C27	28.19'	673.00'	14.10'	28.19'	S 07°11'35" E	2°24'01"
C28	38.92'	25.00'	24.65'	35.11'	S 52°59'36" E	89°12'01"





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ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	MC 001528
MISSOURI LAND SURVEYING CORP.	MC 000346

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<p>TITLE: <b>PRELIMINARY PLAT DRAINAGE MAP</b></p>	<p>PROJECT: <b>NORTH PARC GROVE CITY OF O'FALLON ST. CLAIR COUNTY ILLINOIS</b></p>
--	--

REV.	DATE	DESCRIPTION
▲		
▲		
▲		

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	<b>4</b>
CHECKED BY:	OF 4 SHEETS
APPROVED BY:	PREL PLAT OVERALL DRAINAGE
PROJECT NUMBER: D01120640	

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