



**AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, September 29, 2014
5:30 PM**

Public Safety Building

I) Roll Call

II) Approval of Minutes – September 8, 2014

III) Items Requiring Council Action – October 6, 2014

- A. St. Elizabeth's Hospital – Planned Use (1st Reading)
- B. Gander Mountain – Planned Use (1st Reading)
- C. Route 50/Scott Troy TIF Study and Inducement Resolution
- D. Downtown O'Fallon Issues
 - a. Downtown Plan
 - b. Central City TIF Study and Inducement Resolution
 - c. Lincoln Avenue and State Street Lot

IV) Other Business

NEXT MEETING: Monday, October 13, 2014 – 6:00 P.M. – Public Safety Building

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



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, September 8, 2014

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

CALL TO ORDER: 5:30 PM

- I) Roll Call – *Committee members:* Jerry Albrecht (chair), Gene McCoskey (vice chair), Jerry Mouser, Ray Holden and Harlan Gerrish. *Other Elected Officials Present:* Herb Roach, Richie Maile, Michael Bennett, John Drolet, Courtney Cardona, Ed True, Jim Hursey and Kevin Hagarty. *Staff:* Walter Denton, Pam Funk, Jeff Stehman, Eric Van Hook, Brent Saunders, Mick Hunter and Justin Randall. *Visitors:* Laura Winkler, Ryan Galfey, Vern Malore and Charlie Pitts.
- II) Approval of Minutes from Previous Meeting– All ayes. Motion carried.
- III) Items Requiring Council Action
 - A. SEPA – Schildknecht Funeral Home - 65th Anniversary Celebration (Motion) – Justin Randall provided a brief overview of the special event permit for Schildknecht Funeral Home. The committee discussed the special event permit and recommended approval of the special event with a vote of 5-0.
 - B. SEPA – Global Brew - Oktoberfest (Motion) – Justin Randall provided a brief overview of the special event permit for Global Brew's Oktoberfest including a 2-Mile Fun Run. The committee asked if there were any problems with the run last year, staff indicated they were unaware of any problems. The committee discussed the special event permit and recommended approval of the special event with a vote of 5-0.
 - C. SEPA – St. Elizabeth's Hospital – Breast Cancer Awareness Month (Motion) – Justin Randall provided a brief overview of the special event permit for St. Elizabeth's Hospital and indicated they are going to expand on the area they place the ribbon. The committee asked why council approval was need, staff indicated there is a provision in the code that all events with off-site signs or ribbons are required to be approved by council. The committee discussed the special event permit and recommended approval of the special event with a vote of 5-0.
 - D. SEPA – Regency Boutique Bridal Show - Fall (Motion) – Justin Randall provided a brief overview of the special event permit for the Regency Boutique Bridal Show. The committee discussed the special event permit and recommended approval of the special event with a vote of 5-0, with the recommended staff condition.
 - E. SEPA – Bank Clock Rededication (Motion) – Justin Randall provided a brief overview of the special event permit for the Bank Clock Rededication. The committee discussed the special event permit and recommended approval of the special event with a vote of 5-0, pending approval from the Police Department and Public Works Department.

IV) Other Business:

- A. City Building Fire Alarms – Jeff Stehman provided an overview of the cost associated with the having one monitoring company install some city buildings with fire alarms, monitor and inspect the fire alarms in all city buildings. The committee discussed the proposal and asked what it would take for the Police Department to act as the monitoring company for the city buildings. Staff indicated that the monitoring of fire alarms would take additional hardware and software and place a strain on the dispatching staff and potentially taking them off of important duties. The committee discussed the proposal further and asked if the council would need to vote on the contract. Staff discussed the next step and indicated staff would have a resolution for the contract at the next council meeting. The committee forwarded the item to the full council with a vote of 5-0.

MEETING ADJOURNED: 7:10 PM

NEXT MEETING: August 25, 2014 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

**DRAFT MINUTES
O’FALLON PLANNING COMMISSION
September 23, 2014**

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

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

MINUTES: Motion was made by Baskett and seconded by Rohr to approve the minutes of July 8, 2014. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Present in the audience was City Alderman Ray Holden. Sewell gave an overview of the process that would be followed for the evening.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2014-07) - Zoning Amendment Subject to the Planned Development Ordinance for an existing “O-1(P)” Planned Office District development to approve a hospital and attached ambulatory care center and physician office building. The property is multiple parcels of land generally located at 1501 North Green Mount Road. The petitioner is Maryann Reese of St. Elizabeth’s Hospital.

Public hearing was opened at 6:04pm. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown, along with a site photo taken by Staff. Randall highlighted various points and issues from Staff’s Project Report dated September 23, 2014, among them:

- Existing site conditions
- St. Ellen Mine undermines the project at a depth of approximately 120-130 ft
- Rezoned to O-1(P) in 2011
- Consistent with Comprehensive Plan
- Overall site plan
- Traffic study of North Green Mount Road being prepared by Crawford, Bunte, Brammeier (CBB)
- On-site circulation loop road and future connections
- Parking required for initial construction; “ghost” parking to be constructed when necessary due to demand when required by the City
 - Shekell explained to Sewell’s request the hospital and CBB both agree the initial parking is sufficient and City will have input to when reserve parking needs to be constructed

- Utilities
 - Water mains and looped system, sewer mains and sewer lift station, and stormwater trunk mains will be supplied by the City per the TIF agreement
- Building elevations and artists renderings provided are consistent with the Commercial Design Handbook
- Proposed landscaping meets or exceeds the intent of the landscaping requirements. City recommended shrubs instead of trees in some landscape islands due to water main to be constructed in these locations.
- Buffers adjacent to Misty Valley subdivision and Main Street residential area.
- Signage
 - On-premise and off-premise
 - Sign package fits the scale for the type of development and includes way-finding, free-standing, wall, and monument signage.
- Variances requested
 - Helipad as accessory use to hospital
 - Parking
 - Parking lot landscaping
 - Buffer
 - Signage

Public comments were opened at 6:26pm.

Sue Beeler, Project Manager for St. Elizabeth's Hospital in O'Fallon, was sworn in and stated HSHS purchased the 114 acres in 2011 and has been planning the project since then. They have submitted the Certificate of Need to Illinois Health Facilities and Services Review Board. She introduced several members of the hospital development and engineering team (Maryann Reese, Amy Ballance, Michael Cleary, David Sheedy, Keith Sparks, Pat Dapney, Paul Homann, and Dana Link) and welcomed any questions.

Maryanne Reese, applicant, was sworn in and invited everyone to visit www.steliz.org and write a letter of support.

Public comments were closed at 6:39pm.

Shekell explained the timeframe as the Certificate of Need is anticipated within the next 90 days:

1. Mine remediation to be done first
2. North Green Mount Road improvements would be complete when the hospital was completed
3. Water, sewer, and drainage improvements on the property
4. Hospital and medical office building to be completed at the same time - anticipated opening in 2017.

Baskett asked about upgrades to Green Mount Road. Shekell explained the City will be working with St. Clair County on this county road and with IDOT since they have access control up to Pierce Boulevard. Tentative plan is to have 4 active travel lanes with periodic middle turn lanes, a center median, landscaping on both sides, and dual left-turns into the hospital at the Cambridge Blvd light. Shekell explained that Ameren is

placing large poles on North Green Mount Road in order to upgrade the power supply for Memorial and St. Elizabeth's hospitals. St. Elizabeth's electrical lines on-site will be underground.

Baskett asked about the timing for Green Mount Road improvements and the hospital's opening. Shekell reported the City Engineer stated the roadway will be completed by the time the hospital opens.

Baskett questioned the conceptual roundabout on the north side of the project. Shekell explained that the hospital has not provided a concept plan for the north end of the property and believed it may not be developed for as many as 5-30 years from now. In 2011, the hospital referenced the possibility of single-story office buildings. Multi-storied buildings need expensive remediation due to the underground mines, and the City has not guaranteed any remediation in that area. The roundabout could be a connection point to that potential office park.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

Staff recommends approval of the project with the following conditions:

1. A variance to allow a helipad as a part of the Green Mount Medical Campus and proposed St. Elizabeth's Hospital.
2. A variance to reduce the required parking to 1,401 parking spaces, with a condition that should a parking problem exist, the additional parking designed will be constructed at the city's request to eliminated the parking problem.
3. A variance to allow the parking lot landscaping to be installed per the landscaping plan.
4. A variance to remove the full buffering requirements of the landscaping code, with the following conditions:
 - a. A buffer needs to be installed along the southern property line of the Misty Valley subdivision.
 - b. Additional buffering is required between the Main Street residential area and the retention pond.
5. A variance to the sign code to allow the signage as proposed in the sign package.
6. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
7. Any future development of the Green Mount Medical Campus not indicated on the site plan attached to the planned use application will require planned use approval.

Baskett asked what will trigger the additional parking and under what timeline. Shekell said that while there are no set details, the additional parking will be determined by the success of the hospital. Shekell pointed out on the site plan where an additional medical office building tower and another bed tower could be built. These would require additional and replacement parking. If parking becomes a City issue with people parking

on the public streets, the City will work with the hospital to have that additional parking constructed.

Arell-Martinez asked if a sound barrier was considered around the helipad. Shekell explained the hospital had a sound study conducted which revealed the noise from the helipad is going to be no more than the 60dB already produced by the interstate. Helicopter pilots would try to fly along 64 and will avoid going over the adjoining residential areas. Shekell reported the hospital stated they average 1 flight per week.

Motion was made by Arell-Martinez and seconded by Baskett to approve the Staff's Recommendation.

ROLL CALL: Arell-Martinez, aye; Baskett, aye; Rohr, aye; Sewell, aye. All Ayes. Motion to approve with conditions passed.

The project moves to Community Development on September 29, 2014, at 5:30pm. The public hearing was closed at 6:46pm.

(P2014-08) - Zoning Amendment Subject to the Planned Development Ordinance from "B-1" Community Commercial District to "B-1(P) Planned Community Commercial District for a retail store (sporting goods retail store Gander Mountain). The property is multiple parcels of land generally located at 1234 Central Park Drive. The petitioner is Nick Messina for Brooks-Amaden.

Public hearing was opened at 6:47pm. Randall presented an overview project and staff report. A map of the subject and surrounding properties and their zoning was shown, along with a site photo taken by Staff. Randall highlighted various points and issues from Staff's Project Report dated September 23, 2014, among them:

1. Consistent with Comprehensive Plan
2. Land use
 - a. Parking
 - b. Cross-access
 - c. Regional detention
 - d. Sidewalk
 - e. Landscaping
3. Building elevations are mostly consistent with Commercial Design Handbook and includes a faux entrance on the rear of the building facing I-64.
4. While signage is not out of scale for the large store frontage, the Gander Mountain logo is large. A sign variance for the wall sign facing Central Park Drive will be required
5. Variance for trees and shrubs in parking lot landscaping islands are requested.
6. Conformity with Zoning Code except for two variances requested.

Sewell asked where Gander Mountain stores are presently located. Shekell noted they generally are an interstate-type location with stores in Fenton, MO and Paduca, KY.

Baskett asked about the size of the two entrances off Central Park Dr. Randall explained both entrances are in and out, and one is larger to allow for truck access from Central

Park Drive to the loading dock in the back. Shekell reported 24 ft is a minimum and staff encourages a little more room. They would be comfortable with up to 30 ft width.

Public comments were opened at 6:55pm.

Baskett asked if any other stores in O'Fallon have similar large signage. Shekell stated WalMart, Home Depot and some of the other big-box stores do. Shekell reiterated that the sign itself is fine, but the logo is large.

No one came forward to speak for or against the petition.

Public comments were closed at 6:56pm.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

Staff recommends approval of the project with the following conditions:

1. A variance to allow the parking lot landscaping to be installed per the landscaping plan.
2. A variance to allow the front elevation wall sign to be sized at 431.5 square feet.
3. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
4. A cross-access easement must be provided to Lot 23L to the northeast. The physical connection will not be required unless mutually agreed to by the lot owner and the owner of Lot 23L.

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

Arell-Martinez asked how the entranceway lines up with property across the street. Randall stated the property across Central Park Dr. is vacant.

ROLL CALL: Arell-Martinez, aye; Baskett, aye; Rohr, aye; Sewell, aye. All Ayes. Motion to approve with conditions passed.

The project moves to Community Development on September 29, 2014, at 5:30pm. The public hearing was closed at 6:58pm.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Sewell announced there are no petitions awaiting public hearing for October 14, 2014, so the meeting has been cancelled.

Shekell explained there are several other potential projects on the September 29th Community Development agenda. Community Development meetings are now held at Public Safety and this special meeting time is 5:30.

Shekell previewed several projects that may be coming forward to the Planning Commission and announced that new home construction is up over last year.

ADJOURNMENT:

Motion was made by Baskett and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:04pm.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: September 29, 2014
SUBJECT: P2014-07: St. Elizabeth's Hospital, Planned Use (1st Reading)

Recommendation

The Planning Commission held a public hearing on the above referenced application at their September 23, 2014 meeting. The Commission voted 4-ayes and 0-nay to approve the requested Planned Use application for St. Elizabeth's Hospital, subject to the conditions recommended by staff.

Project Background and Summary

The applicant, Maryann Reese of St. Elizabeth's Hospital has filed an application requesting approval of a planned use for parcels of land generally located at 1501 North Green Mount Road, currently zoned O-1(P), Planned Office District, for the construction of a 336,000 square foot, 5-story, 144 bed hospital and attached 135,000 square foot, five-story ambulatory care center and physician office building, associated parking, detention and landscaping. The two buildings, associated parking, detention and landscaping will be located on the southern half of the 114-acre site.

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

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to allow a helipad as a part of the Green Mount Medical Campus and proposed St. Elizabeth's Hospital.
2. A variance to reduce the required parking to 1,401 parking spaces, with a condition that should a parking problem exist, the additional parking designed will be constructed at the city's request to eliminated the parking problem.
3. A variance to allow the parking lot landscaping to be installed per the landscaping plan.
4. A variance to remove the full buffering requirements of the landscaping code, with the following conditions:
 - a. A 6-foot vinyl sight-proof fence and required plantings required for a structural buffer need to be installed along the southern property line of the Misty Valley subdivision.
 - b. Additional buffering is required between the Main Street residential area and the retention pond.
5. A variance to the sign code to allow the signage as proposed in the sign package.
6. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
7. Any future development of the Green Mount Medical Campus not indicated on the site plan attached to the planned use application will require planned use approval

Attachment:

Report to Plan Commission

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



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
Ted Shekell, Planning Director
DATE: September 23, 2014
PROJECT: P2014-07: St. Elizabeth's Hospital – Planned Use

Location: 1501 North Green Mount Road
Ward: 1
Applicant: Maryann Reese of St. Elizabeth's Hospital
Owner: Hospital Sisters Health System
Submitted: August 18, 2014

Introduction

The applicant, Maryann Reese of St. Elizabeth's Hospital has filed an application requesting approval of a planned use for parcels of land generally located at 1501 North Green Mount Road, currently zoned O-1(P), Planned Office District, for the construction of a 336,000 square foot, 5-story, 144 bed hospital and attached 135,000 square foot, five-story ambulatory care center and physician office building, associated parking, detention and landscaping. The two buildings, associated parking, detention and landscaping will be located on the southern half of the 114-acre site.

Existing Conditions

Subject Property

The subject property for the proposed St. Elizabeth's Hospital and medical campus is a 114-acre multi-parcel property. The property is generally bound by Highway 50 to the north, with Misty Valley Subdivision in the northeast corner of the property. Green Mount Road runs along the eastern boundary. The southern boundary is generally bound by Regency Park Drive, with the Hilton Garden Inn and Convention Center as adjoining land uses. The western property line is generally bound by Regency Park Drive, with the northwestern portion adjacent to the Main Street residential area.

The property is primarily used for agricultural purposes, with an unimproved single lane formally known as Carr Street bisecting the property from east to west, generally in the location of the existing Cambridge Avenue at Green Mount Road. There is a farmstead along the western edge of the property which will remain until the residents relocate. Additionally, the southern portion of the property has a 4.64 acre stormwater retention facility. The retention pond provides stormwater detention for the property south of the site (Hilton Garden Inn and Conference Center) and for a large portion of the subject property.

The subject property is located outside of any floodplain, however analysis of the site has determined there are three wetland areas and one tributary wetland on the site, all appearing to be man-made. Additionally, the proposed

Community Development Department

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hospital campus is undermined by the St. Ellen Mine. Preliminary findings indicate the mine to be at a depth of approximately 120 to 135 feet. To reduce the risk of mine subsidence, a program of grouting the mine voids is proposed for the areas under and around the hospital and medical office building footprints.

Surrounding Properties

The property surrounding the proposed St. Elizabeth's Hospital is a mixture of uses, including commercial, office, and residential. A comprehensive analysis of the adjoining and adjacent land uses surrounding the hospital can be found in the attached planned use application.

Surrounding Zoning:

North: SR-3, B-1, B-1(P), MR-2
East: SR-2, O-1(P), B-1, B-1(P)
South: B-1(P), O-1(P)
West: SR-3, B-1(P)

Surrounding Land Use:

North: Misty Valley residential subdivision, Schmitt Cadillac, Jack's Car Wash
East: Cambridge Commons residential subdivision, Green Mount Professional Park, Frieze Harley
South: Hilton Garden Inn, Convention Center, restaurant s and office building
West: Main Street residential area, EnjoyChurch

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Office / Service*, which is consistent with the proposed project. The Green Mount Medical Campus Sub-Area Plan consists primarily of inpatient and outpatient facilities and supporting office uses, along with supportive and/or compatible commercial uses around the Medical Campus core. A land use analysis and recommendations can be found in detail in the attached Sub-Area Plan.

Code of Ordinances: The proposed 5-story 336,000 square foot hospital and 141,000 square foot ambulatory care center and physician office building is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the O-1, Office District requirements. However, during the rezoning process in 2011, there was a variance approved to allow the Area-Bulk requirements to fall under the B-1 District, allowing up to 50% maximum lot coverage, 2:1 maximum floor area ratio and a maximum building height of 92 feet.

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

Discussion Points/Issues

Land Use

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Office / Service*, which is consistent with the proposed project. The Green Mount Medical Campus Sub-Area Plan was an amendment to the O'Fallon Comprehensive Plan (Ordinance #3735) in 2011 in conjunction with the rezoning of the property to O-1(P). The Green Mount Medical Campus Sub-Area Plan consists primarily of inpatient and outpatient facilities and supporting office uses, along with supportive and/or compatible commercial uses around the medical campus core. The proposed hospital and ambulatory care center and physician office building are consistent with the Comprehensive Plan. The residential areas around the subject property and the Green Mount Medical Campus remain designated as Single Family Residential and Neighborhood Residential on the Future Land Use Map.

Hospital: The hospital building is projected to be a 144 inpatient bed facility consisting of 344,539 gross square feet with five stories. The hospital will incorporate the following bed mix and services:

- Beds:
 - medical/surgical;
 - critical care;
 - obstetrical observation;
 - rehabilitation.

- Services:
 - intensive care services;
 - pediatric services;
 - surgical services;
 - obstetrical services;
 - oncology services;
 - emergency services;
 - gynecological services;
 - rehabilitation services;
 - cardiac services;
 - imaging;
 - pharmacy

In addition to the hospital building there is a proposed helipad to be constructed on the west side of the hospital to provide emergency services for both incoming and outgoing patients. St. Elizabeth's Hospital has indicated they do not expect an increase in helicopter landings over their current site, which averages a couple landings a week. Additionally, St. Elizabeth's Hospital indicated their safety protocols require daily maintenance of the area surrounding the helipad to ensure no debris is in the area. A helipad is not listed as an accessory use in the Office District, but is clearly necessary for hospital operations. Therefore as recommended in the Green Mount Medical Campus Sub-Area Plan, a variance should be granted as a part of the planned use approval.

Ambulatory Care Center and Physician Office Building: The second building is a developer funded ambulatory care center and physician office building. The building will be constructed separate from the hospital, but connected to the hospital. The building is expected to be approximately 135,000 gross square feet with five stories and horizontal connections to the hospital on every floor. The proposed ambulatory care center and physician office building is expected to provide a full range of ambulatory care services (outpatient services) and physician office space. The TIF redevelopment agreement requires the 200,000 square feet of medical office building to be constructed. The initial development is constructing 135,000 square feet and the plans have an area delineated for the expansion of the office building to meet the requirement of the TIF agreement.

Traffic Circulation/Parking

Existing Infrastructure: Two major arterial roads will deliver traffic to the site, Interstate 64 to the south and Highway 50 to the north. Green Mount Road conveys traffic from Exit 16 off Interstate 64 north to the site. Green Mount Road also provides a connection to Highway 50 bring traffic south to the site. Green Mount Road is currently a two-lane St. Clair County Roadway with a middle turn lane.

Regency Park Drive also will convey traffic to the site. Regency Park Drive intersects Green Mount Road at a signalized intersection just south of the site. From the signalized intersection Regency Park Drive curves to the northwest, creating the western boundary of the medical campus site. Regency Park Drive then turns north to a signalized intersection with Highway 50, just east of Exit 14 off Interstate 64. Regency Park Drive is a two-lane city street with a middle turn lane.

Traffic Improvements: The City of O'Fallon has comprehensively evaluated the impact of the hospital and campus through a traffic consultant. The traffic report recommends the improvement of Green Mount Road to four lanes with dedicated turn lanes and landscaping area adjacent to the roadway and within a center median.

Ingress and Egress: Access to the site will be by means of three points of access. The primary hospital entrance is proposed at the intersection of Green Mount Road and Cambridge Boulevard. This intersection will be a signalized

intersection with two northbound dedicated left turn lanes from northbound Green Mount Road into the hospital campus. Southbound Green Mount Road will include a dedicated right turn lane into the hospital campus and a dedicated left turn lane to Cambridge Boulevard.

The secondary entrance will be primarily for emergency department access, primarily for patients. This will act as a secondary entrance for the hospital campus as well. The access will be via Regency Park Drive. The access point will provide a right and left turn lane for access to Regency Park Drive from the campus.

The tertiary entrance will be primarily for ambulances coming to the hospital campus. The entrance is approximately 650 feet north of the secondary entrance on Regency Park Drive. Similarly, the access point will provide a right and left turn lane for access to Regency Park Drive from the campus.

On-site circulation: Once on-site, staff believes there is sufficient traffic circulation within the campus to maintain an efficient flow of traffic onto and throughout the site. Off the main entrance to the hospital campus is a roundabout providing access to the north for doctors and staff and to the south for the public patrons of the hospital. The site is designed with essentially a ring road around the hospital campus for interior access to the hospital complex. The northern half of the ring road will be constructed in a future phase, but the southern road will provide access to the main entrances of the both the hospital and ambulatory care building.

The ring road has two main drives bisecting the road, one to the north providing access to staff parking lots and a gated doctor's parking facility. The drive will also provide access for the service vehicles accessing the dock at the rear of the building. The second drive is located just south of the buildings providing access to the front of the hospital and two covered drop-off locations.

Parking: Under the city parking codes, hospitals are required to provide 2 parking spaces per bed plus 1 for each doctor and employee. The narrative indicates there will be 144 beds, 867 employees at peak shift and 120 doctors at peak shift, which will require 1,275 parking spaces. In addition to the hospital space, the development includes 135,000 square feet of medical office building. Medical office buildings are required to provide parking spaces at a rate of 4.5 parking spaces per 1,000 square feet of gross floor area, totaling 608 parking spaces. Overall, the development is required to provide 1,883 parking spaces.

The development proposes providing 1,401 parking spaces in the first phase, with 482 "ghost" parking spaces shown on the plans that could be constructed. The reduction of 482 parking spaces (or 25.6% of the required parking) is being requested as a variance. City staff cannot employ the alternate parking plan which allows the City to reduce parking for large developments by twenty percent (20%). However, St. Elizabeth's has indicated, based on their experience, they have provided the necessary parking for the hospital and medical office building and have provided on the plans an area of reserve parking that could be constructed if there is a parking problem. Therefore, staff is satisfied that the site has enough parking, however will recommend a condition of planned use approval that if additional parking is necessary due to demand, the parking as designed must be constructed.

Parking space size: Code requires 10' x 19' parking spaces with 24' aisles (62' modules). The parking modules comply with the regulations. The site also meets the requirements for accessible parking.

Parking lot lighting: The plan does provide information on the parking lot lighting and has generally met all the requirements of the lighting codes. The plan provides cut off lighting to reduce glare and poles are located in the parking lot landscape islands. The site will need to have a photometric plan and meet all the other standards of Section 158.143.

Utilities and Drainage

Public Utilities

There are multiple water mains adjacent to the site including a 12" water main along Regency Park Drive, a 12" water main on the west side of Green Mount Road north of Carr Street (Cambridge Boulevard) and on the east side of Green Mount Road south of Carr Street (Cambridge Boulevard). Water services will be looped around the project site to provide adequate water flows for the hospital.

Sewer service will also be provided to the hospital via City infrastructure. A new lift station will be constructed in the northeast portion of the property and a sewer main extended to the ring road with two separate connections for the hospital and the ambulatory care center and physician office building. Although the facility is currently located within Caseyville Township Sewer District FPA, the City believe it has authority to provide sewers to the campus, given changes in the FPA rules and process and given our sewers close proximity to the site.

Drainage

Storm water will be accommodated by utilizing the existing retention (wet) basin at the southern end of the site and the construction of two additional retention ponds. As previously mentioned, man-made wetlands were located on the site and the construction of the new retention ponds will satisfy the need to mitigate those wetlands. One of the new ponds will be constructed to the northeast of the hospital site north of the future north loop road, near the Misty Valley subdivision. The retention pond will be sized at approximately 1.1 acres to assist in detaining stormwater coming from off-site to the hospital site. The second pond will also be a retention pond and will be located to the northwest of the hospital building. The retention pond will be approximately 2.5 acres in size and will assist with providing stormwater retention for the portion of the site north of Carr Street and other undeveloped areas within the campus boundary to the north.

In accordance with the terms of the annexation agreement the City of O'Fallon will provide water service within 5 feet of the building, sanitary sewer and the stormwater trunk mains. All of the city's water and sanitary sewer improvements will be located within a 10-foot utility easement.

Building and Site Improvements

The proposed 344,539 square foot hospital and 135,000 square foot ambulatory care center and physician office building will have four-side visibility. The building elevations meet many of the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components including 360 degree architecture, awnings and varying roof lines. The exterior building materials include a mix of precast concrete with thin-brick face, precast concrete – acid washed with reveals, hand-laid stone veneer with PCC panel back-up, metal panel screen wall, ribbed metal panel screen wall and louver and glass. The mechanical units located on the roof have been screened using an extended building façade method.

The dumpster and loading dock areas are located in areas to reduce visibility and the dumpster for the ambulatory care center and physician office building is located within a brick enclosure. There is a bulk oxygen system near the loading dock that is located within a rod iron fence and screened with evergreen trees to attempt to reduce the visual impact of the tall tanks.

Sidewalk

Per City requirements, a sidewalk is required to be installed in front of all new developments. The plan is showing a sidewalk along Regency Park Drive and a 10-foot multi-use pedestrian/bikeway along Green Mount Road. Additionally, there are a number of sidewalks throughout the development, providing pedestrian access from Regency Park Drive and Green Mount Road to the hospital as well as from the parking lot to the entrances of the buildings.

Landscaping and Buffer Requirements

Parking Lot Landscaping

A landscaping plan was included for the site. While the plan as proposed does not meet all of the requirements for landscaping in the parking lot, it generally meets (and in some ways exceeds) the intent of the landscaping

requirements. Within the parking lot, the city code requires two trees and two shrubs within each of the landscape islands. The plan typically only provides the two trees and omits the shrubs. Secondly, there are going to be water mains constructed in some of the landscape islands and city staff has recommended to plant shrubs, not trees in those locations. The plan provides for a number of perimeter trees and exceeds the 7-foot buffer around the perimeter of parking lot.

Buffers

City regulations state that a structural buffer is required when O-1 zoning abuts single-family residential zoning. This occurs where the hospital property abuts to the Misty Valley subdivision and the Main Street residential area. The code indicates they would need to provide 6' fence or wall with landscaping or a combination of berm, fencing and landscaping. Additionally, the Green Mount Medical Campus Sub-Area Plan indicates the impact of the development of the medical campus "should be mitigated with regard to site planning and use, building design, landscaping improved bufferyards and other methods of providing buffering."

The landscape plan does provide a partial landscaped buffer between the hospital site and the Misty Valley subdivision, however is just consists of deciduous trees and does not extend the entire length of the subdivision. As proposed, the development of the hospital requires a retention pond in the northeast portion of the site, directly behind a number of residences in the Misty Valley subdivision. Many of the homes along the shared property line with the medical campus do not have fences and the retention pond is located as close as 50 feet to some of the properties in the Misty Valley subdivision. Staff believes there is an opportunity to provide screening, increased aesthetics and increased safety by placing the required fence and plantings of a structural buffer along the back yards of the residences in the Misty Valley subdivision that abut the hospital property.

Additionally, the plan does not provide for any additional buffering near the Main Street residential area. There are existing trees on the property where the farmstead (to remain) is located, however there are no existing trees to provide screening and buffering for the residences with homes along Carr Street. As proposed, there is another retention pond located approximately 100 feet from some of the residences along Carr Street. While a street separates the residences on Carr Street and the hospital property, thus eliminating the code requirement for a buffer, the residences look directly into the hospital site and the helipad location. Staff believes there is an opportunity to provide additional buffering to the northwest near the end of the Main Street residential subdivision behind the proposed retention pond.

Signage

The planned use submittal does also include a comprehensive sign package on the location of the signage expected for the medical campus. The sign package is extensive and does not meet the all the signage regulations of the City, as one might expect for a complex development of this size. At the time of submittal the final design and look of the signs has yet to be determined. The sign package is not out of scale for the type of development being proposed, including a number of directional signs throughout the campus and wall signs located on the building.

Freestanding Signs

The proposed sign package has two off-premise signs, one at the corner of Regency Park Drive and Green Mount Road and the second at Highway 50 at Regency Park Drive. The first off-premise sign is a 4-sided 84 square foot (14' x 6') pylon sign to provide the public with wayfinding to the entrances to the hospital. The second off-premise sign will most likely be a blue "H" sign within the State of Illinois right-of-way.

The sign package has proposed in the roundabout a 100 square foot (5' x 20') monument sign with the St. Elizabeth's Hospital logo, just west of the main entrance. The illuminated monument sign will be constructed with materials consistent with exterior architectural materials of the buildings. The monument sign will be illuminated. The Public

Works Department was not concerned about the sign blocking sight lines with the proposed location of the sign within the roundabout.

The sign package shows four primary pylon signs located on the hospital property providing directional information. Two of the 84 square foot (14' x 6') two-sided signs are proposed along Green Mount Road, north and south of the main entrance to the medical campus. However, because of the improvements to Green Mount Road, the signs may be difficult for vehicular traffic to see. Staff is researching and coordinating with the appropriate agencies moving the signs into the right-of-way on Green Mount Road, possibly in the new median or added to the traffic light poles. The other two primary pylon signs are located along Regency Park Drive, one at the southern entrance and one at the northern entrance.

There are five secondary pylon signs located throughout the medical campus providing directional assistance for visitors to the medical campus. The signs are 42.5 square feet (8.5' x 5') two-sided signs. The secondary pylon signs are generally located along the southern ring road to increase the on-site circulation. There are also five tertiary pylon signs closer to the hospital buildings. The signs are 30 square feet (6' x 5') two-sided signs. Finally, there are eight 10 square foot (5' x 2') panel signs proposed along the ring road with directions to valet parking.

City regulations limit directional signs to four square feet in size and shall not extend more than three feet about the elevation of the adjacent street. In this particular case, staff believes the size and number of directional sign enhances the on-site circulation and reduces the potential of confusion for visitors to the medical campus.

Wall Signs

The proposed sign package breaks down the wall signage based on elevations, providing the approximate sign dimensions, lighting, materials and colors.

- **Northeast View:** The northeast view is a view from the Green Mount Road main entrance looking to the southwest. The sign package proposes two signs located on the building between the 4th and 5th floors of the ambulatory care center and physician office building. The sign for St. Elizabeth's Hospital is a 64 square foot (4' x 16') illuminated sign colored to match the St. Elizabeth's branded identity. The sign for the ambulatory care center and physician office building is a 72 square foot (4' x 18') illuminated sign.
- **Southeast View:** The southeast view is a view of the front elevation, generally looking from the Regency Conference Center to the northwest. This particular elevation has two views, a view of the hospital's main entrance and the entrance of the ambulatory care center and physician office building.
 - The hospital view has two signs; an approximate 208 square foot (16' x 13') illuminated for St. Elizabeth's Hospital and a 16 square foot (1' x 16') illuminated sign to be placed on the canopy to indicate the area as a destination. At the time of submittal, it is unclear if the sign will be entry identification or something different.
 - The view of the ambulatory care center and physician office building proposes five signs. One of the proposed signs is for identification of St. Elizabeth's Hospital, which is 38.5 square foot (7' x 5.5') illuminated sign located near the entrance to the ambulatory care center and physician office building. Three of the signs are for identification of the ambulatory care center and physician office building. One sign is a 72 square foot (4' x 18') illuminated sign located between the 4th and 5th floor. The other two signs are located near the entrance including an approximate 12 square foot (3' x 4') illuminated sign and an approximate 20 square foot (4' x 5') illuminated sign. A similar entry sign is proposed over the canopy at the entrance to the ambulatory care center and physician office building.

- **West View:** The west view is a view from Regency Park Drive looking to the east. This building elevation will be visible from Interstate 64. The sign package proposes four signs located on this building elevation. The largest sign is approximately 396 square feet (22' x 18') illuminated sign for St. Elizabeth's Hospital and located on the 5th floor. Between the 4th and 5th floors will be an approximate 50 square foot sign identifying the location of the Emergency Department. The sign will read EMERGENCY and will be red. A similar entry sign is proposed over the canopy at the entrance to the emergency department. Finally, there will be sign over the ambulance garage that will read AMBULANCE with identification of the two doors, with an approximate size of 12 square feet.
- **North View:** The north view is a view looking from the residential areas towards Interstate 64; the elevation has four points of signage. The largest sign is approximately 396 square feet (22' x 18') illuminated sign for St. Elizabeth's Hospital and located on the 5th floor. Another entry sign is proposed over the canopy at the entrance to the hospital and emergency department. Finally, there will be two signs identifying the loading dock with identification of the two doors, with an approximate size of 1 square foot per sign.

Variances

Helipad: A helipad is not listed as a permitted use in the Office District, but is clearly necessary for hospital operations. As recommended in the Green Mount Medical Campus Sub-Area Plan, a variance should be granted as a part of the planned use approval.

Parking: Per the square footage allotments outlined by St. Elizabeth's Hospital proposal, 1,883 parking spaces are required by code and 1,401 are being proposed. The reduction exceeds the provisions of allowed 20% reduction of parking for large development through an Alternate Parking Plan. However, the applicant has indicated the proposed parking (25.6% under the required parking count) will meet the demand necessary for the hospital. Additionally the 482 parking spaces to meet the parking requirements have been designed and could be built if a parking problem occurs.

Parking lot landscaping: Code requires two trees and two shrubs within a double landscape islands. The landscape plan provides two trees and not the two shrubs. Additionally, there are landscape islands that will have water mains located in them, city staff has recommend where this condition exists that the landscape islands have two shrubs located in the island.

Buffer: Code states that a structural buffer is required when O-1 zoning abuts single-family residential zoning. This occurs where the hospital property abuts to the Misty Valley subdivision and the Main Street residential area. The code indicates they would need to provide 6' fence or wall with landscaping or a combination of berm, fencing and landscaping.

As proposed, the development of the medical campus has begun to encroach on the residential areas of Misty Valley and Main Street. A retention basin comes to within 50 feet of some of the residences of Misty Valley and 100 feet of the residences in the Main Street residential area. The landscaping plan does provide some landscaping in an area near the Misty Valley subdivision, however does not provide any near the Main Street residential area. Staff recommends a 6-foot vinyl sight-proof fence and required plantings along the shared property line with residences along Misty Valley Road and Wintergreen Drive and addition buffering between the retention pond and residences on Carr Street to provide screening and deter access to the retention pond.

Signage: The City's sign code is not designed to regulate a project of this size and nature and most of the signage that does not meet the sign regulations is associated with assisting the hospital patrons with navigating a large site. The directional signs are an integral part of maintaining effective and efficient traffic circulation on and off site. Additionally, the Green Mount Medical Campus Sub-Area Plan expresses "wayfinding signs directly related to the

hospital and medical office buildings should be permitted throughout the sub-area, particularly in regards to access and directions from Highway 50 and Green Mount Road.”

The maximum wall sign allowed is 300 square feet. The hospital is a 5-story building and is only requesting two signs that do not meet the size requirements. Staff has reviewed the overall sign package and believes the sign package is not out of scale for a 336,000 square foot, 5-story, 144 bed hospital and attached 135,000 square foot, five-story ambulatory care center and physician office building.

Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards except for the variances identified above.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. The project greatly enhances pedestrian traffic opportunities on Green Mount Road and Regency Park Place. Overall, staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The medical campus has been situated in a manner to reduce the impacts of the residential areas located in the vicinity of the development. There are a number of visual enhancements done to reduce the visibility of mechanical units and landscaping has been provided to help in reducing the size of the building. Additionally, there are additional large developments along Regency Park Drive, including the Regency Conference Center, Hilton Garden Inn and Balke Brown building.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare.
6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The proposed building is similar to and will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.

The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to allow a helipad as a part of the Green Mount Medical Campus and proposed St. Elizabeth's Hospital.
2. A variance to reduce the required parking to 1,401 parking spaces, with a condition that should a parking problem exist, the additional parking designed will be constructed at the city's request to eliminated the parking problem.
3. A variance to allow the parking lot landscaping to be installed per the landscaping plan.
4. A variance to remove the full buffering requirements of the landscaping code, with the following conditions:
 - a. A 6-foot vinyl sight-proof fence and required plantings required for a structural buffer need to be installed along the southern property line of the Misty Valley subdivision.
 - b. Additional buffering is required between the Main Street residential area and the retention pond.
5. A variance to the sign code to allow the signage as proposed in the sign package.
6. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
7. Any future development of the Green Mount Medical Campus not indicated on the site plan attached to the planned use application will require planned use approval.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Green Mount Medical Campus Sub-Area Plan
- Attachment 5 – Site Plan
- Attachment 6 – Building Elevations
- Attachment 7 – Sign Package



Planned Use / Re-Zoning Application

RECEIVED AUG 18 2014

NAME OF PROJECT: ST. ELIZABETH'S HOSPITAL

GENERAL LOCATION: 1501 NORTH GREEN MOUNT ROAD - Approximately

SUBDIVISION NAME & LOT NUMBER(S): PART OF THE SE QUARTER OF SECTION 25 , AND PART OF THE NE QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN; AND THE SHOPPES OF GREEN MOUNT, 1ST AMENDMENT & THE NORTH ADJACENT 7.79 ACRES

PARCEL NUMBER(S): TRACT 1, PARCELS I-V; TRACT 2 PARCELS I-II; TRACTS 3, 4,5,6 ; OUTLOT 12E

03360204011, 03360204007, 03360204012, 03360204013, 03360204014, 0336020004, 03250408016, 03250407030, 03250407029

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: O-1 PLANNED, OFFICE DISTRICT

PROPOSED NUMBER OF BUILDINGS: 2

PROPOSED ZONING: SAME AS ABOVE

PROPOSED GROSS FLOOR AREA: 479,539 SQUARE FEET

PROPOSED # OF LOTS: 1

AREA IN ACRES: 114.36

PROPOSED # OF DWELLING UNITS: 0

PRESENT USE: FARMLAND

APPLICANT INFORMATION:

NAME: MARYANN REESE
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Maryann L Reese
 SIGNATURE OF APPLICANT

Paul K Homann
 SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>8-18-14</u>	STAFF USE ONLY	PROJECT ID #: <u>P2014-07</u>
APPLICATION RECEIVED BY: <u>T Shekell J Randall</u>		STAFF ASSIGNED: <u>J Randall</u>
APPLICATION FEE: <u>\$ 500.00</u>		PLAN REVIEW FEE DEPOSIT REC'D: <u>TBD</u>

Owner: Hospital Sisters Health System
 4936 La Verne Rd
 Springfield, IL 62707

General Project Description

St. Elizabeth's Hospital, through its parent organization Hospital Sisters Health System (HSHS), is planning a replacement hospital construction project as part of its strategic plan in the Southern Illinois Division. This is projected to be a 144 inpatient bed facility, 344,539 gross square foot in size with five levels above grade and no basement. On-site parking will be all surface lots. A helipad will be constructed on the west side of the hospital to provide emergency services for both incoming and outgoing patients. Subject to State of Illinois Certificate of Need approval, St. Elizabeth's Hospital is planning on incorporating the following bed mix and service lines: Beds - Medical/Surgical, Critical Care, Obstetrical, Rehabilitation; Service Lines: Intensive Care Services; Pediatric Services; Surgical Services; Obstetrical Services; Oncology Services; Emergency Services; Gynecological Service; Rehabilitation Services; Observation Beds; Cardiac Services; Imaging; Pharmacy.

Additionally, a developer funded Ambulatory Care Center and Physician Office Building connected to the hospital is a concurrent project. Size of the ACC POB is expected to be approximately 135,000 gross square feet with five stories and horizontal connections to the hospital on each level. This facility will have physician office spaces and a full range of ambulatory care services.

It is anticipated that undeveloped portions of the site located primarily north and northeast of the core campus will be developed with stand-alone facilities that will provide support services to the hospital although no formal plans are proposed at this time for development of this area.

Project Location

The proposed St. Elizabeth's Hospital and campus development is to be constructed on a 114.36± acre parcel of property generally located North and East of Regency Park Drive, East of South Main Street, West of North Green Mount Road, South and West of the Misty Valley Subdivision, and South of the developed business properties located along U.S. Route 50 in the City of O'Fallon. The congressional township description for the property is Sections 25 and 36 of Township 2 North, Range 8 West of the Third Principal Meridian in St. Clair County, Illinois. The general latitude and longitude of the site is as follows:

TABLE 1	Latitude / Longitude of Site
Latitude	38° 34' 55"
Longitude	89° 55' 54"

Existing On-Site Land Use Conditions

The majority of the project site has historically been utilized for agricultural purposes primarily farmed for corn and soybeans. A gravel road formerly known as "Carr Street" bisects the site east to west and services an old farmstead property located on the westerly side of the site. This farmstead has been purchased by St. Elizabeth's; however this property cannot be disturbed in the Phase I construction since the owner has been given permission to reside in the residence until their passing or until they relocate. Three (3) large tract residential homes previously existed on the site south of Carr Street and adjacent to North Green Mount Road, but these structures have been demolished.

The Carr Street corridor includes several utility easements that contain a 14" Ameren high pressure gas main, and Ameren overhead electric lines supported on wooden utility poles that carry 12.5 kilovolt (kV) electric lines. In addition, AT & T has communication facilities located at the southwest intersection of North Green Mount Road and Carr Street. The City of O'Fallon also has a pole mounted civil defense warning siren near the Carr Street right-of-way.

A 4.64 acre (surface area – normal pool) storm water retention facility has been constructed at the southern end of the project site that provides storm water retention and detention for properties to the South of the site including the Hilton Garden Inn and Regency Conference Center. This retention/detention facility has also been designed to provide storm water detention for the majority of the hospital project site located south of Carr Street. This retention/detention area is under Corps of Engineer jurisdiction that was part of the wetland mitigation plan in the development of the commercial areas south of the site.

Adjacent Off-Site Land Use Conditions

At the northern end of the project site, the hospital campus tract lies adjacent to the Jack Schmitt Cadillac-Saab car dealership, Enterprise Rent-a-Car facility, and Judy Dempcy Homes. These commercial areas are impervious with the exception of the Dempcy Home facility which is a residential property that was converted to a real estate business. Our field reconnaissance has determined that minimal areas of these properties contribute storm water flow to the hospital campus site.

As one proceeds clockwise around the perimeter of the hospital campus, the properties immediately adjacent to the northeast include the New Image Cosmetology Tech Center, and the Misty Valley residential subdivision. The entire Misty Valley Subdivision and approximately one-half of the New Image Cosmetology Tech Center contribute storm water flows to the hospital campus. The majority of the runoff from the Misty Valley Subdivision is directed to a storm water retention/detention facility located at the southwestern corner of the development. This retention/detention pond is in deteriorated condition. Discharge from this retention/detention facility flows directly onto the hospital

campus site. Additional areas north and east of the Misty Valley Subdivision are also tributary to the hospital campus including the Paul Evans law office, Roxann's Your Home Team, Inc., Cecil Management Group, Inc., the Life Change Hypnosis Clinic, the Reliance Bank complex, several individual single family residences, and the CVS pharmacy retail development located east of U.S. Route 50.

The project site is bounded on its east by North Green Mount Road, but does have watershed areas east of North Green Mount Road that contribute storm water to the site. Commercial areas contributing storm water flows include the Frieze Harley Davidson facility, St. Elizabeth's Hospital – O'Fallon facility, Southern Illinois Buildings Association complex, Tragressor & Associates, Cost Financial Group, Inc., Gateway Financial Resources, as well as several other smaller commercial properties located north of Cambridge Boulevard. In addition, some portions of the residential properties located in the vicinity of Donna Drive, Highcliff Drive, and Winfield Drive also are tributary to the hospital campus site.

At the southern end of the project site is located the Hilton Garden Inn and Regency Park Conference Center. Significant portions of these two building's and appurtenant undeveloped areas adjacent to North Green Mount Road are tributary to the storm water retention/detention facility.

The hospital site is bounded on its southwest by Regency Park Drive. Regency Park Drive is a frontage road for Interstate 64 to the southeast. Much of the property between Regency Park Drive and Interstate 64 is undeveloped but zoned for commercial type uses. The one tract that is developed in this area is a former bowling alley facility that is tributary to the hospital campus. It is noted that a small storm water detention pond is located on the project site that provides storm water detention for this bowling alley facility and its watershed.

The property located immediately west of the site is characterized as an older residential area of the City. The homes have been well established and many mature trees have developed. A portion of this residential area is tributary to the project site.

Wetlands

The wetlands investigation for the project site prepared by SCI Engineering, Inc. disclosed three (3) wetland areas on the site and one tributary wetland. All three (3) wetlands appear to be man-made. Wetland A has an area of 0.58 acres, wetland B has an area of 0.61 acres, and wetland C has an area of 0.40 acres. Tributary A is a 170 long ephemeral tributary without any discernible riparian corridor. It is proposed to mitigate all of these wetland areas in a proposed new retention area to be located west of the main campus and in associated tributary swales to the proposed retention facility.

Sub-Surface Mining

The proposed hospital campus is undermined by the St. Ellen Mine (Illinois State Geological Survey (ISGS) No. 533). Mining was undertaken by Peabody Coal Company from 1904 to 1960. Soil bores indicated the mine to be at a depth from the surface of approximately 120 to 135 feet. To reduce the risk of mine subsidence, a program of grouting the mine voids is proposed to be undertaken in the zone of influence of the hospital and medical office building footprint. Work associated with grouting of the mine will include construction of a grout curtain around the perimeter of the zone of influence, saturating the mine voids within the area enclosed by the grout curtain and infilling the voided area with grout until refusal is obtained.

Site Grading / Earthwork

The hospital building and medical office building are sited in some of the lower elevation areas in the site. Existing drainage in this area is poor and ground water elevations are expected to be only two (2) feet below the surface.

To provide positive drainage for the new facilities, it is proposed to elevate the building approximately six (6) feet above the existing grade at elevation 546±. This will require extensive earthwork that will require earth materials near the 200,000 cubic yard volumetric range. It is proposed to obtain most of these earth materials on-site by the construction of a storm water retention pond west of the main hospital building.

Site grades immediately adjacent to the building will be approximately six (6) inches below the finished floor with the exception of door and entry areas. In general, grades away from the building will be sloped at 2% with grades on parking pavement areas in the 1.5% - 2.0% range. Access roadways and entrances will have design slopes in the 1% to 2% range.

Traffic Circulation and Traffic Improvements

The two primary arterial roads that will deliver traffic to the site include Interstate 64 to the south and U.S. Route 50 to the north. North Green Mount Road abutting the east side of the site conveys traffic from Interstate 64 northerly to the site, and also conveys traffic from U.S. Route 50 southerly to the site. North Green Mount Road is a two-lane St. Clair County Roadway with a bi-directional turn lane. Regency Park Drive intersects at a signalized intersection with North Green Mount Road south of the site. Regency Park Drive is a two-lane City Street with bi-directional turn lane.

It is noted that the City of O'Fallon has contracted with a traffic consultant to comprehensively evaluate the impact of traffic on the adjacent roadway system. This report is to be included as part of the PUD submittal for this project.

The City has also contracted with a civil consultant to prepare construction plans for upgrading North Green Mount Road.

Improvements to be undertaken based on the traffic report include widening of North Green Mount Road to four (4) lanes with dedicated left turn lanes. The North Green Mount Road improvement will also include a landscaped center island. A ten (10) foot wide multi-use pedestrian/bikeway will be constructed as part of the improvement on the west side of North Green Mount Road. These improvements are proposed to be undertaken by expansion of North Green Mount Road to the west which will require the Hospital to provide land for additional right-of-way on the eastern side of their property. While the exact width of this right-of-way acquisition has not been determined and the existing right-of-way width varies, it is estimated that the width of property required to be dedicated for right-of-way will vary from 7.7 feet to 23.05 feet with a mean average of 15.87 feet.

The proposed site will have entrance and exit access from three (3) separate locations as identified in **Table 2**.

TABLE 2 Proposed Entrance / Exit Access		
LOCATION	TYPE	ENTRANCE /EXIT LANES
North Green Mount Road at Cambridge Blvd.	Primary Hospital Entrance	2 – 12' entrance lanes 3 – 12' exit lanes (right turn, left turn, combo left and straight) Center Median
Regency Park Drive (South Entrance)	Emergency Dept. Access / Secondary Hospital Entrance	1 – 16' entrance lane 2 – 12' exit lanes (right turn, and left turn) Center Median
Regency Park Drive (North Entrance)	Ambulance Entrance/Tertiary Hospital Entrance	2 – 12' entrance lanes 2 – 12' exit lanes (right turn, and left turn)

The main entrance to the hospital will be at the North Green Mount Road/Cambridge Boulevard entrance. This intersection will be a signalized intersection with two (2) northbound dedicated left turn lanes from North Green Mount into the hospital campus. Southbound North Green Mount improvements will include a dedicated right turn lane into the hospital campus and a dedicated southbound left turn lane for Cambridge Boulevard. The Cambridge Boulevard leg of the intersection will include a new dedicated left turn lane onto North Green Mount Road.

Emergency department access / Secondary entrance to the hospital are proposed to be obtained via Regency Park Drive. This entrance will include a 16' entrance lane into the hospital campus and two 12' exit lanes, one being a right turn lane onto Regency Park Drive.

The ambulance / tertiary entrance to the hospital complex will also be located off of Regency Park Drive approximately 650 feet north of the aforementioned south Regency Park entrance. This entrance/exit will include a dedicated right turn lane exit off of Regency Park Drive, and a left turn lane for southbound Regency Park Drive.

Dual 12' entrance lanes will be provided into the emergency access and dual 12' lanes, one being a dedicated right turn lane will exit onto Regency Park Drive.

It is noted that the installation of a 5' wide concrete sidewalk adjacent to the roadway along the eastern right-of-way along Regency Park Drive will be included as part of the project to be constructed by the City.

Upon entry to the site via the main entrance off of North Green Mount Road, a roundabout is proposed to promote traffic circulation in lieu of a controlled stop intersection. At this roundabout, staff personnel and doctors will be directed to the north to parking facilities located adjacent to the rear of the hospital facilities. Public patrons will be directed to the south to the large parking lot located at the front of the hospital. The emergency department access, ambulance entrance, and helipad are all located on the western side of the site. These facilities are accessible from the Regency Park Drive entrances.

The circulation of traffic within the complex has been designed to provide efficient access to parking, vehicular drop-off and pick-up entrances, and to provide access for fire department vehicles in the event of an emergency. The geometric design of the site for the most part is enclosed within a concrete concentric ring road that will provide interior access to the hospital complex. It is noted that the northern portion of the ring road will not be constructed under Phase I of the project, but will be constructed in a future phase. The south ring road will include a bus stop for the St. Clair County Transit District to provide bus routes to the hospital campus.

The ring road has two main drives that bisect the circular ring on the north and south side of the hospital. The north road provides access to staff parking lots, and a gated doctor's parking facility. This road also provides access for service vehicles that access the dock at the rear of the facility as well as service the Central Utility Plant. The south drive located at the front of the hospital services two-covered drop-off entrance areas.

Specific geometric site design parameters are provided in **Table 3**.

TABLE 3 Geometric Site Design Parameters	
Design Vehicle for Heavy Duty Routes	AASHTO WB-67
Roadway Width (Back - Back of Curb)	32 feet
Roadway Design Speed	30 mph
Minimum Radius C/L Roads	300 feet
Minimum Turning Radius at Intersections (Non-Truck Routes)	30 feet at parking lot entrances; 35 feet at loop road and main drive intersections
Entrance Roundabout Outer Diameter (Back of Curb to Back of Curb)	135 feet

Entrance Roundabout Inner Diameter (Back of Curb to Back of Curb)	73 feet
Entrance Roundabout Truck Overrun Width	10 feet
Stacking Distance at Green Mount Rd. Intersection	187 feet
Stacking Distance at Regency Park Drive (South entrance)	115 feet
Stacking Distance at Regency Park Drive (North entrance)	115 feet

The roadways and drive lanes for the site will be constructed of concrete with Illinois Department of Transportation combination concrete curb and gutter. Parking areas will be constructed of bituminous concrete pavement. It is proposed that all structural pavement sub-grade areas be modified with Code L (lime by-product) to a depth of sixteen (16) inches. Specific pavement and curb and gutter sections are presented in **Table 4**.

TABLE 4 Pavement and Curb and Gutter Sections	
Roadways (Concrete)	8" Non-reinforced Concrete 4" Compacted CA-6 Aggregate 12" Lime Modified Sub-grade
Curb and Gutter (Roadways and Exterior of Parking Areas)	IDOT B-6.18 Combination Concrete Curb and Gutter
Islands in Parking Areas	IDOT Type B – Concrete Barrier Curb
Parking Standard Duty (Bituminous Concrete)	3" Bituminous Concrete Surface Course 8" CA-6 Aggregate 12" Lime Modified Sub-grade
Parking Heavy Duty (Bituminous Concrete)	2" Bituminous Surface Course 3" Bituminous Binder Course 8" CA-6 Aggregate 12" Lime Modified Sub-grade
Helipad	10" Reinforced Concrete Pavement on 12" Lime Modified Sub-grade

Parking

All parking for the hospital complex is located within the ring road. The hospital has multiple parking areas designated as follows:

TABLE 5 Parking Facilities and Capacities				
PARKING FACILITY	LOCATION	CLASSIFICATION	STANDARD SPACES	ACCESSIBLE PARKING SPACES
Parking Lot "A"	Front of Hospital	Public Parking (Hospital & MOB)	444	49
Parking Lot "B"	West Side of Hospital by Emergency Department	Emergency Department	54	6
Parking Lot "C"	Northwest of Hospital	Staff Parking (Hospital Service Parking)	178	6

Parking Lot "D"	Northeast of Hospital	Physician Parking (Gated) (Hospital & MOB)	237	8
Parking Lot "E"	East of Hospital adjacent to Roundabout Entrance	Staff Parking (Hospital & MOB)	201	7
Parking Lot "F"	North of north access road	Staff Parking (Hospital + MOB)	205	6
Parking Lot "F" (Future Parking)	North of north access road	Staff Parking (Hospital)	402	5
Parking Lot "G"	North of future ring road	Staff Parking (Hospital)	74	0

It is noted that Parking Lot "F" and "G" has allocation for future parking meaning a portion of this lot will not be constructed as part of initial construction. This future parking area will simply be seeded and set aside if the need arises to construct future parking in this area. The size and design of the parking fields is presented in **Table 6**.

TABLE 5 Parking Field Geometrics	
Parking Space Dimensions (Standard)	10' X 19'
Parking Space Dimensions (Accessible Spaces)	8' Stall width with accessible area X 19' long
Accessible Signage	Per ADA
Parking Orientation	90°
Aisle Width	24 Feet Minimum

Storm Water Retention/Detention and Storm Sewers

Storm water retention/detention will be accommodated by utilization of the existing oval shaped storm water retention facility located near the southern boundary of the site and one new storm water retention/detention pond.

A new storm water retention/detention pond will be constructed west of the main hospital campus. This pond will assist with providing storm water retention for the portion of the site north of Carr Street and other undeveloped areas within the campus boundary to the North. A benefit of the construction of this pond is the fact that the excavation of the pond will provide earth fill materials for other areas on the site.

The characteristics of the retention/ detention facilities are presented in Table 7 below:

TABLE 7 Retention / Detention Pond Characteristics	Pond I (Existing S. Pond)	Pond II – (New West Pond)
Normal Pool Elevation	530.25	537.00
Surface Area at Normal Pool		1.23 Acres
Depth	Unknown	15 feet
Estimated 100-yr High Water Elevation	537.27	TBD – Estimated at 539
Surface Area at 100-yr High Water	4.94 Acres	TBD

Two (2) significant drainage structures will be required in the Phase I construction. The first structure will be a storm sewer overflow pipe that will extend from the west pond to the existing retention pond. It is preliminarily estimated this reinforced concrete pipe would be in the range of 36 inches in diameter. A second large drainage structure will be constructed from the three (3) – 2'H X 6'W box culverts located under North Green Mount Road. A drop box inlet structure will be constructed at the downstream end of the box culverts, and a 60' reinforced concrete pipe storm sewer will be extended from this box to discharge into the existing retention facility. An emergency earth channel overflow swale will be constructed above this storm sewer to accommodate greater storm rainfall events.

Storm sewers that convey storm water from the hospital parking areas, roadways, and adjacent areas will be reinforced concrete pipe storm sewers connected to pre-cast reinforced concrete inlets, and junction boxes.

To accommodate the storm water drainage from the Misty Valley Subdivision and its retention facility, it is proposed to construct an open channel swale that will convey the storm water to the proposed west retention lake.

TABLE 8 Storm Sewer Material Types	
Storm Sewer	Reinforced Concrete Pipe (RCP- AASHTO M170 Class I-V as applicable)
Box Culverts	Reinforced Concrete Box Culvert (AASHTO M259)
Street / Parking Inlets (at curb)	Open Throat Inlets ASTM C-478 (Throat width varies – Min. Throat Width 4')
Pavement Inlets (at parking areas)	Neenah R-1878 Frames with pre-cast concrete structure w/sub-drains
Yard Inlets (Beehive Type)	Neenah R4340-B Frames with pre-cast concrete structure
Yard Inlets (Open Throat)	Neenah R-1799 cover on concrete lid with pre-cast concrete structure
Loading Dock Frame & Grate	Neenah R-4990

Water Distribution System

Per the terms of the annexation agreement with the City of O'Fallon, the City is responsible for installation of water main to within five (5) feet of the building premises. The City has multiple water mains adjacent to the site that include a twelve (12) inch water main adjacent to Regency Park Drive, a twelve (12) inch water main located on the west side of North Green Mount Road north of Carr Street and on the east side of North Green Mount Road south of Carr Street, and an eight (8) inch water main located near the southeastern boundary line of the project site. The water distribution system design for the project site proposes to extend the twelve (12) inch water main from North Green Mount Road along the north side of the entrance to near the roundabout. From this point the water main

would be constructed with a tee that would enable twelve (12) inch water mains to be extended both north and south. The north main would be extended to the road that is located at the rear of the hospital and would then traverse westerly to its terminus at the twelve inch water main located on Regency Park Drive. The south main would be extended to the main entrance drive located immediately in front of the hospital. This main would be extended westerly on the south side of the main entrance road to its terminus at the twelve (12) inch water main located at Regency Park Drive. All of these water mains would be provided with fire hydrants spaced at 300 feet in accordance with the City of O'Fallon ordinances.

Sanitary Sewer

In accordance with the terms of the annexation agreement with the City of O'Fallon, the City will be providing sanitary sewer service to the facility. Sewer service will be provided near the perimeter of the future ring road at the northern area of the site and that the hospital will be required to connect to the sanitary sewer at that location. It is anticipated a twelve inch sewer main will be constructed from this location to the hospital sanitary sewer service locations. This line would include manholes and clean-outs as required per Illinois EPA regulations.

The City's design of the sanitary sewer system will include the installation of a new lift station along the project site property line that abuts the Misty Valley Subdivision. Placement of the lift station in this location will enable the City to eliminate their Misty Valley lift station and also service the hospital and the undeveloped portion of the hospital site. The lift station facility will include a bituminous concrete service road from the hospital's ring road and an aggregate rock area adjacent to the pumping station that will be enclosed by a fence. It is proposed to provide screening landscaping around the fenced area to make the lift station site more aesthetically pleasing.

Within the fenced area will be a precast concrete lift station structure with duplex submersible pumps, above ground electrical control panel containing audio-visual alarm system, and SCADA (Supervisory Control and Data Acquisition) system. While exact location of the force main for this lift station has not been finalized by the City, the force main may either be constructed from the lift station to North Green Mount Road where it will be bored under the roadway extended across the Harley Davidson (Frieze) property, across the Halloran property and discharged to a manhole adjacent to Cambridge Boulevard, or a force main will be constructed westerly from the lift station across the project site to the City's existing collection system located on Harding Avenue or Caroline Street.

P2014-07: St. Elizabeth's Hospital - Zoning Map



Provided by East West Gateway Council of Governments, Imagery
 flown by SURDEX



P2014-07: St. Elizabeth's Hospital - Surrounding Land Use Map



Provided by East West Gateway Council of Government Imagery flown by SURDEX





GREEN MOUNT MEDICAL CAMPUS **Sub-Area Plan**

Background

The City of O'Fallon's 2006 Comprehensive Plan provides an outline for the City's policies and guidelines on how the community should grow, with it serving as a clear policy statement regarding "what land uses should go where, and what they should look like". Recently, the City of O'Fallon has been approached by Hospital Sisters Health System (HSHS), which is a non-profit health care provider with 13 hospitals in Illinois and Wisconsin, one of which is St. Elizabeth's Hospital in Belleville, Illinois. The HSHS system is considering acquiring approximately 106 acres of land between Exit 14 and Exit 16 off Interstate 64 on Green Mount Road for the purpose of constructing a medical campus that could include inpatient and outpatient services, medical offices, and various testing centers and clinical services. As part of that effort, the City wants to evaluate how a medical campus of this type may change the development of the immediate area around the hospital in both the short and long term. To accomplish that, the City has determined that the 2006 Comprehensive Plan needs to be reviewed and updated to provide a more detailed evaluation of how a medical complex would change the land uses in and around it. In response, City staff has prepared this Green Mount Medical Campus Sub-Area Plan which is being submitted to the City Planning Commission, City Council, and general public for consideration, input, and recommendations.

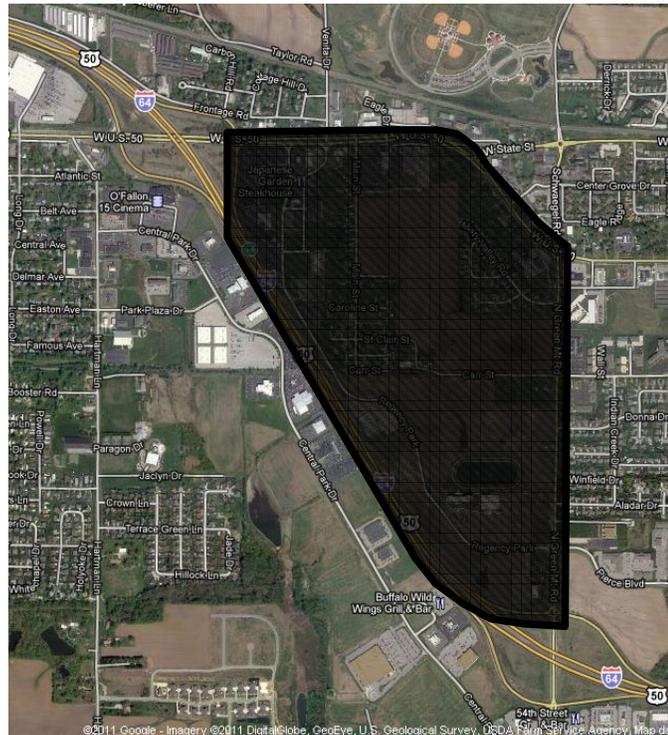
The City is generating this Sub-Area Plan as an amendment to the Comprehensive Plan to reflect the potential uses, impacts, and opportunities a hospital might have on the surrounding area. While a detailed medical campus site plan is not expected to be submitted by HSHS until Spring 2012, this sub-area plan sets the stage for establishing a medical district and guiding the new types of development that may occur in and around it.



Location

The Green Mount Medical Campus Sub-Area Plan is bounded by West Highway 50 on the north, North Green Mount Road on the east, and Interstate 64 on the south and west. The area has direct access to Interstate 64 at W. Highway 50 (Exit 14) and N. Green Mount Rd (Exit 16). Other points of access into the site include Pierce Blvd and Cambridge Blvd with signalized access at both ends of Regency Park Dr.

A large portion of the area is undeveloped, particularly where the hospital may be located, however, there are also several existing uses within the sub-area. Along Regency Park Drive, near the southwestern edge of the Sub-Area, uses include the Hilton Garden Inn, Regency Conference Center, a three story office building, bank, and recently approved restaurants. The northwest corner of the sub-area includes auto dealerships, extended stay hotels, light retail and tenant spaces, and a few restaurants. In the central portion of the boundaries are two residential areas: Misty Valley Subdivision and Main Street. The City of O'Fallon's 200 acre Family Sports Park is directly north of the Sub-Area at State Street and Oberneufemann.

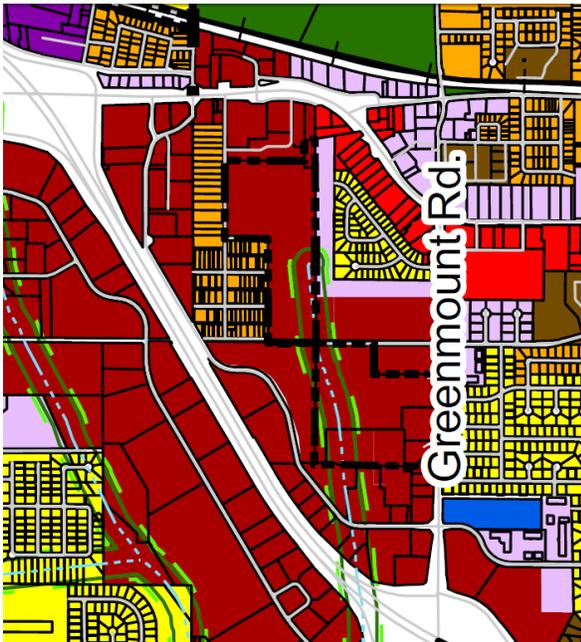


Boundary of Green Mount Medical Campus Sub-Area Plan

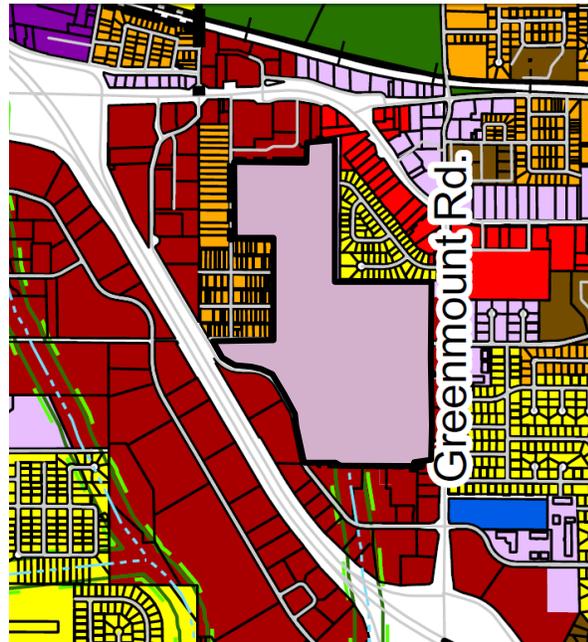
Land Use

The existing Comprehensive Plan's Future Land Use Map shows the entire Sub-Area vicinity, except for the existing residential subdivisions and a small office buffer along Misty Valley, as Regional Commercial. Per the 2006 Comprehensive Plan, uses within Regional Commercial should typically be zoned B-1 (Community Business District), and could include big box retail, car dealerships, entertainment facilities, fast food and sit-down restaurants, theaters, outdoor merchandise display, retail sales, convenience stores, ancillary office, and uses that could include heavy traffic and lighting generators.

While commercial land uses are often appropriate for interstate frontage located between major interchanges, the Office/Business Service land use designation for the future 106 medical campus is most compatible with the location and will also provide a lower impact on the adjacent existing residential neighborhoods. The Sub-Area Plan proposes a change in the future land use designation for the future medical campus from Regional Commercial to Office. The existing residential neighborhoods surrounding the Medical Campus will remain residential in the proposed Sub-Area Plan. The other land uses around the Campus will remain shown as they are currently are in the 2006 Comprehensive Plan.



Existing Comprehensive Plan Future Land Use Map



Revised Comprehensive Plan Future Land Use Map

A Medical Campus of this type can be expected to attract a wide variety of uses to the immediate area, as well as to the community at-large. As documented in the case studies later in this report, uses that may typically locate around a hospital include:

- | | | |
|----------------|---------------------------|------------------------|
| Restaurants | Imaging/Radiology | Business Incubators |
| Grocery Stores | 24-Hour Day Cares | Banks |
| Retail | Long Term Care Facilities | Financial Institutions |
| Pharmacies | Hotels | Real Estate Offices |
| Physicians | Education Facilities | Title Companies |
| Orthodontics | Medical Research | Residences |
| Pediatricians | Medical Device Companies | |

The Green Mount Medical Campus, along with the proposed Memorial Hospital and BJC properties located in Shiloh, will have a large impact on the way land around interstate Exit 16 develops as well as the types of uses that choose to locate in the sub-area. The Medical Campus will not only act as a regional draw for employment, but also for businesses serving the hospital, its employees, patients, and visitors. The land use portion of this sub-area plan is important in establishing the types of uses that are compatible and incompatible within and around the hospital campus.

Analysis of Land Uses

Certain land uses are of high priority within the core area of a hospital. Other uses may be compatible with the hospital but should be located on land outside the campus. This section focuses on three levels of land use analysis:

- 1) *106 Acre Medical Campus Core*: The 106 acre campus that the Hospital Sisters Health System is considering for a hospital.
- 2) *Balance of Sub-Area Outside Medical Campus Core*: The remainder of land within the Sub-Area including those properties within the TIF boundary but not including the hospital and MOB's.
- 3) *Adjacent Property*: Uses outside but adjacent to the Sub-Area.

106 Acre Medical Campus Core

Uses located within the 106 acre campus core will include the hospital, outpatient facilities, 200,000 square feet of medical offices and clinical/physician space, and specialized treatment services. It is expected the facilities will be built in phases, with the first phase to be constructed on the southern half of the property north of the existing detention pond. Ancillary retail supportive of a hospital such as pharmacies may also be considered if strategically located at primary road intersections. These ancillary retail locations will most likely exist at the Green Mount Road & Cambridge Boulevard intersection and the Regency Park Drive & Carr Street intersection and may allow for drive-through traffic. Institutional uses such as medical education or research may also be appropriate within the core area. Open spaces such as small parks, plazas, and gardens along with trails should be considered vital to the quality of life for employees, patients, and visitors.

Balance of Sub-Area Outside Medical Campus Core

The land within the sub-area but outside the hospital core already includes existing uses such as hotels, a senior living facility, the conference center, restaurants, bank, office tower, and retail, each of which would be compatible with the Medical Campus. In addition to these existing uses, future uses within the balance of the sub-area should be supportive of the hospital, its employees, and patients it draws. These uses should not be regional attractors themselves. For instance, with high traffic generators such as a big box store, traffic in the sub-area may increase to such a high level that such a store negatively impacts the road system and interrupts service to the hospital. In contrast, uses such as pharmacies, daycares, senior services, or restaurants will be compatible and supportive of a hospital development.



The sub-area includes several vacant lots which should be developed with uses compatible with a medical campus environment. The three existing undeveloped office lots at 1417, 1425, and 1433 Green Mount Road should continue with office zoning. Commercial and retail should be discouraged as these three office lots are intended as a buffer with the residences east of Green Mount. The office building design on these three lots should be architecturally consistent with the Medical Campus, particularly since they, along with the lot at the corner of Regency and Green Mount, will serve as a “front door” for the Medical Campus. The corner lot at 496 Regency Park is zoned Community Business and should continue as such, although the type and intensity of any proposed use should be strongly scrutinized to ensure consistency with the uses, traffic circulation, and design of the medical campus. Financial institutions, offices, and light retail or restaurant are appropriate for this corner lot.



There are also a couple of vacant lots in front of the conference center, one of which is planned for a hotel, and the other (outlot) is being reserved for use as a restaurant or other light retail facility. The vacant lots between Regency Park Drive and Interstate 64 are also zoned Community Business, and they are ideal for casual dining or up-scale restaurants to provide services to the hospital campus and local hotels and convention center. Offices, education facilities, and retail centers may also be considered on these lots. One of the existing buildings near the medical campus core, a former bowling alley, is included in the TIF area and is suitable for use as an office, institutional use, or educational facility. Some commercial uses may be considered, however, any and all storage and inventory would need to be kept inside the facility.

The Main Street and Misty Valley residential neighborhoods, as well as the residential areas east of Green Mount Road, shall be strictly protected as residential only and should be shown on the plan and in any future overlay zone as single-family residential only. Buffering to protect these existing residential neighborhoods will also be required to be provided as part of the formal submission of the detailed site plan for the Medical Campus in 2012.

Property Adjacent but Outside of the Medical Campus Sub-Area

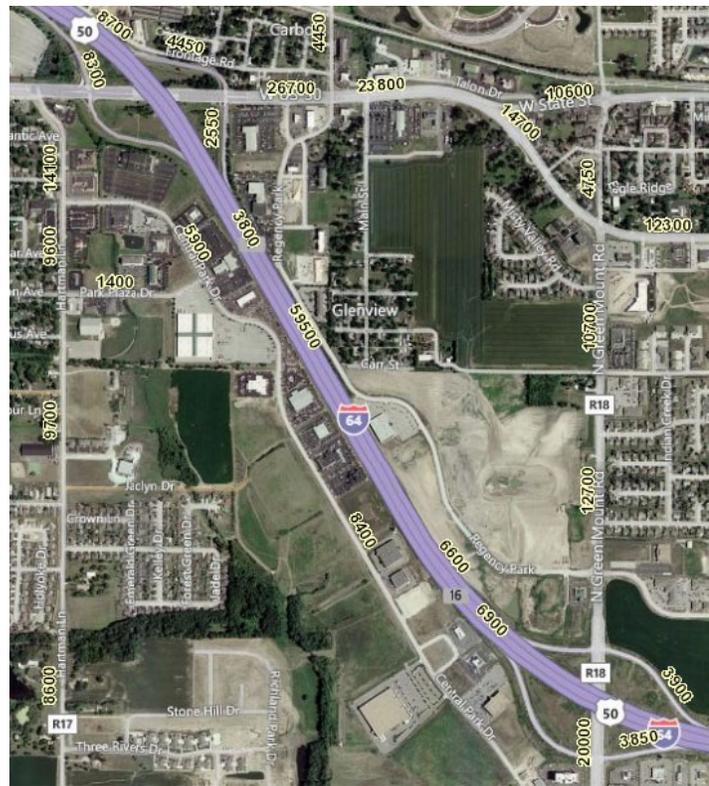
Green Mount Road should act as a hard line between the development of the Green Mount Medical Campus and the residential land to the east. Conversion of residential properties east of Green Mount shall not occur, and those residential areas shall remain as residential only. Vacant land (owned by

Delmar Gardens) at the northeast quadrant of Exit 16 is ideal for multi-story senior living, nursing, or assisting living facilities. This property as well as the vacant parcel at 700 Pierce may be appropriate and supportive of medical research or educational facilities particularly with the easy access to I-64 and the central location between the three hospital properties. Additional vacant land west of the Assembly of God and east of Frieze Harley Davidson are appropriate for office use but may be able to accommodate light commercial or business service uses as well. The existing office parks at Green Mount Road and Cambridge, and on Pierce Boulevard, will remain designated only for office use. The Family Sports Park is directly north of the sub-area and will be directly accessed by Green Mount Road and Regency Park Drive. The sub-area should look to not only serve the hospital but also support the strong recreational draw for adults and children.

Traffic Access, Infrastructure, and Undermining

Traffic & Roadways

The roadway system surrounding the sub-area is heavily travelled. In 2009, the Illinois Department of Transportation calculated the Annual Average Daily Traffic (AADT) for roadways throughout the state. There are three existing major roadways that surround the Green Mount Medical Campus – Highway 50 (23,800 AADT), Green Mount Road (12,700 AADT), and Interstate 64 (59,500 AADT) – all of which have additional capacity to serve the medical campus. Highway 50 (Exit 14) and Green Mount Road (Exit 16) both intersect Interstate 64 providing quick and immediate regional access to the campus. Multiple access points along Highway 50, Green Mount Road, and Regency Park Drive offer direct service to the core areas of the medical campus. The campus will



be highly visible to residents (59,500 vehicles per day on I-64) of the region and those traveling through the area. And the proximity to major road networks offer convenience for patients in the region to travel to and from the Medical Campus for specialized services. Mass transit including the Metro bus route and bike routes are important links in the transportation network for bringing patients and staff to the campus from neighboring communities.

The City of O'Fallon has been very successful in obtaining federal grants for roadway improvement. A majority of the City's allocation of State of Illinois Motor Fuel Tax (MFT) is held to pay the City's portion of Surface Transportation Program (STP), Congestion Mitigation and Air Quality (CMAQ) Program,

Highway Safety Improvement Program (HSIP), and Illinois Transportation Enhancement Program (ITEP) grant projects. In the last 10 years, the City has successfully garnered a grant in each of these programs every time they have been offered – a success rate matched by no other municipality in the Metro East. O’Fallon will work with these programs to provide enhancements to the existing roadways serving the Green Mount Medical Campus. These improvements should be made to accommodate any necessary lane widening, additional turning movements, signalization, and aesthetic streetscape treatments.

Traffic Study

The City of O’Fallon anticipates contracting with a traffic engineering consultant to assist the City and the hospital in determining a phased approach to traffic management improvements around and within the campus. Other traffic studies should be required for development within and around the sub-area. These studies shall be prepared in accordance with nationally recognized and adopted City traffic design standards and shall assess the off-site impact of the site-generated traffic. The impacts should be evaluated relative to computed levels of service and propose mitigation measures where appropriate. The traffic study should include proposed improvements, a cost estimate, a construction schedule and the extent of participation by the developer.

Access

Site access and internal circulation systems within these medical, commercial, and office areas should be compatible with the surrounding public street system. Their design should consider the direction of traffic flow to the site, the capacity of surrounding roadways, and any external improvements required to adequately serve vehicles entering or leaving the development area. Sight distance, potential limits on turning movements, the need for acceleration or deceleration lanes, and the availability of alternative access shall be considered when a request is made for direct access from Regency Park Drive, Green Mount Road or Highway 50. Access options on these roads should be carefully reviewed and limited based on traffic study recommendations. Cross access easements should be required and shared parking and maintenance agreements are strongly recommended throughout the sub-area plan to allow for movement between properties.

Long term planning should allow for additional primary access points into the medical campus as it grows. Preliminary access points into the Medical Campus may include: access at Carr Street and Green Mount Road (with a signal), Regency Park Drive, secondary access on Green Mount south of Cambridge, and long term access, if needed, to Highway 50 at the spur/State Street. All of these access points should be based on recommendations of a traffic study, and may include additional turn and/or deceleration lanes as needed.

Parking

Surface parking will be common throughout the medical campus. Given the long term planning of the hospital, future phases for growth, and the hospital case studies in St. Louis, the City should be open to allowing structured parking in the long term if the hospital deems it necessary. Current parking requirements (lighting, landscaping, islands, etc.) are appropriate for the medical campus.

Sidewalks/Bikeways

With few exceptions, sidewalks should be constructed on both sides of residential streets, collectors and arterials. Pathways may also be appropriate for interior open space within the development itself. All sidewalks and curb cuts/ramps are to conform to Illinois Accessibility standards. Special sidewalk materials, patterns, and colors may be used to define and articulate key pedestrian areas. Paths should be provided between mass transit stops and core areas of the medical campus.

Utilities and Drainage

Sanitary Sewer

The area south of Carr Street is generally within the Caseyville Township Facility Planning Area (FPA). The area north of Carr Street is within the City of O'Fallon FPA.

Water

Potable water throughout the sub-area will be supplied by the City of O'Fallon. The water service around the sub-area is served by redundant water mains from the north, west, and east to help prevent any loss of water service to the hospital in the event of a main break or other precipitating event.

Gas

There exists a 15" Ameren gas transmission main (+60 PSIG) along the same general line of Carr Street. The Developer should site their buildings to avoid conflicts with the transmission line and allow access to the easements. If conflicts with the gas line cannot be avoided, the developer would need to move the gas line and obtain the proper approvals and permits for such relocation.

Drainage

There exist two regional detention areas within the sub-area north of the conference center and south of Regency Park Drive. Most water within the sub-area will flow to these detention areas. The Developer shall evaluate its drainage implications to determine if on-site detention is required or if drainage easements and access to the common detention ponds need to be secured. Developments are required to have appropriate easements to facilitate new infrastructure needed to service this area and participate in the business association (maintenance and repair of common detention areas) if applicable.

Undermining

The Medical Campus Sub-Area is undermined, meaning that the property has areas under its surface where coal mining was done decades ago, leaving mine shafts and open voids in the ground. Actual mine subsidence occurs when remnants of former underground coal mines settle due to the voids left behind from mining activity. In order to prepare undermined areas for development, remediation is often done which involves filling these underground voids. Mine remediation is an expensive procedure and is a main justification for making ground eligible for use of Tax Increment Financing (TIF). All mine remediation is eligible for reimbursement with TIF funds and, once completed, would allow all structural building to proceed normally. The HSHS site is expected to be remediated, particularly for those structures over one story in height, and TIF funds are expected to be used for the remediation.

Zoning and Site Design

Bulk and Area Regulations

A large hospital will have different building requirements than a traditional office building. While the underlying O-1 Office zoning district fits the desired land uses, the B-1 Community Business District's bulk and area regulations are more appropriate for physical planning of a hospital and associated MOB's. The maximum height of a building within an O-1 Office District is 35 feet (approximately three stories), while the lot coverage is limited to 30% and the floor area ratio is 3/4:1. This type of hospital facility would generally require five to six stories and medical office buildings of three to four stories. The B-1 Community Business District permits maximum heights of 92 feet or eight stories, lot coverage of 50% and a floor area ratio of 2:1. Given the case studies staff conducted, these B-1 physical attributes are appropriate for the hospital campus. Other variances related to a hospital should allow for a helicopter pad and provided relief from parking space widths for certain designated staff areas.

Architectural Standards

New development or redevelopment of properties should be consistent with the City of O'Fallon *Residential Design Guidelines* and *Commercial Design Handbook*. In general, building massing and façade design should visually reduce the 'big box' nature of any proposed structure using changes in massing, building height, and architectural features. The roofline should be defined by cornices or other architectural devices. Rooftop equipment should be screened from view. All building sides should be finished with similar building materials and architectural style as the front of the building. Exposure of the back of buildings should be discouraged through appropriate building orientation and screening.

Site Planning

Generally, all buildings should be oriented to major thoroughfares. Buildings should be setback from the right-of-way to maintain a landscaping buffer along the street edge. Parking areas should be centrally located and configured in a manner for parking lots to centrally service multiple buildings and businesses.

Streetscapes

A consistent system of public right-of-way improvements should be implemented along major corridors, including street trees, street lights, median treatments, sidewalks, curbs and gutters, public signage and graphics and buried utilities.

Identity/Gateways

The City should establish the corners of the Medical Campus Sub-Area Planning District as major gateways to the Medical Campus. Public improvements involving landscaping, signage, and other public amenities such as sculptural elements, should be designed and implemented in this area.

Signage/Wayfinding

Signage should comply with adopted sign regulations. Multi-tenant projects should establish coordinated site design standards to minimize clutter and establish a sense of project cohesion.

Applicants proposing large developments of business and office centers should prepare and submit master signage plans to ensure that signage is coordinated, aesthetic, and harmonizes with adjacent development. The use of monument based signage is strongly encouraged throughout the sub-area. Wayfinding signs directly related to the hospital and medical office buildings should be permitted throughout the sub-area, particularly in regards to access and directions from Highway 50 and Green Mount Road. Provisions should be made to allow outlots and easements on non-hospital or medical office building property for monument style directional signage serving the Medical Campus to be located off-site.

Common Areas/Greens/Connectivity to Family Sports Park

Require the provision of public amenities such as plazas, seating areas, fountains, artwork, or others as part of the development or redevelopment process.

Service & Loading Areas

Service and loading areas should be located off the internal circulation system, and should not be visible from public streets if possible.

Outdoor Storage

Outdoor storage areas should be discouraged in this Sub-Area.

Neighboring Residential Bufferyard Requirements

The City will preserve the existing boundary between the medical campus and the residential neighborhoods east of Green Mount. It will also require bufferyards between the Main Street and Misty Valley neighborhoods and the Medical Campus. Those impacts should be mitigated with regard to site planning and use, building design and materials, landscaping, access, signage, improved bufferyards and setbacks, and other methods of providing buffering. The City should also consider how the Medical Campus could mitigate noise and lighting related to helicopters and flight patterns, traffic, emergency vehicles, cooling units, and generators.

Mitigation of Noise

The City should consult with a noise impact and mitigation professional to study the audible impacts that a hospital campus may have on existing and future neighboring uses. Sources of noise may result from general increased traffic to the sub-area, the introduction of helicopters & flight patterns for emergency services, emergency vehicles, cooling towers, and utilities. However, emergency vehicle routes and helicopters must still have quick access to the hospital. The study should evaluate a variety of noise mitigation techniques to achieve the desired function of the site while also helping protect neighbors from the adverse impacts of noise.

Economic Development

The City of O'Fallon is creating a TIF District to support the future hospital, primarily for the purpose of remediating the existing undermining on the site, with the balance of any future revenues beyond

remediation going to offset public infrastructure costs, such as widening of Green Mount Road and utility extensions. The estimated budget for the TIF is \$22 million dollars. There are no other economic development incentives for the HSHS site at this time.

In a 2010 Economic Impact Study prepared jointly between St. Elizabeth Hospital, HSHS, and the Illinois Hospital Association, new hospital jobs create an additional 1.1 jobs, with many of them located in the region. It is expected that new jobs and business opportunities will be created in the O'Fallon area with the establishment of a new hospital, with these impacts being felt in the restaurant and hotel industries, local retail, local housing, and numerous related medical uses, suppliers, and offices.

As identified in the IHA Study, St. Elizabeth in Belleville has a direct employment impact of 2,000 jobs (1,200 at the hospital and 800 at build-out of the MOB's) and a direct economic impact of \$313 million (2009 estimate). The report estimates that hospital employees' generate \$140 million in economic activity (groceries, clothing, mortgage payments, rent, etc.) thus potentially creating 700 additional jobs to the local economy.

To help us determine the land use and economic impact of the proposed Medical Campus, City staff identified three medical campuses in the St. Louis Metro area for detailed site investigation to see how each hospital impacted the neighboring areas, particularly residential, and what land use effects resulted from them. These three hospitals and the associated case studies are as follows:

Case Studies Summary

<u>Hospital</u>	<u>Location</u>	<u>Beds</u>	<u>MOB</u>	<u>Acreage</u>
SSM St. Clare	Fenton, MO	154	116,000 sf in 1 bldg	54 acres
Barnes Jewish St. Peters	St. Peters, MO	127-180	98,000 sf in 2 bldgs	28 acres
Barnes Jewish West County	Creve Coeur, MO	108	237,091 sf in 4 bldgs	54 acres

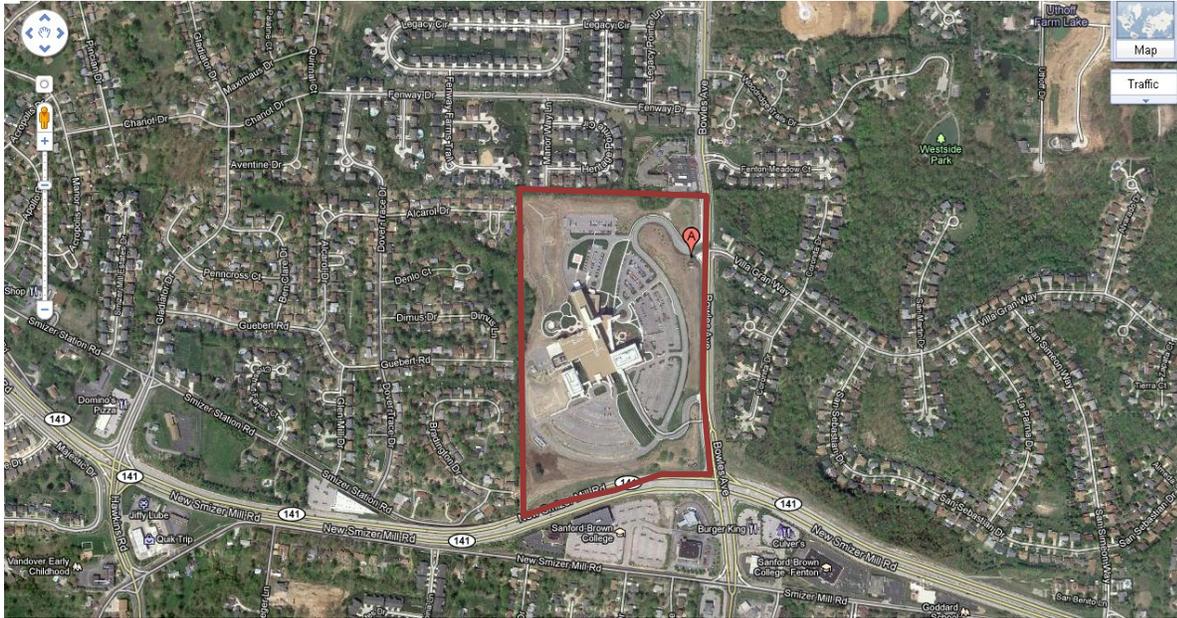
SSM St. Clare

Location: Creve Coeur, MO
Inpatient Beds: 180
Medical Office: Building 1 – 116,000 sf
Total MOB: 116,000 sf
Site Acreage: 54 acres

Summary:

SSM St. Clare was completed in March of 2009 and has one medical office building located on campus. It includes SSM’s Heart Institute, Neurosciences Institute, Cancer Care, Ambulatory Surgery Center, Outpatient Procedure Center, Outpatient Diagnostic Center and St. Francis Medical Office Building.





Findings on SSM St. Clare, Fenton:

SSM St. Clare is a good comparison both from a physical planning as well as a land use perspective. The hospital is located at the intersection of Bowles Ave. (comparable to Green Mount) and Highway 141. Bowles Ave is two lanes in each direction with a central turn lane and limited, controlled access points into larger residential and commercial complexes. Residential subdivisions surround the hospital on its east, north and west. Commercial and office properties are south of the campus across Highway 141. Adjacent uses off campus include residences, restaurants, a dental office, a pharmacy, banks, colleges, day cares, and gas stations.

The medical campus is accessed from two main entrances off of Bowles Ave. Internally, a smooth loop road carries vehicles around all sides of the campus. The emergency room drive immediately breaks off after the entrance to avoid conflicts with other parts of the medical facility. Continuing on the loop road, each segmented parking area has controlled access from the loop and is organized and well identified. Wayfinding is clear and concise. There are two main building entrances to the complex: one to the hospital building and one to the medical office building. The two areas are connected by a sweeping glass window wall. Service areas are on the west and out of the way of normal hospital operations.

Although surrounded on three sides by residential, one would not know given the level of landscaping, tree groves, grade changes, and landforms on the site. The site uses large stands of native prairie grass to help with these buffers as well as limiting the need for irrigation and mowing. Manicured turf areas are strategically located to give the campus an inviting, well maintained feel. On the east and west sides of the hospital are two seating areas and landscaped plazas. These are well used and offer areas for staff to take breaks as well as patients to be outside and in a healing environment. The northwest corner of the campus has a large native grass and detention area with a concrete path surrounding it. This offers a place for exercise and rehabilitation, as well as a trail connection to neighborhoods or the surrounding trail network.



Findings on Barnes Jewish St. Peters:

Contact - Julie Powers, Director of Planning, Community & Economic Development, City of St. Peters.

BJ St. Peters Hospital (BJSPH) is a good comparison both from a physical planning as well as a land use perspective. It is adjacent to and visible from a major interstate (I-70), but the start of the campus is approximately a ¼-mile from the interchange along Mexico Road. Mexico road is a valid comparison to the potential of Green Mount Road with two lanes in each direction, a central landscaped median, and limited, controlled access points and turn lanes into larger office and commercial complexes. Commercial properties still occupy the most accessible and visible properties from the interstate. Further west on Mexico Rd past the hospital are office suites, educational facilities, and the Civic Complex. Adjacent uses off campus include restaurants, hotels, pharmacies, retail, physicians, orthodontics, pediatricians, imaging, radiology, title companies, real estate offices, banks, and a 24-hour day care. Vacant land exists at the major corner of the campus at Jungermann and Mexico and will be dedicated to a commercial land use. There are no adjacent residential subdivisions or land uses. There is a “back door” entrance to the campus on Executive Centre Parkway through a recently constructed viaduct over I-70. This connects commercial and office (along with automobile dealerships) on the north side of I-70 with the hospital campus, Mexico Road, and its commercial/office uses while avoiding the interstate exchange. This could be an equivalent of an Ashland extension and overpass.

The medical facilities are accessed through an internal system of drives with controlled access into parking areas. All parking is surface parking, and because of the phased nature of the hospital do not integrate well into each other through cross access. Also, wayfinding can be difficult because of the phasing of the campus. An overall master plan for a complete build out is important in establishing a plan of phases and how future buildings and expansions can be logically incorporated into the facility, minimizing changes to existing infrastructure. A helipad is located central to the campus. Because of the hospital’s timing for shift changes, it does not add to typical rush-hour traffic concerns.

Barnes Jewish West County

Location: Creve Coeur, MO
Inpatient Beds: 108 to 150
Medical Office: Building 1 – 57,877 sf
 Building 2 – 53,986 sf
 Building 3 – 51,865 sf
 Building 4 – 73,363 sf
Total MOB: 237,000 sf
Site Acreage: 54 acres

Summary:

BJ West County Hospital (BJWCH) is an older facility. It has four medical office buildings located on campus. Services offered at this campus include internal medicine, bariatric, cancer care, cardiology, dermatology, emergency medicine, GI services, infectious disease, laboratory services, neurology, neurosurgery, ophthalmology, oral surgery, pediatrics, physical therapy, pulmonary function and respiratory therapy, radiology and imaging services, nutritional services, surgical services, urology and vascular. BJ West County Hospital also houses a satellite facility of the Siteman Cancer Center which is a partnership between the hospital and the Washington University School of Medicine.



12634 Olive Blvd. • Creve Coeur, MO 63141 • Front Desk: 314-996-8000
 For a physician referral please call 314-542-WEST (314-542-9378) or 800-392-0836
 BarnesJewishWestCounty.org

BARNES JEWISH
West County Hospital
 BJC HealthCare





Findings on Barnes Jewish West County, Creve Coeur:

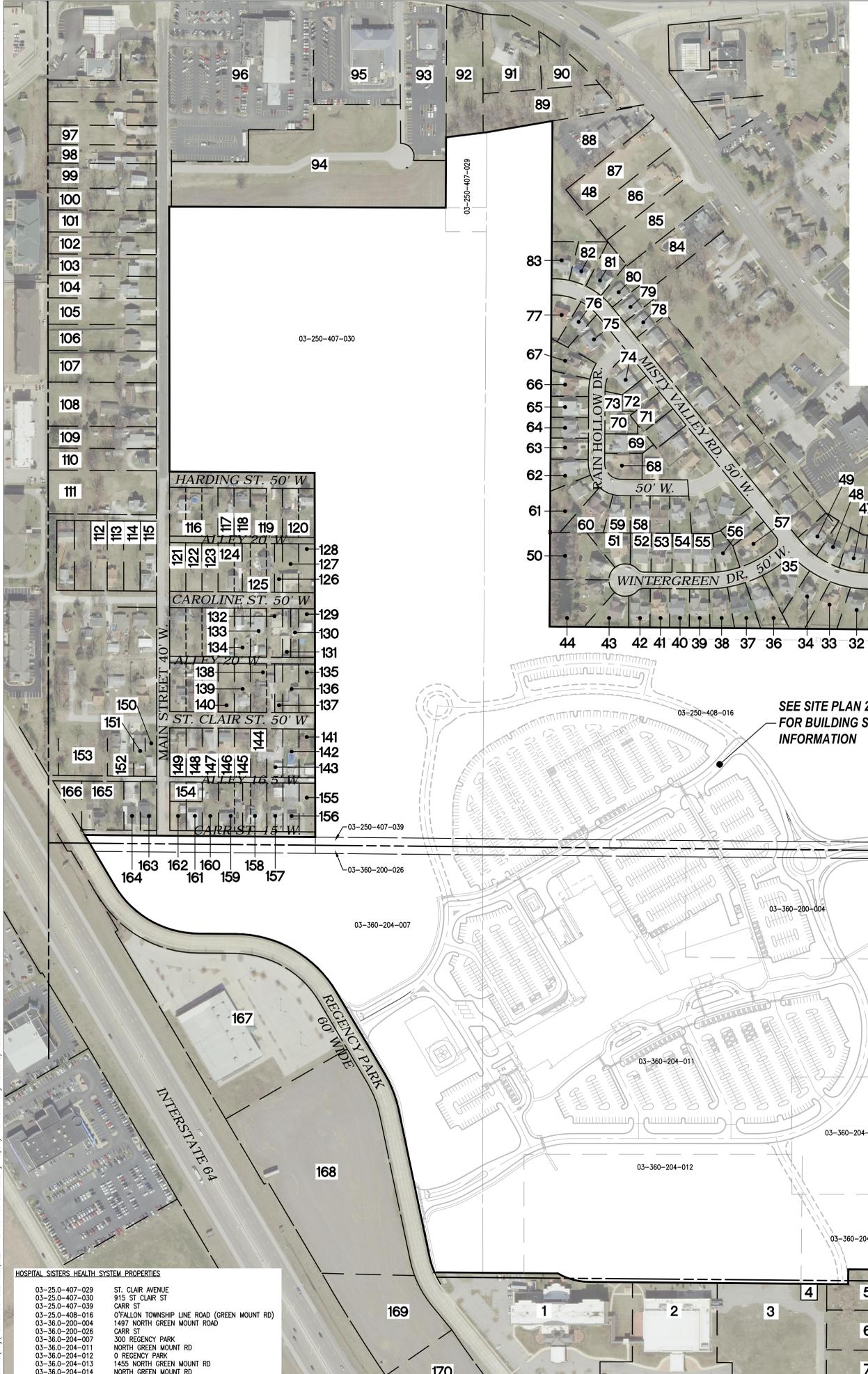
Contact – Paul Langdon, Director of Community Development, City of Creve Coeur.

BJ West County Hospital (BJWCH) is a good comparison both from a physical planning as well as a land use perspective. Creve Coeur has a specific zoning district for their two hospital campuses: Planned Hospital District. Hospitals are required to go through a Master Plan visioning process every 8 years to anticipate how medicine, treatment, and operations, along with phasing, may change over the course of a decade. BJWCH is a Level 3 trauma facility. Although it is a full mile from Interstate 270, Olive Boulevard is a major east west corridor through St. Louis County and offers comparable access and commercial uses to what may be seen at Exit 14 and Exit 16 in O’Fallon. Olive Blvd is two lanes in each direction with a central landscaped median and limited, controlled access points and turn lanes into larger office and commercial complexes. Commercial and office properties occupy the north side of Olive. Office buildings occupy the land just west of the campus. On the southwest and east sides of the campus are residential subdivisions, and the City’s Millennium Park is at the south. Adjacent uses off campus include restaurants, a movie theater, grocery store, retail, long term care facilities, pharmacies, physicians, pediatricians, plastic surgery, medical research, light manufacturing, finance, and banks. Vacant land exists at the south end of the campus for future expansion of the hospital.

The medical facilities are accessed through an internal and external system of drives with controlled access into parking areas. Olive Blvd, Barnes Dr, and N. Mason Rd are a part of the campus’ overall circulation system. All parking is surface parking and appears to be well connected. However, the hospital’s recent master plan update shows that given the hospital’s ideal expansion size, structured parking may be needed to maintain adequate parking ratios for the hospital. Wayfinding is clear and concise – a compliment to the master plan visioning process. There does not appear to be a helipad at this campus. There are no traffic concerns related to the hospital campus beyond any other typical use. The hospital built a 30’ tall landscaped berm west of their expansion area to appease a neighboring subdivision.

SURROUNDING PROPERTY OWNERS WITHIN 250 FEET

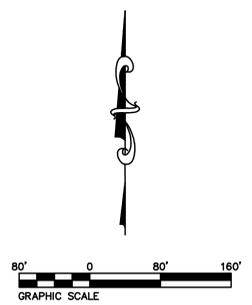
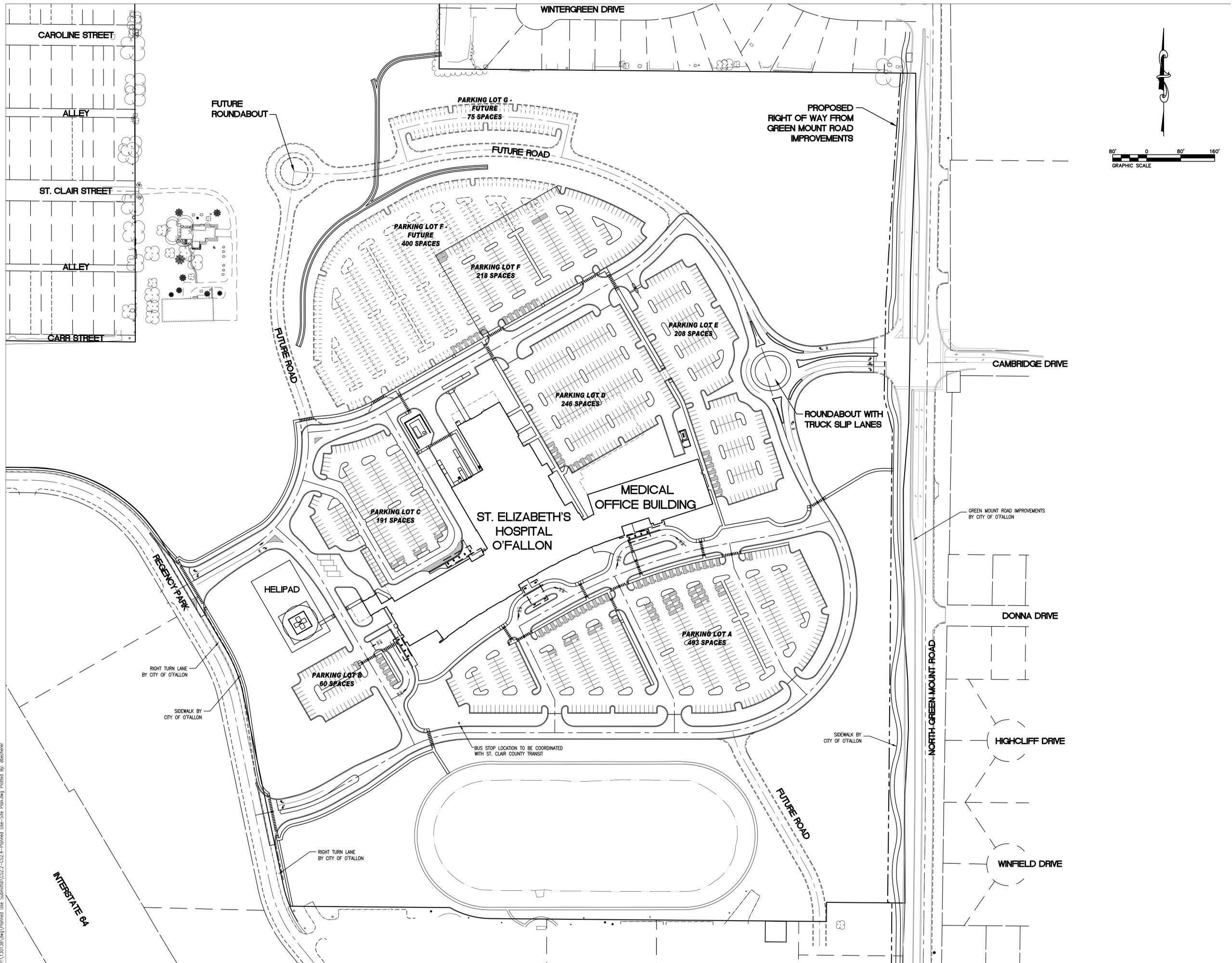
NO	PARCEL NUMBER	PROPERTY ADDRESS	OWNER	NO	PARCEL NUMBER	PROPERTY ADDRESS	OWNER
1	03-36.0-204-015	360 REGENCY PARK	D & D LODGING, LLC	35	03-25.0-411-002	821 MISTY VALLEY RD	KENNETH & AMY BAIRD ROUMPOS
2	03-36.0-204-016	400 REGENCY PARK	CITY OF O'FALLON	36	03-25.0-411-001	606 WINTERGREEN DR	KARL L. & BRENDA TRACY
3	03-36.0-204-018	430 REGENCY PARK	D & D LODGING, LLC	37	03-25.0-411-015	610 WINTERGREEN DR	BRADLEY D. & ANNA M. KOEPP
4	03-36.0-204-002	490 REGENCY PARK	CITY OF O'FALLON	38	03-25.0-411-014	614 WINTERGREEN DR	AMANDA M. LAWSON
5	03-36.0-204-003	1433 NORTH GREEN MOUNT ROAD	GREENMOUNT CENTRE LLC	39	03-25.0-411-013	618 WINTERGREEN DR	CHARLES M. & ROBYN KLAVER
6	03-36.0-204-004	1425 NORTH GREEN MOUNT ROAD	GREENMOUNT CENTRE LLC	40	03-25.0-411-012	622 WINTERGREEN DR	DOUGLAS J. & LYNDA K. LONG
7	04-31.0-107-008	737 ALADAR DR	MARC C. & NANCY K. LEVINE	41	03-25.0-411-011	626 WINTERGREEN DR	BRUCE & NENITA CROCKETT
8	04-31.0-107-009	731 ALADAR DR	TOMMY L. & RITA MITCHELL	42	03-25.0-411-010	630 WINTERGREEN DR	WILLIAM & NANCY E. EISCHIED
9	04-31.0-109-031	730 ALADAR DR	DEBORAH F. HOUSTON	43	03-25.0-411-009	634 WINTERGREEN DR	EDWARD R. FOX
10	04-31.0-109-030	736 ALADAR DR	EUGENE & VENESSA M. WILLIAMS	44	03-25.0-411-008	638 WINTERGREEN DR	DELANO & DEONDRASE MOSELY
11	04-31.0-109-023	739 WINFIELD DR	JAMES K. & PAMELA D. DENNY	45	03-25.0-408-057	0 NORTH GREEN MOUNT RD	CARROLLTON BANK
12	04-31.0-109-024	733 WINFIELD DR	GREGORY & JOANN SKINNER	46	03-25.0-408-031	806 MISTY VALLEY RD	FRANCOIS X. DANG
13	04-31.0-109-016	738 WINFIELD DR	ARETHA W. & MARCUS A. THOMAS	47	03-25.0-408-030	810 MISTY VALLEY RD	GONG LIN
14	04-31.0-109-017	732 WINFIELD DR	CHERYL A. BERGAN	48	03-25.0-408-029	814 MISTY VALLEY RD	JOHN SEK
15	04-31.0-109-009	737 HIGHCLIFF DR	FATAH EL HAMARHAN ABDEL	49	03-25.0-408-028	818 MISTY VALLEY RD	LINDA WRIGHT
16	04-31.0-109-010	731 HIGHCLIFF DR	KEVIN & COLLEEN BOENE	50	03-25.0-410-010	637 WINTERGREEN DR	OLUWASEGUN O. & ADRIANA J. ODUSA
17	04-31.0-109-002	736 HIGHCLIFF DR	JEFFREY A. TAYLOR	51	03-25.0-410-011	633 WINTERGREEN DR	NORMAN T. & JUANITA STONE
18	04-31.0-109-003	730 HIGHCLIFF DR	JAMES & CATHERINE LUEHRS	52	03-25.0-410-012	628 WINTERGREEN DR	CLINT A. GILGE
19	04-31.0-109-037	725 DONNA DR	BEATRICE BENNETT	53	03-25.0-410-013	625 WINTERGREEN DR	DANIEL TURNER
20	04-31.0-109-038	721 DONNA DR	RASMUSSEN CHRIS WILSON JACQUEL	54	03-25.0-410-014	621 WINTERGREEN DR	MAGNUS & CHRISTINA CREED
21	04-31.0-110-006	726 DONNA DR	BRYAN K. & SIMONE Y. JORDAN	55	03-25.0-410-015	615 WINTERGREEN DR	JUSTIN RENO
22	04-31.0-110-007	722 DONNA DR	JOE & SHERRI GRIFFITH	56	03-25.0-410-016	611 WINTERGREEN DR	AARON SZURKO
23	04-31.0-110-018	1468 GREEN MOUNT ROAD BLDG 1	SOUTHERN ILLINOIS BUILDERS ASSOCIATION	57	03-25.0-410-002	825 MISTY VALLEY RD	DAVID B. & KAREN SKOOG
24	04-31.0-110-015	NORTH GREEN MOUNT RD	GREENMOUNT ROAD DEVELOPMENT LLC	58	03-25.0-410-007	618 RAIN HOLLOW DR	ALLISON N. & YOUNG BOB WREATH
25	04-31.0-110-014	1490 GREEN MOUNT ROAD BLDG 5	PROFESSIONAL RESOURCE DEVELOPMENT	59	03-25.0-410-006	622 RAIN HOLLOW DR	HOWARD E. & PATRICIA A. SNARE
26	04-31.0-100-001	ROUTE 50	ILLINOIS POWER COMPANY	60	03-25.0-410-005	626 RAIN HOLLOW DR	DAVID JR. & JESSE M. CHANCELLOR
27	04-30.0-303-048	1512 NORTH GREEN MOUNT RD	CHICAGO TR CO TR 1103919	61	03-25.0-413-010	630 RAIN HOLLOW DR	MICHAEL R. GILMORE
28	04-30.0-303-080	1560 NORTH GREEN MOUNT RD	FORWARD GENERATION LLC	62	03-25.0-413-009	634 RAIN HOLLOW DR	TODD A. & KRISTA L. PORTER
29	03-25.0-411-007	801 MISTY VALLEY RD	CITY OF O'FALLON	63	03-25.0-413-008	638 RAIN HOLLOW DR	MICHAEL & CRYSTAL L. MOHR
30	03-25.0-411-006	805 MISTY VALLEY RD	JAMES D. CHAMBERS	64	03-25.0-413-007	642 RAIN HOLLOW DR	ADAM KUHIL
31	03-25.0-411-005	809 MISTY VALLEY RD	CAROLE L. TAYON	65	03-25.0-413-006	646 RAIN HOLLOW DR	REMON L. BASS
32	03-25.0-411-004	813 MISTY VALLEY RD	MA KAI-WOOD & CHOW MING KIM	66	03-25.0-413-005	650 RAIN HOLLOW DR	KELLY JEAN WOELKE
33	03-25.0-411-003	817 MISTY VALLEY RD	RYAN L. & MICHELE L. FOWLER	67	03-25.0-413-004	654 RAIN HOLLOW DR	CHARLES D. & BRENDA SCOTT
34	03-25.0-411-002	817 MISTY VALLEY RD		68	03-25.0-412-011	631 RAIN HOLLOW DR	ROBERT P. CAHILL
				69	03-25.0-412-010	639 RAIN HOLLOW DR	JONATHAN D. RATCHICK
				70	03-25.0-412-009	643 RAIN HOLLOW DR	FRANCIS J. & KELLY R. KUCA
				71	03-25.0-412-001	849 MISTY VALLEY RD	DARBY C. & ROSE MARY HOWARD
				72	03-25.0-412-007	853 MISTY VALLEY RD	RUBEN E. & VICTORIA MONTES
				73	03-25.0-412-008	643 RAIN HOLLOW DR	FRANCES J. & KELLY R. KUCA
				74	03-25.0-412-006	857 MISTY VALLEY RD	MICHAEL & WENDY MASON
				75	03-25.0-413-003	861 MISTY VALLEY RD	TROY & BECKY JACKSON
				76	03-25.0-413-002	865 MISTY VALLEY RD	JAY B. & LINDA S. BRADSHAW
				77	03-25.0-413-001	869 MISTY VALLEY RD	SANFORD M. SCOTT
				78	03-25.0-408-048	874 MISTY VALLEY RD	GLYNNIS PRICE
				79	03-25.0-408-047	878 MISTY VALLEY RD	MICHAEL & KIMBERLY HAVERCAMP
				80	03-25.0-408-046	882 MISTY VALLEY RD	PAUL & ARLENE TENFELDER CERBIE
				81	03-25.0-408-045	886 MISTY VALLEY RD	CARVIN B. & DORTHY J. EVANS
				82	03-25.0-408-044	891 MISTY VALLEY RD	TAMMY D. TAGUE
				83	03-25.0-408-043	894 MISTY VALLEY RD	WILLIAM A. & MICHELLE BARKSDALE
				84	03-25.0-408-008	817 WEST HIGHWAY 50	SANDRA EVANS
				85	03-25.0-408-007	819 WEST HIGHWAY 50	WSORE LLC
				86	03-25.0-408-006	821 WEST HIGHWAY 50	WSORE LLC
				87	03-25.0-408-005	823 WEST HIGHWAY 50	WSORE LLC
				88	03-25.0-408-020	825 WEST HIGHWAY 50	RAYMOND H. LOVE
				89	03-25.0-408-003	827 WEST HIGHWAY 50	GLEN E. DEMPCY
				90	03-25.0-408-002	829 WEST HIGHWAY 50	GLEN E. DEMPCY
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				93	03-25.0-407-037	909 WEST HIGHWAY 50	SCHMITT LLC OF O'FALLON IL
				94	03-25.0-407-035	150 JACK SCHMITT PARKWAY	SCHMITT LLC OF O'FALLON IL
				95	03-25.0-407-036	913 WEST HIGHWAY 50	SCHMITT LLC OF O'FALLON IL
				96	03-25.0-407-038	915 WEST HIGHWAY 50	SCHMITT LLC OF O'FALLON IL
				97	03-25.0-400-020	111 MAIN ST	SUSAN BLAKEY
				98	03-25.0-400-007	113 MAIN ST	TERRY J. NEUBAUER, TRUSTEE
				99	03-25.0-400-008	115 MAIN ST	MARY L. REIFF
				100	03-25.0-400-009	117 MAIN ST	CITY OF O'FALLON
				101	03-25.0-414-001	119 MAIN ST	ERIK S. JOHNSON
				102	03-25.0-414-002	119A MAIN ST	GREGORY K. WILCOX
				103	03-25.0-400-018	121 MAIN ST	KENNETH EARL KOSTESTER
				104	03-25.0-400-011	123 MAIN ST	JEFFREY A. KOSTESTER
				105	03-25.0-414-003	125 MAIN ST	ERIKA ANN PIERCE
				106	03-25.0-414-004	127 MAIN ST	MELISSA & JOHN C. BROWN
				107	03-25.0-400-022	129 MAIN ST	KIWON & MIRA JEON
				108	03-25.0-400-013	133 MAIN ST	MICHAEL L. MANN
				109	03-25.0-400-014	135 MAIN ST	DONALD SR. & DIANE S. BAKER
				110	03-25.0-400-015	137 MAIN ST	MICHAEL D. & KATHY J. SWINDLE
				111	03-25.0-400-016	141 MAIN ST	GEORGE JR. & FAY BLAKEY
				112	03-25.0-401-003	1006 CAROLINE ST	ISABEL H. HANGSLEBEN
				113	03-25.0-401-004	1006 CAROLINE ST	ISABEL H. HANGSLEBEN
				114	03-25.0-401-005	1002 CAROLINE ST	BEULAH & CARROLL BETTY P. WHITE
				115	03-25.0-401-006	1002 CAROLINE ST	BEULAH & CARROLL BETTY P. WHITE
				116	03-25.0-404-025	142 MAIN ST	CONNIE J. BOWERS
				117	03-25.0-404-004	935 HARDING ST	CAROL & JAMES & GREGORY E. HEND
				118	03-25.0-404-005	933 HARDING ST	GREGORY HENDRICKS
				119	03-25.0-404-024	931 HARDING ST	JAMES R. HENDRICKS
				120	03-25.0-404-022	927 HARDING ST	LUMAS W. & TISHA JAY WINKELMANN
				121	03-25.0-404-010	934 CAROLINE ST	BRUCE F. HULLER
				122	03-25.0-404-011	934 CAROLINE ST	BRUCE F. HULLER
				123	03-25.0-404-012	934 CAROLINE ST	BRUCE F. HULLER
				124	03-25.0-404-023	934 CAROLINE ST	BRUCE F. HULLER
				125	03-25.0-404-021	932 CAROLINE ST	CRAIG FURRY
				126	03-25.0-404-018	930 CAROLINE ST	VIOLA L. SIZEMORE
				127	03-25.0-404-019	930 CAROLINE ST	VIOLA L. SIZEMORE
				128	03-25.0-404-020	930 CAROLINE ST	VIOLA L. SIZEMORE
				129	03-25.0-405-010	929 CAROLINE ST	JEFFREY JOHN SONGER
				130	03-25.0-405-009	929 CAROLINE ST	JEFFREY JOHN SONGER
				131	03-25.0-405-008	931 CAROLINE ST	US BANK NA ASSOC, TRUSTEE
				132	03-25.0-405-007	931 CAROLINE ST	US BANK NA ASSOC, TRUSTEE
				133	03-25.0-405-006	933 CAROLINE ST	MAURICE E. & DIANA L. CONARY
				134	03-25.0-405-005	935 CAROLINE ST	MRO PROPERTIES LLC
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				137	03-25.0-405-018	926 ST CLAIR ST	EVELYN & DIANN BOLBACH
				138	03-25.0-405-026	928 ST CLAIR ST	PAUL FUEHNE
				139	03-25.0-405-015	930 ST CLAIR ST	CHRISTOPHER K. GILBERT
				140	03-25.0-405-014	932 ST CLAIR ST	CHRISTOPHER K. GILBERT
				141	03-25.0-406-009	925 ST CLAIR ST	RONALD D. & RUTH A. KNERER
				142	03-25.0-406-008	925 ST CLAIR ST	RONALD D. & RUTH A. KNERER
				143	03-25.0-406-007	927 ST CLAIR ST	VICTORIA CASSADY
				144	03-25.0-406-006	927 ST CLAIR ST	VICTORIA CASSADY
				145	03-25.0-406-005	929 ST CLAIR ST	JOSEPH BENSON
				146	03-25.0-406-004	931 ST CLAIR ST	JAMES K. HANCOCK
				147	03-25.0-406-003	933 ST CLAIR ST	KENNETH & KATHLEEN A. HURST
				148	03-25.0-406-002	302 MAIN ST	DARLENE & HEEREN STEVEN BURGDO
				149	03-25.0-406-001	302 MAIN ST	DARLENE & HEEREN STEVEN BURGDO
				150	03-25.0-403-006	1001 ST CLAIR ST	CLARENCE H. & VIRGINIA L. WHITE
				151	03-25.0-403-014	1001 ST CLAIR ST	CLARENCE H. & VIRGINIA L. WHITE
				152	03-25.0-403-020	1003 ST CLAIR ST	THOMAS J. KOLLENBERG
				153	03-25.0-403-019	ST CLAIR ST	HEEREN STEVEN BURGDO
				154	03-25.0-406-025	938 CARR ST	RENEE H. & CARLA R. MISSEY
				155	03-25.0-406-021	928 CARR ST	JOHN & DIANA L. COSTELLO
				156	03-25.0-406-020	928 CARR ST	JOHN & DIANA L. COSTELLO
				157	03-25.0-406-019	930 CARR ST	HELEN COSTELLO
				158	03-25.0-406-024	932 CARR ST	SEAN TURNER
				159	03-25.0-406-015	934 CARR ST	ALI KITCHELL
				160	03-25.0-406-014	938A CARR ST	RENEE H. & CARLA R. MISSEY
				161	03-25.0-406-013	936 CARR ST	THOMAS MCCOY
				162	03-25.0-406-012	936 CARR ST	THOMAS MCCOY
				163	03-25.0-403-012	1002 CARR ST	SCOTT & JENNIFER COMPTON
				164	03-25.0-403-011	1002 CARR ST	SCOTT A. & JENNIFER M. COMPTON
				165	03-25.0-403-021	1006 CARR ST	BALCOO PR ATTN: JOHN L. BAILEY
				166	03-25.0-403-015	162 REGENCY PARK	BJR PROPERTY INC
				167	03-36.0-200-021	251 REGENCY PARK	SUNRISE COUNTIES LLC
				168	03-36.0-200-024	301 REGENCY PARK	SHELTON INVESTMENTS LLC
				169	03-36.0-203-001	341 REGENCY PARK	SHELTON INVESTMENTS LLC
				170	03-36.0-203-002	357 REGENCY PARK	SHELTON INVESTMENTS LLC



SEE SITE PLAN 2.2 FOR BUILDING SITE INFORMATION

HOSPITAL SISTERS HEALTH SYSTEM PROPERTIES

03-25.0-407-0



PLANNED USE SUBMITTAL - NOT FOR CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S HOSPITAL

O'FALLON, IL

Project No.
D03130138

Sheet Title
OVERALL SITE PLAN

P:\130138.dwg | Planned Use Submittal | CS2.2-CS2.4-Planned Use-Site Plan.dwg | Plotted By: dbecherer



PLANNED USE SUBMITTAL -
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CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S
HOSPITAL

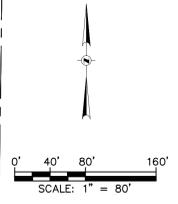
O'FALLON, IL

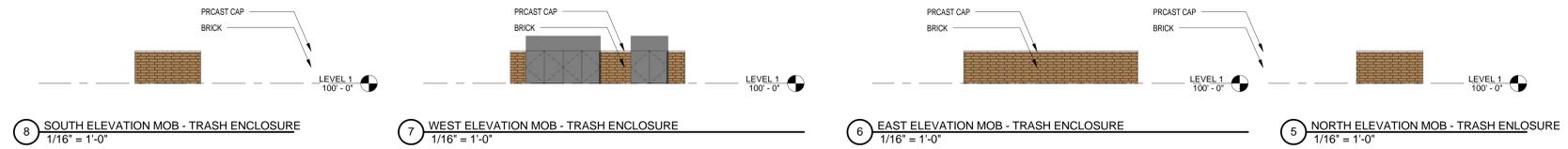
Project No.
213030.00

Sheet Title
LANDSCAPE PLAN

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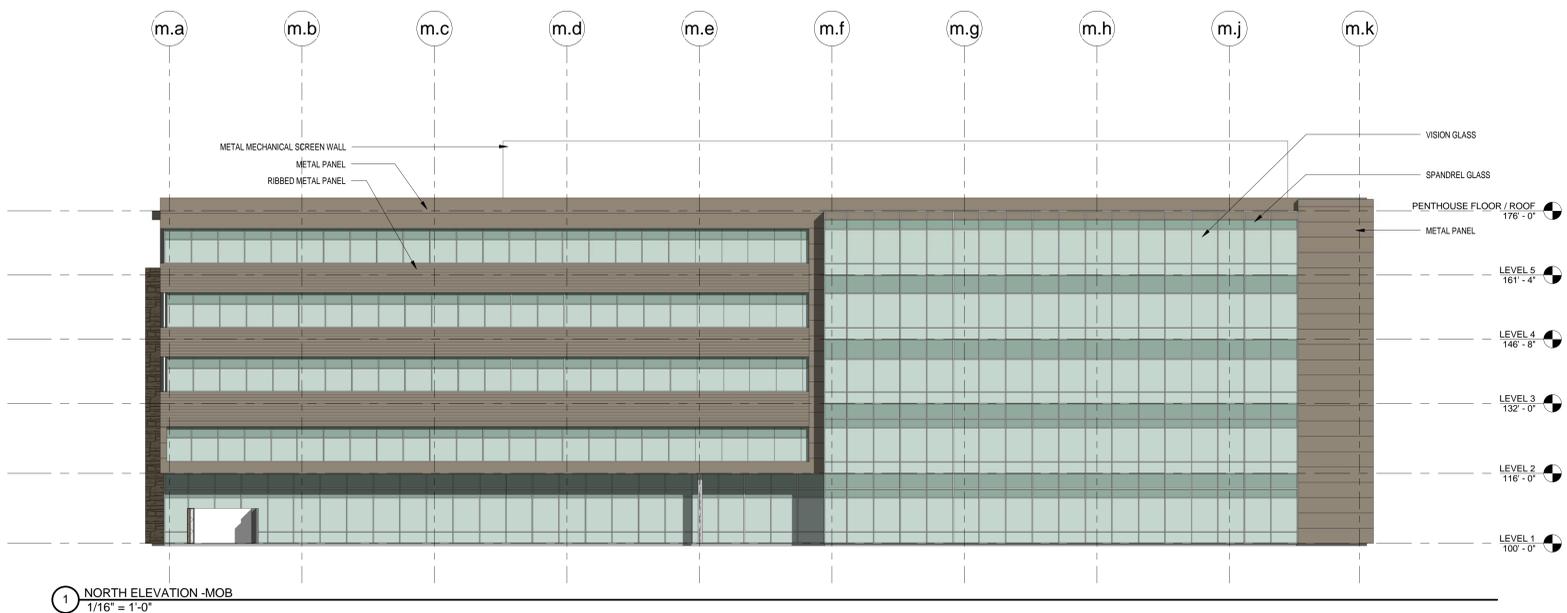
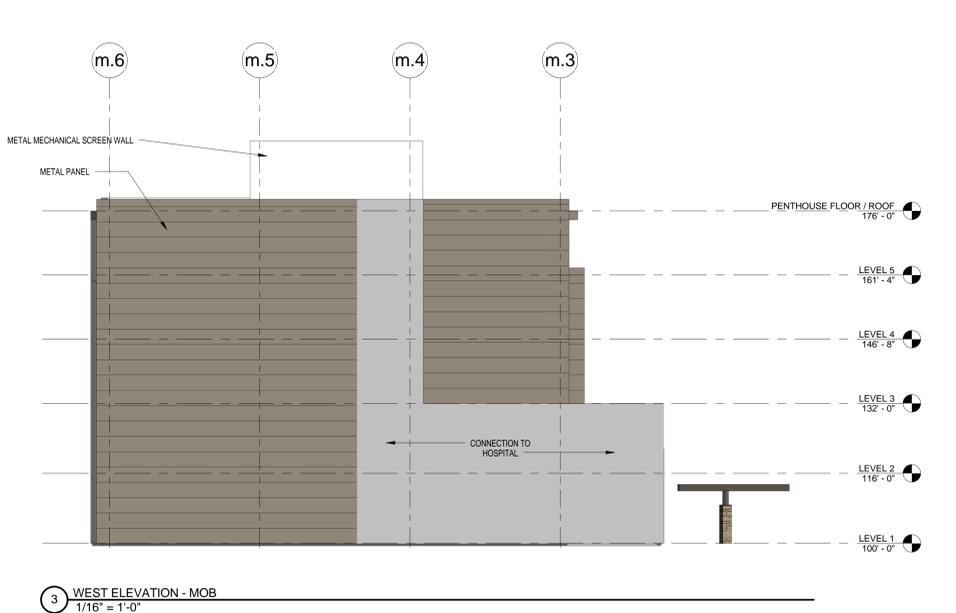
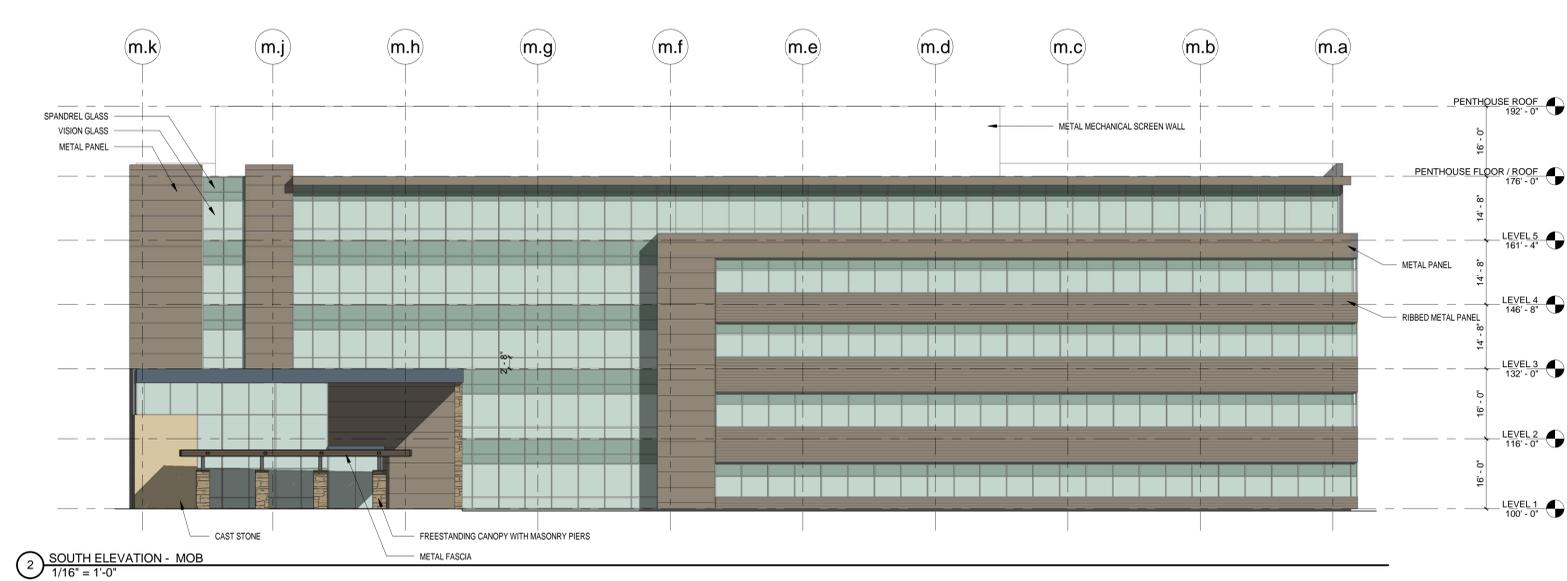
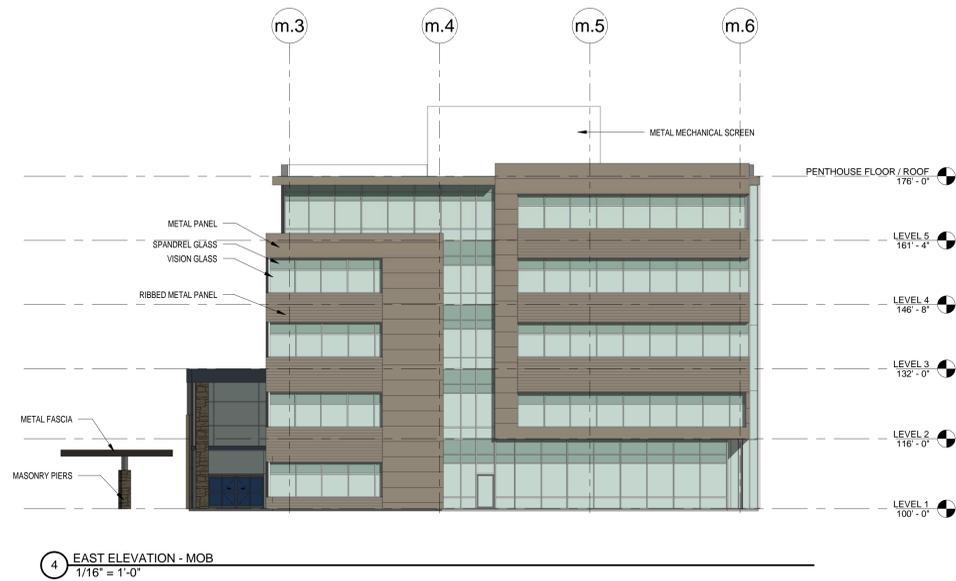
Sheet No.
L1.10





EXTERIOR MATERIAL LEGEND:

GLASS TYPES	WALL MATERIAL TYPES
GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT	PRECAST CONCRETE WITH THIN-BRICK FACE
GLASS TYPE GL-3 SPANDREL GLASS INSULATING UNIT	HAND-LAID STONE VENEER WITH-PCC PANEL BACK-UP (SEE TYP. DETAIL)
	METAL PANEL SCREEN WALL
	RIBBED METAL PANEL SCREEN WALL



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Revisions

Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S HOSPITAL

OFALLON, IL

Project No. HSHS
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Sheet Title
MATERIAL ELEVATIONS - MEDICAL OFFICE BUILDING

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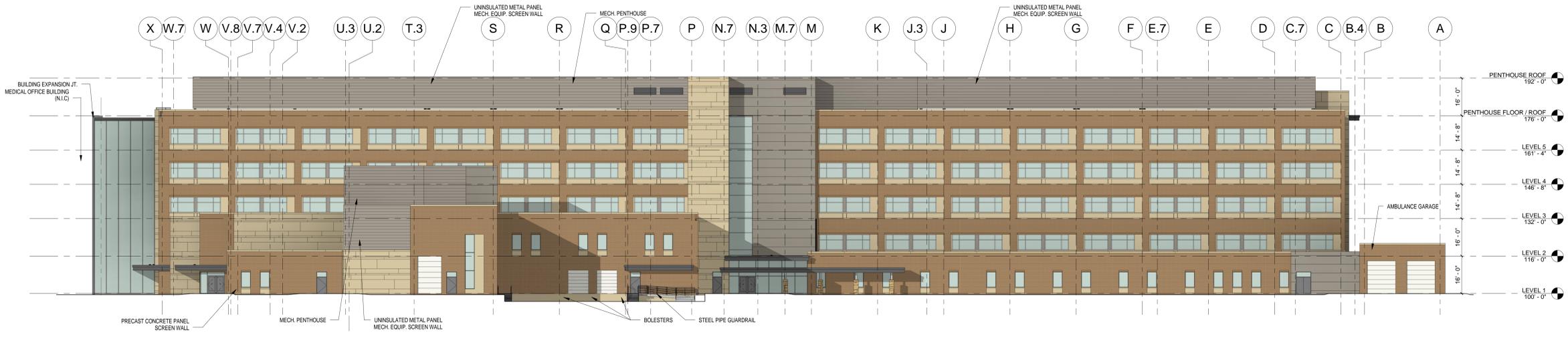
Sheet No.
A2.20

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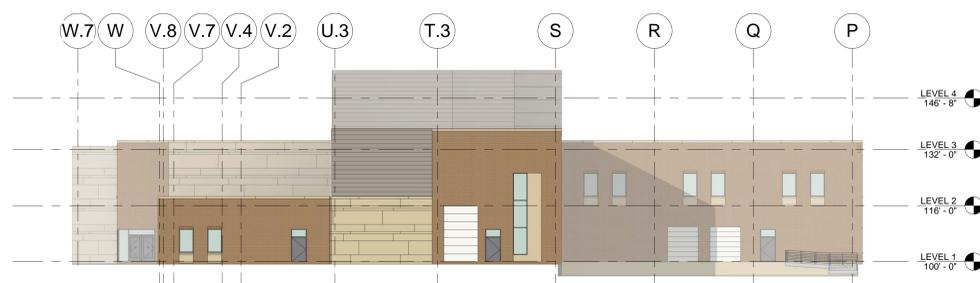
- COORDINATE WITH MEP DRAWINGS FOR MEP PENETRATIONS THROUGH EXTERIOR WALL.
- COORDINATE WITH CIVIL DRAWINGS TO DETERMINE LOCATIONS FOR PCC 2-STAGE SEALANT SYSTEM WEEP LOCATIONS, SO THAT WEEPS ARE ABOVE GRADE INTERFACE WITH OUTSIDE FACE OF PCC.
- FERROUS METALS EXPOSED TO EXTERIOR SHALL BE HOT-DIP GALVANIZED AND PAINTED WITH CUSTOM COLOR SELECTED BY ARCHITECT, UNLESS NOTED OTHERWISE.
- PCC PANEL THICKNESS VARIES. SEE PCC PANEL DEPTH TAGS TO INDICATE NOMINAL THICKNESS. HOLD DIMENSION FROM SPANDREL BEAM CENTERLINE TO BACK OF PCC AT 1-1/2" U.N.O.
- SEE WALL SECTION DRAWING SHEETS FOR EXTERIOR WALL ASSEMBLY TYPES.
- WALL SECTIONS INDICATE DESIGN INTENT FOR EXTERIOR WALL CONSTRUCTION REFER TO PLANS AND INTERIOR FLOORING AT THE INSIDE FACE OF THE EXTERIOR WALL.
- WHERE INDICATED ON LIFE SAFETY PLANS, PROVIDE PCC WITH NECESSARY HOURLY FIRE RATINGS INDICATED, AND PROVIDE CERAMIC FIBER JOINT PROTECTION AT PCC PANEL-TO-PANEL JOINTS IN 2" MINIMUM DEPTH.
- PRECAST CONCRETE EXTERIOR WALL PANELS SHALL INCLUDE 2-STAGE SEALANT SYSTEM. SEE TYPICAL DETAILS.

EXTERIOR MATERIAL LEGEND:

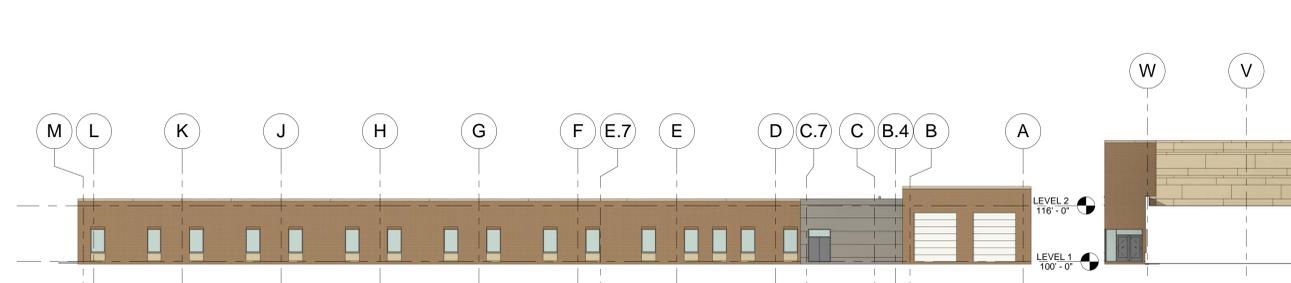
GLASS TYPES	WALL MATERIAL TYPES
GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT	PRECAST CONCRETE WITH THIN-BRICK FACE
GLASS TYPE GL-2 SPANDREL GLASS INSULATING UNIT	PRECAST CONCRETE - ACID WASHED WITH REVEALS
METAL WINDOW PANEL PL-1	HAND LAYED STONE VENEER WITH PCC PANEL BACK-UP (SEE TYP. DETAIL)
	METAL PANEL SCREEN WALL
	RIBBED METAL PANEL SCREEN WALL
	LOUVER



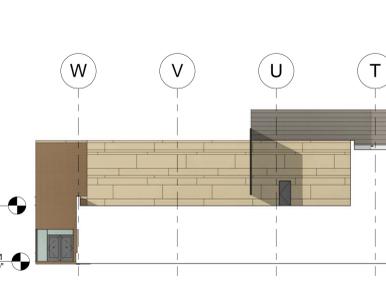
35 North
1" = 20'-0"



34 North Elevation CUP 1
1" = 20'-0"



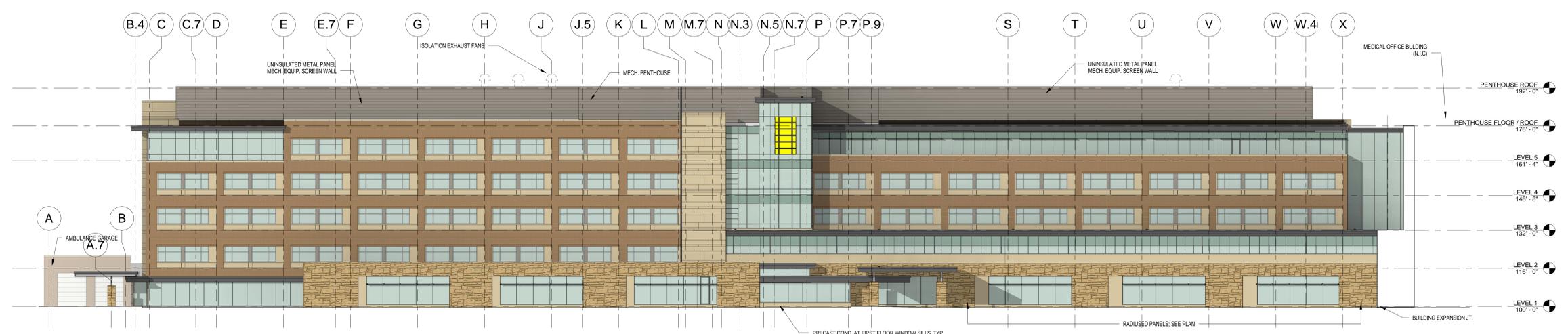
22 North Elevation Hospital 2
1" = 20'-0"



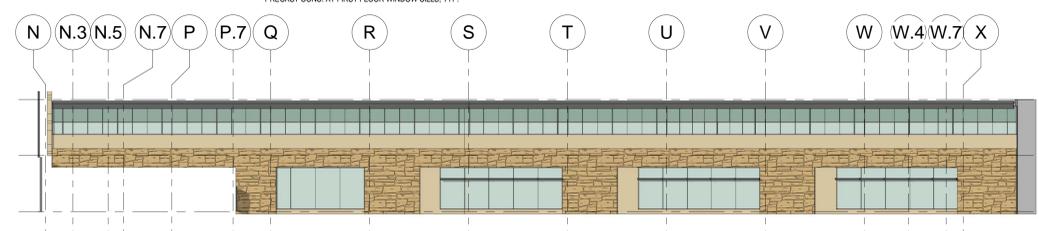
4 North Elevation CUP 2
1" = 20'-0"

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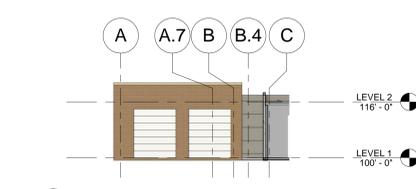
Revisions



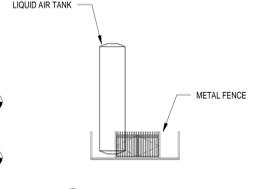
33 South
1" = 20'-0"



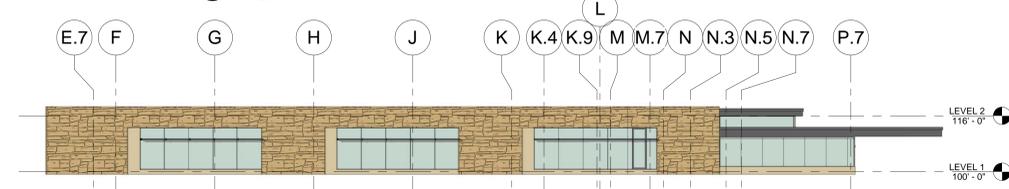
20 South Elevation Hospital 3
1" = 20'-0"



31 South Elevation Hospital 5
1" = 20'-0"



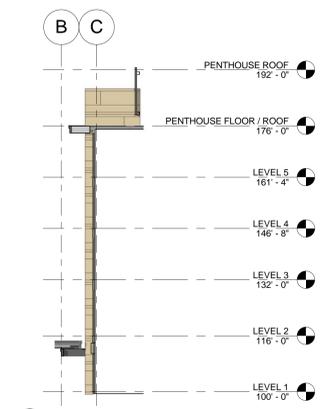
28 North Elevation Tank Yard
1" = 20'-0"



25 South Elevation Hospital 2
1" = 20'-0"



13 South Elevation CUP Stair Tower
1" = 20'-0"



1 South Elevation Hospital 4
1" = 20'-0"

Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S HOSPITAL

OFALLON, IL

Project No. HSHS
213030.00

Sheet Title
MATERIAL ELEVATIONS - NORTH&SOUTH

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Sheet No.
A2.20A

EXTERIOR ELEVATIONS GENERAL NOTES:

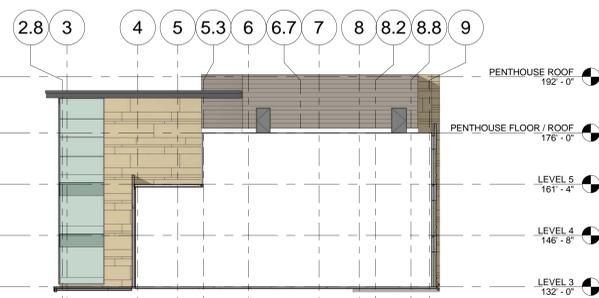
- COORDINATE WITH MEP DRAWINGS FOR MEP PENETRATIONS THROUGH EXTERIOR WALL.
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- PRECAST CONCRETE EXTERIOR WALL PANELS SHALL INCLUDE 2-STAGE SEALANT SYSTEM. SEE TYPICAL DETAILS.

EXTERIOR MATERIAL LEGEND:

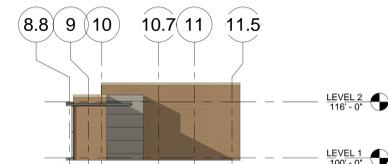
GLASS TYPES	WALL MATERIAL TYPES
GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT	PRECAST CONCRETE WITH THINBRICK FACE
GLASS TYPE GL-2 SPANDREL GLASS INSULATING UNIT	PRECAST CONCRETE - ACID WASHED WITH REVEALS
METAL WINDOW PANEL PL-1	HAND-LAYED STONE VENEER WITH PCC PANEL BACKUP (SEE TYP. DETAIL)
	METAL PANEL SCREEN WALL
	RIBBED METAL PANEL SCREEN WALL
	LOUVER



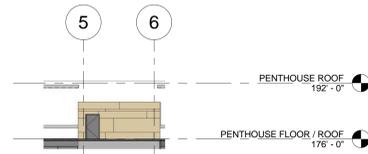
35 EAST ELEVATION
1" = 20'-0"



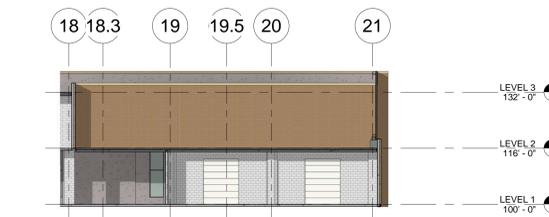
34 East Elevation Hospital 1
1" = 20'-0"



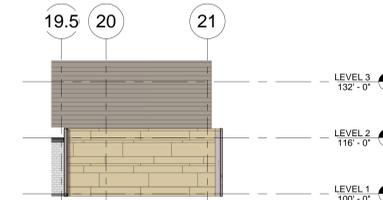
33 East Elevation Hospital 3
1" = 20'-0"



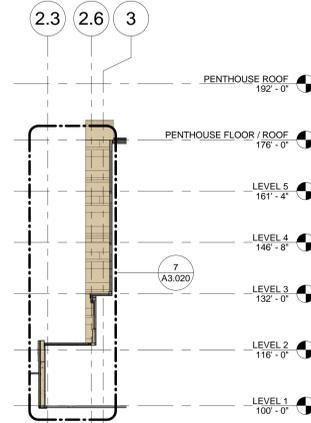
21 East Elevation Stair Tower
1" = 20'-0"



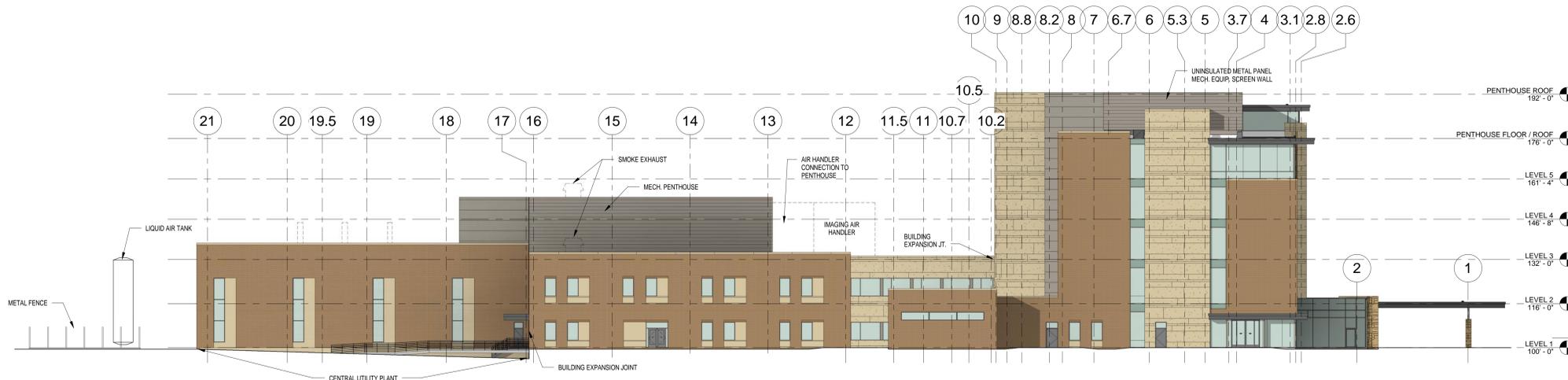
17 East Elevation CUP 1
1" = 20'-0"



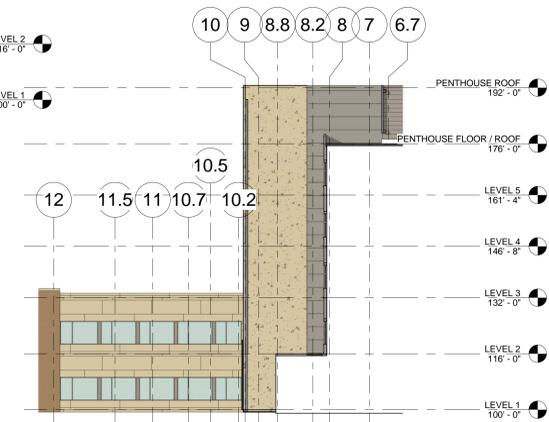
15 East Elevation CUP 2
1" = 20'-0"



9 East Elevation Hospital 2
1" = 20'-0"



31 West
1" = 20'-0"



7 West Elevation Hospital 2
1" = 20'-0"

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Revisions

Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S HOSPITAL

OFALLON, IL

Project No. HSHS
213030.00

Sheet Title
MATERIAL ELEVATIONS - EAST&WEST

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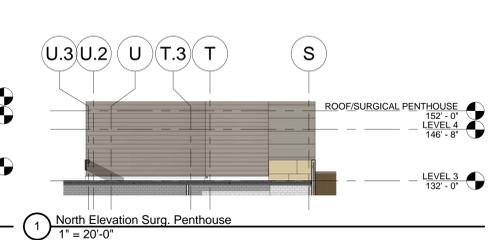
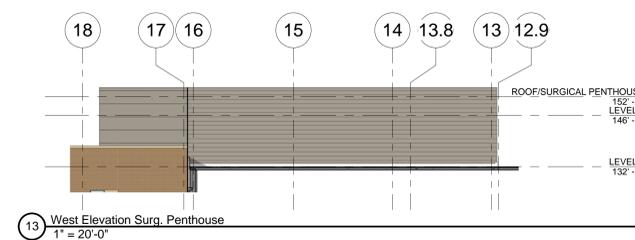
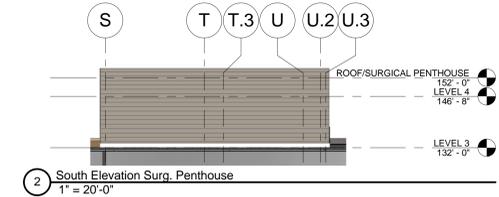
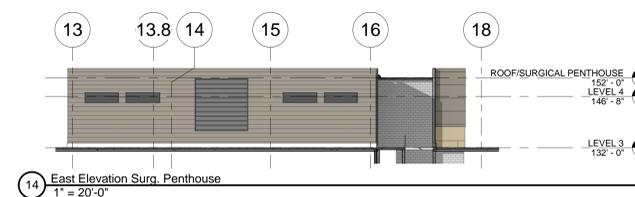
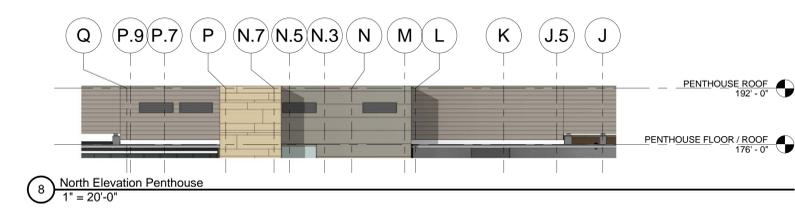
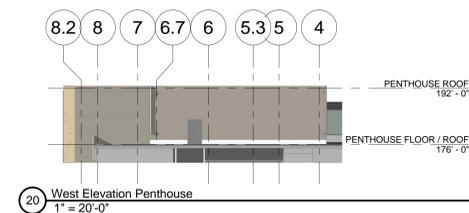
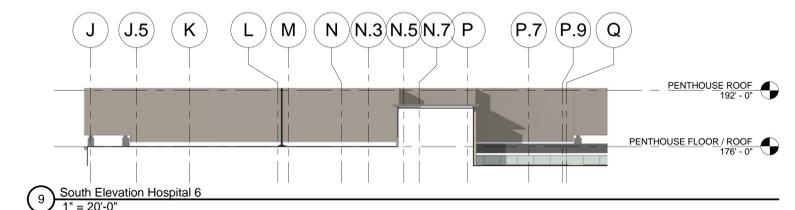
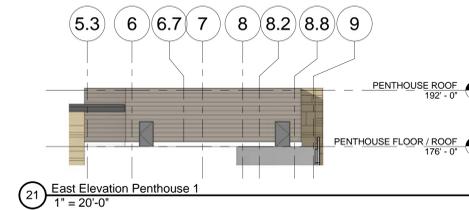
Sheet No.
A2.21A

EXTERIOR ELEVATIONS GENERAL NOTES:

- COORDINATE WITH MEP DRAWINGS FOR MEP PENETRATIONS THROUGH EXTERIOR WALL.
- COORDINATE WITH CIVIL DRAWINGS TO DETERMINE LOCATIONS FOR PCC 2-STAGE SEALANT SYSTEM WEEP LOCATIONS. SO THAT WEEPS ARE ABOVE GRADE INTERFACE WITH OUTSIDE FACE OF PCC.
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EXTERIOR MATERIAL LEGEND:

GLASS TYPES	WALL MATERIAL TYPES
GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT	PRECAST CONCRETE WITH THIN-BRICK FACE
GLASS TYPE GL-2 SPANDREL GLASS INSULATING UNIT	PRECAST CONCRETE - ACID WASHED WITH REVEALS
METAL WINDOW PANEL PL-1	HAND-LAYED STONE VENEER WITH PCC PANEL BACK-UP (SEE TYP. DETAIL)
	METAL PANEL SCREEN WALL
	RIBBED METAL PANEL SCREEN WALL
	LOUVER



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Revisions

Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S HOSPITAL

O'FALLON, IL

Project No. HSHS
213030.00

Sheet Title
MATERIAL ELEVATIONS - PENTHOUSE

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Sheet No.
A2.22A

Sign Types

IDENTIFICATION

- M** Monument Sign - St. Elizabeth's Logo w/Tao
- SEB** St. Elizabeth's Logo w/Tao on building facade
- OSB** Outpatient Services Building ID on building facade
- IDB** Identity Branding at Entry Level on building facade
- ED** Emergency Department ID Letters on building facade

DIRECTIONAL

- PUB** Public Location - 2 or 4 Sided Pylon Sign to match SEB campus signs
- PY.P** Primary Pylon Sign
- PY.S** Secondary Pylon Sign
- PY.T** Tertiary Pylon Sign

DESTINATION

- C** Canopy Sign
- AMB** Ambulance Garage ID above entry bay doors

INFORMATIONAL

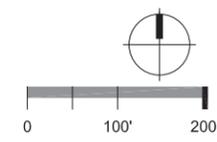
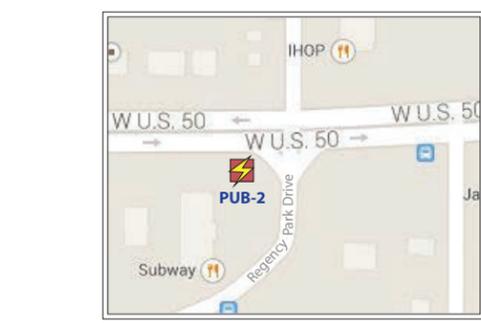
- PN** Panel Sign
- PO** Post Sign—locations TBD
- ⚡ Indicates internally illuminated sign
- Indicates illuminated light pole with banner

Traffic Routing

- Patients & Visitors: Emergency Department**
 - a. Enter at Green Mt. Rd., traverse round-a-bout to parking
 - b. Enter at Regency Park Dr. N, then left toward parking
- Patients & Visitors: Hospital and Outpatient Services**
 - a. Enter at Green Mount Rd., traverse round-a-bout southward. Follow directional signs to OPS and Hospital entrances and parking
 - b. Enter at Regency Park Dr. south, then follow St. Francis Way eastward. Follow directional signs to OPS and Hospital entrances and parking
- Patients & Visitors: Patient Transport**
 - a. From parking lot A, take St. Francis Way west past the Emergency Department and around to the opposite side of the hospital.
- Ambulance**
 - a. From Green Mt. Rd., go east on Regency Park Dr. Enter at Regency Park Dr. N
 - b. From Regency Park Dr., take N entrance, follow signs
- Staff**
 - a. Enter at Green Mt. Rd., traverse round-a-bout to parking
 - b. Enter at Regency Park Dr. N, then left toward parking
- Deliveries**
 - A. Enter at Regency Park Dr. N, then left toward Receiving

NOTE:

- Sign location symbols are NOT TO SCALE
- The placement reference is the center of the symbol
- In all cases, compliance with the property right-of-way line is required
- Compliance is the responsibility of the sign installer
- All regulatory traffic control signs will be included/installed and in compliance with the Illinois Department of Transportation



Future Traffic Signal

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Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S
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OF FALLON, IL

Project No.
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Sheet No.

NOTE: Design team shall coordinate final sign dimensions and locations with city staff.

Identity-Branding—Outpatient Services

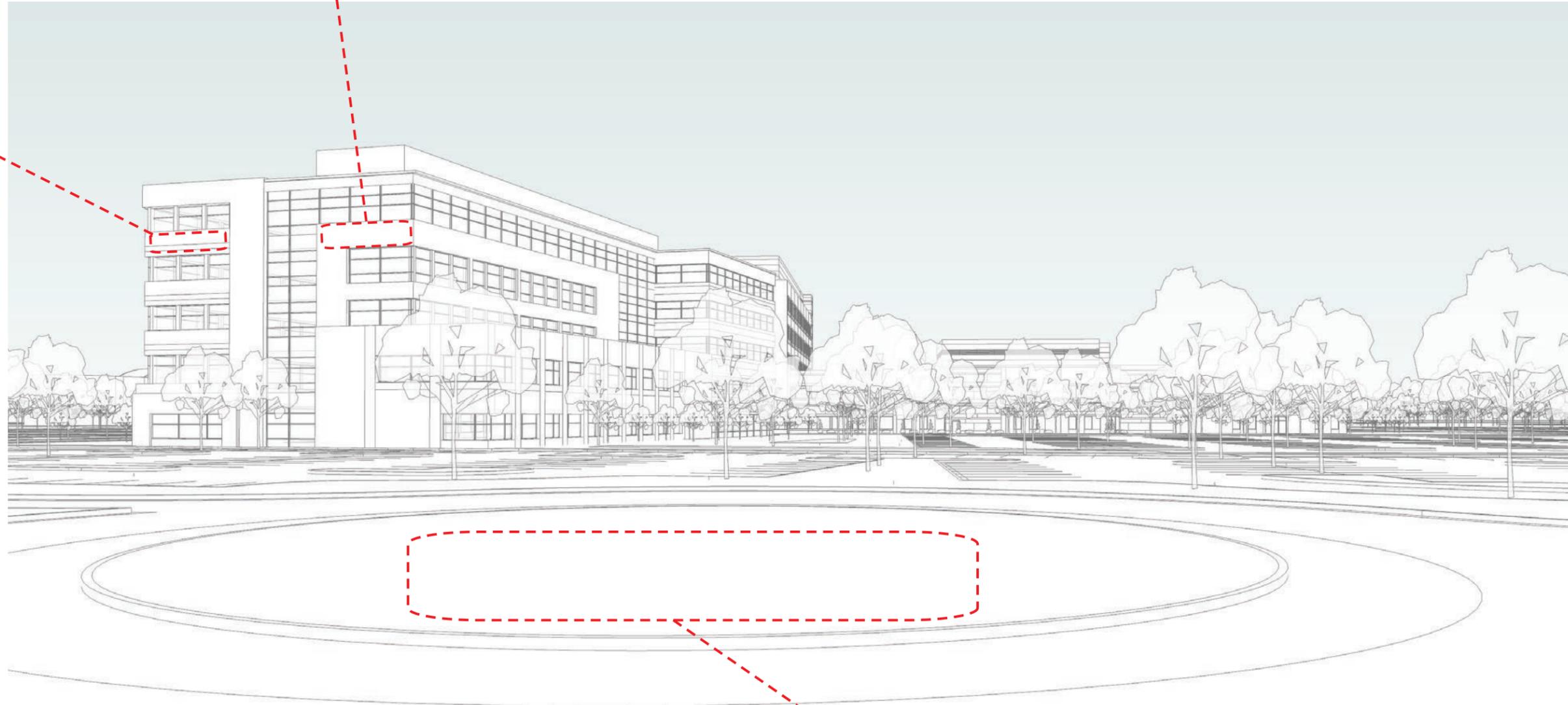
Sign: OSB-1

- **Description:** Internally illuminated custom architectural letterforms-messaging TBD
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** Architectural aluminum channel logo and letterforms
- **Size:** 4'H x 18'W
- **Colors:** TBD

Identity-Branding—St. Elizabeth's Hospital

Sign: SEB - 1

- **Description:** Custom designed hospital identity sign incorporating SEB logo w/Tao
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** Custom architectural aluminum channel logo and letterforms
- **Size:** 4'H x 16'W
- **Colors:** Metallic satin finish paint color(s) to match SEB branded identity Pantone colors



Northeast View

IDENTIFICATION - Monument Sign

Sign: M

- **Description:** Custom designed hospital identity sign incorporating SEB logo w/Tao
- **Mounting:** concrete slab
- **Lighting:** TBD—in-ground or internally illuminated
- **Materials:** TBD—Materials to have permanence & consistent with exterior architectural materials, e.g. stone, metal, etc.
- **Size:** 5' H x 20' W

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HSBS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

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NOTE: Design team shall coordinate final sign dimensions and locations with city staff.

Identity-Branding—St. Elizabeth's Hospital

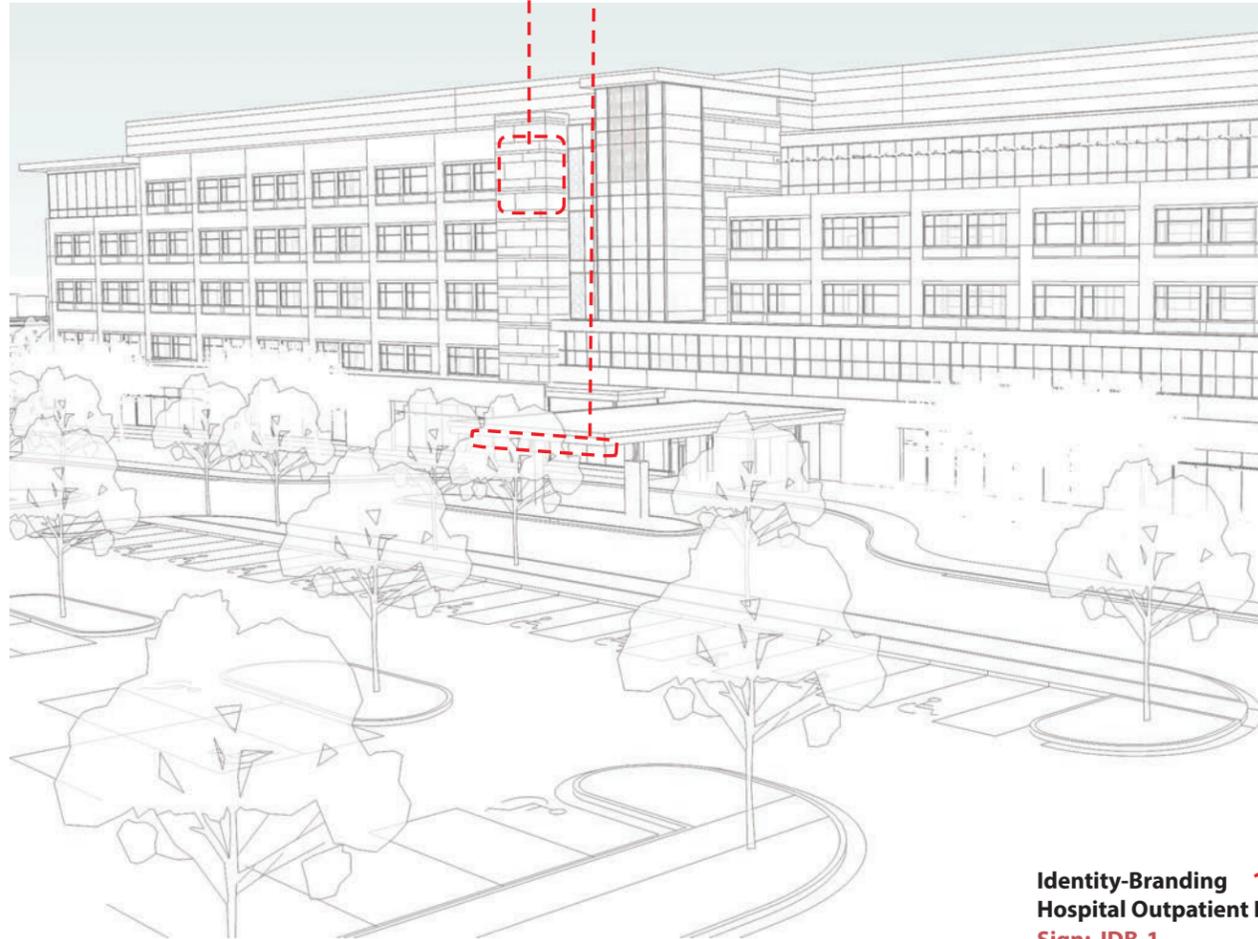
Sign: SEB-3

- **Description:** Custom designed hospital identity sign incorporating SEB logo w/Tao
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** Custom architectural aluminum channel logo and letterforms
- **Size:** 16'H x 13'W (approx.)
- **Colors:** Metallic satin finish paint color(s) to match SEB branded identity Pantone colors

DESTINATION - Canopy Sign

Sign: C-2

- **Description:** Internally illuminated custom architectural aluminum letterforms.
- **Mounting:** Permanently attached to front canopy edge
- **Letter height:** 1'H x 16'W (approx.)
- **Paint color:** TBD.
- **Terminology:** TBD



Southeast View - Hospital Main Entrance

Identity-Branding—St. Elizabeth's Hospital

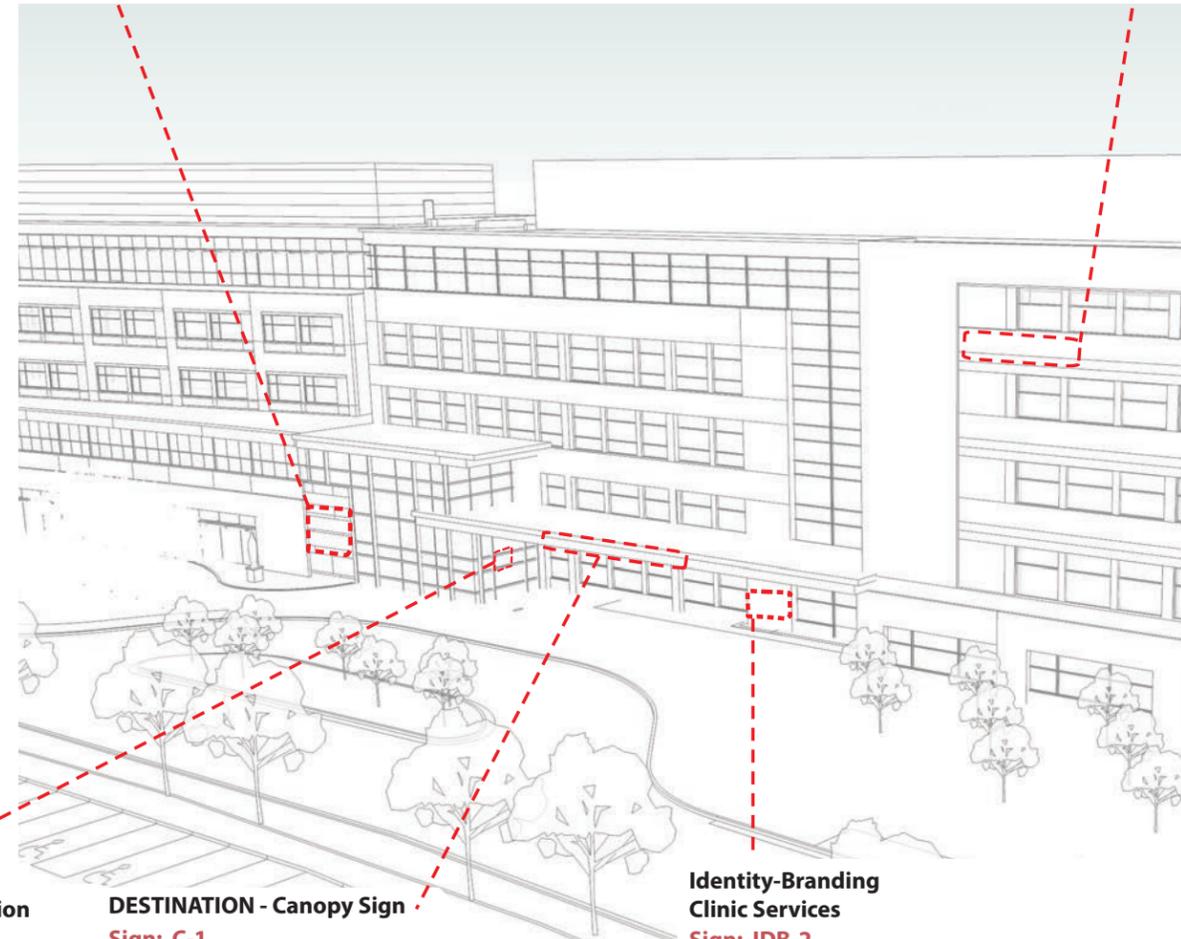
Sign: SEB-2

- **Description:** Custom designed hospital identity sign incorporating SEB logo w/Tao
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** Custom architectural aluminum channel logo and letterforms
- **Size:** 7'H x 5'-6"W (approx.)
- **Colors:** Metallic satin finish paint color(s) to match SEB branded identity Pantone colors

Identity-Branding—Outpatient Services

Sign: OSB-2

- **Description:** Internally illuminated custom architectural letterforms—messaging TBD
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** Architectural aluminum channel logo and letterforms
- **Size:** 4'H x 18'W (approx.)
- **Colors:** TBD



Southeast View - Outpatient Services

Identity-Branding Hospital Outpatient Identification

Sign: IDB-1

- **Description:** logo and/or letterforms—messaging TBD
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** TBD
- **Size:** 3'H x 4'W (approx.)
- **Colors:** TBD

DESTINATION - Canopy Sign

Sign: C-1

- **Description:** Internally illuminated custom architectural aluminum letterforms.
- **Mounting:** Permanently attached to front canopy edge
- **Letter height:** 1'H x 16'W (approx.)
- **Paint color:** TBD.
- **Terminology:** TBD

Identity-Branding Clinic Services

Sign: IDB-2

- **Description:** logo and/or letterforms—messaging TBD
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** TBD
- **Size:** 4'H x 5'W (approx.)
- **Colors:** TBD

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date

September 18, 2014

HSHS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

Project No.

213030.00

Sheet Title

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Wirth Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317

Sheet No.

NOTE: Design team shall coordinate final sign dimensions and locations with city staff.

Identity-Branding—St. Elizabeth's Hospital

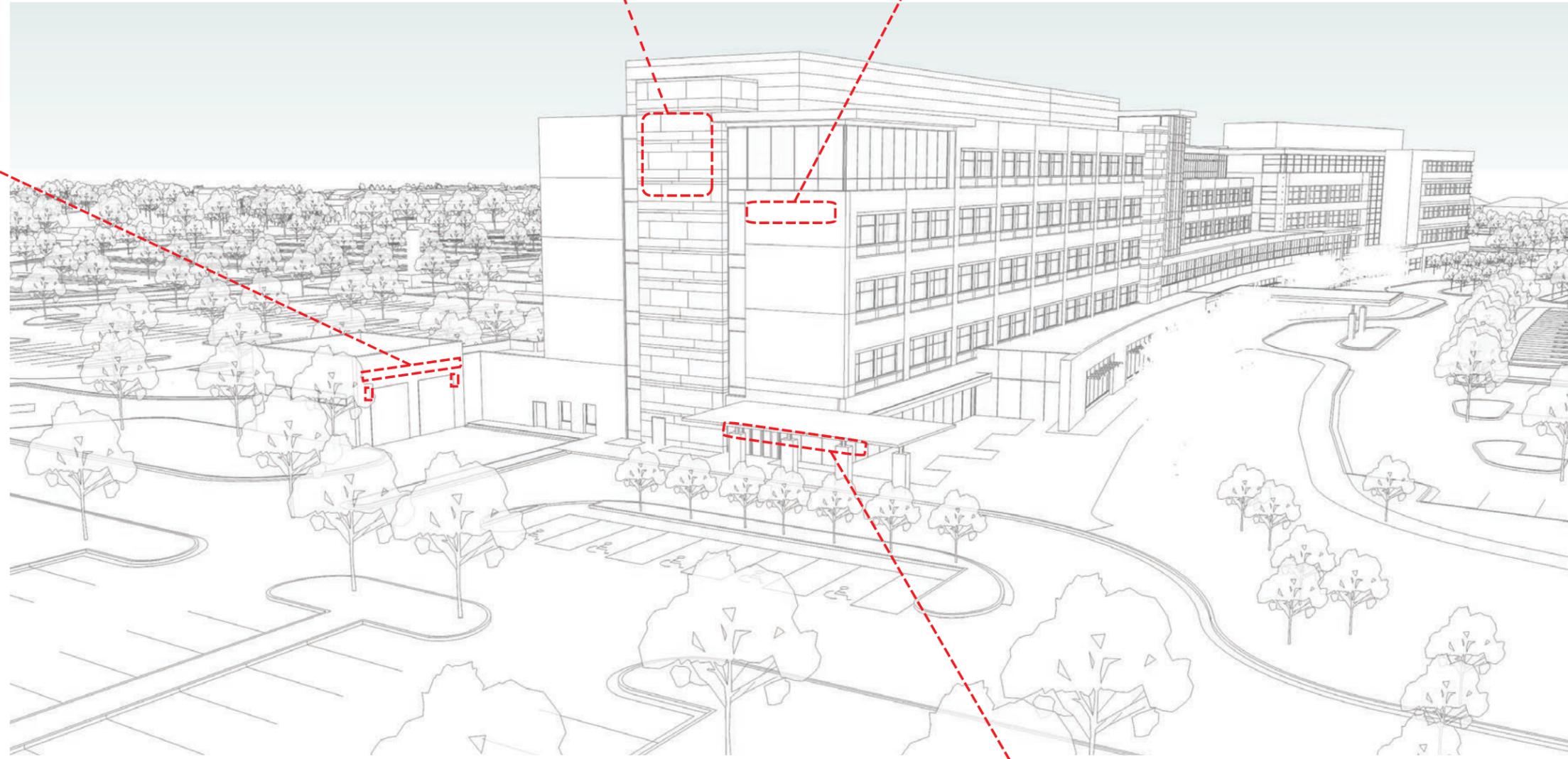
Sign: SEB - 4

- **Description:** Custom designed hospital identity sign incorporating SEB logo w/Tao
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** Custom architectural aluminum channel logo and letterforms
- **Size:** 22'H x 18'W (approx.)
- **Colors:** Metallic satin finish paint color(s) to match SEB branded identity Pantone colors

Identity-Emergency Department

Sign: ED

- **Description:** Internally illuminated custom architectural channel letterforms To read: "EMERGENCY"
- **Mounting:** Permanently mounted to facade
- **Size:** 2'-6"H x 20'W (approx.)
- **Materials:** Projectable red acrylic face. Aluminum side returns
- **Colors:** Metallic satin finish



West View

Destination - Ambulance Garage

Sign: AMB

- **Description:** Internally illuminated custom architectural aluminum letterforms.
- **Mounting:** Permanently mounted to facade above bay doors.
- **Messaging:** To read: "AMBULANCE"
- **Size:** 1'H x 12'W (approx.)
- **Messaging:** To read: "1" and "2"
- **Size:** 1'H x 1'W (approx.)
- **Colors:** TBD—Metallic satin finish paint color to match Pantone color

DESTINATION - Canopy Sign

Sign: C-3

- **Description:** Internally illuminated custom architectural aluminum letterforms.
- **Mounting:** Permanently attached to front canopy edge
- **Letter height:** 1'H x 12'W (approx.)
- **Paint color:** TBD
- **Terminology:** TBD

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

Project No.
213030.00
Sheet Title

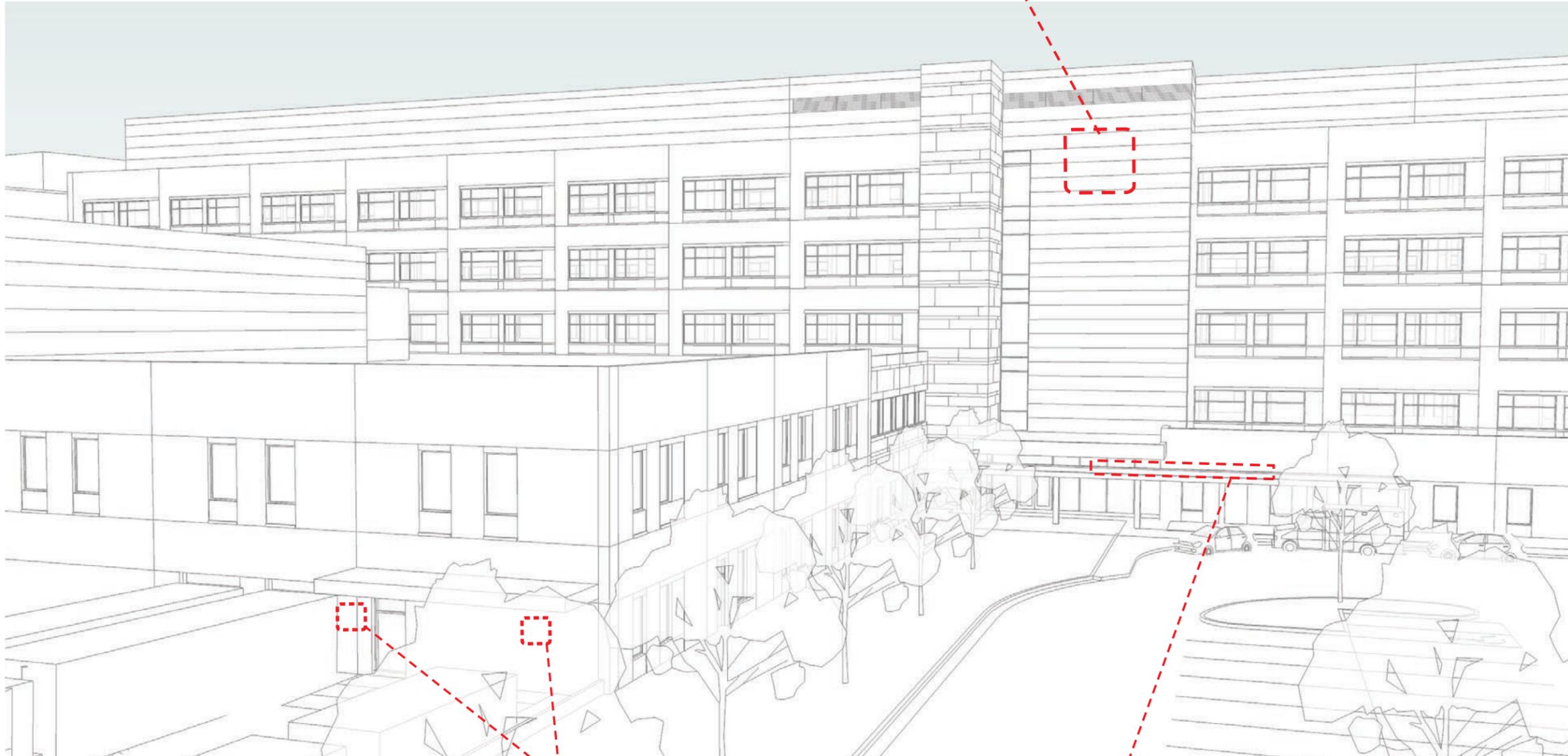
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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2800 Fax 414.272.2000
44 East Hill Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
Sheet No.

NOTE: Design team shall coordinate final sign dimensions and locations with city staff.

Identity-Branding—St. Elizabeth's Hospital

Sign: SEB - 5

- **Description:** Custom designed hospital identity sign incorporating SEB logo w/Tao
- **Mounting:** Permanently mounted to facade
- **Lighting:** Internally illuminated
- **Materials:** Custom architectural aluminum channel logo and letterforms
- **Size:** 22'H x 18'W (approx.)
- **Colors:** Metallic satin finish paint color(s) to match SEB branded identity Pantone colors



North View

Destination-Loading Dock

Sign: LD-1 and 2

- **Description:** Fabricated sign panel-Illumination: TBD
- **Mounting:** Permanently attached to front canopy edge
- **Letter height:** 1'H x 1'W approx.
- **Paint color:** TBD.
- **Terminology:** TBD

DESTINATION - Canopy Sign

Sign: C-4

- **Description:** Internally illuminated custom architectural aluminum letterforms.
- **Mounting:** Permanently attached to front canopy edge
- **Letter height:** 1'H x 12'W (approx.)
- **Paint color:** TBD.
- **Terminology:** TBD

NOTE: Design team shall coordinate final sign dimensions and locations with city staff.

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date

September 18, 2014

HSBS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

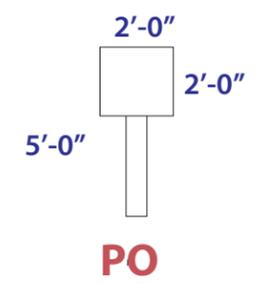
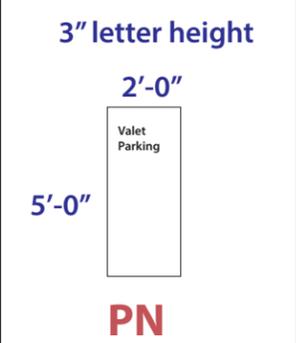
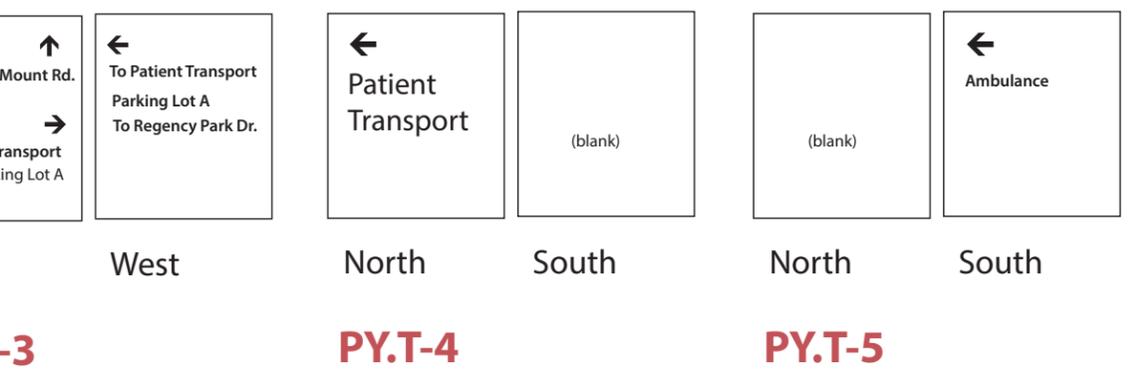
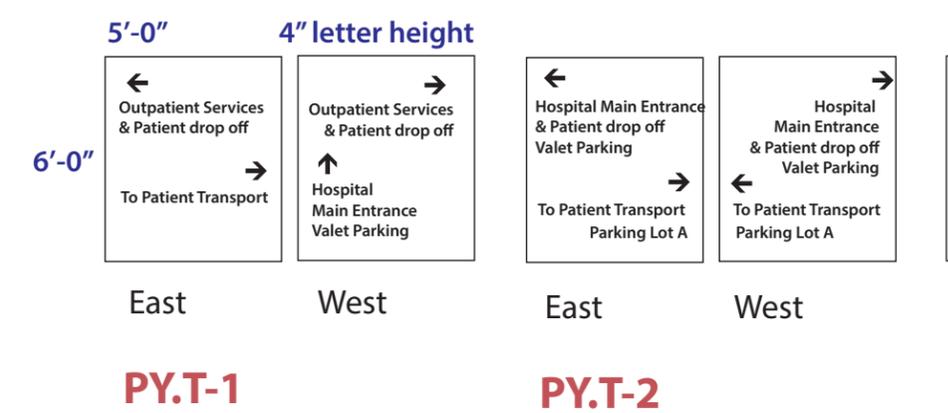
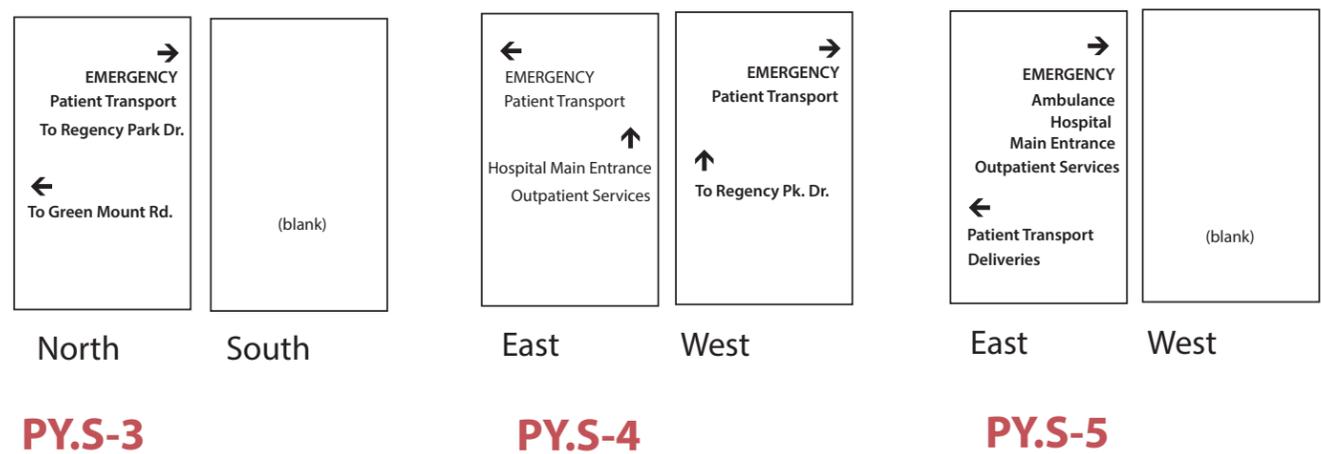
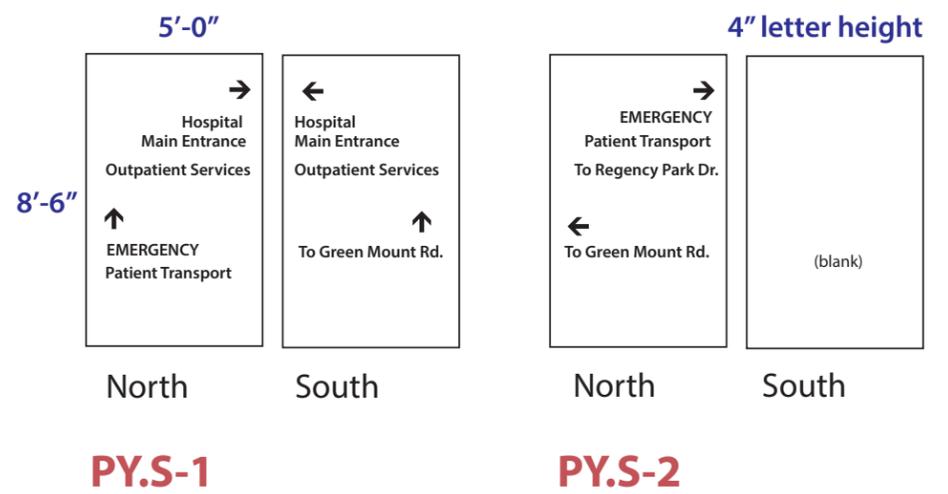
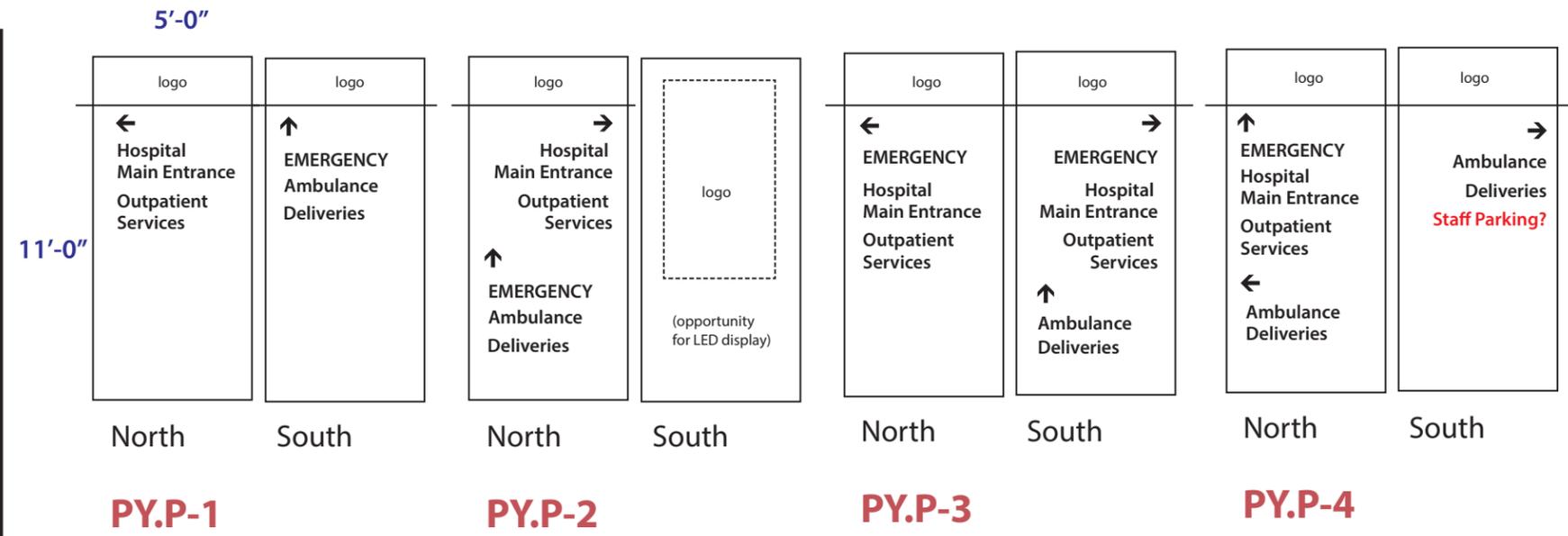
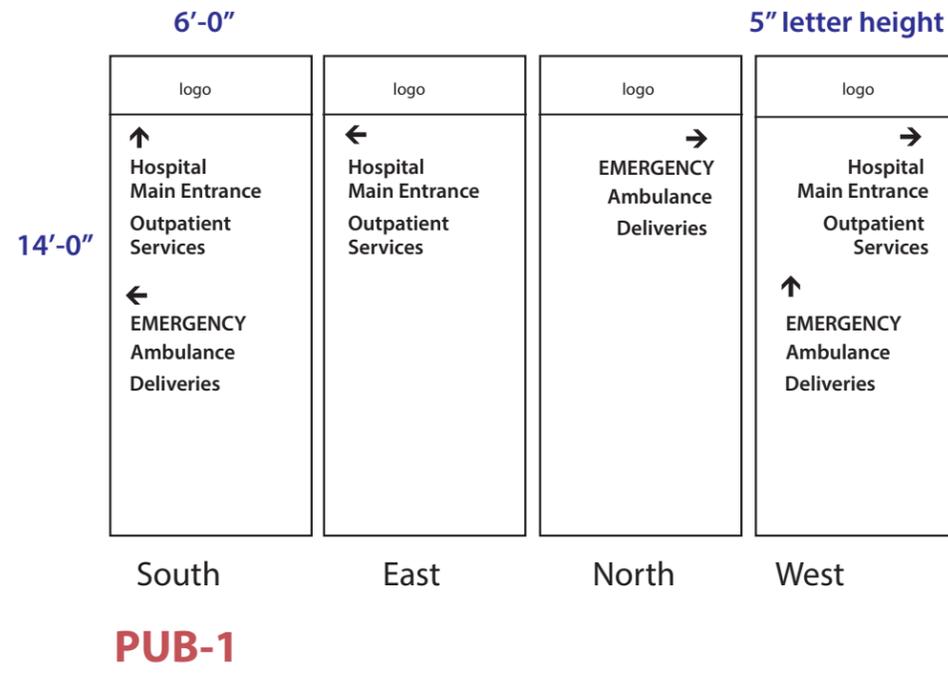
Project No.

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Sheet Title

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
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44 East 10th Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.0300 Fax 608.263.0317

Sheet No.



PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S HOSPITAL
OF FALLON, IL

Project No.
213030.00
Sheet Title

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44 East 198th Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.8300 Fax 608.283.0317
Sheet No.

NOTE: Design team shall coordinate final sign dimensions and locations with city staff.



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: September 29, 2014
SUBJECT: P2014-08: Gander Mountain, Planned Use (1st Reading)

Recommendation

The Planning Commission held a public hearing on the above referenced application at their September 23, 2014 meeting. The Commission voted 4-ayes and 0-nay to approve the requested Planned Use application for Gander Mountain, subject to the conditions recommended by staff.

Project Background and Summary

The applicant, Nick Messian for Brooks-Amaden on behalf of Gander Mountain, has filed an application requesting 5.64 acres of land consisting of three parcels generally located at 1234 Central Park Dr. be rezoned from B-1 to B-1(P), Planned Community Business District for the construction of a new 52,000 square foot Gander Mountain sporting goods store. The property is currently vacant. The site will be developed with the new store building containing 52,000 square feet of indoor retail space, the associated parking lot, landscaping, and buffering. The building will be constructed northwest of Buffalo Wild Wings site.

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

Gander Mountain is requesting Tax Increment Financing. The project is located in the Central Park TIF on a lot with a 50/50 split. Currently, staff is negotiating with Gander Mountain on the Redevelopment Agreement, which we will discuss further at the committee meeting.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to allow the parking lot landscaping to be installed per the landscaping plan.
2. A variance to allow the front elevation wall sign to be sized at 431.5 square feet.
3. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
4. A cross-access easement must be provided to Lot 23L to the northeast. The physical connection will not be required unless mutually agreed to by the lot owner and the owner of Lot 23L.

Attachment:

Report to Plan Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
Ted Shekell, Planning Director
DATE: September 23, 2014
PROJECT: P2014-08: Gander Mountain Planned Use Rezoning

Location: 1234 Central Park Drive
Applicant: Nick Messina of Brooks-Amaden
Owner: Commercial Real Estate Investors & Ethan Allen Retail, Inc.
Submitted: August 18, 2014

Introduction

The applicant, Nick Messina for Brooks-Amaden on behalf of Gander Mountain, has filed an application requesting 5.64 acres of land consisting of three parcels generally located at 1234 Central Park Dr. be rezoned from B-1 to B-1(P), Planned Community Business District for the construction of a new 52,000 square foot Gander Mountain sporting goods store. The property is currently vacant. The site will be developed with the new store building containing 52,000 square feet of indoor retail space, the associated parking lot, landscaping, and buffering. The building will be constructed northwest of Buffalo Wild Wings site.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: B-1 (P)	North: Vacant land across Interstate 64, Hilton Garden Inn and Regency Conference Center.
East: B-1 & B-1(P)	East: Restaurants, including Buffalo Wild Wings, Texas Roadhouse and a commercial strip center development.
South: B-1 & B-1(P)	South: Vacant ground across Central Park Drive and Gateway Automotive.
West: B-1	West: La-Z-Boy and Kloss Furniture stores.

Applicable Ordinances, Documents and Reports

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

Code of Ordinances: The proposed restaurant with on premise consumption of liquor (indoor and outdoor) is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Community Development Department

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

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

Discussion Points/Issues

Land Use

The subject property is identified as *Regional Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan. The subject property is surrounded by commercial uses to the along Central Park Drive. The 52,000 square foot building requires this particular land use of a sporting goods store to receive planned use approval, because the project includes new construction of a building greater than 20,000 square feet.

Traffic Circulation/Parking

Ingress and Egress: The proposed development has approximately 500 feet of frontage along Central Park Drive. The plans propose two access points into the site from Central Park Drive and a third along Central Park Circle. The entrance onto Central Park Circle appears to maintain a minimum 125' offset from the entrances of the commercial strip center to the south and Buffalo Wild Wings to the east. Internal drive aisles are sized at 24 feet, meeting the requirements of the city's parking code.

Parking: Retail sales type land uses are required to provide 4 parking spaces per 1,000 square feet of gross floor area. The 52,000 square foot restaurant requires 208 parking spaces. The development has proposed 232 spaces, including 7 accessible spaces. The site plan indicated that all parking spaces will be striped at a width of 10 feet and a length of 19 feet. Additionally, the plans account for parking lot lighting all located within landscape islands. All other lighting requirement, including a photometric plan will have to meet the standards of Section 158.143.

On-site circulation: On-site circulation has been reviewed by staff. It is staff's opinion that the layout depicted on the site plan will effectively address internal, as well as external traffic control. There is a clearly defined truck route that will allow easy access for shipments of goods to the store. A cross access easement to the lot to the northeast will be required. However, the stub will not be built unless mutually agreed to by both property owners. In this particular instance the La-Z-Boy site has a cross access with the Kloss Furniture site, but it does not appear to have a cross access easement with the subject property. Also there are a number of site improvements for the La-Z-Boy site in the vicinity of where the logical place for cross access.

Utilities and Drainage

Public water and sanitary sewer is available to serve the subject property. Stormwater will flow to new inlets within the lot and be piped into the regional detention constructed for the area. Drainage calculations and reports will be required during final development plan review and will meet City requirements.

Building and Site Improvements

The proposed 52,000 square foot building's elevations have been submitted. The building is located in a very visible location, with the front and right elevations visible from Central Park Drive, the rear if visible from Interstate 64 and the left elevation is visible from the La-Z-Boy parking lot area.

The building is constructed of tan split face block with green gable roof line over the entrance with wood columns and stone façade at the base. Over the entrance is a large Gander Mtn. sign with a logo. The rear of the building has a similar entrance to enhance the view from Interstate 64. The remainder of the building has a dark brown band of

painted block at the base and near the top is a green band of painted block. The overall appearance of the building is mostly consistent with the Commercial Design Handbook design recommendations.

Landscaping and Buffer Requirements

A landscaping plan was included for the site. The plan as proposed does not meet all the City's requirements for landscaping in the parking lot. Within the parking lot, the plan shows the most of the double landscape islands with one tree (two trees required) and two shrubs within each of the landscape islands. Where there is a fire hydrant located in the parking island the landscaping plan only proposes two shrubs, omitting the required two trees. The plan provides for a number of perimeter trees and meets the 7-foot buffer around the perimeter of parking lot. Overall staff believes the landscaping plan as submitted meets the intent of the parking lot landscaping.

Sidewalk

Per City requirements, a sidewalk is required to be installed in front of all new developments. The plan is showing a sidewalk along Central Park Drive, with an accessible route to the building proposed. Sidewalks are shown to be constructed separately from the entrance.

Signage

The plan does provide a location for a monument sign along Central Park Drive, setback 8 feet from the right-of-way. The 46.7 (11.67 x 4) square foot monument sign sits on a 4-foot base meeting all the requirements of the freestanding sign regulations. Based on the size of the building, the project could have signs on three elevations with up to 300 square feet on each elevation. The building has proposed two wall signs, one facing Central Park Drive and the other facing Interstate 64. The wall sign facing Central Park Drive is sized at 431.5 square feet and the wall sign facing Interstate 64 is sized at 297 square feet. The front elevation has the text "Gander Mnt." which is 335.6 square feet and the logo is approximately 100 square feet. The front elevation exceeds the allowed 300 square feet of signage however, based on the size of the front elevation and the entrance design the sign is not out of proportion with the front façade. The sign facing Interstate 64 meets the sizing requirements for wall signs.

VariANCES

Parking lot landscaping: Code requires two trees and two shrubs within a double landscape islands. The landscape plan provides one tree and two shrubs. Additionally, there are landscape islands that will have fire hydrants located in them, city staff has recommend where this condition exists that the landscape islands have two shrubs located in the island.

Signage: The maximum wall sign allowed is 300 square feet and the front building elevation is proposing a sign that exceeds the size requirements. The text of "Gander Mnt." is 335.6 square feet and the logo is approximately 100 square feet. The building has a large store frontage along Central Park Drive and a large main entry point to the building. City staff has reviewed the overall sign package and believes the sign package is not out of scale for the proposed development

Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards, except for the variances identified above.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated

common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.

The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. The project enhances pedestrian traffic opportunities on Central Park Drive with the extension of the sidewalk system. Staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.

3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.

The new sporting goods store will not negatively affect adjacent properties. The Central Park Drive corridor is a commercial corridor with a variety of retail, service and restaurant businesses.

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

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

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

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

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

Yes, a community need exists for the proposed use.

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

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

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

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

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

The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. A variance to allow the parking lot landscaping to be installed per the landscaping plan.
2. A variance to allow the front elevation wall sign to be sized at 431.5 square feet.
3. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
4. A cross-access easement must be provided to Lot 23L to the northeast. The physical connection will not be required unless mutually agreed to by the lot owner and the owner of Lot 23L.

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plans

Attachment 5 – Building Elevations



Planned Use / Re-Zoning Application

CITY OF O'FALLON

AUG 29 2014

DATE PAID \$500.00

NAME OF PROJECT: Gander Mountain
ADDRESS/GENERAL LOCATION: 1448 & 1234 Central Park Drive & 1438 Central Park Circle, O'Fallon, IL 62269
SUBDIVISION NAME & LOT NUMBER(S): Central Park Plaza, 3rd Addition, 4th Amendment, Lot 23M
Lots 23A & 23B, Central Park Plaza, 3rd Addition, 1st Amendment
PARCEL NUMBER(S): 03-36.0-201-009, 03-36.0-201-010 & 03-36.0-201-017

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: "B-1 (P)" PROPOSED NUMBER OF BUILDINGS: One (1)
PROPOSED ZONING: "B-1 (P)" PROPOSED GROSS FLOOR AREA: 52,000 sq. ft.
PROPOSED # OF LOTS: Three (3) AREA IN ACRES: 5.64
PROPOSED # OF DWELLING UNITS: N/A PRESENT USE: Vacant Land

APPLICANT INFORMATION:

NAME: Nick Messina
COMPANY: Brooks-Amaden
ADDRESS: PO Box 891269
Tampa, FL 33689
PHONE: (813) 653-1125
FAX: N/A
EMAIL: nick.messina@brooks-amaden.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Don Ferris, PE
COMPANY: Berutti & Associates, Inc.
ADDRESS: 204 West Main Street
Belleville, IL 62220
PHONE: (618) 235-0500
FAX: (618) 233-9814
EMAIL: dferris@beruttiassociatesinc.com

Nick Messina
SIGNATURE OF APPLICANT

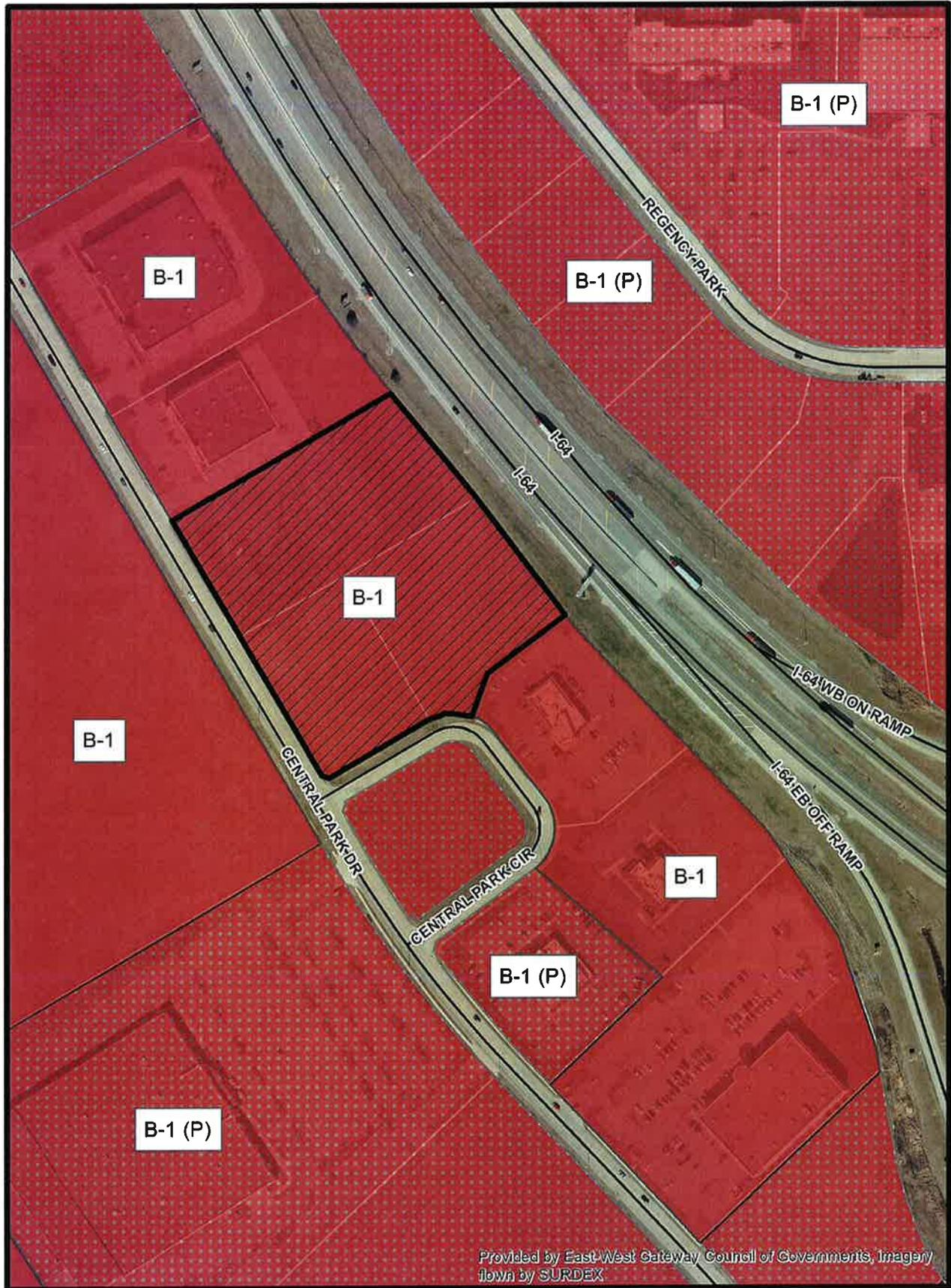
Don Ferris
SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY
DATE RECEIVED: Aug 22, 2014
APPLICATION RECEIVED BY: T. Shekell
APPLICATION FEE: \$500.00
PROJECT ID #: P2014-08
STAFF ASSIGNED: _____
PLAN REVIEW FEE DEPOSIT REC'D: 90000

Ethan Allen Retail, Inc
Attn: Lease Administrator P.O. Box 1966
Ethan Allen Dr,
Danbury, CT 06813-1966

Owners: Commercial Real Estate Investors
1331 Park Plaza Dr, Ste. 4
O'Fallon, IL 62269

P2014-08: Gander Mountain - Zoning Map



0 105 210 420 630 Feet



P2014-08: Gander Mountain - Surrounding Land Use Map



 Subject Property

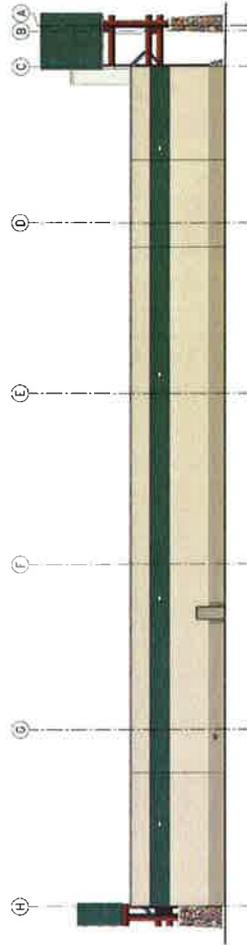
0 140 280 560 840 Feet



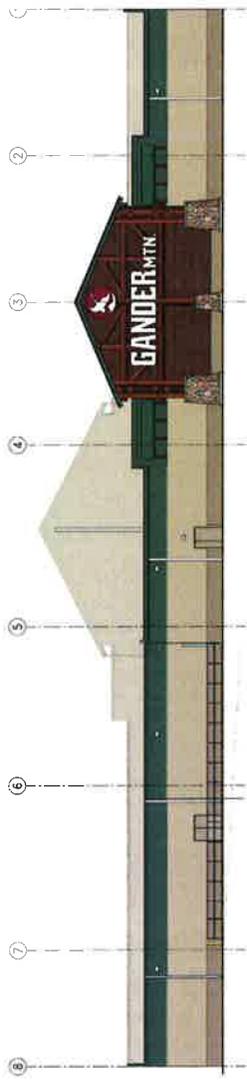
O'Fallon
ILLINOIS



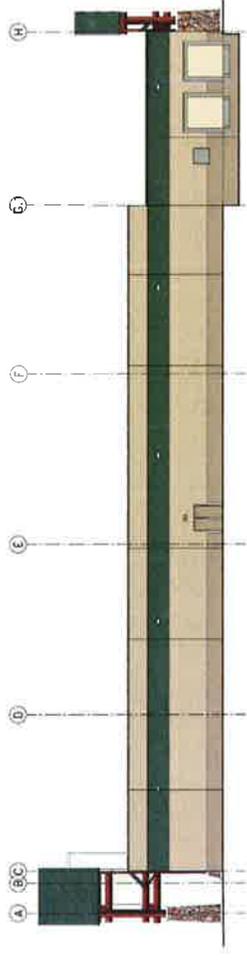
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

GANDER.MTN. - OFallon, IL
08-17-14





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Director of Community Development
DATE: September 29, 2014
SUBJECT: Route 50/Scott Troy Road TIF Inducement Resolution and Ordinance and Contract

Attached is a resolution and ordinance that will initiate a feasibility study to determine the eligibility of a possible Tax Increment Finance (TIF) district in the general area bounded Highway 50 to the south and Scott Troy Road to the east. The proposed study area is shown on the attached map.

The consultants from PGAV will be available at Monday's meeting to go answer questions related to inducing this TIF area, as will the developer seeking the TIF. The contract with PGAV will be entered into with the City of O'Fallon, however the developer will be responsible for the cost of the study.

The action items include:

1. Inducement & Feasibility Resolution – This will allow the City and Developer to recoup any expenses incurred in the establishment of the TIF from future TIF proceeds and begin the TIF Process through ordering a feasibility study.
2. Interested Parties Registry Ordinance – The Ordinance will establish the Registry for the TIF. Following adoption, the Publication Notice will be placed in the paper to notify the public that they can register as an interested party if they so choose.
3. Contract for Professional Services Resolution – This will allow the city to contract with PGAV to conduct a feasibility study for project area. The contract fee for the completed services is \$26,000.

Recommendation

Approve the proposed contract with PGAV with a budget not to exceed \$26,000 and the resolution and ordinance associated with the inducement of the Highway 50 / Scott Troy Road TIF.

RESOLUTION NO. _____

**RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE
DESIGNATION OF A PORTION OF THE CITY OF O'FALLON AS A
REDEVELOPMENT PROJECT AREA
AND
TO INDUCE DEVELOPMENT INTEREST
WITHIN SUCH AREA**

(Proposed Route 50/Scott Troy Road TIF Redevelopment Project Area)

WHEREAS, the City of O'Fallon (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "Route 50/Scott Troy Road Redevelopment Project Area), which may be designated as a redevelopment project area, to qualify the area as a blighted area as defined in the Act and applied to vacant land, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally delineated on **Exhibit A** attached hereto, and that the actual redevelopment project area to be established may contain more less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, at this time none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of O'Fallon, Illinois as follows:

1. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Ted Shekell
Community Development Director
City of O'Fallon
255 South Lincoln Avenue
O'Fallon, IL 62269
Telephone: 618-624-4500 x 4

PASSED this _____ day of _____ 2014.

YEAS: _____

NEAS: _____

ABSENT: _____

ABSTAIN: _____

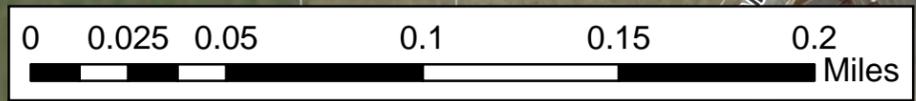
Gary Graham, Mayor

ATTEST:

Phil Goodman, City Clerk

Attachment: Exhibit A – TIF Study Area Boundary - Proposed Route
50/Scott Troy Road Redevelopment Project Area

Exhibit A: Route 50/Scott-Troy Road TIF Study Area



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF
O’FALLON, ILLINOIS AUTHORIZING
THE ESTABLISHMENT OF CENTAL
CITY TAX INCREMENT FINANCING
“INTERESTED PARTIES” REGISTRIES
AND ADOPTING REGISTRATION RULES
FOR THES REGISTRIES**

WHEREAS, the City of O’Fallon (the “City”) is a municipality as described in Section § 6(a) Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and function pertaining to its government and affairs;

WHEREAS, pursuant to Section § 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS § 5/11-74.4-1, et seq. (the “TIF Act”), the City is required to establish certain “interested parties” registries and adopt registration rules for such registries;

WHEREAS, the City desires to adopt this ordinance in order to comply with such requirements of the TIF Act; and

WHEREAS on September 29, 2014, the Community Development Committee of the City Council reviewed the registries ordinance and recommended approval with a vote of _____.

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. The above recitals are incorporated herein and made a part hereof.

Section 2. The Clerk or his or her designee, is hereby authorized and directed to create an “interested parties” registry in accordance with Section § 11-74.4-4.2 of the Act for each redevelopment project area created under the Act and not terminated by the City, whether now existing or created after the date of the adoption of this ordinance.

Section 3. In accordance with Section § 11-74.4-4.2 of the Act, the City hereby adopts the registration rules attached hereto as **Exhibit A** as registration rules for each such “interested parties” registry. The City, with the consent of the City Attorney as to form and legality, shall have the authority to amend such registration rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

Section 4. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Exhibit A: The City of O'Fallon, Illinois

TIF Interested Parties Registry Registration Rules

- A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

“Act” shall mean the Tax Increment Allocation Redevelopment Act 65 ILCS § 5/11-74.4-1 et seq. as amended from time to time.

“Interested Party(s)” shall mean (a) any organization(s) active within the City; (b) any resident(s) of the City; and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Redevelopment Project Area” shall mean a redevelopment project area that (a) is intended to qualify (or has subsequently qualified) as a “redevelopment project area” under the Act and (b) is subject to the “interested parties” registry requirements of the Act.

“Registration Form” shall mean the form appended to these Registration Rules or such revised form as may be approved by the City consistent with the requirements of the Act.

“Registry” or “Registries” shall mean each interested parties registry, and all such registries, collectively, established by the City pursuant to Section § 11-74.4-4.2 of the Act for the Redevelopment Project Area.

“City” shall mean City of O'Fallon, a unit of government under Section § 6(a) Article VII of the 1970 Constitution of the State of Illinois.

- B. Establishment of Registry The City shall establish a separate interested parties registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The City shall establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new registry must be completed prior

to the deadline for sending any of the notices required by Section (J) of these rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.

- C. Maintenance of Registry The Registries shall be maintained by the City Clerk or his or her designee. In the event the City determines that someone other than the Clerk should maintain the Registries, the City may transfer the responsibility for maintaining the Registries to such other Department provided that the City (i) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation in the City.

- D. Registration by Residents An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such individual must also submit a copy of a current driver's license, lease, utility bill, financial statement or such other evidence as may be acceptable to the Clerk to establish the individual's current City residency.

- E. Registration by Organizations An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the City.

- F. Determination of Eligibility All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the City Clerk's receipt of all such documents. The Clerk shall provide written notice to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is

incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

- G. Renewal and Termination An Interested Person's registration shall remain effective for a period of three years. At any time after such three year period the City Clerk may provide written notice by regular mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration within thirty (30) days of the Clerk's mailing of written notice. To renew such registration, the Interested Person shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the Clerk to confirm such person's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three year period. If the City Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Person's receipt of the City Clerk's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as if a first-time registrant.
- H. Amendment to Registration An Interested Party may amend its registration by giving written notice to the City Clerk by certified mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.

- I. Registries Available for Public Inspection Each Registry shall be available for public inspection during normal City business hours. The Registry shall include the name, address and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.
- J. Notices to be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:
- (i) pursuant to sub-section § 74-4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan.
 - (ii) pursuant to sub-section § 74-4.5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than ten (10) days following the City's adoption by ordinance of such changes.
 - (iii) pursuant to sub-section § 74-4-5 (c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was

adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan or (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than 10 days following the City's adoption by ordinance of any such amendment.

(iv) pursuant to sub-section § 74.4-5(d)(9) of the Act for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section § 74.4-5(d), including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.

(v) pursuant to sub-section § 74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units, such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

K. Non Interference These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

I. Amendment of Registration Rules These Registration Rules may be amended by the City subject to and consistent with the requirements of the Act.

TIF INTERESTED PARTIES REGISTRATION FORM

Registration for City Residents: If you are a City of O'Fallon resident, and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part A** of this form. Proof of residency is required. Please attach to this form a photocopy of one of the following: Driver's License, lease, utility bill, financial statement, or such other evidence as may be suitable to establish your current municipal residency.

Registration for Organizations: If your organization is active in the City of O'Fallon, and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part B** of this form. Please attach a one-page statement which describes the organization's current operations in the municipality. Note: existing organizational documents that provide this information will also be accepted.

PART A: CITY RESIDENT REGISTRATION (Please Print)

Name:

Street Address:

City State Zip:

Home Telephone:

I have attached a copy of _____ as proof that I am a resident of the City of O'Fallon as of the date of this form.

Please list the TIF(s) you are interested in below:

Please return this form to:

TIF Interested Parties Registry
City Clerk – City of O'Fallon
255 South Lincoln Avenue,
O'Fallon, IL 62269

PART B: ORGANIZATION REGISTRATION (Please Print)

Organization Name:

Contact Name:

Street Address:

City State Zip:

Phone Number:

Check here _____ if a statement describing your organization's current operations in the City of O'Fallon is attached.

Please list the TIF(s) you are interested in below:

Signature/Title _____ Date _____

Please return this form to:

TIF Interested Parties Registry
City Clerk – City of O'Fallon
255 South Lincoln Avenue,
O'Fallon, IL 62269

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2014-

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A PRE-FUNDING AGREEMENT BETWEEN THE CITY OF O'FALLON AND HAWK DEVELOPMENT CORPORATION (THE "DEVELOPER") OF NASHVILLE, ILLINOIS CONCERNING THE PROPOSED TIF DISTRICT FOR THE ROUTE 50/SCOTT-TROY ROAD TIF REDEVELOPMENT PROJECT AREA.

WHEREAS, the City of O'Fallon (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed Tax Increment Financing (TIF) District and to prepare the required documentation if the City decides to designate a TIF district for all or a portion of the proposed redevelopment project area;

WHEREAS, this Pre-Funding Agreement states that the City will incur certain expenses, including professional fees, legal fees, and related costs in pursuing the establishment of a TIF District pursuant to the requirements of the Illinois Tax Increment Allocation Redevelopment Act and the Developer is prepared to advance funds to the City to offset such City incurred expenses.

NOW, THEREFORE, Be it resolved by the city council of the city of O'Fallon, Illinois, as follows:

That the Mayor is hereby authorized to execute a Pre-funding Agreement between the City of O'Fallon, Illinois and Hawk Development Corporation concerning the proposed TIF District; provided, however, that such Pre-funding Agreement is substantially similar in form to that attached hereto as **Attachment "A"** and has been approved as to form by the City Attorney.

This Resolution shall become effective immediately upon its adoption by City Council.

Passed by the City Council this _____ 2014.

ATTEST:

Approved by the Mayor this _____ 2014

(seal)

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

Attachment A

PRE-FUNDING AGREEMENT

**BETWEEN THE CITY OF O'FALLON, ILLINOIS AND
HAWK DEVELOPMENT CORPORATION**

This Agreement is entered into between the City of O'Fallon, St. Clair County, Illinois, a municipal corporation organized and existing under the laws of the State of Illinois (the "City") and Hawk Development Corporation of Nashville, Illinois (the "Developer") for the proposed establishment of a Tax Increment Financing (TIF) District encompassing the northwest corner of Route 50 and Scott-Troy Road.

RECITALS:

WHEREAS, the Developer, who is under contract with the property at the northwest corner of Route 50 and Scott-Troy Road (the "Property"), is interested in making improvements to and attracting new tenants to the Property, which may include construction of an ice rink, aquatics center, and other retail establishments (the "Project"); and

WHEREAS, due to the extraordinary costs associated with public infrastructure to support the Project, the City acknowledges that the Developer cannot proceed with the Project absent financial assistance as may be provided for under the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "TIF Act"); and

WHEREAS, the City will incur certain expenses, including professional fees, legal fees, and related costs in pursuing the establishment of a TIF District pursuant to the requirements of the TIF Act and the Developer is prepared to advance funds to the City to offset the entirety of such City incurred expenses.

WHEREAS, the proposed boundaries of the TIF study area are as shown in Exhibit A, attached hereto.

NOW, THEREFORE, in consideration of the premises and mutual covenants and findings contained in this Agreement, the City and Developer agree as follows:

Section 1. The Developer Agrees To:

- a. As soon as practical after the execution of this Agreement, the Developer shall pay to the City an amount of not less than thirty three thousand dollars (\$33,000) to be deposited by the City into an account to be identified as the "O'Fallon Scott-Troy TIF District Account". These funds shall be drawn upon by the City for payment of all reasonable or necessary costs, as incurred by the City to complete the TIF District establishment process, including those tasks outlined in Section 2.a. below with respect to the Property. The use of these funds shall be limited to that which is permitted by the TIF Act. At the request of the Developer, the City shall provide the Developer with reasonable supporting documentation evidencing such costs. An estimated budget is attached as Exhibit B.
- b. Proceed with the Project, in compliance with the applicable codes and ordinances of the City,

provided that said Project may be initiated after the City passes the ordinance establishing the TIF District.

Section 2. The City Agrees To:

- a. Upon receipt of the funds from the Developer, as provided for in Section 1.a. above, the City intends to diligently and in good faith proceed with the TIF District process including conducting a TIF eligibility study pursuant to the TIF Act.
- b. The City shall utilize good faith efforts to enter into a TIF redevelopment agreement ("redevelopment agreement") with the Property Owner, Developer or other party(s) as shall be determined, the terms and conditions thereof shall be acceptable to the City and Developer, but which shall definitely provide:
 - (1) for the reimbursement of eligible TIF project costs ("Eligible Costs") incurred in connection with the Project and any such costs that are incidental to the TIF District authorized under the Illinois TIF Act and as may be more particularly described in the TIF Redevelopment Plan to be adopted by the City with respect to Property.
 - (2) that the maximum amount of reimbursement of Eligible Costs shall be limited to those as defined in the Illinois TIF Act and as mutually agreed upon by the City and the Developer, plus the amount expended from the "O'Fallon Scott-Troy TIF District Account".
 - (3) that the TIF District shall remain in effect for the maximum term allowable under the TIF Act or until all Eligible Costs have been reimbursed, whichever occurs first.
 - (4) that the agreed upon percentage of the net TIF tax revenue ("Net Revenue") received by the City from the TIF District shall be allocated to reimburse the Developer for Eligible Costs incurred as set forth and limited in the TIF Agreement. The Net Revenue shall be the gross tax revenues less annual declared TIF revenue surpluses, if any, other costs incurred by the City in establishing the TIF District and annual administrative costs associated with implementing the TIF District program. Annual implementation costs may include, but are not necessarily limited to audit and related fees, and reporting to the Illinois Department of Revenue. It is anticipated that the City's annual costs of implementation will be relatively small, but in no case shall such costs exceed fifteen thousand dollars (\$15,000).

Section 3. Release of Unexpended Funds:

If after the City has passed the ordinance establishing the TIF District, there remains a balance of unexpended funds in the "O'Fallon Scott-Troy TIF District Account," not otherwise obligated to pay for costs incurred under Section 2.a. of this Agreement, these funds shall be released and paid to the Developer within 60 days of passing said TIF District Ordinances.

Section 4. Abandonment of Project:

- a. If the Developer decides not to proceed with the Project prior to the City adopting the TIF ordinance, the Developer shall notify the City. The City shall immediately suspend all work related to the TIF Plan, including notifying business district consultant and legal counsel retained by the City to assist with this TIF Plan, to suspend all work. The City will be allowed to expend funds from the "O'Fallon Scott-Troy TIF District Account" to pay all costs incurred to the date of such suspension. Any balance of unexpended funds in the "O'Fallon Scott-Troy TIF District Account," not otherwise obligated to pay for costs incurred under Section 2.a. of this Agreement, shall be released and paid to the Developer within 60 days of abandonment.
- b. If the Developer decides not to proceed with the Project after the City adopts the TIF ordinance, the Developer shall not be entitled to any reimbursement of funds advanced to the City pursuant to Section 1.a. of this Agreement, except as provided for in Section 3 of this Agreement.

Section 5. Failure to Approve the TIF District Ordinance:

If the conclusion of the initial eligibility study indicates that the proposed Business District does not meet the definition of a "blighted area" then the City shall notify the Developer in writing that the proposed TIF District does not qualify and will terminate the TIF District establishment process. The City shall suspend all work related to the TIF District Plan. The City will be allowed to expend funds from the "O'Fallon Scott-Troy TIF District Account," to pay all costs incurred to the date of such suspension. Any balance of unexpended funds in the "O'Fallon Scott-Troy TIF District Account," not otherwise obligated to pay for costs incurred under Section 2.a. of this Agreement, shall be released and paid to the Developer within 60 days of suspension.

Section 6. Notices:

Any notice or other communication to be given to either party hereunder shall be delivered by any of the following methods: (i) by personal, hand delivery, in writing, (ii) by nationally recognized overnight courier for next day delivery, or (iii) by U.S. Certified Mail, return receipt requested, and addressed to the addresses set forth below. Any notice shall be deemed effectively given, if personally delivered, upon receipt thereof, and if by methods (ii) and (iii) upon the date of deposit therein. The address for notices shall be as follows:

If to Developer:
Hawk Development

If to the City:
City of O'Fallon

11872 County Highway 27
P.O. Box 232
Nashville, IL

255 S. Lincoln
O'Fallon, IL 62269
Attn: Ted Shekell

Section 7. Enforcement:

Either party herein may use any remedy provided at law or in equity to enforce compliance by and/or obtain relief or redress from the other party pursuant to the provisions of this Agreement. The election and/or use of any remedy at law or in equity shall not at any time prevent the use of any other remedy provided at law or in equity or the subsequent use of the same remedy, except as provided by law.

If either party brings or commences any legal action or proceeding to enforce any of the terms of this Agreement (or for damages by reason of an alleged breach of this Agreement), the party prevailing substantially on the merits in such action shall be entitled to recovery of all costs and expenses, including, without limitation, reasonable attorneys' fees, expert witness fees, consultant fees and litigation costs

Section 8. Controlling State and Court:

The City and Developer stipulate and agree that this Agreement shall be interpreted and applied pursuant to the laws of the State of Illinois. The City and Developer also stipulate and agree that the Circuit Court of the jurisdiction of St. Clair County, Illinois, shall be the sole and exclusive Court of jurisdiction and venue for any and all legal actions, in law or in equity, arising between the City and Developer pursuant to the provisions of the Agreement. Each party to this Agreement agrees and consents to being estopped and barred from using any other Court or alternative dispute resolution in any other jurisdiction or venue for such actions. In the event that either the City or Developer files any legal action, in law or in equity, in any other Court, jurisdiction, or venue, then the other party shall be entitled to recover all damages, expenses, reasonable attorney fees, and reasonable costs it incurs in defending against, responding to, and/or obtaining relief from such action in such Court.

Section 9. Invalidity or Unenforceability:

If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provisions to persons, other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.

Section 10. Entire Agreement:

This Agreement, including the Exhibits, constitutes the entire agreement between the City and Developer and supersedes all prior written and verbal agreements, promises, or understandings, if any, between the parties herein.

Section 11. Warranty:

Each individual executing this Agreement represents and warrants that he is duly authorized to execute and deliver this Agreement on behalf of the entity for which said individual is executing on behalf of and that this Agreement is binding upon the entity for which said individual is executing on behalf of.

IN WITNESS WHEREOF, the parties to this Agreement have caused it to be executed this _____ day of _____, 2014.

CITY:

CITY OF O'FALLON, ILLINOIS,
an Illinois municipal corporation

By: _____
Gary L. Graham, Mayor

ATTEST:

Philip A. Goodwin, City Clerk

Approved as to Form:

City Attorney

DEVELOPER:

Hawk Development Corporation

By: _____

Title: _____

Attest: _____

Title: _____

Attachments:

- Exhibit A: Proposed TIF District Study Area
- Exhibit B: Estimated Budget & Source of Funding

Exhibit A: Route 50/Scott-Troy Road TIF Study Area

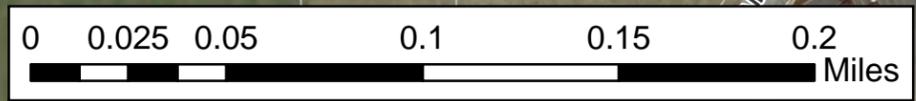


Exhibit B

ESTIMATED BUDGET & SOURCE OF FUNDING

Estimated Costs:

TIF District Consultant	\$29,000*
TIF Consultant Expenses	\$500
Legal Notices	\$500
Legal Description	\$500
City Attorney	<u>\$2,500</u>
Total	\$33,000

Source of Funds:

Developer	\$33,000
City	<u>\$0</u>
Total	\$33,000

* Consultant expenses will be \$26,000 if the Route 50/Scott-Troy Road TIF & Central City TIF eligibility studies can be completed concurrently

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF O'FALLON, ILLINOIS
AND
PECKHAM GUYTON ALBERS & VIETS, INC.
(Route 50/Scott-Troy Road TIF Redevelopment Project Area)**

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of O'Fallon, Illinois (hereinafter referred to as the "City") and Peckham Guyton Albers & Viets, Inc., (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the City is interested in development and improvement of an area within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the TIF Act) to facilitate development in the area; and

Whereas, the City desires to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as the Route 50/Scott-Troy Road Redevelopment Project Area (Project Area); and

Whereas, if it is determined that the Project Area is eligible under the applicable provisions of the TIF Act, the City may direct PGAV to prepare a redevelopment plan for this area, pursuant to the scope of services described herein; and

Whereas, PGAV is duly experienced in providing technical services in conducting eligibility studies and preparing tax increment financing redevelopment plans.

Now, therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

1. Inducement Resolution

PGAV will prepare a draft resolution for the City to act upon stating the City's intent to conduct a feasibility study and to induce redevelopment and development interest in the propose Project Area.

2. Interested Parties Registry

PGAV will assist the City in complying with the requirements of the TIF Act regarding the “interested parties’ registry.” This assistance includes providing the City with drafts of the following:

- 2.1. A newspaper notice of registration for the interested parties registry regarding the proposed TIF district.
- 2.2. Prepare an updated TIF interested parties registration form.

3. Eligibility Analysis and Boundary Determination

- 3.1. The general area being considered for use of tax increment financing is shown on the attached map (see Exhibit A). This area shall be considered as the study area for The TIF Area until a final TIF boundary is established.
- 3.2. PGAV will meet with City representatives to identify and discuss issues that need to be considered for the proposed TIF program, including deciding what properties should be included in the proposed Project Area. Also included for discussion will be City policies on any issues affecting the TIF program; projects desired for inclusion in the program; and any other ideas, thoughts, or suggestions the City wants to transmit to PGAV at this stage of the process.
- 3.3. PGAV will examine improved properties in the study area, which will include the condition of existing buildings and site improvements thereon, including street rights of way. Also, PGAV will examine the vacant parcels located within the study area with respect to how such parcels may qualify under definition of ‘blighted area’ as applied to vacant land.
- 3.4. Based upon the findings of the field work and other research findings, PGAV will recommend a final boundary for the Project Area. Upon concurrence by the City’s point of contact, PGAV will prepare findings on eligibility and incorporate said findings in the Redevelopment Plan as described in Task 3 below:

4. Redevelopment Plan

- 4.1. Redevelopment Plan/Statutory Requirements: PGAV will prepare a Redevelopment Plan for the TIF Area to be known as the Route 50/Scott-Troy Road Redevelopment Project Area. This Plan will include the following pursuant to the requirements of the TIF Act:
 - A. Redevelopment plan objectives.

- B. General land uses to apply to the Project Area.
 - C. Description of private projects and necessary public actions.
 - D. Implementation strategy.
 - E. Estimated redevelopment project costs.
 - F. Estimate of equalized assessed value of the Project Area after redevelopment.
 - G. The eligibility findings for the Project Area as documented in Task C of this scope of services.
 - H. Include documentation that "but for TIF" the Plan will not be implemented.
 - I. Include evidence that the subject Project Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.
- 4.2. Exhibits: PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.
- A. Redevelopment Project Area boundary map for the Route 50/Scott-Troy Road Redevelopment Project Area.
 - B. General Land Use Plan.
 - C. Estimated Redevelopment Project Costs.

5. Review & Approval Process

- 5.1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process for the proposed Route 50/Scott-Troy Road Redevelopment Project Area. Included on this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the TIF Act.
- 5.2. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan. This shall include general advice and sample notices for the: Joint Review Board; public hearing; approval ordinances, etc., and notices to taxing bodies, property owners and residential addressees located within 750 of the Project Area.
- 5.3. PGAV will present the proposed Redevelopment Plan at the Joint Review Board meeting and at the required public hearing.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- 1. A person to serve as a point of contact with the City, who will interact with PGAV staff and be responsible for tasks to be completed by the City.

2. Digital mapping of the TIF study area and surrounding area in ArcGIS file format. Also provide databases of at least property identification numbers and street names.
3. Collect the most recent equalized assessed valuation (E.A.V.) of each parcel in the Project Area from the County Assessor's office, including name and address of property owners. While collecting this information, the City will obtain the historical E.A.V. for each parcel going back to 2007.
4. Prepare the legal description of proposed Redevelopment Project Area.
5. Accomplish any necessary annexations, if any, for any land to be included in the TIF Area that is not currently within the corporate limits of the City.
6. Accomplish the necessary platting of the land within the Project Area so that it can be included in a TIF district pursuant to the requirements of the TIF Act.
7. Accomplish any necessary amendments to the City's Comprehensive Plan, if any, so that the proposed uses contained in the TIF redevelopment plan are consistent with the Comprehensive Plan for the City as a whole.
8. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the Redevelopment Project Area and residential addressees within 750 feet of the proposed Project Area boundary. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under Section 1 of this Agreement.

III. TIMING OF PERFORMANCE

Upon signing of this Agreement and payment by the City of the retainer amount referenced in Section IV, below PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City.

IV. FEE & METHOD OF COMPENSATION

1. The fee for the completed services shall be \$26,000, exclusive of reimbursable expenses as stated in paragraph 2 below and subject to paragraph 5 below.
2. Reimbursable expenses will consist of reasonable travel expenses, local mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other

"out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV. Reimbursable expenses shall not exceed \$1,000 without prior written consent from the City.

3. Method of Compensation shall be in accordance with the below schedule:

- 3.1. \$3,000 retainer amount upon signing of the Agreement and submittal of invoice.
- 3.2. \$8,000 upon completion of the services stated in Section I, Task 1, 2 and 3 and submittal of invoice.
- 3.3. \$10,000 upon completion of the Redevelopment Plan as stated in Section I, Task 4 and submittal of invoice.
- 3.4. \$5,000 upon completion of Section I, Task 5 and submittal of invoice.

PGAV may submit invoices for partial completion of services for any Task per the above payment schedule.

4. Payments to PGAV for services and reimbursable expenses are due within 30 days after receipt of our statement. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

5. **Furthermore, it is expressly understood by both parties that the process of establishing this proposed TIF Area shall be accomplished concurrently with the proposed Central TIF Redevelopment Project Area** (under separate agreement), with key events such as conduction fieldwork, the meetings of the Joint Review Boards and the public hearings on each TIF Area occurring on the same dates. **Should anything occur, beyond PGAV's control, that would cause the review and approval process for each TIF Area not to occur simultaneously then the total fee shall be \$29,000.**

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

1. Revisions to the eligibility analysis or TIF redevelopment plan if the boundaries of the Project Area change after the City's concurrence with PGAV's recommended boundary configuration.

2. Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may useful to the City in making decisions on specific development proposals within the Project Area.
3. Preparation of a housing impact study.
4. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office.
5. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF assistance.

These services shall be considered additional work beyond the scope of this Agreement. The City may acquire such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum to this or separate Agreement.

VI. PROJECT STAFFING & MANAGEMENT

1. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.
2. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses which have been incurred by PGAV to that date.

VIII. OTHER TERMS AND CONDITIONS

The Scope of Services, provided in Section I of this Agreement, is based upon the provisions of the TIF Act as of December 31, 2013. Should anything occur that would cause TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2014.

ATTEST:

CITY OF O'FALLON, ILLINOIS

Phil Goodwin, City Clerk

Gary L. Graham, Mayor

ATTEST:

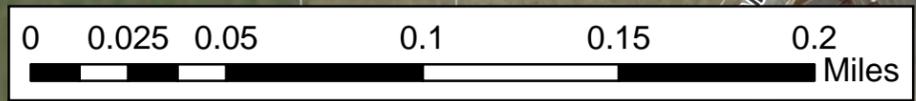
**PECKHAM GUYTON ALBERS &
VIETS, INC.**

Michael P. Weber
Director, PGAV Planners

John Brancaglione, Vice President

Attachment: Exhibit A: Route 50/Scott-Troy Road TIF Study Area

Exhibit A: Route 50/Scott-Troy Road TIF Study Area





MEMORANDUM

TO: Community Development Committee
FROM: Anne Stevenson, Assistant City Planner
DATE: September 29, 2014
SUBJECT: Downtown Plan (RESOLUTION)

Project Background and Summary

The attached proposal is from Business Districts, Inc. (BDI) for the purpose of creating a Downtown Plan.

City staff searched for and evaluated firms in Illinois and Missouri with downtown planning expertise. After reviewing past work, performing extensive reference checks, and conducting telephone and in person interviews, BDI was selected as the ideal firm to complete the scope of work required for downtown O'Fallon.

Bridget Lane of BDI will be the primary consultant for this project. She specializes in commercial revitalization strategy, fiscal impact analysis, market analysis, and retail business development. Ms. Lane has a degree in Urban Planning from the University of Illinois and a Master's Degree in Business Administration from the Harvard Business School. Her ten years of experience as a retailing executive, seven years as a professor at Chicago's DePaul University and three years managing Downtown Evanston serve as a practical foundation for her market research and business development consultation.

Diane Williams of BDI will also assist on this project, particularly in Phase 2. Ms. Williams has a Master's Degree in historic preservation, decades of banking and finance knowledge, and extensive downtown-specific experience. She previously served as the Assistant State Coordinate for the Illinois Main Street program and provided technical expertise and consulting services to almost 60 local Main Street programs during that time. She consults with communities nationwide and has presented at local, state, and national Main Street meetings regarding successful financial incentive program and market analysis tools and strategies. In addition, Diane served as the Vice President of Citibank in Chicago and has 21 years of banking experience.

The attached proposal details the specific components of the plan. The list below summarizes the main steps that will occur throughout the planning process:

- 1) Collection and Analysis of Market Data
- 2) Online Community Survey
- 3) Stakeholder Interviews
- 4) Community Workshop
- 5) Implementation Plan

BDI will also coordinate with any design and parking/traffic consultants engaged by the city. City staff will be in constant contact with the consultant and will provide regular updates on the planning process to elected officials.

Recommendation

Approve the proposed contract with BDI with a budget not to exceed \$22,000.

CITY OF O'FALLON, ILLINOIS
RESOLUTION NO. 2014-

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A
PROFESSIONAL SERVICES CONTRACT WITH BUSINESS DISTRICTS, INC.
FOR THE PURPOSE OF CREATING A DOWNTOWN PLAN**

WHEREAS, Business Districts, Inc. has submitted a professional services contract with the City for the purpose of providing a downtown plan outlined in the attached proposed contract; and

WHEREAS, the City finds these proposed services to be in the interest of the public welfare.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON, ILLINOIS THAT:**

- 1) The Mayor be authorized to sign a contract for services with Business Districts, Inc. which is attached hereto and made part of this resolution
- 2) This resolution shall become effective immediately upon its adoption by City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of _____, 2014.

Approved:

Gary L. Graham, Mayor

Attest:

Philip A Goodwin, City Clerk

Downtown Plan

Purpose

Business Districts, Inc. (BDI) seeks to enable the City of O’Fallon to capitalize on current conditions, to make development and enhancement choices that meet market and community expectations for downtown.

Scope of Services

Phase 1: Opportunity Analysis

Task 1: Project Initiation Conference Call. At this project initiation conference call, City staff and BDI will confirm the center point(s) for the market data noted in Task 2, draft survey questions and unique opportunities to be investigated. The City will provide business lists, current development proposals, and any previous studies pertaining to project interests. Project delivery and meeting dates will be set.

Task 2: Baseline Demographic, Traffic, Parking, and Sales Data. Using the Experian national demographic database, data provided by local resources, Illinois Department of Revenue sales data, Illinois Department of Transportation traffic counts, and any other reliable sources identified during project initiation, BDI will compile a statistical portrait of population characteristics and spending power for downtown. This data will include population, households, age distribution, income levels, employment, housing, and consumer spending. Spending Power will be used to estimate the number of stores, offices, and residential development supported in logical Downtown O’Fallon markets. Market information will cover six market geographies: the local community, the ½ mile pedestrian market, the 5-minute drive time convenience market, the 3-mile developer standard market, the 15-minute suburban destination drive time market and the 30-minute extended destination market. BDI will also examine area traffic generators as part of this task. This task and an independent parking analyst’s counts will be completed prior to the Workshop visit.

Task 3: Existing Perceptions Survey. To better understand how customers, residents, visitors and other key constituents currently utilize and perceive Downtown O’Fallon. BDI will use tested questions to develop a questionnaire that can be administered with the web-based survey tool Survey Monkey. This questionnaire will uncover current utilization of resources such as parking, businesses, and events. It will also evaluate current perceptions of Downtown O’Fallon’s quality and character. Resident participation in this survey will be promoted on the City website, City E-briefs, Facebook and Twitter. Downtown O’Fallon businesses will be asked to use bag stuffer/counter cards and their e-mail lists to encourage customers and residents to participate in the survey. Businesses will also be asked to encourage employees to complete the questionnaire, and the Convention and Visitor’s Bureau will be asked to encourage local hotel and motel guests to complete the survey. The questionnaire will include a request that respondents provide an e-mail address if they are interested in assisting the ongoing efforts to

improve Downtown O’Fallon. It is anticipated that this survey would be launched prior to the community meeting to create excitement and provide information.

Task 4: Stakeholder Interviews. On the first day of a three-day visit, BDI will conduct up to ten (10) key stakeholder interviews, based upon a schedule created by the City of O’Fallon. During these interviews, BDI will solicit input from commercial real estate brokers, property owners, merchants, restaurateurs, and area developers. These interviews will determine current market conditions, identify business and investment interest in O’Fallon, discuss current trends and perceptions, and provide context for the demographic analysis.

Task 5: Strengths Weakness Opportunities and Threats Analysis (SWOT). During the second day of a three-day visit, BDI will assess O’Fallon’s existing strengths, weaknesses, opportunities, and threats reflecting economic conditions and market information. In the afternoon of this day BDI will work with City of O’Fallon staff to create exhibits for the Community Visioning Workshop.

Task 6: Community Visioning Workshop. With the assistance of City staff and Downtown O’Fallon stakeholders, BDI will facilitate a community meeting conducted in a workshop format. The goal of this meeting is to document the community aspirations for Downtown O’Fallon and to gather additional information on conditions that impact the local population. The workshop will begin with a 30-Minute presentation of the Opportunity Assessment and SWOT Analysis. Following that information exchange, there will be workshop stations with themes selected based on the opportunity assessment. It is anticipated that those stations could include business development, appearance and design enhancement, land-use and zoning, traffic and planning, regional positioning and any other topic that the opportunity assessment determines to be particularly important to the success of Downtown O’Fallon. During the day preceding this meeting, BDI will preview the workshop information for organizations, key downtown investors, and interested elected officials.

Task 7: City Staff Meeting and Strategic Direction Memorandum. Using the information from the Opportunity assessment, Community survey and community Visioning Workshop, the BDI will collaborate with O’Fallon’s design and parking consultants to present strategic direction options and recommend goals and objectives. These recommendations will be detailed in a memorandum and presented to City Staff at a conference call. Additions and revisions will be made to the Strategic Direction Memorandum based on Staff comments.

Task 8: Presentation. BDI will summarize the Strategic Direction Memo in a PowerPoint presentation to the O’Fallon City Council.

Phase II: Implementation Action Plan

Task 1: Development and Enhancement Action Plan Recommendations. The Downtown Development and Enhancement Action Plan will define and prioritize recommendations to achieve the Downtown O’Fallon’s strategic direction goals. It will include:

- Tenant recommendations by categories and, where possible, specific businesses;
- A public and private property improvement plan that creates a vision for the area; (collaboration with design and parking consultants)

- Program cost estimates; (collaboration with design and parking consultants)
- Timeframes for implementation; and
- Responsibilities and assignments.

This Community Vision and Implementation Action Plan will focus on coordinating resources to minimize duplication and maximize benefits to the Downtown and the other commercial areas.

Task 2: Implementation Tool Kit. The Implementation tool kit will provide property owners, staff, and City officials with templates and documents necessary to recruit businesses. The tool kit components will focus on the specific businesses identified as appropriate to the area. It is expected to include:

- Site diagrams documenting available properties and appropriate infill development; (collaboration with design and parking consultants)
- Illustrations of recommended building and landscape improvements; (collaboration with design and parking consultants)
- Recruitment packets that tout the advantages of an O’Fallon location to specific tenant categories and when possible specific businesses; and
- Incentive recommendations.

Task 3: Management Action Plan. The management action plan will recommend a new organization or designate an existing organization to promote public private partnerships focused on implementing the Community Vision and Implementation Action Plan. This Management Plan will include due dates and budgets for recommended programming.

Task 4: Presentation. In a conference call, BDI will summarize the Community Vision and Implementation Action Plan in a PowerPoint presentation to City staff and any invited guests.

Task 5: Documentation. BDI will then summarize the Community Vision and Implementation Action Plan in a PowerPoint presentation to the City Council. After refinements based on the Council’s review, this PowerPoint will be updated for presentation to the O’Fallon business community.

Task 6: Project Summary Report. After incorporating comments following review of all draft documents for each phase, a Final Project Compilation will be prepared that documents the project work product and provides materials suitable for marketing O’Fallon.

Collaboration & Staff Involvement

This Plan will be completed in collaboration with O’Fallon’s parking and design consultants. Staff will assist in organizing local meetings. At least weekly phone updates are scheduled with staff informing the City Council on project progress.

Project Schedule and Budget

	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Phase 1: Opportunity Analysis																					
<i>Task 1: Project Initiation Conference Call.</i>		█																			
<i>Task 2: Baseline Demographic, Traffic, Parking, and Sales Data.</i>		█	█	█	█	█	█														
<i>Task 3: Existing Perceptions Survey</i>		█	█	█	█	█	█	█													
<i>Task 4: Stakeholder Interviews.</i>		█	█	█	█	█	█	█													
<i>Task 5: Strengths Weakness Opportunities and Threats Analysis</i>				█	█	█	█	█													
<i>Task 6: Community Visioning Workshop.</i>						█	█	█	█												
<i>Task 7: City Staff Meeting and Strategic Direction Memorandum.</i>								█	█	█											
<i>Task 8: Presentation.</i>										█											
Phase II: Implementation Action Plan																					
<i>Task 1: Development and Enhancement Action Plan Recommendations.</i>									█	█	█	█									
<i>Task 2: Implementation Tool Kit.</i>										█	█	█	█								
<i>Task 3: Management Action Plan.</i>											█	█	█	█							
<i>Task 4: Presentation.</i>													█	█	█	█					
<i>Task 5: Documentation.</i>																█	█	█			
<i>Task 6: Project Summary Report</i>																	█	█	█	█	

The project schedule assumes meeting dates and key participant availability that could be impacted by holidays and other pressing work. Due to these unpredictable delays, it should be anticipated that the project will be completed in approximately six-months.

This proposal is offered at a total cost including reasonable travel expenses of \$22,000. Any additional work that is requested would be billed at an hourly rate of \$175.



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Director of Community Development
DATE: September 29, 2014
SUBJECT: Central City TIF Inducement Resolution and Ordinance and Contract

Attached is a resolution and ordinance that will initiate a feasibility study to determine the eligibility of a possible Tax Increment Finance (TIF) district generally to include areas along State Street, between Willow Drive and Penn Street, along Lincoln Avenue between Washington Street and Civic Plaza and Highway 50 between Cherry Street to Hilgard Street. The proposed study area is shown on the attached map.

The consultants from PGAV will be available at Monday's meeting to go answer questions related to inducing this TIF area.

The action items include:

1. Inducement & Feasibility Resolution – This will allow the City to recoup any expenses incurred in the establishment of the TIF from future TIF proceeds and begin the TIF Process through ordering a feasibility study.
2. Interested Parties Registry Ordinance – The Ordinance will establish the Registry for the TIF. Following adoption, the Publication Notice will be placed in the paper to notify the public that they can register as an interested party if they so choose.
3. Contract for Professional Services Resolution – This will allow the city to contract with PGAV to conduct a feasibility study for project area. The contract fee for the completed services is \$38,000.

Recommendation

Approve the proposed contract with PGAV with a budget not to exceed \$38,000 and the resolution and ordinance associated with the inducement of the Central City TIF.

RESOLUTION NO. _____

**RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE
DESIGNATION OF A PORTION OF THE CITY OF O'FALLON AS A
REDEVELOPMENT PROJECT AREA
AND
TO INDUCE DEVELOPMENT INTEREST
WITHIN SUCH AREA**

(Proposed Central City TIF Redevelopment Project Area)

WHEREAS, the City of O'Fallon (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74.4-1, et seq. (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "Central City Redevelopment Project Area), which may be designated as a redevelopment project area, to qualify the area as a blighted area as defined in the Act and applied to vacant land, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally delineated on **Exhibit A** attached hereto, and that the actual redevelopment project area to be established may contain more less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes (“tax increment”) resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, at this time none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of O’Fallon, Illinois as follows:

1. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Ted Shekell
Community Development Director
City of O’Fallon
255 South Lincoln Avenue
O’Fallon, IL 62269
Telephone: 618-624-4500 x 4

PASSED this _____ day of _____ 2014.

YEAS: _____

NEAS: _____

ABSENT: _____

ABSTAIN: _____

Gary Graham, Mayor

ATTEST:

Phil Goodman, City Clerk

Attachment: Exhibit A - Proposed Central City TIF Redevelopment
Project Area

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF
O’FALLON, ILLINOIS AUTHORIZING
THE ESTABLISHMENT OF CENTAL
CITY TAX INCREMENT FINANCING
“INTERESTED PARTIES” REGISTRIES
AND ADOPTING REGISTRATION RULES
FOR THES REGISTRIES**

WHEREAS, the City of O’Fallon (the “City”) is a municipality as described in Section § 6(a) Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and function pertaining to its government and affairs;

WHEREAS, pursuant to Section § 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS § 5/11-74.4-1, et seq. (the “TIF Act”), the City is required to establish certain “interested parties” registries and adopt registration rules for such registries;

WHEREAS, the City desires to adopt this ordinance in order to comply with such requirements of the TIF Act; and

WHEREAS on September 29, 2014, the Community Development Committee of the City Council reviewed the registries ordinance and recommended approval with a vote of _____.

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. The above recitals are incorporated herein and made a part hereof.

Section 2. The Clerk or his or her designee, is hereby authorized and directed to create an “interested parties” registry in accordance with Section § 11-74.4-4.2 of the Act for each redevelopment project area created under the Act and not terminated by the City, whether now existing or created after the date of the adoption of this ordinance.

Section 3. In accordance with Section § 11-74.4-4.2 of the Act, the City hereby adopts the registration rules attached hereto as **Exhibit A** as registration rules for each such “interested parties” registry. The City, with the consent of the City Attorney as to form and legality, shall have the authority to amend such registration rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

Section 4. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Exhibit A: The City of O'Fallon, Illinois

TIF Interested Parties Registry Registration Rules

- A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

“Act” shall mean the Tax Increment Allocation Redevelopment Act 65 ILCS § 5/11-74.4-1 et seq. as amended from time to time.

“Interested Party(s)” shall mean (a) any organization(s) active within the City; (b) any resident(s) of the City; and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Redevelopment Project Area” shall mean a redevelopment project area that (a) is intended to qualify (or has subsequently qualified) as a “redevelopment project area” under the Act and (b) is subject to the “interested parties” registry requirements of the Act.

“Registration Form” shall mean the form appended to these Registration Rules or such revised form as may be approved by the City consistent with the requirements of the Act.

“Registry” or “Registries” shall mean each interested parties registry, and all such registries, collectively, established by the City pursuant to Section § 11-74.4-4.2 of the Act for the Redevelopment Project Area.

“City” shall mean City of O'Fallon, a unit of government under Section § 6(a) Article VII of the 1970 Constitution of the State of Illinois.

- B. Establishment of Registry The City shall establish a separate interested parties registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The City shall establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new registry must be completed prior

to the deadline for sending any of the notices required by Section (J) of these rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.

- C. Maintenance of Registry The Registries shall be maintained by the City Clerk or his or her designee. In the event the City determines that someone other than the Clerk should maintain the Registries, the City may transfer the responsibility for maintaining the Registries to such other Department provided that the City (i) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation in the City.

- D. Registration by Residents An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such individual must also submit a copy of a current driver's license, lease, utility bill, financial statement or such other evidence as may be acceptable to the Clerk to establish the individual's current City residency.

- E. Registration by Organizations An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the City.

- F. Determination of Eligibility All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the City Clerk's receipt of all such documents. The Clerk shall provide written notice to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is

incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

- G. Renewal and Termination An Interested Person's registration shall remain effective for a period of three years. At any time after such three year period the City Clerk may provide written notice by regular mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration within thirty (30) days of the Clerk's mailing of written notice. To renew such registration, the Interested Person shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the Clerk to confirm such person's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three year period. If the City Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Person's receipt of the City Clerk's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as if a first-time registrant.
- H. Amendment to Registration An Interested Party may amend its registration by giving written notice to the City Clerk by certified mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.

- I. Registries Available for Public Inspection Each Registry shall be available for public inspection during normal City business hours. The Registry shall include the name, address and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.
- J. Notices to be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:
- (i) pursuant to sub-section § 74-4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan.
 - (ii) pursuant to sub-section § 74-4.5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than ten (10) days following the City's adoption by ordinance of such changes.
 - (iii) pursuant to sub-section § 74-4-5 (c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was

adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan or (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than 10 days following the City's adoption by ordinance of any such amendment.

- (iv) pursuant to sub-section § 74.4-5(d)(9) of the Act for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section § 74.4-5(d), including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.
- (v) pursuant to sub-section § 74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units, such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

K. Non Interference These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

I. Amendment of Registration Rules These Registration Rules may be amended by the City subject to and consistent with the requirements of the Act.

TIF INTERESTED PARTIES REGISTRATION FORM

Registration for City Residents: If you are a City of O'Fallon resident, and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part A** of this form. Proof of residency is required. Please attach to this form a photocopy of one of the following: Driver's License, lease, utility bill, financial statement, or such other evidence as may be suitable to establish your current municipal residency.

Registration for Organizations: If your organization is active in the City of O'Fallon, and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part B** of this form. Please attach a one-page statement which describes the organization's current operations in the municipality. Note: existing organizational documents that provide this information will also be accepted.

PART A: CITY RESIDENT REGISTRATION (Please Print)

Name:

Street Address:

City State Zip:

Home Telephone:

I have attached a copy of _____ as proof that I am a resident of the City of O'Fallon as of the date of this form.

Please list the TIF(s) you are interested in below:

Please return this form to:

TIF Interested Parties Registry
City Clerk – City of O'Fallon
255 South Lincoln Avenue,
O'Fallon, IL 62269

PART B: ORGANIZATION REGISTRATION (Please Print)

Organization Name:

Contact Name:

Street Address:

City State Zip:

Phone Number:

Check here _____ if a statement describing your organization's current operations in the City of O'Fallon is attached.

Please list the TIF(s) you are interested in below:

Signature/Title _____ Date _____

Please return this form to:

TIF Interested Parties Registry
City Clerk – City of O'Fallon
255 South Lincoln Avenue,
O'Fallon, IL 62269

CITY OF O'FALLON, ILLINOIS
RESOLUTION NO. 2014-

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A
PROFESSIONAL SERVICES CONTRACT WITH PGAV FOR THE PURPOSE
OF PERFORMING A FEASIBILITY STUDY TO DETERMIN THE
ELIGIBILITY OF A POSSIBLE TAX INCREMENT FINANCE (TIF) DISTRICT**

WHEREAS, PGAV has submitted a professional services contract with the City for the purpose of providing a feasibility study for a potential TIF for the Central City as outlined in the attached proposed contract; and

WHEREAS, the City finds these proposed services to be in the interest of the public welfare.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON, ILLINOIS THAT:**

- 1) The Mayor be authorized to sign a contract for services with PGAV which is attached hereto and made part of this resolution
- 2) This resolution shall become effective immediately upon its adoption by City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of _____, 2014.

Approved:

Gary L. Graham, Mayor

Attest:

Philip A Goodwin, City Clerk

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF O'FALLON, ILLINOIS
AND
PECKHAM GUYTON ALBERS & VIETS, INC.
(Central City TIF Redevelopment Project Area)**

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of O'Fallon, Illinois (hereinafter referred to as the "City") and Peckham Guyton Albers & Viets, Inc., (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the City is interested in development and improvement of an area within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the TIF Act) to facilitate development in the area; and

Whereas, the City desires to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as the Central City Redevelopment Project Area (Project Area); and

Whereas, if it is determined that the Project Area is eligible under the applicable provisions of the TIF Act, the City may direct PGAV to prepare a redevelopment plan for this area, pursuant to the scope of services described herein; and

Whereas, PGAV is duly experienced in providing technical services in conducting eligibility studies and preparing tax increment financing redevelopment plans.

Now, therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

1. Inducement Resolution

PGAV will prepare a draft resolution for the City to act upon stating the City's intent to conduct a feasibility study and to induce redevelopment and development interest in the propose Project Area.

2. Interested Parties Registry

PGAV will assist the City in complying with the requirements of the TIF Act regarding the “interested parties’ registry.” This assistance includes providing the City with drafts of the following:

- 2.1. A newspaper notice of registration for the interested parties registry regarding the proposed TIF district.
- 2.2. Prepare an updated TIF interested parties registration form.

3. Eligibility Analysis and Boundary Determination

- 3.1. The general area being considered for use of tax increment financing is shown on the attached map (see Exhibit A). This area shall be considered as the study area for The TIF Area until a final TIF boundary is established.
- 3.2. PGAV will meet with City representatives to identify and discuss issues that need to be considered for the proposed TIF program, including deciding what properties should be included in the proposed Project Area. Also included for discussion will be City policies on any issues affecting the TIF program; projects desired for inclusion in the program; and any other ideas, thoughts, or suggestions the City wants to transmit to PGAV at this stage of the process.
- 3.3. PGAV will examine improved properties in the study area, which will include the condition of existing buildings and site improvements thereon, including street rights of way. Also, PGAV will examine the vacant parcels located within the study area with respect to how such parcels may qualify under definition of ‘blighted area’ as applied to vacant land.
- 3.4. Based upon the findings of the field work and other research findings, PGAV will recommend a final boundary for the Project Area. Upon concurrence by the City’s point of contact, PGAV will prepare findings on eligibility and incorporate said findings in the Redevelopment Plan as described in Task 3 below:

4. Redevelopment Plan

- 4.1. Redevelopment Plan/Statutory Requirements: PGAV will prepare a Redevelopment Plan for the TIF Area to be known as the Central City Redevelopment Project Area. This Plan will include the following pursuant to the requirements of the TIF Act:
 - A. Redevelopment plan objectives.

- B. General land uses to apply to the Project Area.
 - C. Description of private projects and necessary public actions.
 - D. Implementation strategy.
 - E. Estimated redevelopment project costs.
 - F. Estimate of equalized assessed value of the Project Area after redevelopment.
 - G. The eligibility findings for the Project Area as documented in Task C of this scope of services.
 - H. Include documentation that "but for TIF" the Plan will not be implemented.
 - I. Include evidence that the subject Project Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.
- 4.2. Exhibits: PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.
- A. Redevelopment Project Area boundary map for the Central City Redevelopment Project Area.
 - B. General Land Use Plan.
 - C. Estimated Redevelopment Project Costs.

5. Review & Approval Process

- 5.1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process for the proposed Central City Redevelopment Project Area. Included on this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the TIF Act.
- 5.2. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan. This shall include general advice and sample notices for the: Joint Review Board; public hearing; approval ordinances, etc., and notices to taxing bodies, property owners and residential addressees located within 750 of the Project Area.
- 5.3. PGAV will present the proposed Redevelopment Plan at the Joint Review Board meeting and at the required public hearing.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- 1. A person to serve as a point of contact with the City, who will interact with PGAV staff and be responsible for tasks to be completed by the City.

2. Digital mapping of the TIF study area and surrounding area in ArcGIS file format. Also provide databases of at least property identification numbers and street names.
3. Collect the most recent equalized assessed valuation (E.A.V.) of each parcel in the Project Area from the County Assessor's office, including name and address of property owners. While collecting this information, the City will obtain the historical E.A.V. for each parcel going back to 2007.
4. Prepare the legal description of proposed Redevelopment Project Area.
5. Accomplish any necessary annexations, if any, for any land to be included in the TIF Area that is not currently within the corporate limits of the City.
6. Accomplish any necessary amendments to the City's Comprehensive Plan, if any, so that the proposed uses contained in the TIF redevelopment plan are consistent with the Comprehensive Plan for the City as a whole.
7. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the Redevelopment Project Area and residential addressees within 750 feet of the proposed Project Area boundary. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under Section 1 of this Agreement.

III. TIMING OF PERFORMANCE

Upon signing of this Agreement and payment by the City of the retainer amount referenced in Section IV, below PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City.

IV. FEE & METHOD OF COMPENSATION

1. The fee for the completed services shall be \$38,000, exclusive of reimbursable expenses as stated paragraph 2 below and subject to paragraph 5 below.
2. Reimbursable expenses will consist of reasonable travel expenses, local mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV. Reimbursable expenses shall not exceed \$1,000 without prior written consent from the City.

3. Method of Compensation shall be in accordance with the below schedule:

- 3.1. \$5,000 retainer amount upon signing of the Agreement and submittal of invoice.
- 3.2. \$14,000 upon completion of the services stated in Section I, Task 1, 2 and 3 and submittal of invoice.
- 3.3. \$14,000 upon completion of the Redevelopment Plan as stated in Section I, Task 4 and submittal of invoice.
- 3.4. \$5,000 upon completion of Section I, Task 5 and submittal of invoice.

PGAV may submit invoices for partial completion of services for any Task per the above payment schedule.

4. Payments to PGAV for services and reimbursable expenses are due within 30 days after receipt of our statement. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

5. **Furthermore, it is expressly understood by both parties that the process of establishing this proposed TIF Area shall be accomplished concurrently with the proposed Route 50/Scott Troy Road TIF Redevelopment Project Area** (under separate agreement), with key events such as conduction fieldwork, the meetings of the Joint Review Boards and the public hearings on each TIF Area occurring on the same dates. **Should anything occur, beyond PGAV's control, that would cause the review and approval process for each TIF Area not to occur simultaneously then the total fee shall be \$41,000.**

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

1. Revisions to the eligibility analysis or TIF redevelopment plan if the boundaries of the Project Area change after the City's concurrence with PGAV's recommended boundary configuration.
2. Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may useful to the City in making decisions on specific development proposals within the Project Area.

3. Preparation of a housing impact study.
4. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office.
5. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF assistance.

These services shall be considered additional work beyond the scope of this Agreement. The City may acquire such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum to this or separate Agreement.

VI. PROJECT STAFFING & MANAGEMENT

1. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.
2. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses which have been incurred by PGAV to that date.

VIII. OTHER TERMS AND CONDITIONS

The Scope of Services, provided in Section I of this Agreement, is based upon the provisions of the TIF Act as of December 31, 2013. Should anything occur that would cause TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2014.

ATTEST:

CITY OF O'FALLON, ILLINOIS

Phil Goodwin, City Clerk

Gary L. Graham, Mayor

ATTEST:

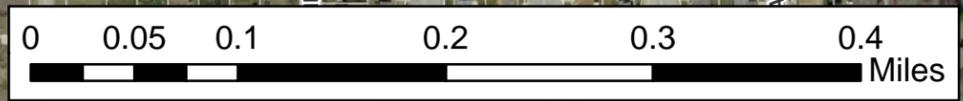
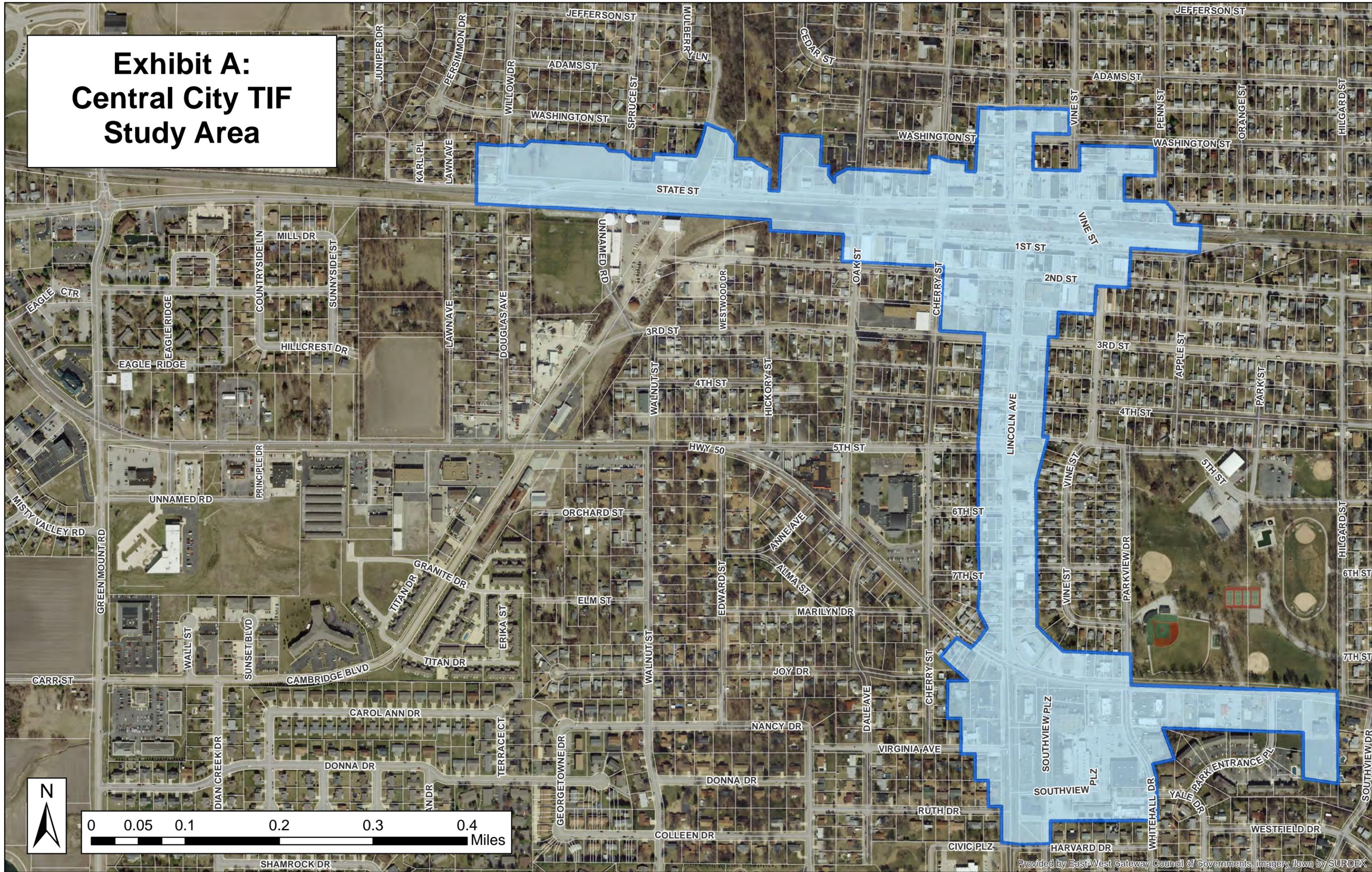
**PECKHAM GUYTON ALBERS &
VIETS, INC.**

Michael P. Weber
Director, PGAV Planners

John Brancaglione, Vice President

Attachment: Exhibit A: Central City TIF Study Area

Exhibit A: Central City TIF Study Area





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Director of Community Development
DATE: September 29, 2014
SUBJECT: Lincoln Avenue and State Street Lot

The city owned lot on the northeast corner of the intersection of Lincoln Avenue and State Street has a number of issues. The lot has been identified as a potential lot that could be developed for a number of uses. City staff has worked to create potential options for the City Council to discuss.

The Public Works Department has provided two parking alternatives with rough cost estimates for each. Option A is a basic design with minimal costs. Option B is a more aesthetically pleasing design that includes a landscape buffer, privacy fence, and an overlay of the concrete pavement. A breakdown of the estimated costs for both of these options is below:

Option A: (11 Parking Spaces) - Asphalt pavement between alley and concrete pavement and striping of parking lot.
130 SY Asphalt Pavement \$5,000
Striping and Signage \$1,000
Total \$6,000

Option B (11 Parking Spaces) - Asphalt pavement between alley and concrete pavement, asphalt overlay of existing concrete pavement, removal of concrete pavement to create landscape buffer between parking lot and Lincoln, privacy fence along east side of parking lot, and striping of parking lot.

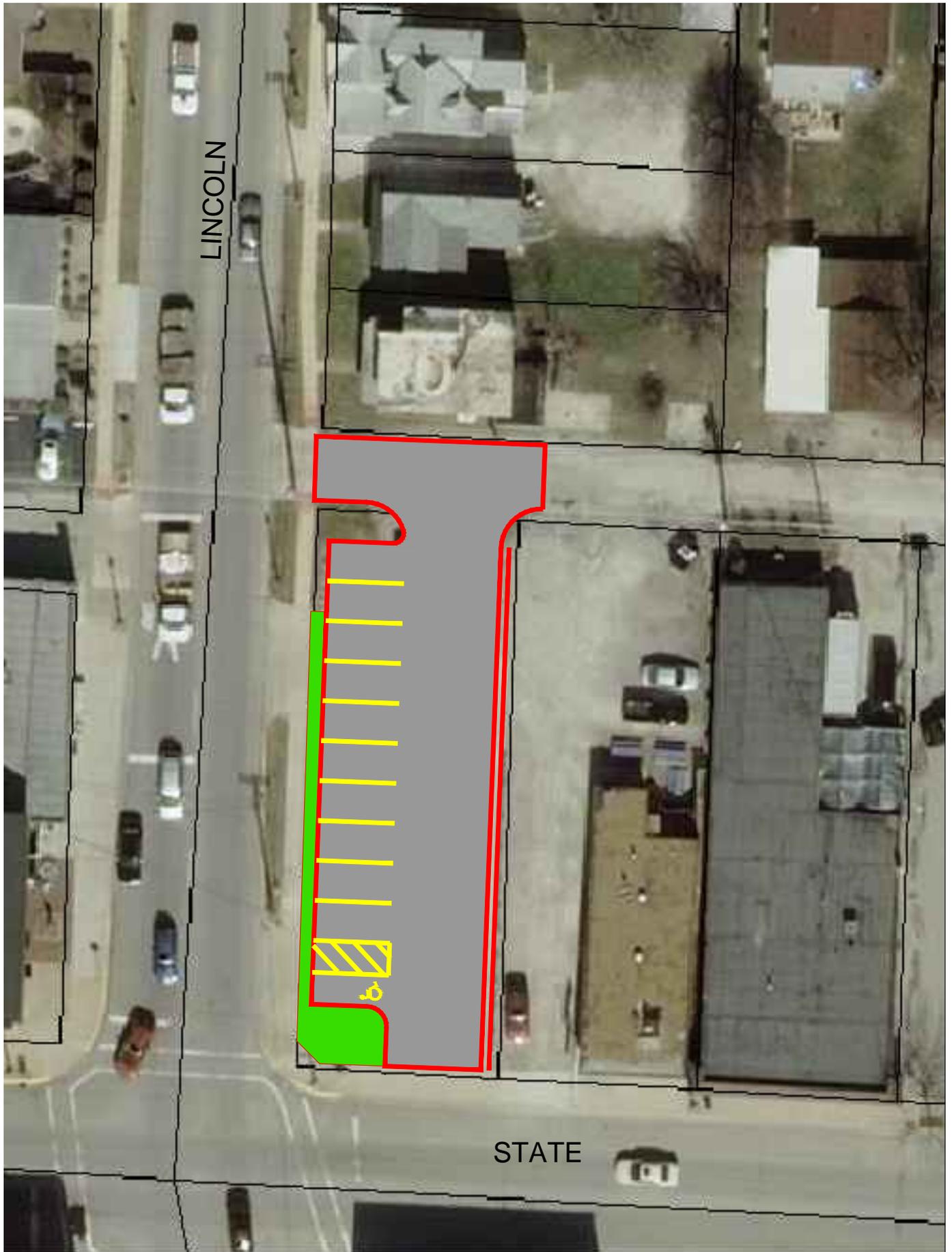
130 SY Asphalt Pavement \$5,000
600 SY Asphalt Overlay \$6,750
Concrete Pavement Removal \$1,000
130 LF Privacy Fence \$3,000
Striping and Signage \$1,000
Total \$16,750

Just for your information staff has conducted historical research of the corner and found a picture of the corner and has inserted it into a picture of the intersection and have attached it for your review. The photograph demonstrates how the corner could be developed in the long term.

Attachments

- Option A: Minimal Parking Lot Improvements
Option B: Upgraded Parking Lot Improvements
Historical Building Photograph







SALADA
TEA

50
MILES PER HOUR
←

P.H. SCHILDMECHT

GROCERIES

MEAT

P.H. SCHILDMECHT

TREAT
TO THE
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