



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, February 9, 2015

6:00 PM

**Public Safety Building
285 North Seven Hills Road**

I) Roll Call

II) Approval of Minutes – January 26, 2015

III) Items Requiring Council Action – Tuesday, February 17, 2015

- A. Video Gaming (2nd Reading)
- B. SEPA - Regency Boutique Bridal Show (Motion)
- C. SEPA - Make-A-Wish Foundation (Motion)
- D. SEPA - Walmart Garden Center (Motion)
- E. Downtown Plan Update
 - a. Market, Organization and Strategic Direction
 - b. Parking
 - c. Public Hearing Dates for Central City (Downtown) Redevelopment Project Area (Resolution)

IV) Other Business - None

NEXT MEETING: Monday, February 23, 2015 – 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, January 26, 2015**

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

CALL TO ORDER: 6:00 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Ray Holden, Harlan Gerrish, and Jerry Mouser. *Other Elected Officials Present:* Ed True, Mike Bennett, Jim Hursey, Herb Roach, Richie Meile, Kevin Haggarty, and John Drolet. *Staff:* Walter Denton, Ted Shekell, Justin Randall, Sandy Evans, and Jim Cavins. *Visitors:* Charlie Pitts, Vern Malare, Nancy Chase, Charles Jorgenson, Phil Kammann, Joel Catlin, TJ Wray, Terry Wray, Mike Bushey, Jeff Hastings, Ed Martinez and Joseph Uram.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. Video Gaming (1st Reading) Ted Shekell gave a brief overview of the draft video gaming ordinance and liquor license. Shekell provided the committee with the fees associated with the ordinance, location requirements and hours and fees for the liquor license. The Committee discussed the location requirements of the video gaming ordinance and the practicality of the requirements. Local businesses and veteran organizations provided the committee with additional concerns over the location requirements, citing the difficulty in visually blocking the entire area from sight. A motion was made and seconded to remove the location requirement language of Section 3, Paragraph 5. The motion failed to pass with a vote of 3-yes votes and 3-no votes. The committee continued to discuss the proposed ordinance and license. A motion was made and seconded to include the phrase “non-binding” in the whereas section discussing the citizen referendum, the addition was passed with a 6-0 vote. A motion was made and seconded to move the ordinance forward to the city council for further review. The motion passed with a vote of 5-1.
- IV) **Other Business**
 - A. General Project Updates – Ted Shekell brief the committee on a number of potential projects and informed the committee that on February 9th, staff will be providing a detailed update on the downtown planning efforts, including the survey results, parking opportunities and TIF.

MEETING ADJOURNED: 7:00 PM

NEXT MEETING: February 9, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: February 9, 2015
SUBJECT: Illinois Video Gaming Act and O'Fallon Liquor/Gambling Ordinance

Summary

Staff has incorporated the changes made by the City Council at the February 2, 2015 meeting.

The existing language for Section 3.5 was removed and the state law language inserted regarding the location of the gaming machines, with the elimination of "or other means of separation".

Section 7 is shown to be removed per the amendment made by the City Council.

Attachments:

Draft Video Gaming Terminals Ordinance
Draft Video Gaming Liquor License

ORDINANCE NO.

**AN ORDINANCE AMENDING THE
CITY OF O'FALLON MUNICIPAL
CODE, TO PERMIT VIDEO GAMING
TERMINALS AT LICENSED
ESTABLISHMENTS IN THE CITY
OF O'FALLON IN ACCORDANCE
WITH THE ILLINOIS VIDEO
GAMING ACT, REGULATIONS
ESTABLISHED BY THE ILLINOIS
GAMING BOARD AND RULES AND
REGULATIONS CONTAINED IN THIS
ORDINANCE**

WHEREAS, the City of O'Fallon, an Illinois municipal corporation is a home rule unit of government that has authority to adopt an ordinances and to promulgate rules and regulations that pertain to its government and affairs and to protect the public's health, safety and welfare of its citizens; and

WHEREAS, the State of Illinois has enacted the Illinois Video Gaming Act, 230 ILCS 40/1et seq., which authorized video gaming at video gaming terminals licensed by the Illinois Gaming Board at certain locations in the state, including licensed retail establishments where alcoholic liquor is drawn, poured, mixed or otherwise served for consumption on the premises and licensed fraternal establishments, veterans establishments and truck stops; and

WHEREAS, the Illinois Liquor Control Act of 1934, 235 ILCS 5/1-1 et. seq., grants the Liquor Control Commissioner of a municipality, the power to grant liquor licenses to serve alcoholic liquor on premises within its jurisdiction, and to revoke or suspend such liquor licenses and levy fines on liquor licenses for violation of said act and/or its Ordinances related to liquor control; and

WHEREAS, the Illinois Gaming Act, does not expressly preempt municipalities from regulating video gaming, and grants the City of O'Fallon limited power to regulate video gaming terminals within the City's corporate limits; and

WHEREAS, the citizens of the City of O'Fallon, pursuant to a non-binding referendum, have chosen not to ban video gaming within the City; and

WHEREAS, as a result of the referendum, the O'Fallon City Council has determined that it is in the best interest of the City, its residents and local business owners to permit video gaming

terminals in the City of O’Fallon, in accordance with the Illinois Video Gaming Act, regulations adopted by the Illinois Gaming Board and rules and regulations contained in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE O’FALLON CITY COUNCIL THAT THE CITY OF O’FALLON MUNICIPAL CODE IS AMENDED BY ADDING TITLE 135-A VIDEO GAMING TO READ AS FOLLOWS:

Chapter 135-A of the Code of O’Fallon, shall constitute and be known and may be cited as Video Gaming.

Section 1. Definitions:

- (A) The phrases “Video Gaming Terminal”, “Licensed Retail Establishment”, “Licensed Fraternal Establishment”, “Licensed Veteran’s Establishment” and “Licensed Truck Stop Establishment” shall have the meanings set forth in the Illinois Video Gaming Act (230 ILCS 40/5) and each of the aforementioned establishments shall be referred to herein as a licensed establishment whether it be a retail licensed establishment, licensed fraternal establishment, licensed veterans establishment or licensed truck establishment as defined by the Illinois Video Gaming Act.
- (B) “Permit Holder” shall mean and include all the establishments defined in paragraph “A” above.

Section 2. Video Gaming Establishment Permit:

In order for a licensed establishment to operate a video gaming terminal in the City of O’Fallon, the licensed establishment is required to obtain an annual video gaming terminal permit for each video gaming terminal from the City by submitting a written application to the City Clerk, on a form provided by the City Clerk. The burden is upon each applying licensed establishment to demonstrate its eligibility and suitability for the permit. All video gaming terminal permits issued by the City shall expire April 30, next, after date of issue. Annual nonrefundable permit fees for each video gaming terminal shall be as follows;

Licensed Retail Establishment.....\$ 1,000.00;
Licensed Fraternal Establishment\$ 250.00;
Licensed Veteran’s Establishment \$ 250.00;
Licensed Truck Stop Establishment\$1,000.00.

The permit fee shall be paid in full at the time the initial or renewal application is filed with the City. The fee for the initial application shall be prorated on a monthly basis if paid after April 30. A permit shall be purely a personal privilege, good until April 30 following the date of its issuance, unless sooner revoked as provided by law, and shall not constitute property, nor shall it be subject to attachment, garnishment, or execution, nor shall it be alienable or transferable, voluntarily or involuntarily, or subject to being encumbered.

Section 3. Regulations for Operating Video Gaming Terminals:

The following regulations apply to all licensed establishments operating a video gaming terminal on the licensed premises.

- (1) A valid state Gaming Board video gaming license must be clearly displayed at all times in a conspicuous place.
- (2) A valid City video gaming terminal permit shall be clearly displayed at all times on each video gaming terminal whether operational or not.
- (3) No more than 5 video gaming terminals may be located on the premises of the licensed establishment.
- (4) Other than having up to 5 video gaming terminals with a valid video gaming terminal permit, a licensed establishment is prohibited from having, anywhere on its premises, an electronic video gaming machine which may be available to play or simulate the play of poker, line up, blackjack, roulette, craps, slots, or any other card or dice game or other game of chance, or that is otherwise similar to the gambling or gaming device under this code, even if solely for amusement purposes.
- (5) All video gaming terminals must be located in an area restricted to persons over 21 years of age. For all licensed video gaming locations that restrict admittance to patrons 21 years of age or older, a separate restricted area is not required. Any licensed video gaming location that allows minors to enter where video gaming terminals are located shall separate any video gaming terminals from the area accessible by minors. In those licensed video gaming locations where separation from minors under 21 is required, a physical barrier to the gaming area is required, which may consist of a short partition, gate or rope or other means of separation. No barrier shall visually obscure the entrance to the gaming area from an employee of the licensed video gaming location who is over the age of 21.
- (6) No licensed establishment may cause, suffer or permit any person under the age of 21 years to use, play or operate a video gaming terminal.
- (7) No video gaming terminal may be played except during the legal hours of operation allowed for the consumption of alcoholic beverages at the licensed establishment pursuant to the City of O'Fallon Liquor Control Ordinance.
- (8) The licensed establishment must fully comply with the Illinois Video Gaming Act, 230 ILCS 40/1 et seq., as amended, and all rules, regulation and restrictions imposed by the Illinois Gaming Board.
- (9) The licensed establishment must fully comply with all applicable City of O'Fallon Ordinances, including, the City of O'Fallon Liquor Control Ordinance, as well as any applicable federal and Illinois laws or regulations.

- (10)Licensed establishments must immediately notify the City Liquor Control Commissioner in the event the Illinois Gaming Board revokes or suspends the licensed establishment's video gaming license.

Section 54. Inspection of Premises:

Every licensed establishment where a video gaming terminal is kept shall be subject to inspection by the City of O'Fallon Director of Public Safety or his authorized agents, at any time, to ensure compliance with the Video Gaming Ordinance. This includes establishments applying for a video gaming terminal permit. It shall be unlawful for any person to hinder, resist, oppose or attempt to hinder, resist or oppose the City of O'Fallon Director of Public Safety or his respective agents in the course of an inspection.

Section 65. Revocation/Suspension of License and Permit Sticker:

The Local Liquor Control Commissioner may revoke or suspend any video gaming terminal permit issued hereunder if he determines that the permit holder has violated any of the provisions of the Video Gaming Act, 230 ILCS 40/1 et seq., and/or Title 11 of the Illinois Administrative Code Subtitle D: Video Gaming, Chapter 1: Illinois Gaming Board, Part 1800 Video Gaming (General), as amended, incorporated by reference in this Chapter. No such permit shall be revoked or suspended for more than thirty (30) days and no permit holder shall be fined except after a public hearing by the Local Liquor Control Commissioner with a three (3) day written notice to the permit holder affording the permit holder opportunity to appear and defend. The Local Liquor Control Commissioner may also levy a fine only or a fine in addition to a suspension or revocation of a permit not to exceed \$1,000.00 for a first violation within a 12 month period; \$1,500.00 for second violation within a 12 month period; \$2,500 for a third or subsequent violation within a 12 month period. Each day on which a violation continues shall constitute a separate violation. Not more than \$15,000.00 in fines under this Section may be imposed against a permit holder during the permit period. Proceeds of such fines shall be paid into a general corporate fund of the City.

If the Local Liquor Control Commissioner has reason to believe that any continued operation of a particular licensed establishment will in any way threaten the welfare of the community, he may, upon the issuance of a written order stating the reason for such conclusion and without notice or hearing, order the licensed establishment closed for not more than seven (7) days, giving the permit holder opportunity to be heard during that period; except that if such permit holder shall also be engaged in the conduct of another business or businesses on the premises, such order shall not be applicable to such other business or businesses.

The Local Liquor Control Commissioner shall, within five (5) days after such hearing, if he determines after such hearing that the permit should be revoked or suspended or that the permit holder should be fined, state the reason or reasons for such determination in a written order and shall serve a copy of such order within the five (5) days upon the permit holder. The permit holder shall have the privilege, within a period of twenty (20) days after the receipt of such order of fine, suspension or revocation, of appealing the order as allowed by State law.

Notwithstanding the foregoing, any licensed establishment that has its liquor license suspended by the City under the Code of O'Fallon or by the Illinois State Liquor Commission, or

has its video gaming license revoked or suspended by the Illinois Gaming Board, shall automatically, without a hearing before the Local Liquor Control Commissioner, have all of its video gaming terminal permits revoked or suspended for the same time frame as its liquor and/or Illinois Gaming Board gaming license is suspended, whichever the case maybe.

Section 7. Seizure or Unlawful Video Gaming Terminals:

~~Every video gaming terminal which does not have a valid video gaming terminal permit or is otherwise unlawful shall be considered a gambling device subject to seizure the City Director of Public Safety or his respective agents and shall be turned over to the Illinois Gaming Board, in accordance with Board regulations and applicable law, unless otherwise ordered by a court of competent jurisdiction.~~

Section 86.

This Ordinance shall be in full force affect, from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____, 2015, pursuant to a roll call vote as follows:

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

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

APPROVED by me this ____ day of _____ 2015.

Gary L. Graham, Mayor

ATTESTED

Philip A. Goodwin, City Clerk

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER
116 OF THE CODE OF
ORDINANCES BY ESTABLISHING A
VIDEO GAMING LICENSE
CLASSIFICATION**

WHEREAS, the City of O'Fallon, an Illinois municipal corporation is a home rule unit of government that has authority to adopt an ordinances and to promulgate rules and regulations that pertain to its government and affairs and to protect the public's health, safety and welfare of its citizens; and

WHEREAS, the State of Illinois has enacted the Illinois Video Gaming Act, 230 ILCS 40/1et seq., which authorized video gaming at video gaming terminals licensed by the Illinois Gaming Board at certain locations in the state, including licensed retail establishments where alcoholic liquor is drawn, poured, mixed or otherwise served for consumption on the premises and licensed fraternal establishments, veterans establishments and truck stops; and

WHEREAS, the Illinois Liquor Control Act of 1934, 235 ILCS 5/1-1 et. seq., grants the Liquor Control Commissioner of a municipality, the power to grant liquor licenses to serve alcoholic liquor on premises within its jurisdiction, and to revoke or suspend such liquor licenses and levy fines on liquor licenses for violation of said act and/or its Ordinances related to liquor control; and

WHEREAS, the O'Fallon City Council has determined that it is desirable and in the public interest to enact an amendment herein to Chapter 116 "Alcoholic Beverages" of the 2014 Code of Ordinances.

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

Chapter 116 Alcoholic Beverages is amended as follows:

Section 1. Chapter 116, Section 116.15, Classification of Licenses is amended by way of addition of the following:



M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Planning Director
DATE: February 9, 2015
SUBJECT: Special Event Permit – “Regency Boutique Bridal Shows” (MOTION)

Project Summary

Applicant: Angela Morgan – Regency Conference Center
Event: Regency Boutique Bridal Shows
Date/Time: 12:30 PM – 3:30 PM – Sunday, March 1st and Sunday, August 23rd
Location: Regency Conference Center
Event Details:

- Event will include 20 – 25 vendors featuring wedding supplies and services.

Signage Request:

- One off-premise sign to be located at PNC Bank
- 5 yard signs along Regency Park Drive
- Signs are requested to be placed February 10th – March 2nd and August 1st – August 24th

City Assistance Request:

- No assistance requested.

Notes:

- This event requires city council approval due to off-premise sign.
- Proposal is similar to the Bridal Shows that was approved the last two years.

Staff Recommendation

The Fire Department and Police Department had no issues with the request. Staff recommends approval of the Special Event Permit with the following conditions:

1. The signs located along Regency Park Place will be required to be placed outside of the right-of-way, approximately one foot behind the sidewalk.
2. A letter from PNC Bank approving the sign for the August 23rd show must be submitted prior to erecting the sign.

Community Development Department

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

I:\P & Z\SEPA\Regency Bridal Show\2015\Regency Boutique Bridal Show\Regency Fall Bridal Show CD Memo 02-09-15.doc

PD —
FD —

CC



COMMUNITY DEVELOPMENT DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

☐ Attach proof of not-for-profit status with application

OR

☒ Provide \$50.00 application fee with application

CITY OF O'FALLON

JAN 26 2015

DATE PAID

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Regency Boutique Bridal Show

Location of Event: Regency Conference Center

Name of Event Organization: Regency Conference Center

Name of person in charge of event (applicant) and mailing address: Angela Morgan-Director of Catering
400 Regency Park O'Fallon, IL 62269

Phone: 618.624.9999 E-Mail: amorgan@alliancehospitality.com

Secondary Contact Person: Lisa Smith - Director of Sales and Marketing

Phone: 618.624.4499 E-Mail: lisa.smith2@hilton.com

Beginning Date / Times: 3/1/15 - 12:30pm Ending Date / Times: 3/1/15 - 3:30pm
8/23/15 - 12:30pm 8/23/15 - 3:30pm

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

- NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).
- ☒ ATTACHED
- Sketch plan of site.
- ☒ ATTACHED
- Permission letter from property owner, if applicant is not the property owner.
- ☒ ATTACHED ☐ NOT APPLICABLE
- Proof of not-for-profit status (so that application fee can be waived.)
- ☐ ATTACHED ☒ NOT APPLICABLE
- Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).
- ☐ ATTACHED ☒ NOT APPLICABLE
- Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. ☐ PAID ☒ NOT APPLICABLE

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

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

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

☒ NONE REQUESTED

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

☐ Parks Department

☐ Police Department

☐ Fire and EMS Department

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

☐ PERMIT REQUIRED (please attach copy)

☒ NOT APPLICABLE

11. American Disability Compliance

☐ ATTACHED

☒ NOT APPLICABLE

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

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


Angela Morgan

Digitally signed by Angela Morgan
DN: cn=Angela Morgan, o=St. Clair County Health Department, ou=City of St. Clair
email=angela.morgan@stclairhospitality.com, c=US
Date: 2015.01.19 17:12:48 -0500

Signature of Applicant/ person in charge of event

1/26/15
Date of Submission

=====

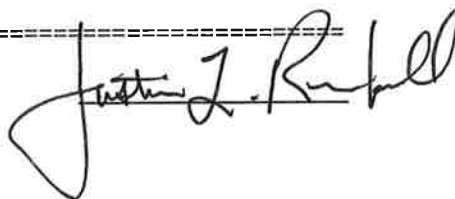
FOR OFFICE USE ONLY

=====

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES

☒ NO

ADMINISTRATIVE APPROVAL CONDITIONS:



APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

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

Narrative:

The Regency Conference Center is having a Winter Boutique Bridal Show for 2015 on March 1, 2015. Time of event will be from 12:30pm to 3:30pm. We are having around 20-25 vendors come and expecting between 50-100 brides.

The event will include a food tasting and vendors from the wedding industry that features their supplies and services.

Signage Requests:

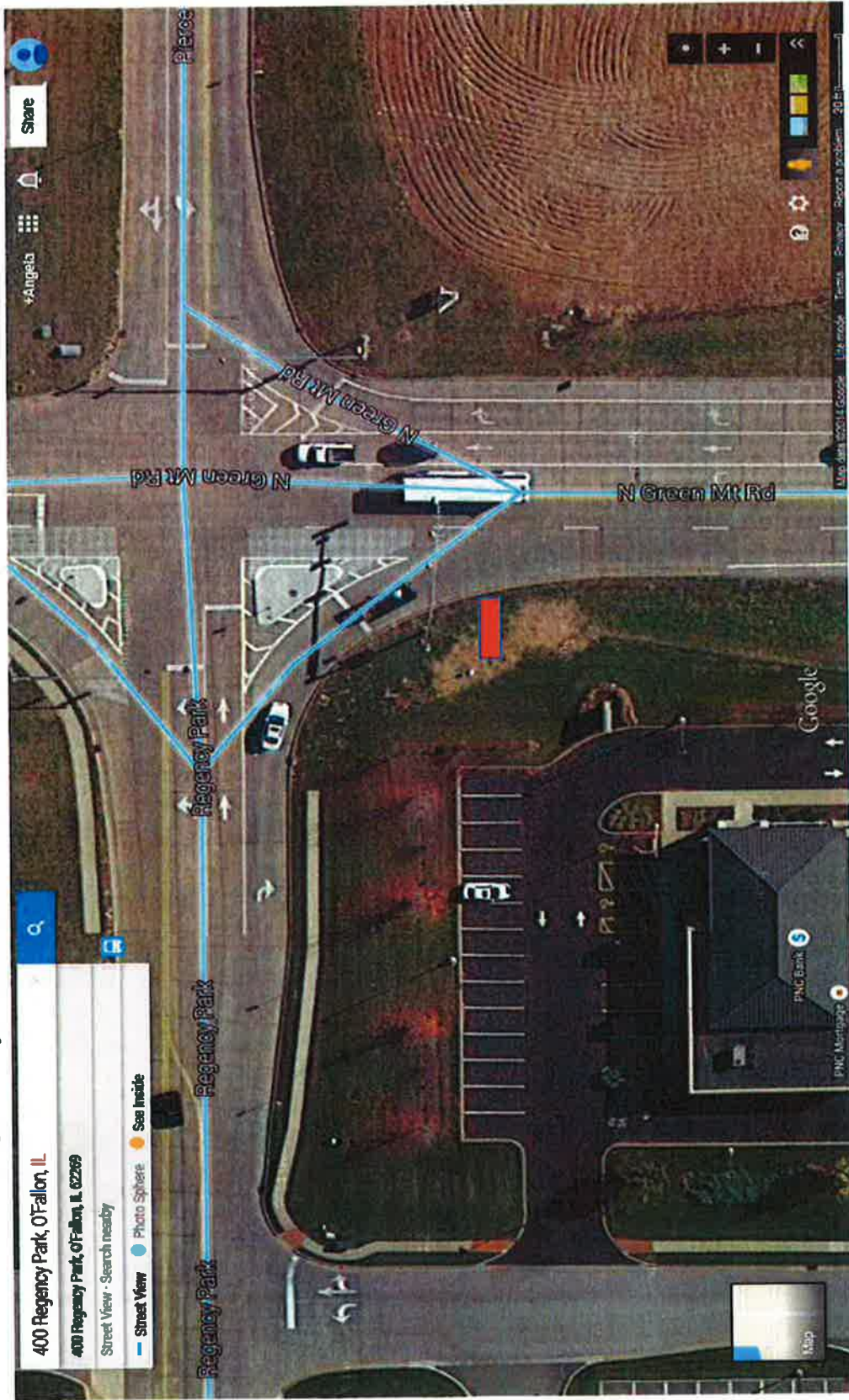
1. Banner - size 8x4ft back to back banner. (see attached design) ONE - location of banner will be at PNC Bank Property, facing Green Mount Road. 1385 N. Green Mount Road.
2. Yard Signs - (see attached design)
 - dimensions - 8x24
 - quantity - 5
 - location - by the Regency Conference Center wide walk (see attached diagram for location specific)

Dates the signs will be up:

February 10 - March 2 - For the March 1st Event
August 1 - August 24 - For the August 23rd Event

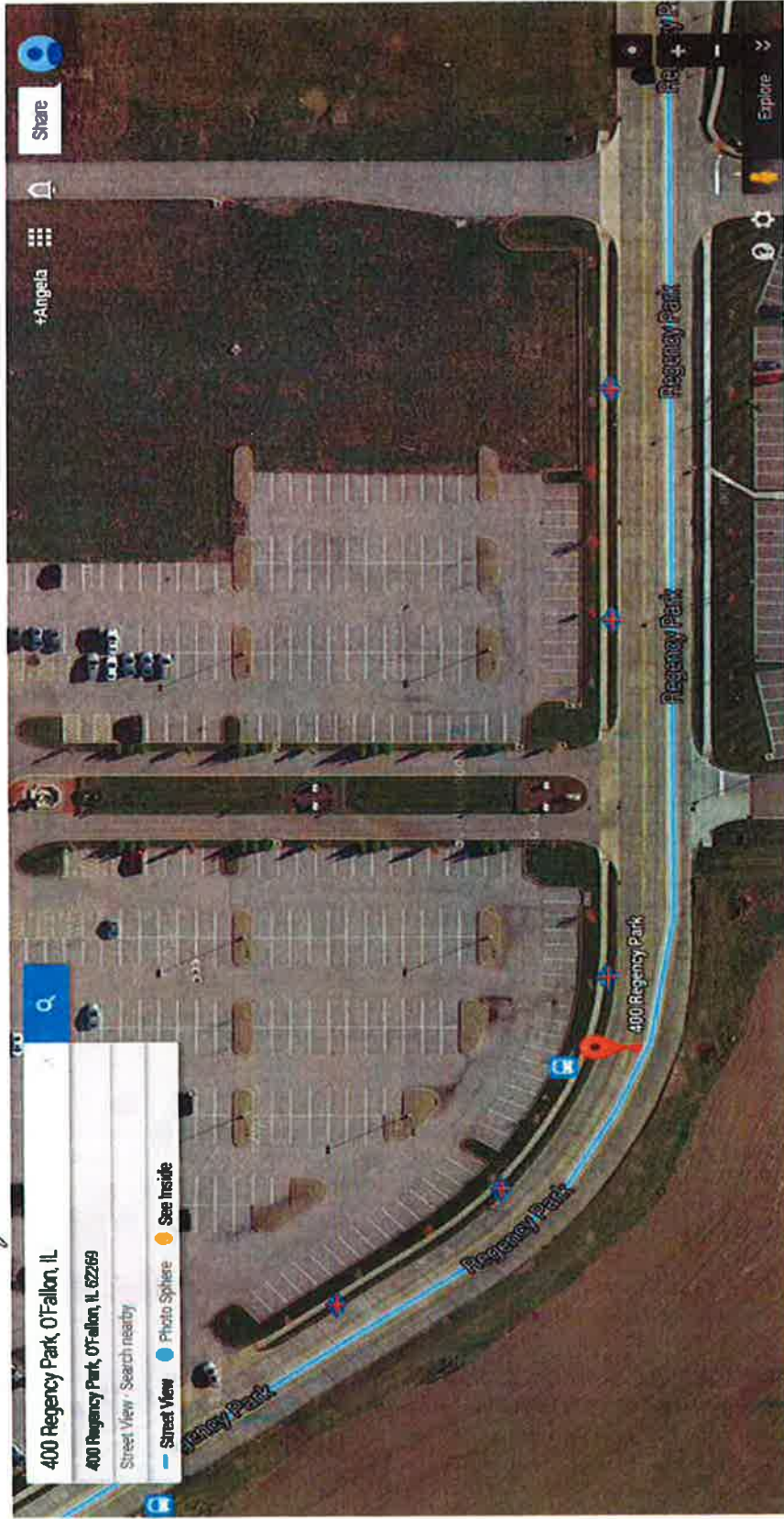
Location Diagram for Banner

N ↑



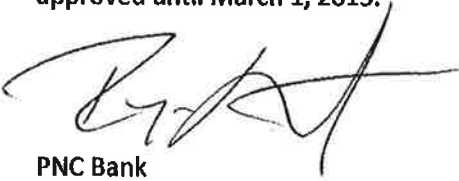
Location Diagrams for Yard Signs

↑N



January 15, 2014

This letter is to authorize The Regency Conference Center to put up their banner for the Regency Boutique Bridal Show on March 1, 2015 on PNC Bank, O'Fallon Property from when the permit is approved until March 1, 2015.

A handwritten signature in black ink, appearing to be "PNC Bank", written over the printed name.

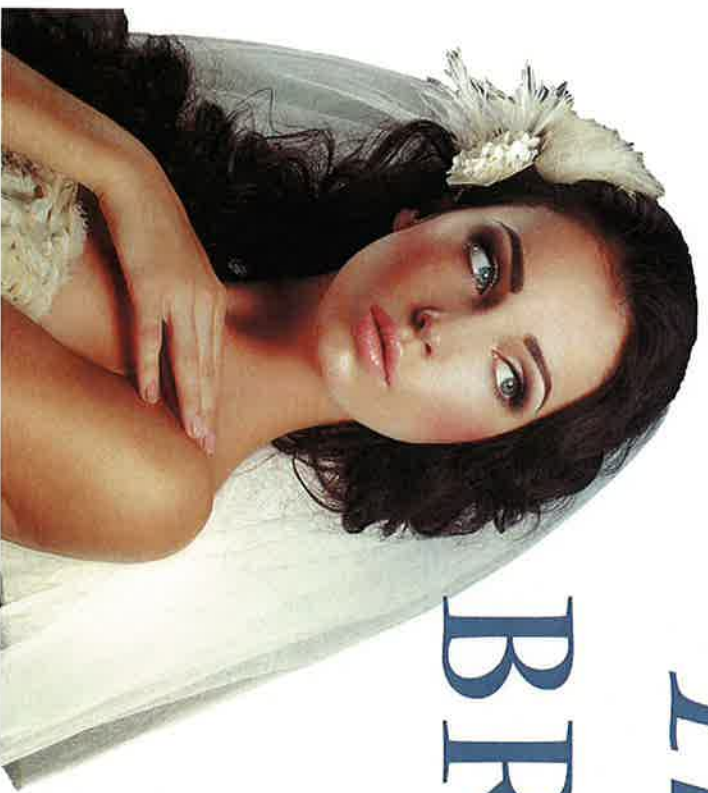
PNC Bank

Address: 1385 N Green Mt Rd, O'Fallon IL, 62269

Phone: 6186325190

regencyconferencecenter.com

618.624.9999



The Regency

BRIDAL SHOW

MARCH 1

12:30PM-3:30PM

The Regency

**BRIDAL SHOW
MARCH 1**

618.624.9999

regencyconferencecenter.com



M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Community Development Director
DATE: February 9, 2015
SUBJECT: Special Event Permit – “Make-A-Wish – Chicken & Beer Dance” (MOTION)

Project Summary

Applicant: Tom & Robin Angelo - Regency Conference Center
Event: Make-A-Wish – Chicken & Beer Dance
Date/Time: 6:00 PM to 11:00 PM on Saturday, March 7th
Location: Regency Conference Center

Event Details:

- Event will include dinner, entertainment and raffles for Make-A-Wish Illinois. This is the 13th Annual event, but the first time the event has been held in O'Fallon.

Signage Request:

- One off-premise sign to be located on the northwest corner of Green Mount Road and Regency Park Place (permission obtained - see attached letter)
- Sign will be displayed from approval date until March 8th

City Assistance Request:

- None

Notes:

- This event needs a special event permit due to the off-premise sign

Staff Recommendation

The Fire Department had no issues with the request. Pending favorable comments from the Police Department, staff recommends approval of the Special Event Permit with the following conditions:

1. The signs will be required to be placed outside of the right-of-way.

PD _____
FD _____



COMMUNITY DEVELOPMENT DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534



APPLICATION FOR A SPECIAL EVENT PERMIT

☒ Attach proof of not-for-profit status with application

OR

☐ Provide \$50.00 application fee with application

4' x 20' banner
496 Regency Park Dr.
(off-site banner)

Event Name: 13th Annual So. IL. Chicken & Beer Dance Benefiting Make-A-Wish

Location of Event: Regency Conference Center O'Fallon IL

Name of Event Organization: So. IL. Chicken & Beer Dance Committee

Name of person in charge of event (applicant) and mailing address: Tom Angelo
5 Fieldcrest Dr. Maryville, IL 62062

Phone: 618-406-4215 E-Mail: tjamesa@live.com

Secondary Contact Person: Robin Angelo

Phone: 618-406-4216 E-Mail: cbdance@outlook.com

Beginning Date / Times: 02/18/15 Ending Date / Times: 03/08/15

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

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

☒ ATTACHED

2. Sketch plan of site.

☒ ATTACHED

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

☒ ATTACHED

☐ NOT APPLICABLE

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

☒ ATTACHED

☐ NOT APPLICABLE

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

☐ ATTACHED

☒ NOT APPLICABLE

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

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

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

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

☒ NONE REQUESTED

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

☐ Parks Department

☐ Police Department

☐ Fire and EMS Department

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

☐ PERMIT REQUIRED (please attach copy)

☒ NOT APPLICABLE


11. American Disability Compliance

☐ ATTACHED

☒ NOT APPLICABLE

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

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


Signature of Applicant/ person in charge of event

02/03/15
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES

(X) NO

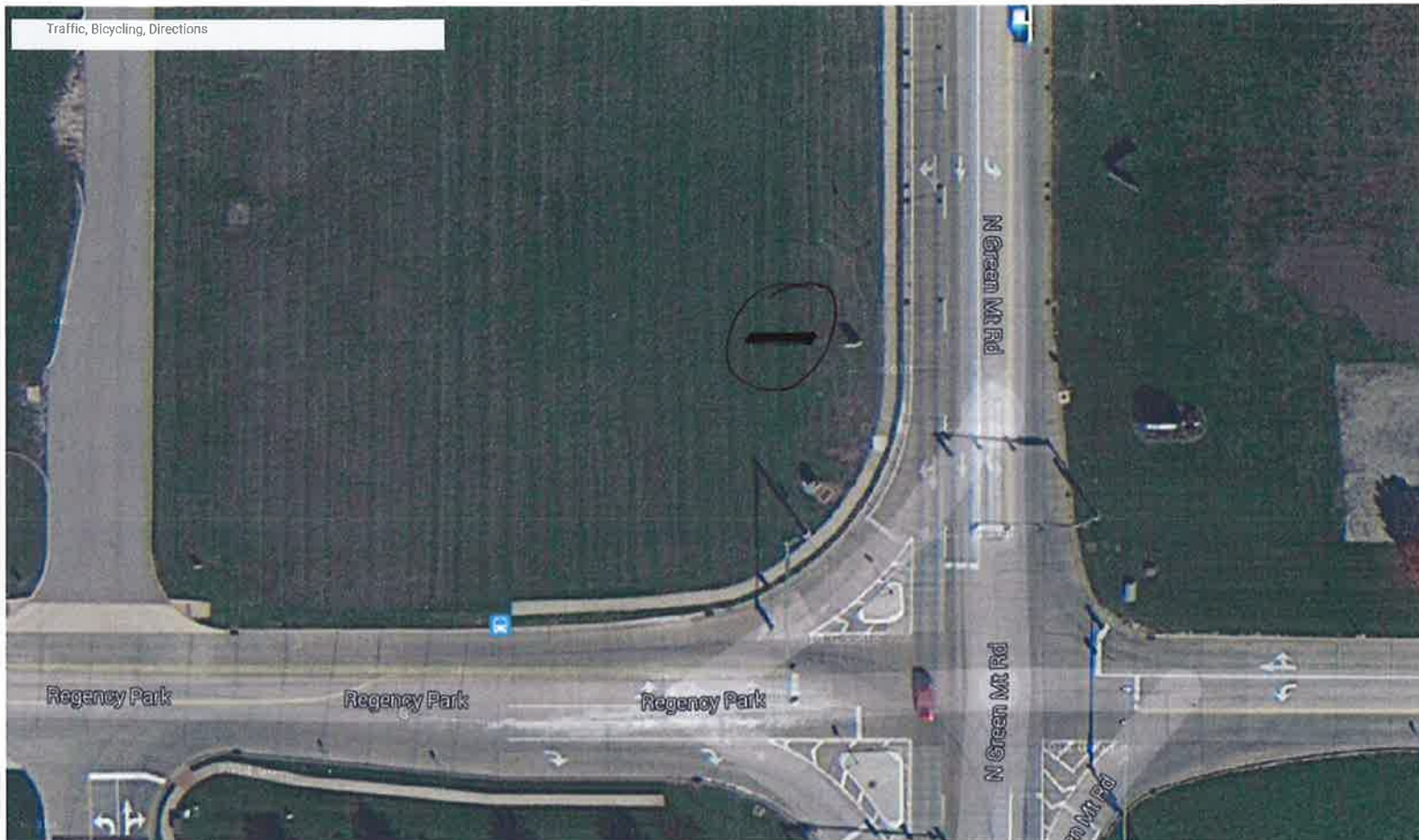
ADMINISTRATIVE APPROVAL CONDITIONS:



APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

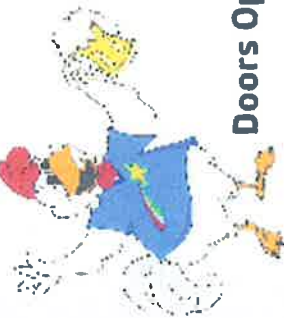
APPROVED: CITY COUNCIL _____ (DATE)



Proposed Position of Temporary Sign
to Advertise Make-A-Wish Benefit
at The Regency Conference Center
on Sat. March, 7th 2015

1 sign - double sided 4' x 20'

13th Annual Southern Illinois Chicken & Beer Dance



Saturday
March 7th
2015

Benefiting
MAKE-A-WISH
Illinois

Regency
Conference
Center
O'Fallon, IL



Doors Open 6PM - Tickets \$20 Advance \$25 at Door - chickenbeerdance.com (618)406-4215

[New](#) [Reply](#) [Delete](#) [Archive](#) [Junk](#) [Sweep](#) [Move to](#)[Folders](#)

Make a Wish Foundation Banner

**Gerry Schuetzenhofer** (gerrys@cbbrownr

To: Tom Angelo (tjamesa@live.com)

Tom:

Steve Dickerson owns the property 496 Regency Park Drive (corner of Greenmount Road) and I represent him in the sale of that lot.

I spoke to Steve and he agrees that Make a Wish Foundation can place a banner on the property promoting your March 7th Southern Illinois Chicken and Beer Dance. This is subject to City approval and the sign being removed in a reasonable time after the event.

Should anyone at the City have any questions, feel free to have them contact me at 618-407-1293.

Good Luck with your fundraising event!

Gerry

Gerry Schuetzenhofer, President

Coldwell Banker Brown Realtors

[Double Check
and Save!](#)**State Farm**

Do a Discount Double
Check® and get
discounts up to 40%
on auto insurance.

[>Get A Quote](#)

Make-A-Wish® Illinois

640 N. LaSalle Dr., Suite 280
Chicago, IL 60654
312.602.9474
FAX: 312.943.9813
www.wishes.org



Illinois

August 12, 2014

To whom it may concern:

This letter is to introduce the committee of the Southern Illinois Chicken and Beer Dance. They are hosting a fund-raising event to benefit Make-A-Wish® Illinois. Make-A-Wish grants the wishes of children with life-threatening medical conditions to enrich the human experience with hope, strength, and joy.

Make-A-Wish® Illinois authorizes committee of the Southern Illinois Chicken and Beer Dance to request monetary or in-kind donations related to and in support of their fundraising event. No other donation request is authorized by Make-A-Wish.

Make-A-Wish recognizes that the undertaking to host and organize a fundraising event is a generous donation of time and energy. We hope that the commitment made by the committee of the Southern Illinois Chicken and Beer Dance will inspire others to make financial commitments to Make-A-Wish in support of the efforts.

It is only through the generosity of others that we are able to create magic for special children. Although these children and their families cannot thank you personally, please know that you have brought smiles and happiness to their often too short lives.

If you have any questions please do not hesitate to contact me at 312-602-9419.

Sincerely,

Ashley Nichele
Make-A-Wish® Illinois



**Southern Illinois
Chicken & Beer Dance**

benefiting

MAKE-A-WISH.

Illinois

Signature Sponsor - The Regency Conference Center

SATURDAY, MARCH 7, 2015

New Location - Same Great Event

The Regency Conference Center in the "Tuscany Grand Ballroom"

400 Regency Park, O'Fallon, IL

Doors Open 6:00 PM - Chicken Served 6:30 PM - Live Music 8:00 PM



**Purchase Tickets Online at chickenbeerdance.com or Contact
Tom: 618-406-4215 - Robin: 618-406-4216 - Chris: 618-344-0360**



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248164838
Mar. 30, 2011 LTR 4168C E0
36-3422138 000000 00

00015044

BODC: TE

MAKE-A-WISH FOUNDATION OF ILLINOIS
INC

640 N LA SALLE DR STE 280
CHICAGO IL 60654-3754



.0415

Employer Identification Number: 36-3422138
Person to Contact: MR. BROWN
Toll Free Telephone Number: 1-877-829-5500

Dear TAXPAYER:

This is in response to your Mar. 21, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in JANUARY 1987.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.



M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior Planner
THRU: Ted Shekell, Community Development Director
DATE: February 9, 2015
SUBJECT: Special Event Permit: Wal-Mart Garden Center (MOTION)

Project Summary

- Applicant: Don Bremmer for O'Fallon Wal-Mart
- Special Event Permit for Wal-Mart Garden Center seasonal outdoor display
- Located at 1530 W Hwy 50 in front of O'Fallon Wal-Mart
- Business will take place upon approval to July 30, 2015
- Outdoor display will be open 24 hours a day
- The permit is consistent with past requests.

A site plan was provided by the applicant that shows the location of the display areas. Approximately 115 of the 880 existing parking spaces will be occupied by the proposed display areas, leaving 765 parking spaces.

Recommendation: The Fire Department had no issues with the request. Pending favorable comments from the Police Department, staff recommends approval of the Special Event Permit with the following conditions:

1. Drive aisles and fire lanes must remain open at all times for emergency vehicle access.
2. Display of materials must be limited to those areas shown on the site plan.

FD —
PD —



CITY OF O'FALLON

FEB 04 2015

DATE PAID

\$50 cash
re

COMMUNITY DEVELOPMENT DEPARTMENT

255 S. Lincoln Avenue, 2nd Floor

O'Fallon, IL 62269

Ph: (618) 624-4500 x4

Fax: (618) 624-4534

☐ Attach proof of not-for-profit status with application

OR

☒ Provide \$50.00 application fee with application

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Lawn and Garden Seasonal Coral Walmart

Location of Event: O'Fallon Wal-Mart 1530 W Highway 50

Name of Event Organization: Wal-Mart

Name of person in charge of event (applicant) and mailing address: Don Bremmer

1530 W. Highway 50 O'Fallon IL 62269

Phone: 618-632-9066 E-Mail: lasummers13@yahoo.com

Secondary Contact Person: Lauren Summers

Phone: 618-334-8138 E-Mail: lasummers13@yahoo.com

Beginning Date / Times: 2-1-15 Ending Date / Times: 7-30-15

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

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

[] ATTACHED

2. Sketch plan of site.

☒ ATTACHED

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

[] ATTACHED

☒ NOT APPLICABLE

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

[] ATTACHED

☒ NOT APPLICABLE

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

☒ ATTACHED

[] NOT APPLICABLE

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. [] PAID

☒ NOT APPLICABLE

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

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

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

☒ NONE REQUESTED

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

☐ Parks Department

☐ Police Department

☐ Fire and EMS Department

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

☐ PERMIT REQUIRED (please attach copy)

☒ NOT APPLICABLE

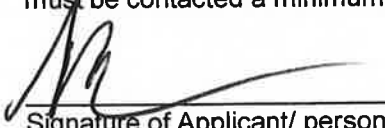
11. American Disability Compliance

☐ ATTACHED

☒ NOT APPLICABLE

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

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


Signature of Applicant/ person in charge of event

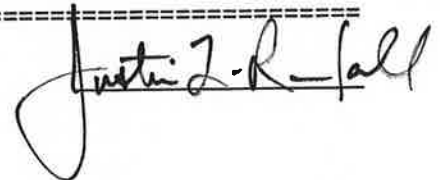
1-29-15
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES

☒ NO

ADMINISTRATIVE APPROVAL CONDITIONS:



APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

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

Narrative:

- Hours - Same as Store hours i 24 hours. February 1 - July 30th
 - Activities - Lawn and Garden Summer merchandise -
Bagged Dirt, mulch, Rock, Pavestone and flowers
 - No Addiditional Parking Plans Necessary
-
-
-
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-
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MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Director of Community Development
DATE: February 9, 2015
SUBJECT: Downtown Plan Update

City staff has been working on a number of projects regarding downtown. Staff has worked with Bridget Lane from Business District, Inc. (BDI) on the Downtown Area Plan, received assistance from Lee Cannon of CBB Transportation Engineers and Planners on parking downtown and Mike Weber of PGAV in creating a TIF Study. All of the projects are important factors in creating a successful downtown.

Market Organization and Strategic Directions

A complete copy of the Strategic Direction Memorandum has been provided electronically. If requested, a paper copy will be available at Monday's meeting for your review. Bridget Lane of BDI will be giving a presentation on the findings from the market study and online surveys. She will also provide the committee with proposed strategic direction recommendations regarding future organizational structure, promotion and funding for the Downtown O'Fallon area. After receiving feedback at this meeting, she will refine these recommendations and create a detailed Action Plan that will provide specific guidance on the tasks that need to be completed along with due dates and budgets.

Parking

City staff will be providing the committee with an update on the recent parking counts that were done in the downtown area in January of 2015. Staff will also present a number of options that will add more parking spots in the downtown area.

Central City TIF Redevelopment Plan (Resolution)

A complete copy of the Central City Redevelopment Plan has been provided electronically. If requested, a paper copy will be available at Monday's meeting for your review. The attached resolution is scheduled to go to the City Council for consideration at the February 17, 2015 meeting. Attached to the report is a schedule for the adoption of the TIF redevelopment plan and project for Central City. The consultants from PGAV will be available at Monday's meeting to go over the plan and answer questions.

The action item is a resolution to accept the Central City Redevelopment Plan and the findings therein, and to approve the sending of this Redevelopment Plan to the affected taxing districts, thereby notifying them of the times and places of both the Joint Review Board Meeting and the Public Hearing and establishing a time and place for a public hearing to consider the tax increment financing redevelopment plan and project for the Central City redevelopment project area on April 6, 2015 at 7:00 PM in the Council Chambers.

Attachments:

Summary of the Strategic Direction Memorandum
Parking Summary
Summary of the Central City TIF Redevelopment Plan
Central City TIF Redevelopment Plan Resolution

Community Development Department

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

Draft

FEBRUARY 2, 2015



STRATEGIC DIRECTION MEMORANDUM

DOWNTOWN O'FALLON AREA PLAN

PRESENTED BY:

BRIDGET LANE

BDI

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Executive Summary

The City of O'Fallon retained Business Districts, Inc., (BDI) in October 2014 to conduct a market-based plan to improve the Downtown O'Fallon area. As Figure 1 illustrates, this Strategic Direction Memorandum is approximately the halfway point in this project. It summarizes the completed market research and provides a vision statement to guide future Downtown improvement efforts. Once there is agreement on this Strategic Direction, an Action Plan will be created to achieve the vision. That Action Plan will provide accountability through specific guidance on the tasks that will achieve the objectives along with due dates and budgets.

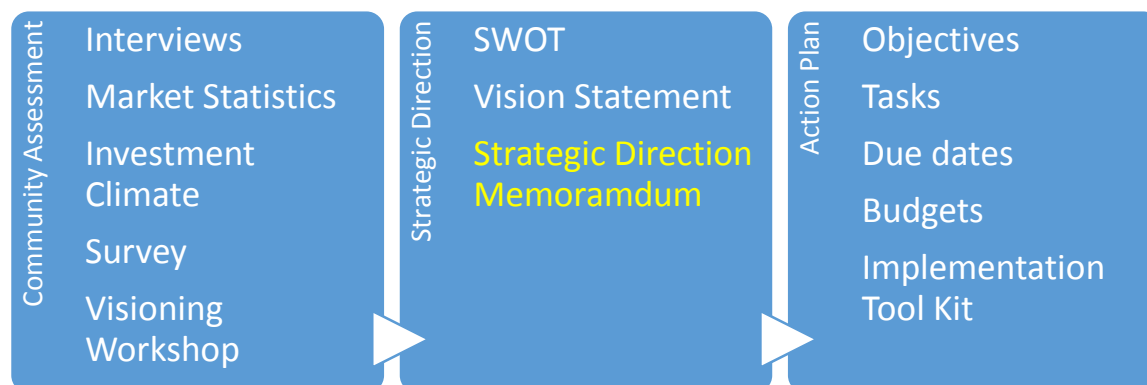


Figure 1: Project Scope

In O'Fallon, an attractive downtown with strong businesses may be most important for one key reason—as a source of community identity. The vision for that identity is summarized as:

Downtown O'Fallon will be a memorable and cherished place providing an active, walkable, mixed use district with unique community activities and commerce and offering O'Fallon residents and visitors a superior place to live, shop, dine, work, and interact.

The balance of this report provides details supporting these key findings:

- The market for the Downtown O'Fallon area is larger than the city's municipal boundaries.
- There is more than \$3 billion in retail spending power within Downtown O'Fallon's destination market.
- Because there is competition in the market, success is driven by the quality of the shopping experience. It is not primarily what businesses offer but how they deliver their products.
- There were more than 1,100 responses to the community survey, and it yielded valuable information, including:
 - Existing restaurants should be optimistic because the majority of respondents indicated they would spend more in all types of restaurants except quick serve.
 - Building, sidewalk and lighting attractiveness, along with bicycle and pedestrian access had such low ratings that they must impact the competitiveness of Downtown O'Fallon businesses.
 - Existing businesses can improve sales by adopting desired formats and stocking requested items or, if already in stock, advertising the item's availability.

- When respondents were asked whether they would attend Downtown O’Fallon events, approximately 90% of respondents confirmed an interest in food centered events. Such as a food festival, farmer’s market, and restaurant tastings.
- O’Fallon’s desire to improve its downtown district will require commitment to an organizational structure that will assume ownership for downtown’s improvements through programming.

Strategic Direction Recommendations

As O’Fallon continues to grow, new and current residents, having high incomes and being well educated, are attracted by O’Fallon’s great schools and many other amenities. Commercial developers are actively interested in O’Fallon locations for varied uses—retail, employment, office, and healthcare. A healthy and vital downtown represents an important amenity for O’Fallon’s many investors. Through programming and activities, a healthy downtown can unite locals around the idea that O’Fallon is a great place to live and do business. The Downtown Plan aims both to strengthen the activities and features that have made the downtown a memorable, special place, while also encouraging changes in those activities and features that may undermine the sustainability of the Downtown O’Fallon area.

This strategic direction provides a foundation for improvements to realize Downtown O’Fallon’s full potential. To realize the Downtown Vision, the community must undertake actionable steps that achieve objectives listed below. Through community response to this Strategic Direction Memorandum and the input of parking and design consultants these objectives could be modified and additional objectives could be added. During the next project phase, Action Planning, the tasks, budgets and entity responsible for achieving each objective will be detailed.

Objectives

Framework

- Develop a public private partnership that shares responsibility for organizing, programming, and funding management of programming in O’Fallon’s Downtown.
- Improve the public Infrastructure
 - Festival space
 - Parking
 - City Market
 - Plazas
 - Bike lanes
 - Lighting
 - Pedestrian access
- Support business development
 - Create programs to share costs related to parking lot paving and façade improvements
 - Partner with the Chamber in programing to improve business profitability
- Define a workable mixed-use balance
 - Seek modern office that brings a daytime population
 - Encourage top quality residential improvements

Promotion

- Create marketing materials to define investment opportunities
 - One page highlight sheets on redevelopment opportunities
 - Press releases for regional real estate publications
- Launch three signature events
 - Follow survey interest in food oriented events
 - Evaluate past events to identify strongest
- Coordinate a Web based event and business marketing program
 - Assist businesses in using the Internet to market
 - Launch City-wide business communication program
- Identify temporary tenant programs that improve existing businesses and grow new businesses
 - Test new concepts
 - Launch resident businesses

Funding

- Create five-year budget for City funded capital improvements
- Identify private financial resources
 - Bank loans
 - Non-profit support
- Create incentive guidelines
 - Existing Downtown businesses
 - New downtown businesses

Market Information

Downtown O'Fallon is not an economic island, rather, it belongs to a large and complex region with competitive commercial environments. The characteristics that drive the regional economy, (transportation accessibility, skilled workers, Scott Air Force Base, and agglomeration of industries) create jobs and in turn create a demand for workers and homes for those workers. These developments filter down to O'Fallon as it competes against neighboring communities. Because Downtown O'Fallon's commercial experience mixes residential units, financial services, recreation, stores, and restaurants, it appeals to a variety of markets. Although each business in Downtown O'Fallon develops its own market, there are four markets that the combination of businesses must capture. These markets are:

- **Community Affiliated Market:** Downtown O'Fallon is an element of the community's character. With pride, residents bring guests to dine in independent restaurants and seek special items at unique stores. It is as a setting for community events that draw residents and the location of City Hall where resident business is conducted. This relationship creates an affiliation that makes community residents an important market for the Downtown O'Fallon enterprises.
- **Pedestrian Market (Figure 2):** Residents living within one-half mile of Downtown O'Fallon should be particularly intense users. The frequent trips and presence of these nearby residents adds vitality even when businesses are not open and therefore this market is more important to Downtown's success than its spending power suggests. The size and condition of homes in this market influences the image of Downtown. Neighborhood infrastructure enhancement, new development, and new businesses attracted to this area have the power to transform Downtown O'Fallon.

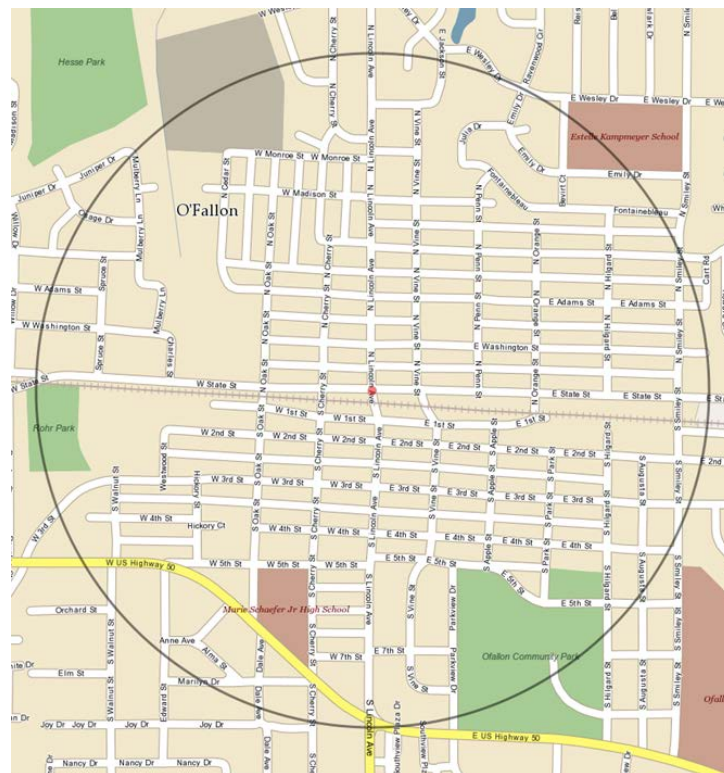


Figure 2: Pedestrian Market

- Convenience Market (Figure 3): If one can drive to obtain needed items within five-minutes, that location can be the routine choice to meet every day needs. Traditionally, these convenience shoppers were the primary market for both downtowns and neighborhood retail clusters such as Southview Plaza. Although much of that purchasing power has shifted to power center clusters near the Interstate, this convenience market still must provide 50% to 85% of the spending captured by Downtown O’Fallon businesses. That high sales percentage reflects downtown businesses’ role as an amenity where residents develop relationships with business proprietors and quickly obtain a range of necessities such as haircuts, exercise classes, auto service, and take-out meals. Downtown O’Fallon’s five-minute drive time market also identifies the homes of bicyclists who can pedal to stores and restaurants in ten-minutes or less. Increasingly, that activity adds recreational users to the convenience mix.

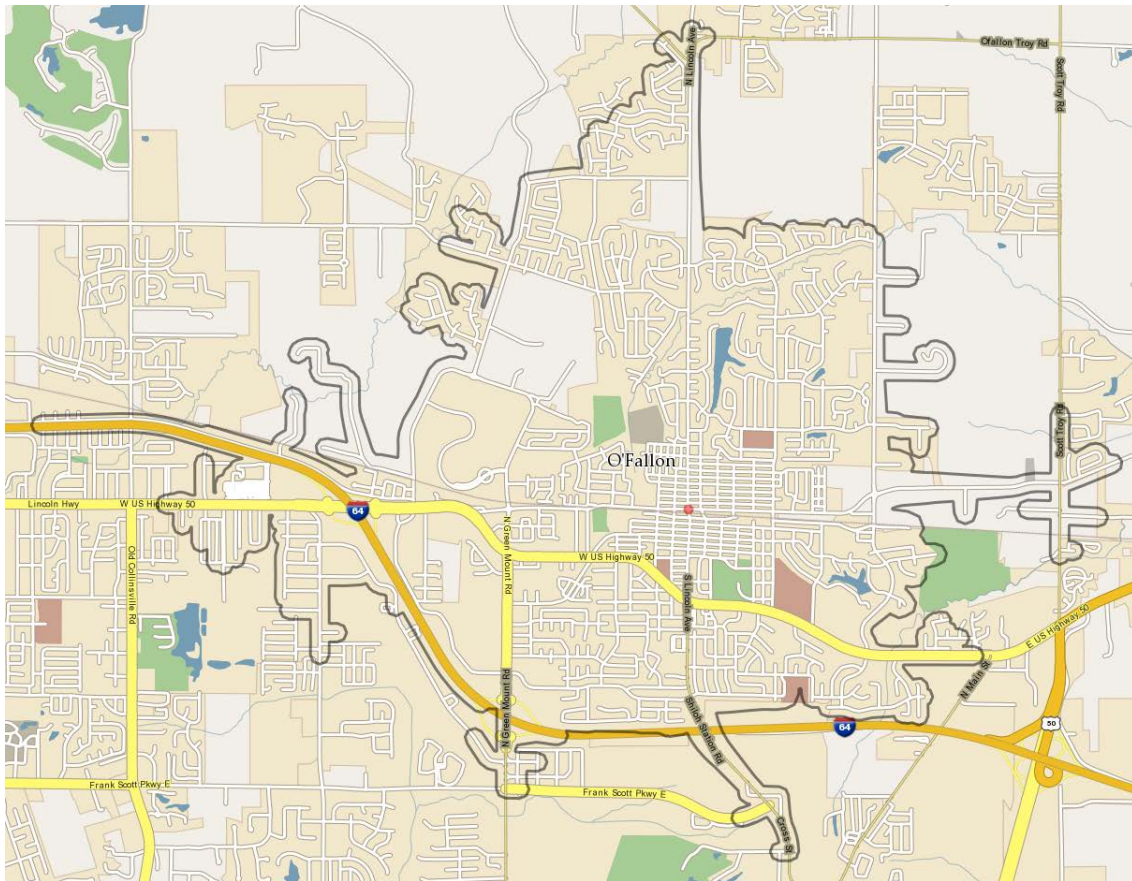


Figure 3: Convenience Market

- Destination Market (Figure 4): This geography encompasses all of the markets served by businesses in Downtown O’Fallon. The businesses unable to sustain their operation from sales to the closer markets must create a destination draw, as their unique offering attracts visitors from a larger geography. Interviews with local businesses and input from O’Fallon Community development staff led to the creation of the custom market depicted in Figure 3. This custom market expands the more typical 20-minute drive time destination market to include customers from rural areas to the east of Downtown O’Fallon where unique shopping and dining options are limited. This destination market both supplies customers to Downtown O’Fallon’s

destination businesses and adds sales to adjacent convenience businesses. Destination businesses such as, Steven Mueller Florist, Peel Pizza, and Luckenbooth, attract this market and also give the commercial cluster a unique character that differentiates it from other shopping alternatives. It is important to note that, although the sales volume from destination customers is a smaller percent of the downtown's total volume than sales from the convenience market, these marginal sales add significantly to the profits of all businesses and, without destination customers, even convenience businesses probably cannot meet their sales goals.

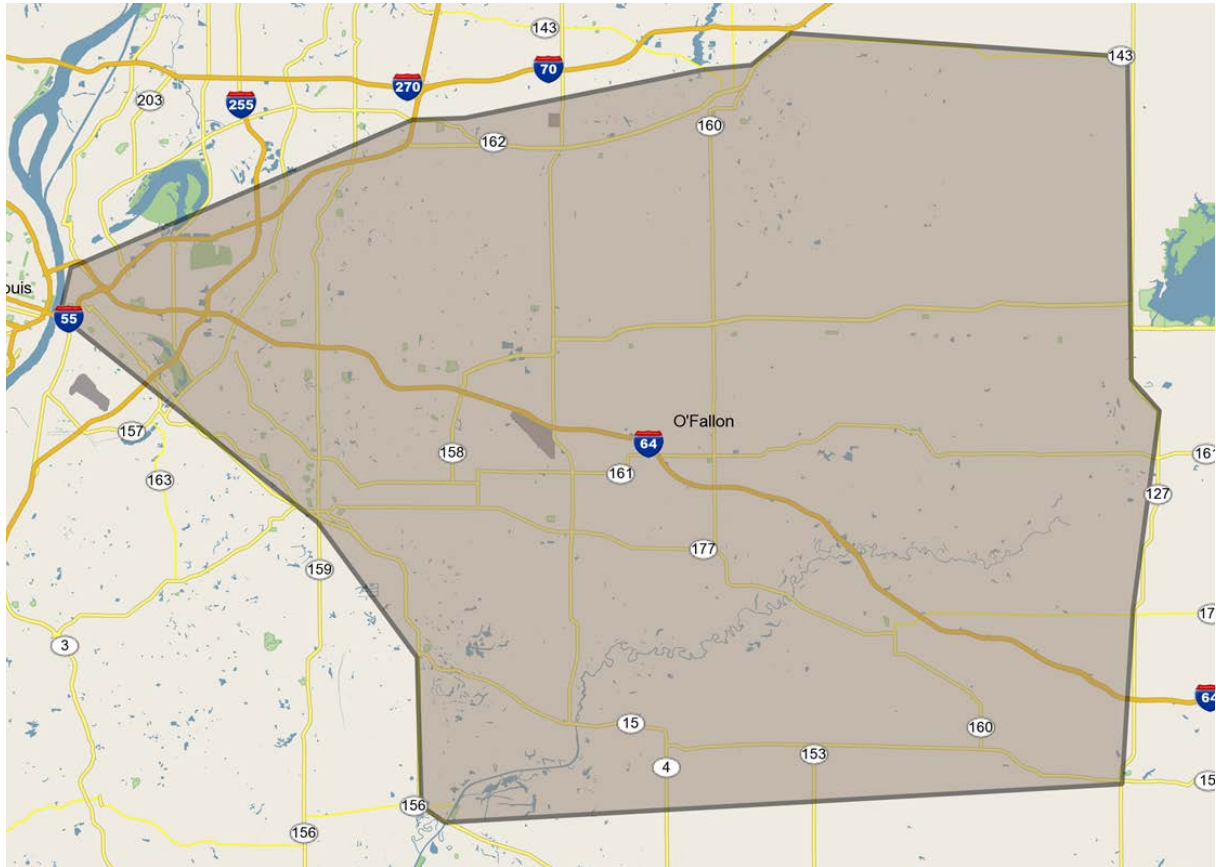


Figure 4: Destination Market

The optimal business mix in Downtown O'Fallon will balance the appeal to all four markets. To understand this mix, it is useful to consider national research that queried a balanced sample of 500 customers to understand the maximum time they would spend in a car to obtain different categories of goods. Figure 5 reports that research documenting how the category of good influences how far customers will travel. This research is important because it verifies that a shopping district like Downtown O'Fallon must connect to the local and destination markets. Through operation excellence and the underserved rural population to the east, it is expected that Downtown O'Fallon's unique stores and restaurants may attract shopper from an even greater distance than this national standard.



Figure 5: Drive times by business category

Demographics and Market Economics

As businesses in Downtown O’Fallon seek customers from the available markets, it is important to understand the potential sales that are available from those markets. Table 1, below, documents the populations in Downtown O’Fallon’s key markets and their spending power. Appendix 1 provides more detailed demographic information and information on spending power by business category.

Table 1

	O’Fallon	Pedestrian (Figure 1)	Convenience (Figure 2)	Destination (Figure 3)
Total Population	29,149	2,810	19,682	298,438
Employees	11,034	1,238	7,245	N/A
Jobs per Household	0.8	1.0	0.9	N/A
Median Age	37.9	38.3	38.1	37.7
New Millenials	18.4%	20.8%	18.8%	20.0%
Average Household Income	\$89,934	\$84,552	\$87,819	\$68,969
Median Household Income	\$70,235	\$65,441	\$69,229	\$54,437
Renter Occupied Housing	31.3%	33.9%	32.4%	32.5%
Total Annual Retail Demand	\$254,730,691	\$27,541,708	\$180,791,191	\$3,014,238,265
Annual Restaurant Demand	\$34,814,874	\$3,738,837	\$24,605,988	\$314,223,901
© 2014, by Experian				

As Downtown O’Fallon property owners seek new tenants, this information confirms the market strength and the approach that tenants must take to be successful. Based on the data “Annual Restaurant Demand,” a new restaurant that seeks \$1 million in annual sales, would need to attract much less than 1% of the spending within Downtown O’Fallon’s destination market. ($\$1 \text{ million} / \$314 \text{ Million} = 0.32\%$) However, to attract that market, the new restaurant will need to advertise to the destination customers’ geography. If that marketing is not done, the business will likely only reach the local market and need a 4% market capture. ($\$1 \text{ million} / \$25 \text{ Million} = 4\%$)

Market Summary

It is not municipal boundaries but rather accessibility that determines the size of the Downtown O’Fallon market. With more than \$3 billion in retail spending power within its destination market, Downtown O’Fallon is centered on a substantial but very competitive market. Under these conditions, success is driven by the quality of the shopping experience. What businesses offer can and should change over time, but the high quality of the experience that they deliver must be constant. It is the intention of this project to identify the current Downtown O’Fallon experiences and elements that must change to improve the Downtown O’Fallon area.

Consumer Behavior Survey

The consumer behavior survey was a tool used to understand residents' current shopping behaviors and opinions about the Downtown O'Fallon area. The survey element of the market research solicited specific data and feedback on community use and satisfaction with the existing character of Downtown O'Fallon. The survey presented an opportunity to learn which businesses, investments, and policies would attract a larger share of residents' time and dollars to the Downtown O'Fallon area.

Survey Design

From October 21, 2014 through November 27, 2014, the web-based survey was accessible through respondents' computers and cell phones. The City of O'Fallon promoted the survey via e-blasts, its website, water billings, and business cards provided to the Chamber of Commerce and Downtown businesses.

The survey was composed of 21 questions and took approximately 10-minutes to answer. Seventeen of the questions were multiple-choice. The remaining questions were short answer questions asking respondents to list restaurants and stores they had visited and thought would be good additions to Downtown O'Fallon. A summary question included a field where respondents were asked to give any additional comments. The final question asked respondents to provide their name and e-mail address so they could learn the results of the survey and assist in efforts to improve the Downtown O'Fallon area.

1,104 surveys were completed, and an initiative inviting O'Fallon Township High School to answer survey questions generated another 203 responses. Just when the survey was closing, a new business, Peel Pizza, opened in Downtown O'Fallon and appeared to change the parking dynamic. To investigate that impression, survey respondents who provided e-mail addresses, City e-blast participants, website visitors, and attendees at the Visioning Workshop were given the chance to answer a follow-up parking survey. That survey was open from December 11, 2014 through January 9, 2015. There were 343 responses to that survey.

In calculating percentages of respondents' satisfaction or inclination to spend, "I don't know" answers were removed from the totals before rankings were created. This adjustment eliminated any potential misinterpretation that might arise when an unusually high number of "I don't know" answers reduced the other response percentages.

The analysis that follows highlights survey results that inform the planning process. The survey also provides a basis for future program analysis and can support additional research (primarily involving focus groups). Focus groups composed of individuals who provided specific answers can be created by using the respondent's e-mail addresses given as a reply to Question 21. After implementation progress the City can repeat survey question to learn whether respondents saw improvement. The appendix provides the complete survey results.

Survey Response Findings

Current Perceptions

In examining quality perceptions, it is important to recognize that, for characteristics such as traffic flow and parking, being average means being equal to competing shopping options. Since those characteristics support rather than determine the experience of visiting the area, investments to improve these characteristics generally don't increase vitality. Excellent and above average ratings for other characteristics, for example cleanliness, attractiveness, and bicycle access, can increase visits by improving the quality of the visit experience.

As Table 2 highlights, the traffic flow in Downtown O'Fallon is not deterring three quarters of the respondents from visiting. Because a third of respondents rated parking below average, parking warrants close attention and is the subject of a parking consultant's study. To assist that effort there was a supplementary parking survey seeking additional details on the Downtown O'Fallon parking experience. (See next section of this report)

Table 2

<i>Rate your overall satisfaction with these factors as they apply to Downtown O'Fallon:</i>	
Answered at least average	
Traffic flow	74.7%
Parking convenience	65.2%

The building attractiveness, bicycle access, sidewalk and lighting attractiveness, and pedestrian access had such low ratings that one can conclude they must impact the competitiveness of Downtown O'Fallon businesses. These results verify the need for O'Fallon's Downtown Plan to guide appearance, tenancing, and access improvements because improving the perception of those characteristics will increase Downtown O'Fallon visits. It is important to note that general safety, largely controlled by the City, was highly rated. This result is important because correcting low perception of safety is very expensive and difficult.

Table 3

<i>Rate your overall satisfaction with these factors as they apply to Downtown O'Fallon:</i>	
Answered at least above average	
General safety	61.5%
Cleanliness of streets and sidewalks	51.6%
Pedestrian safety	38.7%
Pedestrian access	36.8%
Sidewalks and lighting attractiveness	31.7%
Bicycle access	21.7%
Building attractiveness	15.9%

Special Parking Survey

As mentioned above, a new businesses, Peel Pizza, opened in Downtown O'Fallon and changed the parking dynamic. To investigate that change, a follow-up parking survey was conducted. Concurrently, the City has undertaken steps to improve signage and add short-term spaces. Figures 5, 6 and 7 illustrate the results of this additional parking query.

These results seem to imply that Downtown O'Fallon parking remains within acceptable limits. 71% of respondents are finding parking one block or closer to their destination and their search takes less than five-minutes. The City continues to monitor this issue as Downtown planning progresses.

Walk between parking and destination

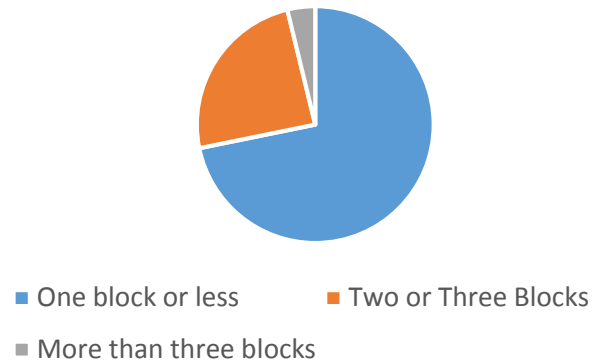


Figure 6

Time to find a parking space

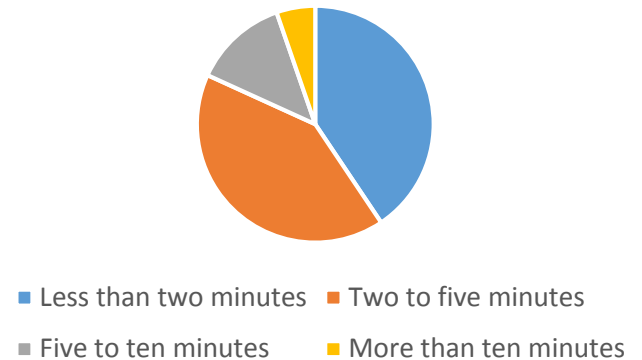


Figure 7

Q5 Overall, how would you rate these aspects of Downtown O'Fallon parking?

Answered: 341 Skipped: 2

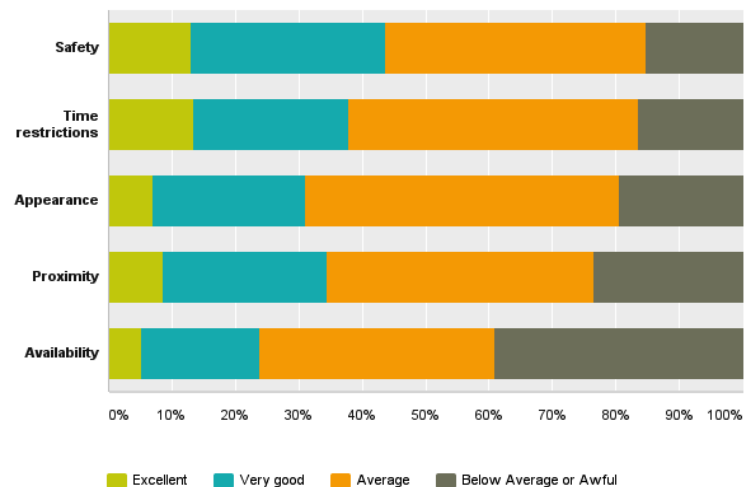


Figure 8

Current Utilization

To help identify the baseline utilization of Downtown O’Fallon, the survey asked about respondents’ reasons for visiting Downtown O’Fallon (Table 4) and about recent visits to competing shopping districts (Tables 5 and 6). The answers, detailed below, reveal that the respondents-- a group that probably is more interested in Downtown O’Fallon than is the general population given that they took the time to complete this survey—dine in Downtown O’Fallon more frequently than they shop there. Neither use attracts more frequent visits than nearby, national chain dominated shopping clusters. Because shopping frequency is driven by necessities such as groceries, the absence of that store category impacts the shopping frequency responses. The high Internet shopping occurrence confirms that O’Fallon consumers are following national trends. Low Edwardsville purchase frequency suggests that it is a separate market. (Tables 5 and 6) Therefore, Edwardsville-based businesses that choose to open a second location in Downtown O’Fallon would find new customers. The recent success of Peel Pizza seems to confirm that finding.

Table 4

<i>From the list below, select the reasons for your trips during the past year to Downtown O’Fallon. (Select all that apply)</i>	
Dining	76.9%
Community Festivals and Events	50.8%
Shopping	44.4%
City Hall	33.1%
Banking	25.4%
Exercise/Recreation	20.8%
Bicycling	13.8%
Work/Employment	13.4%
Church	9.3%

Table 5

<i>How often do you make a purchase in these commercial areas?</i>	
Answered at least monthly	
Fairview Heights	91.7%
Green Mount Road/Central Park Drive Area	91.2%
Online	78.4%
Downtown O’Fallon	53.3%
Missouri side of river	46.4%
Belleville	32.4%
Edwardsville	10.3%

Table 6

<i>How often do you eat out in these commercial areas?</i>	
Answered at least monthly	
Green Mount Road/Central Park Drive Area	85.9%
Fairview Heights	77.0%
Downtown O’Fallon	61.0%
Missouri side of river	44.7%
Belleville	28.2%
Edwardsville	13.8%

Aspirations for the future

The survey sought to guide this planning effort and the current property owners' recruitment focus with questions about what changes were most likely to increase bicycle and pedestrian visits to Downtown O'Fallon and what new businesses were most likely to increase the respondents' spending in Downtown O'Fallon.

The 55% of respondents who live close enough to walk into Downtown O'Fallon were asked what improvements would promote walking. (Table 7) Adding plazas and more lighting were cited as most likely to increase walking. To learn how Downtown O'Fallon could attract more cyclists, the 50% of respondents who use bicycles were asked about their habits and interest in improvements. (Table 8) The results indicate that, although off-street bike paths and protected lanes are the most desired improvements, marked lanes would also increase ridership.

Table 7

<i>How likely are you to walk to Downtown O'Fallon more often if these changes are made?</i>			
	Very likely	Somewhat likely	No impact
Plazas	25.9%	26.1%	48.0%
More lighting	24.0%	24.6%	51.4%
Additional landscaping	19.9%	22.7%	57.4%
Benches	16.8%	23.1%	60.1%
Additional marked crosswalks	14.9%	23.3%	61.8%
Better signs identifying the route	10.2%	18.3%	71.5%

Table 8

<i>How likely are you to increase how often you bicycle to Downtown O'Fallon if these changes are made?</i>			
	Very likely	Somewhat likely	No impact
More off-street bicycle paths	66.5%	19.1%	14.5%
More protected bicycle lanes on streets through barriers or landscaping	57.6%	23.0%	19.4%
More marked bicycle routes on streets	48.2%	32.3%	19.6%
Wider sidewalks and wider setbacks of commercial buildings	41.9%	28.2%	29.8%
More bicycle parking at businesses	34.9%	35.5%	29.6%

Existing restaurants should be optimistic because the majority of respondents continue to indicate they would spend more in all types of restaurants except quick serve. (Table 9) The very strong response to "Casual Dining" suggests a clear recruitment focus. Note also that 50% to 60% of the market is willing to spend more in the White Tablecloth, Pub, and Counter Service restaurants suggests opportunities for those concepts too.

Table 9

<i>How would the addition of these restaurants affect the amount of money you spend at businesses in Downtown O'Fallon?</i>	
Answered "I would spend a lot or a little more"	
Casual dining (Family oriented menu with full service)	84.4%
White tablecloth restaurant (Leisurely dining, gourmet food, prices matching full service level)	60.4%
Pub (Limited food options with a focus on entertainment or sports)	51.2%
Counter service restaurant (Order at counter and employee delivers food)	50.5%
Quick service restaurant (Order and receive food at counter, drive thru service)	32.2%

There was also interest in adding stores. (Table 10) Existing businesses can best apply this survey information and improve sales by adopting desired formats and either stocking merchandise similar to what is carried by the requested stores or, if already in stock, advertising the item's availability. This response should allay fears of existing businesses that competition would cannibalize current sales levels.

Table 10

<i>How would the addition of these stores affect the amount of money that you spend at businesses in Downtown O'Fallon?</i>	
I would spend a lot or a little more	
Home Accessories	60.4%
Fine Wine & Spirits	58.2%
Apparel	57.6%
Gifts & Collectibles	49.5%
Books	48.3%
Bakery	43.1%
Pet Supplies	40.4%
Hardware	39.4%
Gardening Supplies	36.5%
Art/Craft/Knitting/Sewing Supplies	29.5%
Fine Art	17.9%
Bikes	17.4%
Antiques	16.4%

The strong support for home accessory, fine wine & spirits, and apparel stores can be useful information in recruitment. Existing business can seek to increase sales by offering those goods. Although "Book Store" is a top category request, few bookstores are successfully fighting the challenges presented by e-books and online sellers; however, hybrid beverage/used book stores are doing very well when they sponsor book clubs and children's reading circles. A Downtown O'Fallon business could examine creative ways to satisfy the bookstore desire, despite the tough market, by encouraging specialty focus and hybrid businesses for the bookstore category.

When respondents were asked whether they would attend events downtown, there was strong support for events of all types. Food oriented events had exceptionally strong appeal.

Table 11

<i>How likely is it that you would attend these Downtown O'Fallon events?</i>	
Answered "Very likely or Somewhat likely"	
Food Festival	92.0%
Farmers Market	91.2%
Downtown Restaurant Tastings	88.8%
Art Festival or Gallery Walks	72.3%
Christmas Window Display Contest	71.0%
Parades	70.4%

Survey Summary

Surveys tell researchers what respondents think, but not the reasoning behind what they think. This survey establishes a baseline for measuring how planned changes impact Downtown O'Fallon utilization. A research program would repeat the survey effort in three to five years and draw conclusions on how behaviors are changing.

Based on the survey analysis, the consultants made observations about the results, but greater insight is possible if there is further communication with survey respondents. Because the survey allowed the respondents to volunteer to assist efforts to improve the Downtown O'Fallon area, it facilitates engaging O'Fallon residents. These volunteers have already been invited to add detail to their parking evaluation. They also can be invited to focus groups, based on their survey answers, to provide more insight into why they responded as they did. Focus groups are a form of qualitative research in which a group of people are asked questions in an interactive group setting about their perceptions, opinions, beliefs, and attitudes towards a product, service, concept, or idea.

Downtown O'Fallon SWOT

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis sets strategy by identifying the key internal and external factors seen as important to achieving a business goal. Beginning the Downtown O'Fallon area planning with a SWOT analysis ensures that the recommended business development approach is soundly conceived and matches the specific opportunity that the Downtown presents. This process examines internal factors – the strengths and weaknesses internal to the organization and external factors – the opportunities and threats presented by the environment external to the organization

The analysis that follows began as a consultant's list presented at the Community Visioning Workshop. Workshop participants modified the initial analysis to present an accurate account of the community evaluation of the opportunities offered by the Downtown O'Fallon area.

Strengths

Positive market characteristics under local control

- Quality existing businesses
 - Strong restaurant cluster
 - Antiques and vintage cluster
 - Office cluster
 - Independent business that are locally owned
 - New business (Entrepreneurial)
 - Long-standing businesses
- Co-operating Property owners
 - Current private investment
 - City owned property
 - Local property ownership
- Good "Bones"
 - Compact, walkable size
 - City owned parking
 - Top quality Schools
 - Strong Interstate 64 exit businesses
 - Chamber of Commerce
 - City Hall
 - Stable employment at Scott Air Force base

Weaknesses

Detrimental local market characteristics

- Substandard Infrastructure
 - Railroad tracks divide
 - Substandard roads
 - Unpaved parking lots
 - Inadequate lighting
 - Poor signage and wayfinding
- Challenging business conditions
 - Deteriorating Southview Plaza
 - Absentee property ownership
 - Some deteriorating buildings and lots
 - Lack of identity
 - Imbalance of alcohol emphasizing vs. family restaurants

Opportunities

Outside market characteristics that could improve business

- National Trends
 - Declining strength of mall based specialty stores
 - Growth of shared workspace
 - Technology allowing people to do business anywhere
 - Web advertising
- Regional Initiatives
 - Potential for significant new employment in O'Fallon
 - Close proximity to St Louis
 - Top choice for companies expanding to Metro East

Threats

Outside market characteristics that could hurt business

- Rapidly changing retail business models
 - Internet retailing
 - Short leases & pop-up businesses
 - Smaller stores
 - Services with product sales
- Uncertain economy
- Better financial tools in competing locations

SWOT Summary

The SWOT analysis revealed strong local support for the Downtown O'Fallon area but it recognized that the physical environment must be improved. The outside forces are positive for Downtown growth but suggest that short-term opportunities such as festivals will be central to development.

Organizational Structure

As in other communities, O'Fallon's desire to improve its downtown district will require commitment to an organizational structure that will assume ownership for downtown's improvements through programming. Previously, O'Fallon applied the Main Street model for its downtown work, using the National Main Street Center's Four-Point Approach™ from 1995 through 2003. Since then, the not-for-profit Downtown O'Fallon Organization was formed and has conducted various downtown marketing activities. This work will be ongoing, apolitical, and incremental. It is not a "project." It will require a long-term commitment, including funding and other resources, to an identified community priority—the success of downtown as a multi-functional environment.

The best framework for implementation is an organizational structure suitable to the individual community. This organizational framework must operate as a true public-private partnership. These kinds of partnerships recognize that municipal government, including elected officials and staff, and downtown's private sector interests must work together to improve downtown. In addition to partnering with the City of O'Fallon, key local interests should be engaged in establishing and working with this management structure. These additional partners should include the O'Fallon-Shiloh Chamber, the Tourism Bureau Illinois South (TBIS), local institutions, major employers, and regional economic development entities. Focusing on areas of common interest and defining how each entity can participate in downtown's success mitigates any potential overlap or competing interests in the necessary work to improve downtown.

Multiple models exist for structuring a formal downtown public-private partnership. Three models are described below for preliminary consideration. Each of these organizational frameworks has strengths and weaknesses. In considering possible frameworks for Downtown O'Fallon, two sets of issues must be addressed: (1) funding sources to support that framework must be identified, and (2) roles and responsibilities must be clearly defined. Without committed funding, downtown efforts are severely limited in their ability to implement the necessary programs to enable downtown's success. Without a defined role, the structure cannot effectively conduct its work. Also, within any appropriate organizational framework, the engagement of downtown business leaders and property owners will be crucial.

1. *Special Service Area (SSA)*: Nationally, strong public-private partnerships, reliable funding, and defined programs and services characterize successful Business Improvement District (BID) funded, downtown efforts. A SSA is Illinois' equivalent of a BID. These efforts are either primarily or exclusively funded by a self-tax, typically initiated by property owners. This self-tax is legally established by municipal or county ordinance, as prescribed by state enabling legislation. It is a real estate tax specific to a defined geography. SSAs, as defined under Illinois law, are flexible and can be used for multiple purposes, including funding a commercial district organization. Practically, these legal processes are rarely initiated without the support of the affected property owners. These owners recognize a collective benefit—providing services to the defined geography beyond local government's baseline services. This collective benefit assumes that property owners, usually of commercial properties, realize that the economic strength of surrounding real estate establishes the value of their properties. The operating structure for downtown or commercial district programming is typically organized in one of two ways. In the first option, a separate organization manages all priorities and programs, in partnership with local government. This relationship is contractual, and it defines the intended use of the

funding, the local process for the annual SSA tax levy, categories of programs based on local priorities, and financial reporting requirements, among other issues. These organizations are independent, governed by a Board comprised of SSA stakeholders, and managed by hired professional staff. In the second option, dedicated municipal staff manages the district's SSA funded budget, programs, and activities and determines the annual SSA levy as part of the municipal budget process. A separate board of property and business owners meets regularly with this dedicated staff to establish priorities and consult on programming.

2. *Dedicated municipal staff and funding:* Municipalities in Illinois and elsewhere often have a staff member exclusively dedicated to working on downtown issues. As noted above, a SSA can support the activities conducted by dedicated municipal staff, or the municipality wholly funds this work. This staff serves as a liaison between downtown property owners, downtown merchants, and City Hall. Staff develops marketing programs in conjunction with the merchants and other local groups, addresses property owner issues, and works with municipal departments to ensure a high level of service is provided to the downtown community. Most also work in tandem with municipal economic development personnel on issues related to downtown's redevelopment and business growth. These staff positions often give the downtown district an internal advocate for downtown issues. Assuming the local commitment to retaining the staff position(s) and funding their downtown activities exists, the only external issue is the potential distrust of government by certain downtown stakeholders.
3. *Hybrid approaches:* Elsewhere, communities apply a wide variety of public-private partnership approaches to improving their downtowns or traditional commercial districts. Examples include:
 - Chambers of Commerce with a downtown management function or with non-profit subsidiary focused on downtown;
 - Main Street organizations housed in local Chambers, funded by BIDs/SSAs, or operated by municipal staff;
 - BID/SSA organizations as part of or subsidiaries of local or regional economic development corporations;
 - Community Development Corporations with a downtown focus.

Clarifying the best organizational framework for O'Fallon's downtown may ultimately revolve around two fundamental questions: How does important work get done in O'Fallon? Who can or will do this work most efficiently? These factors specific to the local community impact how to focus on downtown work. In order to make Downtown a better place and real source of community pride, the community must move beyond what separates different segments of the community and focus on what unites them and create a common vision.

Two additional issues are important to these strategic considerations:

- O'Fallon's experience with formal downtown management has yielded uneven results in the past. This focus on the past needs to shift to downtown's future and how O'Fallon's downtown can become a great community asset and the City's central place. Rethinking how to best manage, fund, and activate a Downtown organization will ensure that the City and Downtown's business and property owners achieve long-term positive economic results.
- The IRS's original designation of Main Street O'Fallon as a public charity with 501(c)(3)-tax status remains in place. Whether any successor organization can maintain this status should be researched. Assuming it is permitted, this could potentially allow this new effort to raise some funds through tax-deductible contributions and engage more businesses and residents.

Appendix

Demographics

	O'Fallon	0.5 Miles: Pedestrian	5 Minutes: Convenience	Custom: Destination
Total Population	29,149	2,810	19,682	298,438
Total Households	11,034	1,197	7,702	117,384
Population Density (per Sq. Mi.)	1970.0	3570.8	2,122.1	289.5
Age:				
Age 0 - 4	5.7%	5.9%	5.6%	6.5%
Age 5 - 14	14.4%	12.1%	13.9%	13.4%
Age 15 - 19	7.5%	6.2%	7.5%	6.7%
Age 20 - 24	6.0%	6.1%	6.2%	6.6%
Age 25 - 34	12.4%	14.7%	12.6%	13.4%
Age 35 - 44	14.2%	12.9%	13.5%	12.7%
Age 45 - 54	16.9%	14.4%	16.8%	15.0%
Age 55 - 64	12.0%	12.4%	12.5%	12.3%
Age 65 - 74	6.2%	8.3%	6.6%	7.0%
Age 75 - 84	3.1%	4.8%	3.2%	4.4%
Age 85 +	1.0%	1.6%	1.0%	1.9%
Median Age	37.9	38.3	38.1	37.7
Housing Units by Tenure				
Owner Occupied Housing Units	7,572	790	7,702	79,181
Owner Occupied free and clear	14.2%	17.6%	14.30%	21.2%
Owner Occupied with a mortgage or loan	54.3%	48.3%	53.10%	46.3%
Renter Occupied Housing Units	31.3%	33.9%	32.40%	32.5%
Race and Ethnicity				
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%	0.3%
Asian	2.7%	1.9%	2.7%	1.4%
Black	15.7%	13.5%	16.5%	22.9%
White	76.9%	80.3%	76.2%	71.8%
Other	0.9%	0.6%	0.8%	1.3%
Multi-Race	3.1%	3.2%	3.1%	2.3%
Hispanic Ethnicity	3.8%	3.1%	3.5%	3.9%
Not of Hispanic Ethnicity	96.1%	96.8%	96.4%	96.1%
Marital Status:				
Age 15 + Population	23,249	2,299	15,824	238,962
Divorced	8.9%	9.0%	8.50%	11.1%
Never Married	29.5%	31.0%	30.50%	31.7%
Now Married	56.4%	52.3%	55.70%	46.8%
Now Married - Separated	1.5%	1.4%	1.70%	4.0%
Widowed	4.9%	7.5%	5.10%	6.4%

	O'Fallon	0.5 Miles: Pedestrian	5 Minutes: Convenience	Custom: Destination
Educational Attainment:				
Total Population Age 25+	19,298	1,951	13,099	199,270
Grade K - 8	0.9%	1.2%	0.90%	2.7%
Grade 9 - 12	3.4%	3.2%	3.10%	6.5%
High School Graduate	17.5%	18.9%	17.30%	28.2%
Associates Degree	10.9%	10.0%	10.50%	10.2%
Bachelor's Degree	27.8%	27.5%	28.50%	16.9%
Graduate Degree	18.1%	17.4%	18.20%	9.3%
Some College, No Degree	20.8%	21.4%	21.10%	25.5%
Household Income:				
Income \$0 - \$15,000	6.3%	7.7%	6.3%	12.0%
Income \$ 15,000 - \$24,999	6.5%	7.8%	6.80%	10.7%
Income \$ 25,000 - \$34,999	8.5%	9.4%	8.90%	10.8%
Income \$ 35,000 - \$49,999	11.0%	11.4%	10.90%	12.8%
Income \$ 50,000 - \$74,999	21.1%	19.8%	21.10%	21.1%
Income \$ 75,000 - \$99,999	15.2%	15.8%	15.60%	13.6%
Income \$100,000 - \$124,999	12.1%	10.7%	11.90%	12.9%
Income \$125,000 - \$149,999	7.1%	6.3%	6.90%	6.3%
Income \$150,000 +	11.6%	10.4%	11.20%	12.0%
Average Household Income	\$89,934	\$84,552	\$87,819	\$68,969
Median Household Income	\$70,235	\$65,441	\$69,229	\$54,437
Per Capita Income	\$34,059	\$36,026	\$34,368	\$27,334
Vehicles Available				
0 Vehicles Available	4.9%	6.4%	5.00%	7.4%
1 Vehicle Available	28.2%	31.0%	29.60%	33.9%
2+ Vehicles Available	66.8%	62.4%	65.30%	58.8%
Average Vehicles Per Household	2.1	1.95	2.01	1.92
Total Vehicles Available	22,104	2,346	15,538	225,765
Employees	9,020	1,238	7,245	
Establishments*	923	161	764	
Jobs/Household	0.8	1.0	0.9	

Residential Retail Spending by Category

	O'Fallon	0.5 Miles: Pedestrian	5 Minutes: Convenience	Custom: Destination
Building Material, Garden Equipment Dealers	\$8,818,245	\$1,007,189	\$6,335,023	\$84,736,414
Building Material & Supply Dealers	\$7,163,088	\$820,060	\$5,153,499	\$69,689,185
Hardware Stores	\$453,903	\$49,491	\$322,907	\$4,423,475
Home Centers	\$3,880,935	\$438,924	\$2,782,807	\$37,167,674
Other Building Materials Dealers	\$2,509,050	\$294,528	\$1,824,008	\$25,098,677
Paint and Wallpaper Stores	\$319,201	\$37,117	\$223,777	\$2,999,359
Lawn and Garden Equipment Stores	\$1,655,156	\$187,129	\$1,181,524	\$15,047,229
Nursery and Garden centers	\$1,430,511	\$161,350	\$1,021,106	\$13,042,419
Outdoor Power Equipment Stores	\$224,645	\$25,779	\$160,418	\$2,004,810
Clothing & Clothing Accessories Stores	\$13,165,682	\$1,392,913	\$9,343,661	\$119,340,539
Clothing Stores	\$9,689,994	\$1,031,004	\$6,882,740	\$88,178,816
Children's and Infants Clothing Stores	\$467,899	\$48,624	\$325,517	\$4,354,352
Clothing Accessories Stores	\$335,197	\$35,710	\$238,076	\$2,987,404
Family Clothing Stores	\$5,172,550	\$549,029	\$3,671,989	\$47,140,776
Men's Clothing Stores	\$567,445	\$59,494	\$402,309	\$5,110,516
Other Clothing Stores	\$668,444	\$71,724	\$476,520	\$6,076,326
Women's Clothing Stores	\$2,478,459	\$266,423	\$1,768,328	\$22,509,442
Jewelry, Luggage & Leather Goods Stores	\$1,196,592	\$127,491	\$842,629	\$9,667,405
Jewelry Stores	\$1,074,055	\$114,525	\$756,773	\$8,544,711
Luggage & Leather Goods Stores	\$122,537	\$12,966	\$85,856	\$1,122,694
Shoe Stores	\$2,279,097	\$234,418	\$1,618,293	\$21,494,318
Electronics & Appliance Stores	\$4,550,718	\$472,021	\$3,182,223	\$40,707,102
Appliance, Television and Electronics Stores	\$3,702,221	\$385,288	\$2,593,727	\$33,310,616
Household Appliances Stores	\$1,119,178	\$117,821	\$791,515	\$10,237,771
Radio, Television and Electronics Stores	\$2,583,042	\$267,467	\$1,802,212	\$23,072,845
Camera & Photographic Equipment Stores	\$146,384	\$13,813	\$101,626	\$1,269,084
Computer and Software Stores	\$702,113	\$72,920	\$486,870	\$6,127,402
Food & Beverage Stores	\$40,780,038	\$4,386,813	\$29,014,866	\$402,106,812
Beer, Wine, & Liquor Stores	\$1,634,973	\$175,681	\$1,182,790	\$14,392,762
Grocery Stores	\$37,717,038	\$4,058,165	\$26,817,636	\$373,530,636
Convenience Stores	\$1,406,134	\$153,222	\$1,004,136	\$13,966,855
Supermarkets and Other Grocery Stores	\$36,310,904	\$3,904,943	\$25,813,500	\$359,563,781
Specialty Food Stores	\$1,428,028	\$152,966	\$1,014,441	\$14,183,414
Foodservice & Drinking Places	\$34,814,874	\$3,738,837	\$24,605,988	\$314,223,901
Drinking Place - Alcoholic Beverages	\$1,276,810	\$140,136	\$903,076	\$11,412,973
Full-service Restaurants	\$16,622,359	\$1,786,703	\$11,748,116	\$149,927,168
Limited-service Eating Places	\$16,711,292	\$1,789,794	\$11,810,332	\$151,046,484
Special Foodservices	\$204,413	\$22,205	\$144,464	\$1,837,277

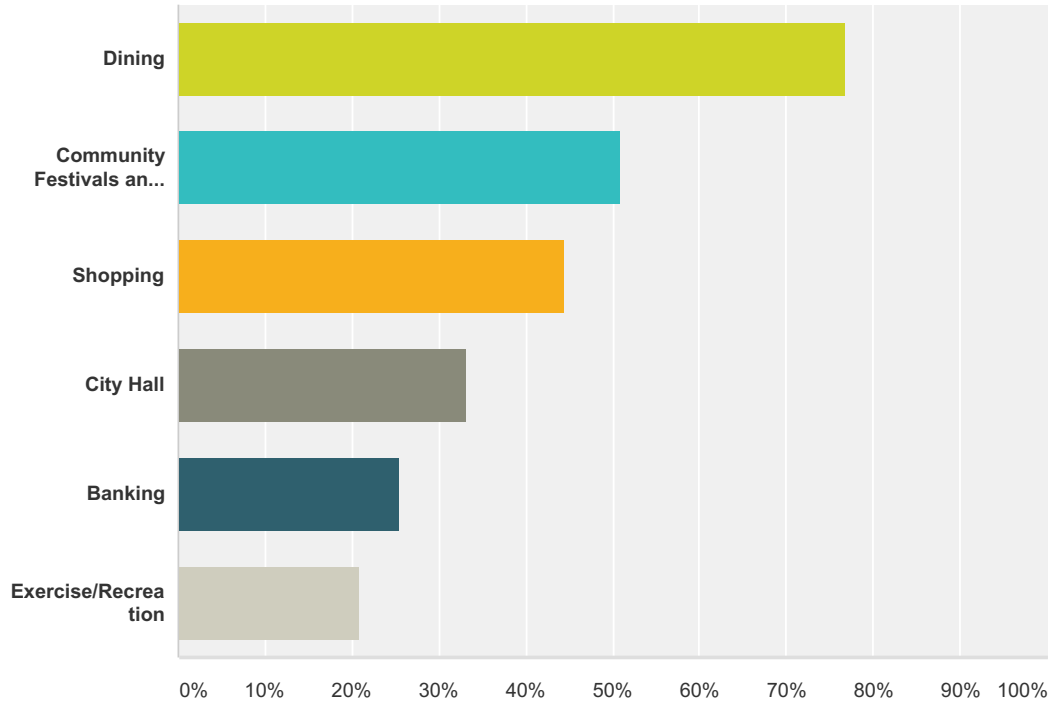
	O'Fallon	0.5 Miles: Pedestrian	5 Minutes: Convenience	Custom: Destination
Furniture & Home Furnishings Stores	\$5,419,411	\$583,381	\$3,862,722	\$51,089,884
Furniture Stores	\$3,692,630	\$398,509	\$2,638,132	\$35,074,344
Home Furnishing Stores	\$1,726,782	\$184,872	\$1,224,590	\$16,015,540
Gasoline stations	\$38,037,567	\$4,059,014	\$27,038,030	\$367,252,806
General Merchandise Stores	\$34,013,071	\$3,640,585	\$24,075,000	\$324,146,367
Department Stores excluding leased depts	\$11,091,368	\$1,181,910	\$7,841,760	\$102,801,022
Other General Merchandise Stores	\$22,921,703	\$2,458,675	\$16,233,240	\$221,345,345
Health & Personal Care Stores	\$8,059,339	\$889,698	\$5,719,412	\$78,109,762
Cosmetics, Beauty Supplies & Perfume Stores	\$291,305	\$32,643	\$207,302	\$2,865,046
Optical Goods Stores	\$806,363	\$82,299	\$560,177	\$6,772,991
Other Health and Personal Care Stores	\$419,068	\$46,717	\$298,131	\$4,132,095
Pharmacies and Drug Stores	\$6,542,603	\$728,039	\$4,653,803	\$64,339,629
Miscellaneous Store Retailers	\$6,357,605	\$684,232	\$4,492,130	\$59,540,142
Florists	\$260,431	\$29,609	\$185,604	\$2,339,772
Office Supplies, Stationery, & Gift Stores	\$2,163,451	\$229,074	\$1,516,410	\$19,765,419
Gift, Novelty, and Souvenir Stores	\$918,827	\$97,556	\$645,091	\$8,445,600
Office Supplies and Stationery Stores	\$1,244,624	\$131,518	\$871,320	\$11,319,819
Other Miscellaneous Store Retailers	\$3,409,516	\$370,184	\$2,420,444	\$32,674,504
Used Merchandise Stores	\$524,206	\$55,365	\$369,672	\$4,760,447
Motor Vehicle & Parts Dealers	\$44,663,041	\$4,985,958	\$31,790,969	\$435,622,725
Automotive Dealers	\$38,686,211	\$4,343,192	\$27,583,981	\$381,198,525
Automotive Parts, Accessories, & Tire Stores	\$2,950,136	\$315,495	\$2,089,376	\$27,666,885
Other Motor Vehicle Dealers	\$3,026,694	\$327,272	\$2,117,613	\$26,757,315
Non-store retailers	\$12,323,159	\$1,315,649	\$8,715,759	\$115,190,796
Sporting Goods, Hobby, Book, & Music Stores	\$3,727,941	\$385,417	\$2,615,407	\$33,560,851
Book, Periodical, & Music Stores	\$1,443,339	\$146,816	\$1,009,699	\$12,644,995
Book Stores and News Dealers	\$1,319,356	\$134,053	\$923,045	\$11,539,613
Book Stores	\$1,251,029	\$126,815	\$874,912	\$10,900,405
News Dealers and Newsstands	\$68,327	\$7,238	\$48,132	\$639,207
Compact Disc, and Record Stores	\$123,983	\$12,762	\$86,654	\$1,105,382
Sporting, Hobby, & Musical Instrument Stores	\$2,284,602	\$238,602	\$1,605,709	\$20,915,857
Hobby, Toys and Games Stores	\$683,088	\$73,023	\$478,272	\$6,272,460
Musical Instrument and Supplies Stores	\$173,033	\$17,715	\$120,682	\$1,524,802
Sew/Needlework/Piece Goods Stores	\$193,662	\$20,939	\$136,009	\$1,846,513
Sporting Goods Stores	\$1,234,819	\$126,924	\$870,746	\$11,272,082
Total Aggregate Annual Retail Demand	\$254,730,691	\$27,541,708	\$180,791,191	\$3,014,238,265
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Interviews

Sal Cincotta (Cincotta Photography)
Brad McMillan
Brandon Case (Peel Pizza)
David Lipe (Dairy Queen)
Gary Peck (McDonalds)
Chad Holland (CR Holland Construction)
Rick Thoman (Bank of O'Fallon)
Jim Thoman (Bank of O'Fallon)
Scott Schanuel (Holland Construction)
Steven Mueller (Steven Mueller Florist)
Monica Vesera
Whitney Leidner (Refinery Salon)
Jim Schmitt (Wood Bakery)
Carlos Perez (Full Circle Auto)
Mike Smith (Hemingway's Bistro)
Kate Hendrix (Sweet Katie Bee's)
Scott Kaiser (Gia's Pizza)
Ray Holden (Ward 6)
Stephen Brown (Historic Preservation Committee)
Mark Kampen (Historic Preservation Committee)
Debbie Arell-Martinez (O'Fallon-Shiloh Chamber of Commerce)
Mark Hansen (Edward Jones)
Mike Morrill (State Farm)
Tom Mitchell (Veteran Corp)
Kim Sebella (Wolfsberger Funeral Home)
Bishop Gregory Wells (Epistolic Church)
Curt Schltnick (Schltnick Funeral Home)
Pauline McAllister (Luckenbooth Consignment)
Cara Severit (Painted Horse)
Ginger Kammler- (The Ginger Shop)
Cheryl Hill (American Legion)
Ed Martinez (VFW)
Jim Carrol (Masonic Lodge) Masonic Lodge
Sue Witter (Downtown O'Fallon)
Ned Drolet (Downtown O'Fallon)
Brian Keller (Downtown O'Fallon)

**Q1 From the list below, select the reasons
for your trips during the past year to
Downtown O'Fallon? (Select all that apply)**

Answered: 1,072 Skipped: 32

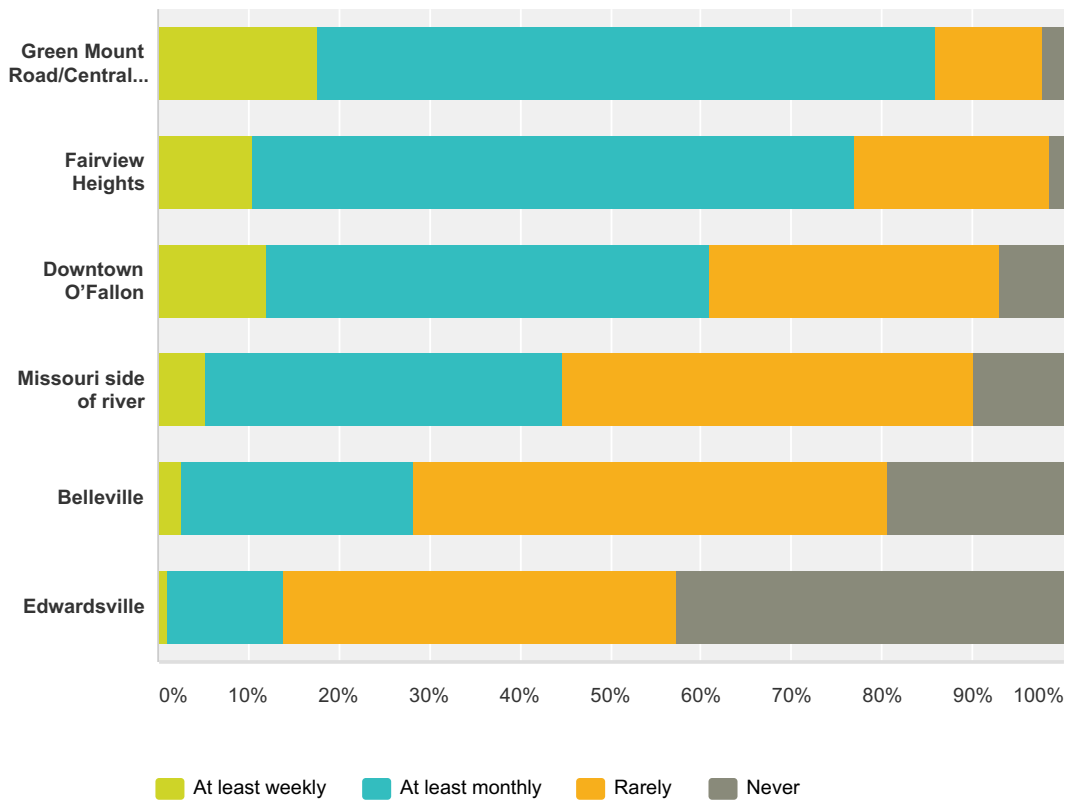


Answer Choices	Responses	
Dining	76.87%	824
Community Festivals and Events	50.84%	545
Shopping	44.40%	476
City Hall	33.12%	355
Banking	25.37%	272
Exercise/Recreation	20.80%	223
Total Respondents: 1,072		

O'Fallon Community Survey

Q2 How often do you eat out in these commercial areas?

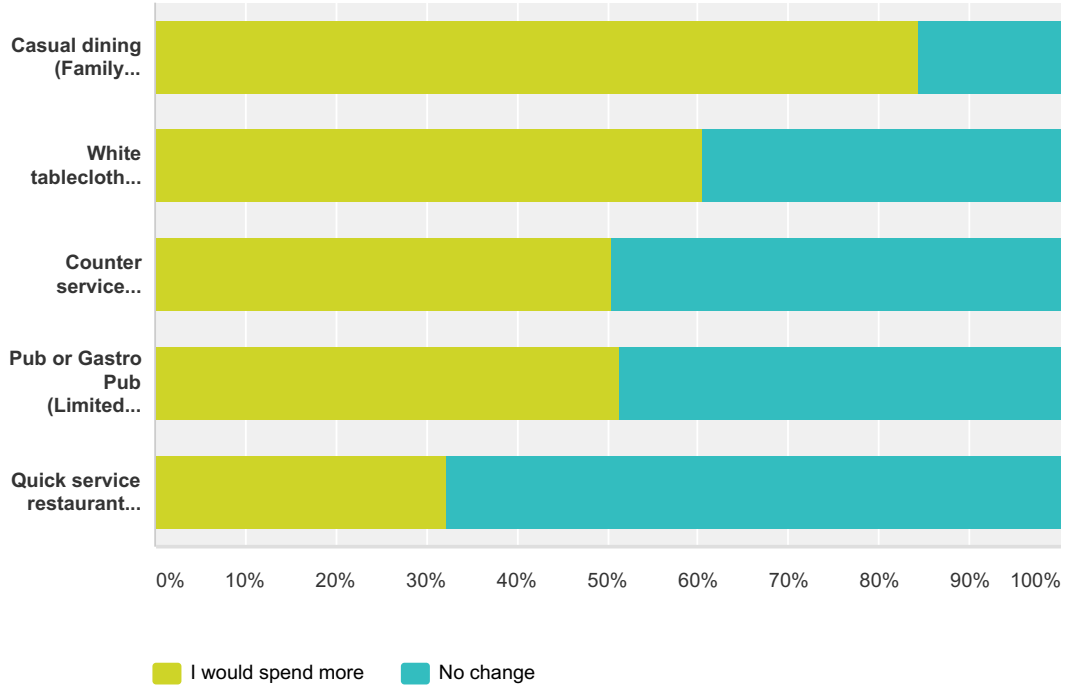
Answered: 1,031 Skipped: 73



	At least weekly	At least monthly	Rarely	Never	Total
Green Mount Road/Central Park Drive Area	17.72% 179	68.22% 689	11.88% 120	2.18% 22	1,010
Fairview Heights	10.49% 105	66.53% 666	21.48% 215	1.50% 15	1,001
Downtown O'Fallon	11.93% 122	49.07% 502	31.96% 327	7.04% 72	1,023
Missouri side of river	5.11% 50	39.57% 387	45.40% 444	9.92% 97	978
Belleville	2.67% 26	25.49% 248	52.31% 509	19.53% 190	973
Edwardsville	1.03% 10	12.72% 123	43.64% 422	42.61% 412	967

Q3 How would the addition of these restaurants affect the amount of money you spend in Downtown O'Fallon?

Answered: 1,029 Skipped: 75



	I would spend more	No change	Total
Casual dining (Family oriented menu with full service)	84.38% 843	15.62% 156	999
White tablecloth restaurant (Leisurely dining, gourmet food, prices matching full service level)	60.45% 570	39.55% 373	943
Counter service restaurant (Order at counter and employee brings food to the table or for carryout)	50.47% 486	49.53% 477	963
Pub or Gastro Pub (Limited food options with a focus on entertainment or sports)	51.21% 485	48.79% 462	947
Quick service restaurant (Order and receive food at counter, drive thru service)	32.19% 301	67.81% 634	935

Q4 What non-O'Fallon restaurant have you visited that you think would be a good addition to Downtown O'Fallon?

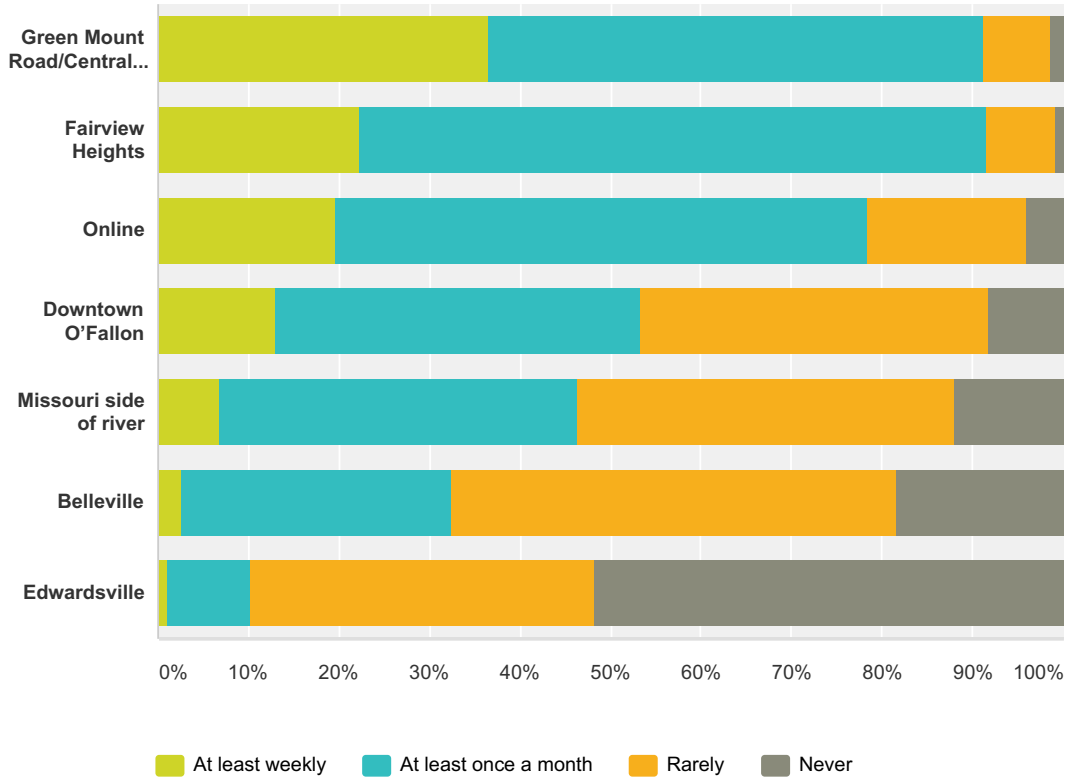
Answered: 687 Skipped: 417



O'Fallon Community Survey

Q5 How often do you make a purchase in these commercial areas?

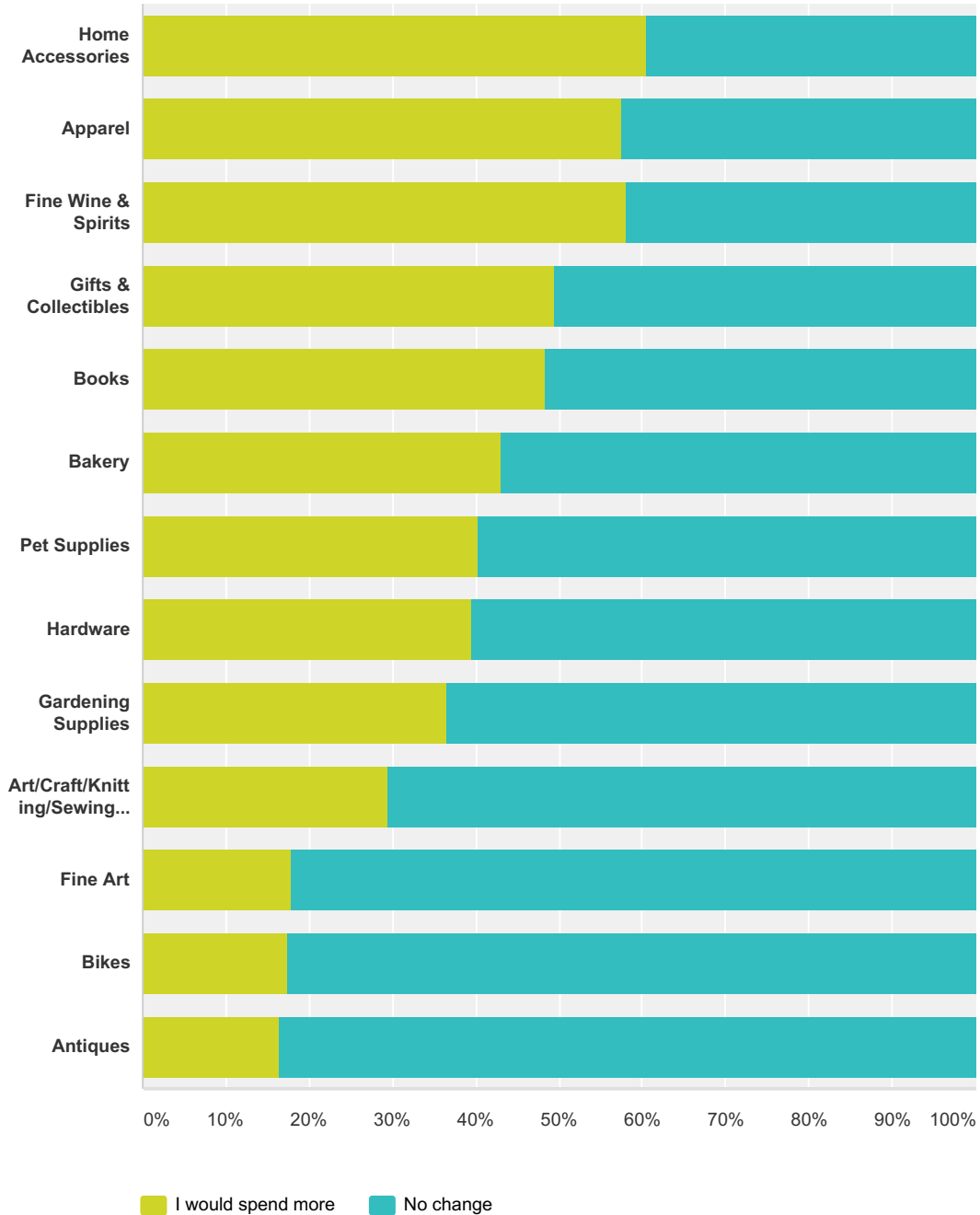
Answered: 1,017 Skipped: 87



	At least weekly	At least once a month	Rarely	Never	Total
Green Mount Road/Central Park Drive Area	36.44% 368	54.75% 553	7.43% 75	1.39% 14	1,010
Fairview Heights	22.24% 222	69.44% 693	7.52% 75	0.80% 8	998
Online	19.73% 190	58.67% 565	17.55% 169	4.05% 39	963
Downtown O'Fallon	13.12% 133	40.14% 407	38.46% 390	8.28% 84	1,014
Missouri side of river	6.87% 68	39.49% 391	41.52% 411	12.12% 120	990
Belleville	2.52% 25	29.87% 296	49.24% 488	18.37% 182	991
Edwardsville	1.02% 10	9.30% 91	38.00% 372	51.69% 506	979

Q6 How would the addition of stores carrying these items affect the amount of money that you spend in Downtown O'Fallon?

Answered: 996 Skipped: 108



	I would spend more	No change	Total
Home Accessories	60.44% 576	39.56% 377	953

O'Fallon Community Survey

Apparel	57.57% 536	42.43% 395	931
Fine Wine & Spirits	58.17% 552	41.83% 397	949
Gifts & Collectibles	49.52% 463	50.48% 472	935
Books	48.30% 454	51.70% 486	940
Bakery	43.07% 410	56.93% 542	952
Pet Supplies	40.37% 369	59.63% 545	914
Hardware	39.40% 366	60.60% 563	929
Gardening Supplies	36.52% 340	63.48% 591	931
Art/Craft/Knitting/Sewing Supplies	29.53% 274	70.47% 654	928
Fine Art	17.90% 165	82.10% 757	922
Bikes	17.39% 160	82.61% 760	920
Antiques	16.40% 154	83.60% 785	939

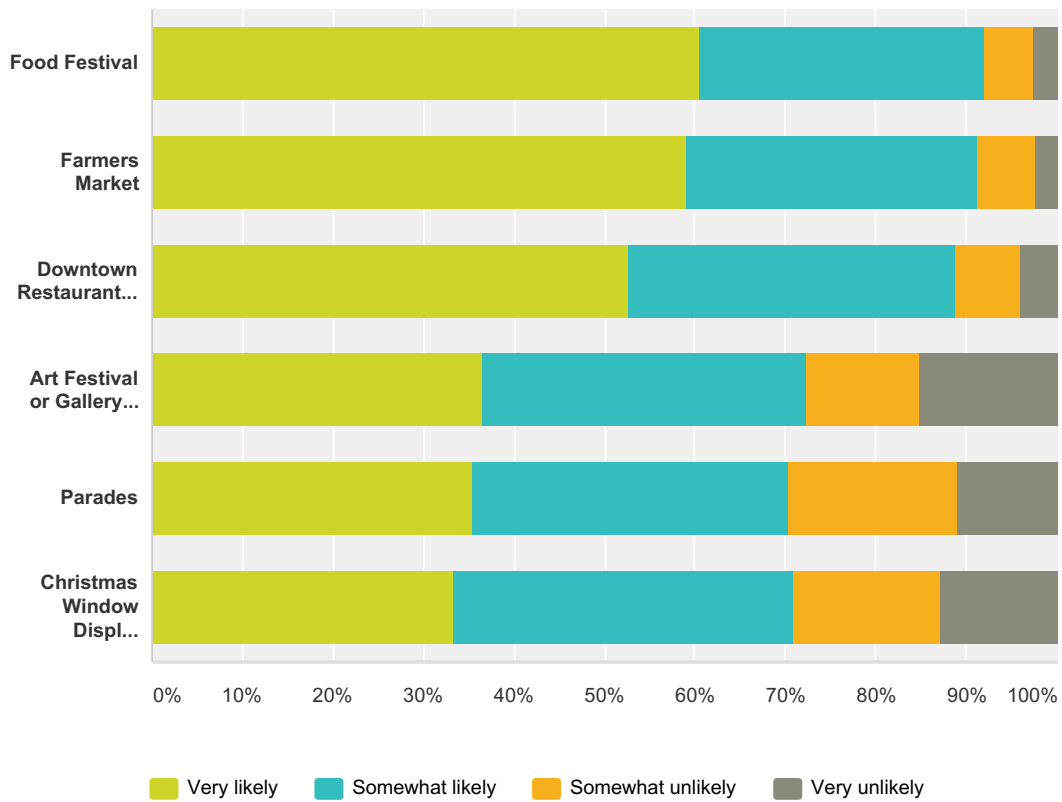
Q7 What non-O'Fallon store have you visited that you think would be a good addition to Downtown O'Fallon?

Answered: 435 Skipped: 669



Q8 How likely is it that you would attend these Downtown O'Fallon events?

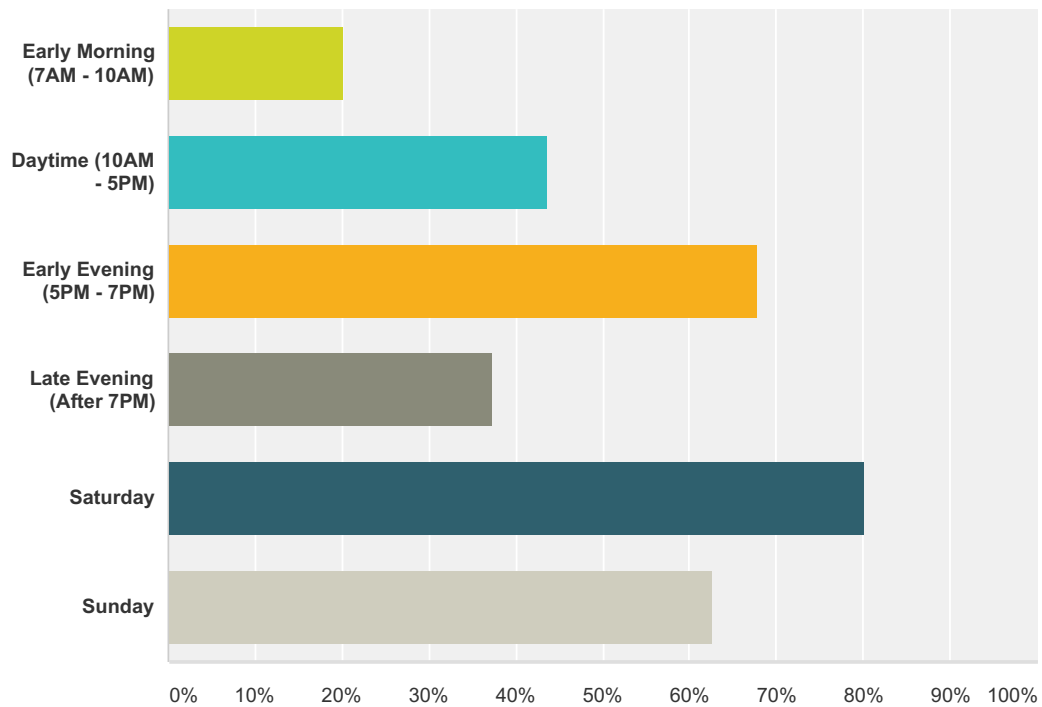
Answered: 988 Skipped: 116



	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Total
Food Festival	60.56% 588	31.41% 305	5.36% 52	2.68% 26	971
Farmers Market	59.11% 574	32.13% 312	6.39% 62	2.37% 23	971
Downtown Restaurant Tastings	52.75% 509	36.06% 348	7.15% 69	4.04% 39	965
Art Festival or Gallery Walks	36.39% 349	35.87% 344	12.51% 120	15.22% 146	959
Parades	35.52% 341	34.90% 335	18.65% 179	10.94% 105	960
Christmas Window Display Contest	33.23% 318	37.72% 361	16.30% 156	12.75% 122	957

Q9 When is it convenient for you to shop? (Mark all that apply)

Answered: 986 Skipped: 118

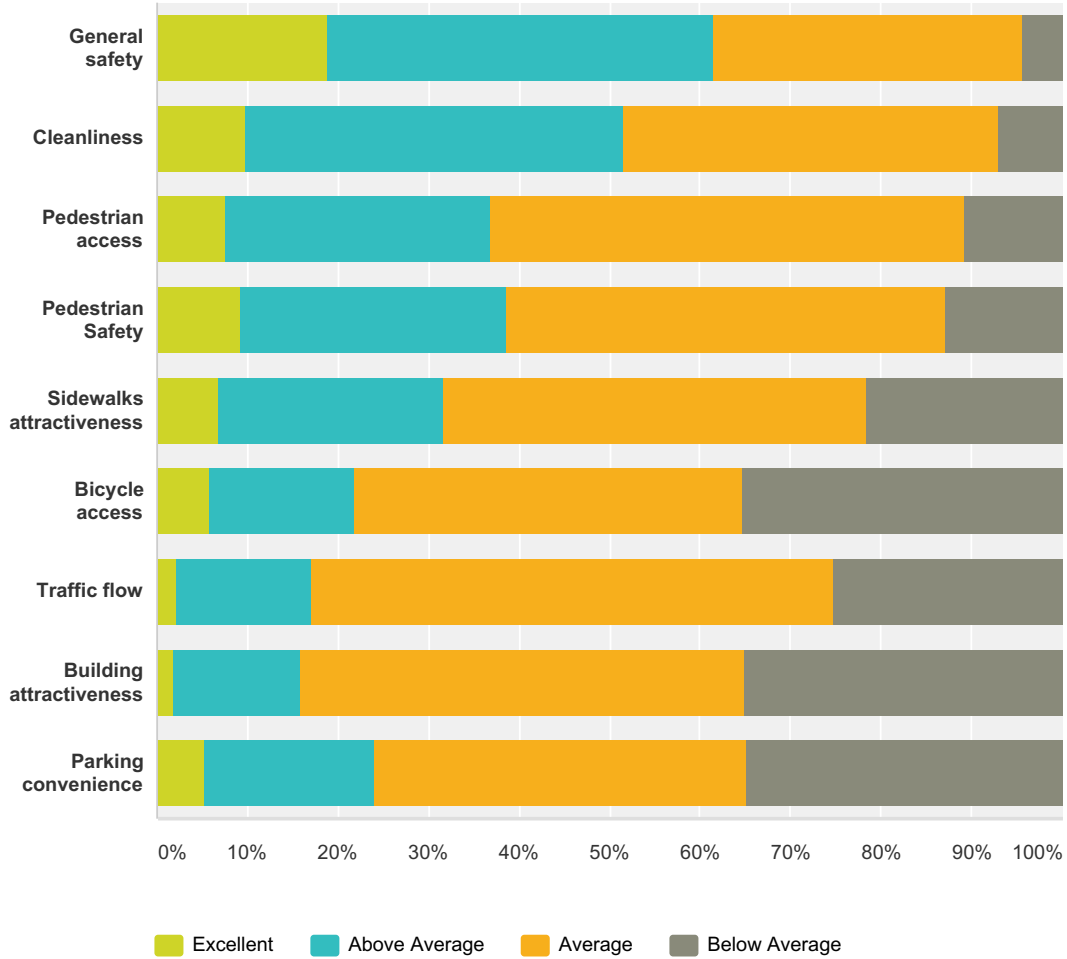


Answer Choices	Responses
Early Morning (7AM - 10AM)	20.28% 200
Daytime (10AM - 5PM)	43.61% 430
Early Evening (5PM - 7PM)	67.95% 670
Late Evening (After 7PM)	37.32% 368
Saturday	80.12% 790
Sunday	62.58% 617
Total Respondents: 986	

O'Fallon Community Survey

Q10 Rate your overall satisfaction with these factors as they apply to Downtown O'Fallon:

Answered: 988 Skipped: 116



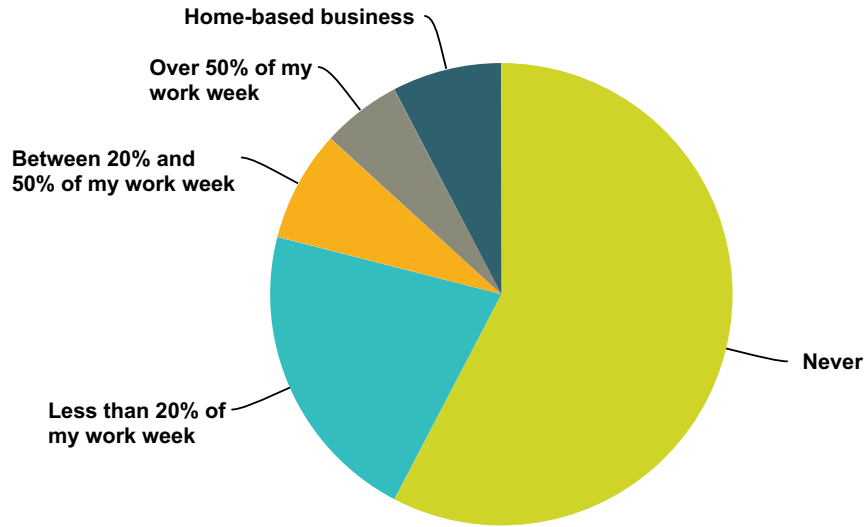
	Excellent	Above Average	Average	Below Average	Total
General safety	18.87% 183	42.68% 414	34.02% 330	4.43% 43	970
Cleanliness	9.74% 95	41.85% 408	41.44% 404	6.97% 68	975
Pedestrian access	7.70% 73	29.11% 276	52.32% 496	10.86% 103	948
Pedestrian Safety	9.27% 88	29.40% 279	48.47% 460	12.86% 122	949
Sidewalks attractiveness	6.78% 65	24.92% 239	46.72% 448	21.58% 207	959
Bicycle access	5.77% 39	15.98% 108	42.90% 290	35.36% 239	676

O'Fallon Community Survey

Traffic flow	2.26% 22	14.71% 143	57.72% 561	25.31% 246	972
Building attractiveness	1.86% 18	14.06% 136	49.02% 474	35.06% 339	967
Parking convenience	5.12% 50	18.83% 184	41.25% 403	34.80% 340	977

Q11 If you are employed, how frequently do you work from home rather than from your office?

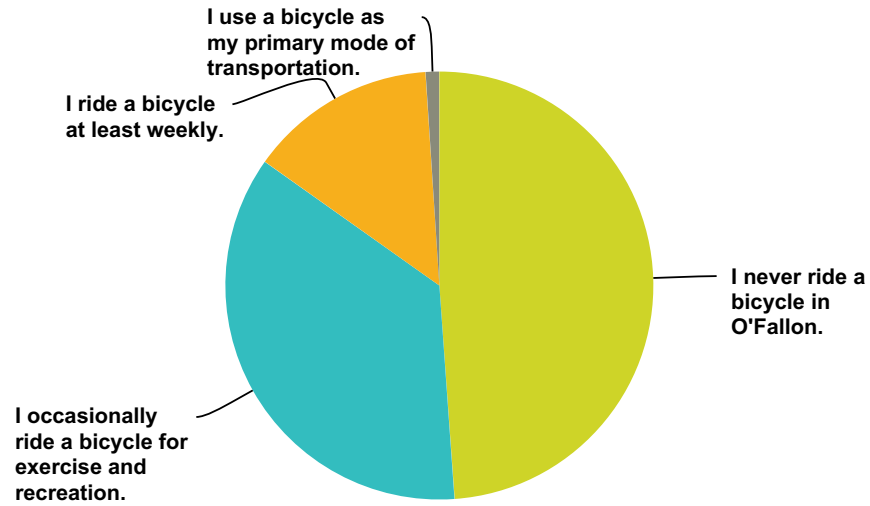
Answered: 862 Skipped: 242



Answer Choices	Responses	
Never	57.66%	497
Less than 20% of my work week	21.35%	184
Between 20% and 50% of my work week	7.77%	67
Over 50% of my work week	5.57%	48
Home-based business	7.66%	66
Total		862

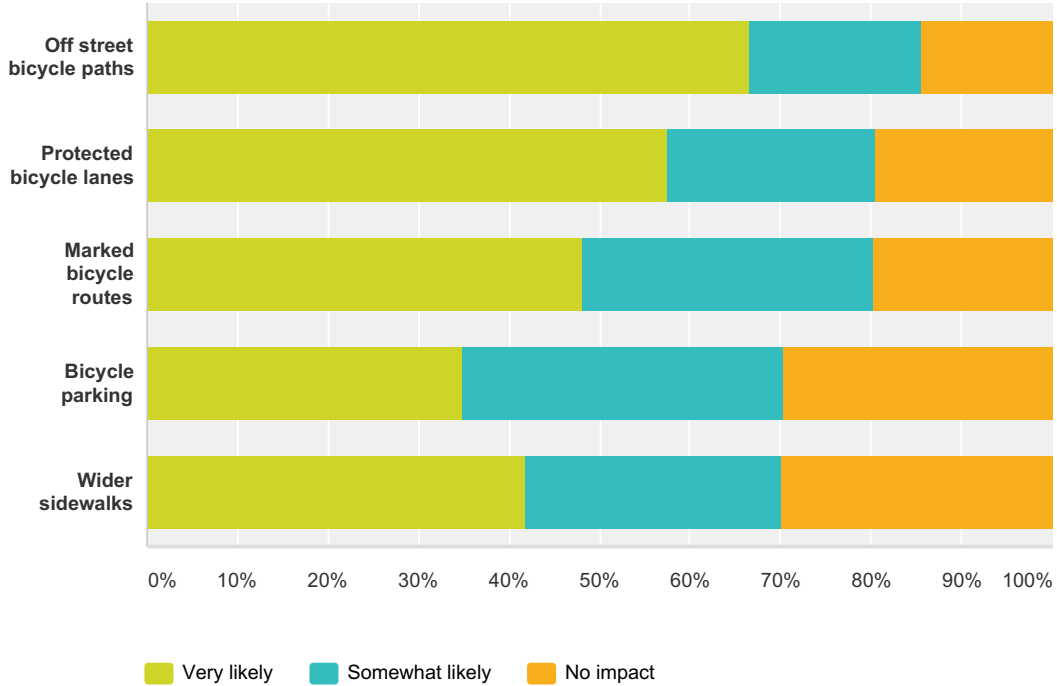
Q12 How often do you ride a bicycle?

Answered: 982 Skipped: 122



Q13 How likely are you to increase how often you bicycle to Downtown O'Fallon if these changes are made?

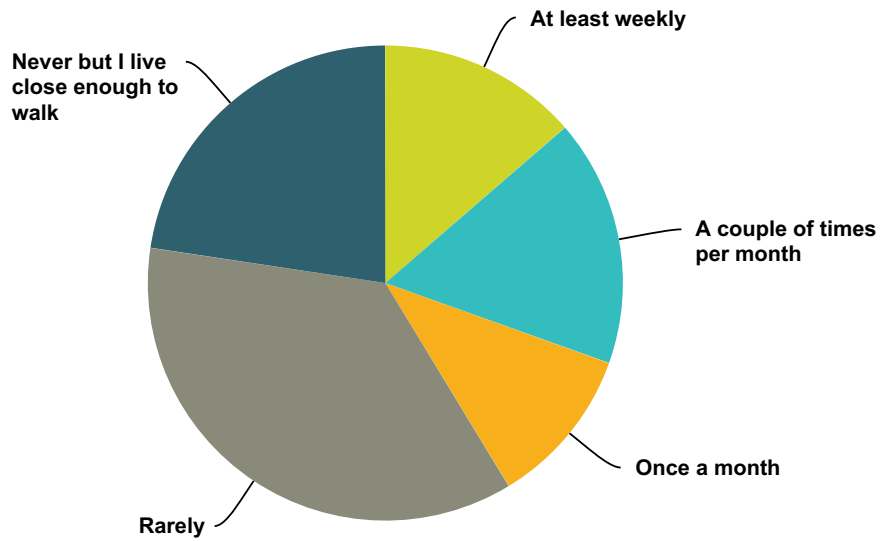
Answered: 501 Skipped: 603



	Very likely	Somewhat likely	No impact	Total
Off street bicycle paths	66.47% 331	19.08% 95	14.46% 72	498
Protected bicycle lanes	57.58% 285	23.03% 114	19.39% 96	495
Marked bicycle routes	48.19% 239	32.26% 160	19.56% 97	496
Bicycle parking	34.89% 172	35.50% 175	29.61% 146	493
Wider sidewalks	41.94% 208	28.23% 140	29.84% 148	496

Q14 How often do you walk to Downtown O'Fallon?

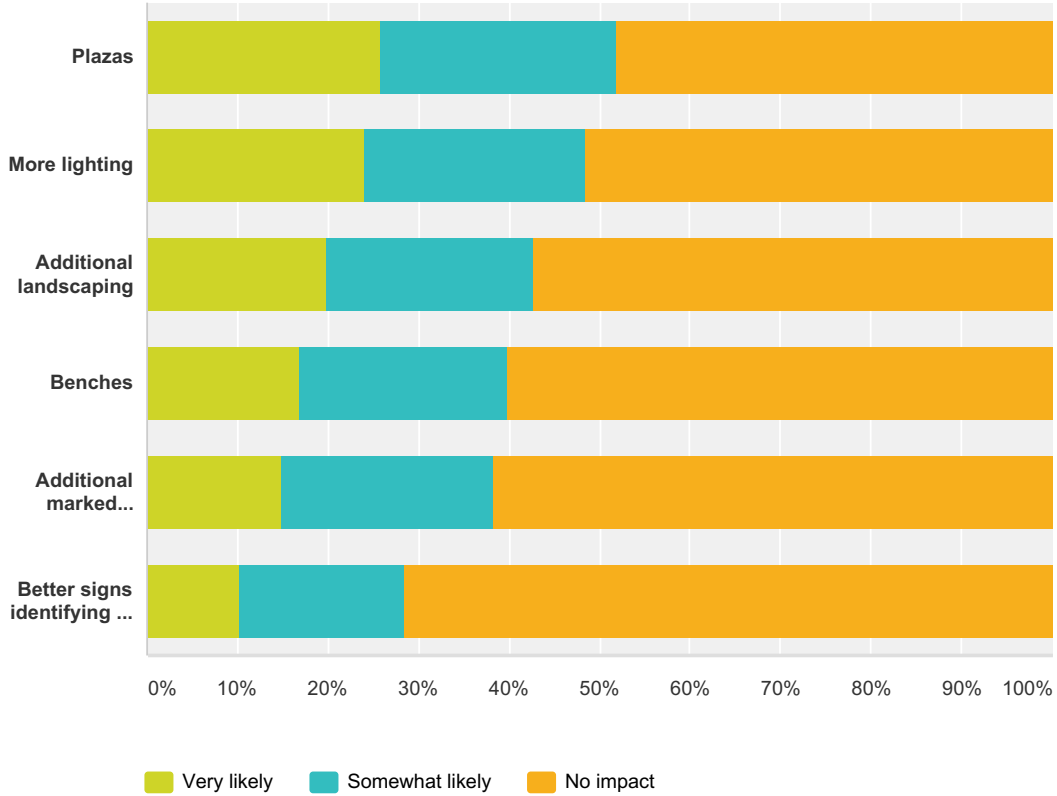
Answered: 981 Skipped: 123



Answer Choices	Responses	
At least weekly	13.64%	73
A couple of times per month	16.82%	90
Once a month	10.84%	58
Rarely	36.07%	193
Never but I live close enough to walk	22.62%	121
Total		535

Q15 How likely are you to walk to Downtown O'Fallon more often if these changes are made?

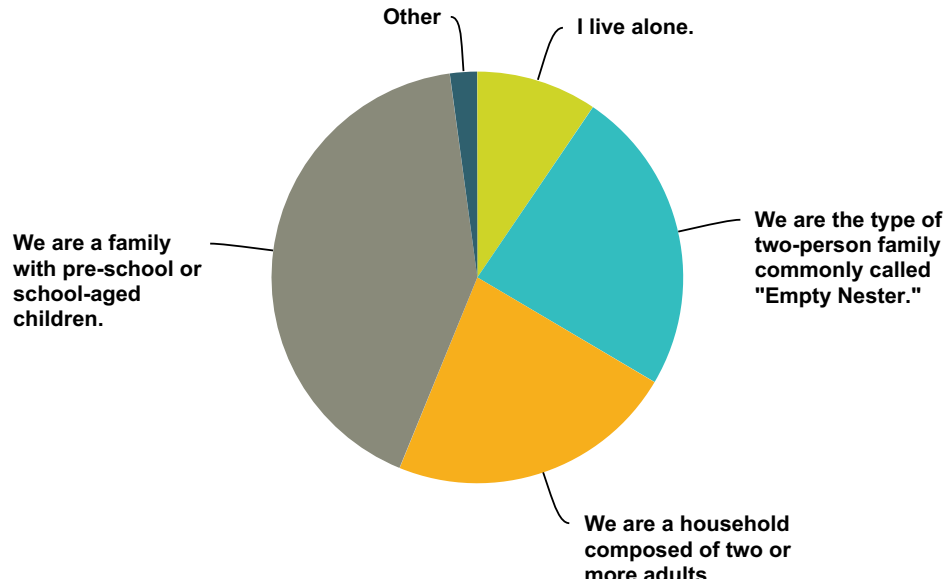
Answered: 858 Skipped: 246



	Very likely	Somewhat likely	No impact	Total
Plazas	25.88% 220	26.12% 222	48.00% 408	850
More lighting	24.00% 204	24.59% 209	51.41% 437	850
Additional landscaping	19.88% 169	22.71% 193	57.41% 488	850
Benches	16.77% 142	23.14% 196	60.09% 509	847
Additional marked crosswalks	14.92% 127	23.27% 198	61.81% 526	851
Better signs identifying the route	10.23% 86	18.31% 154	71.46% 601	841

Q16 Choose the answer that best describes your household.

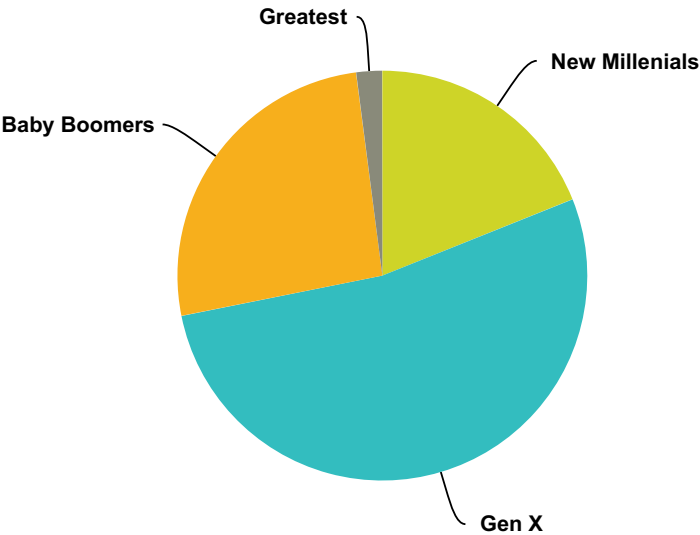
Answered: 979 Skipped: 125



Answer Choices	Responses	
I live alone.	9.50%	93
We are the type of two-person family commonly called "Empty Nester."	24.00%	235
We are a household composed of two or more adults.	22.68%	222
We are a family with pre-school or school-aged children.	41.68%	408
Other	2.15%	21
Total		979

Q17 Please choose the category that matches your age.

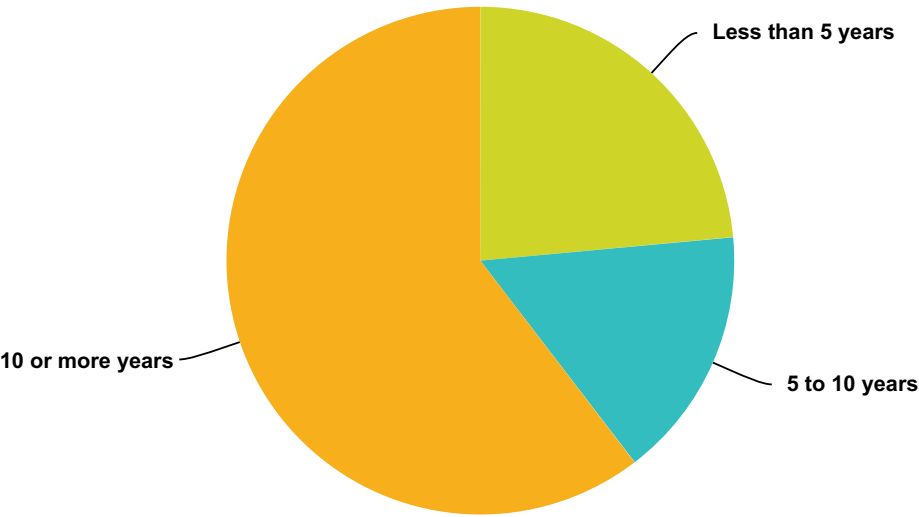
Answered: 977 Skipped: 127



Answer Choices	Responses	
New Millenials	18.94%	185
Gen X	52.92%	517
Baby Boomers	26.10%	255
Greatest	2.05%	20
Total		977

Q18 How long have you lived in O'Fallon?

Answered: 977 Skipped: 127



Answer Choices	Responses	
Less than 5 years	23.54%	230
5 to 10 years	16.07%	157
10 or more years	60.39%	590
Total		977

**Q19 In what ZIP code is your home located?
(enter 5-digit ZIP code; for example, 00544
or 94305)**

Answered: 972 Skipped: 132

ZIP	#
63104	3
62234	5
62226	6
62232	6
62221	11
62254	13
62208	16
62669	884
Other	18

Q20 Any comments or ideas?

Answered: 431 Skipped: 673

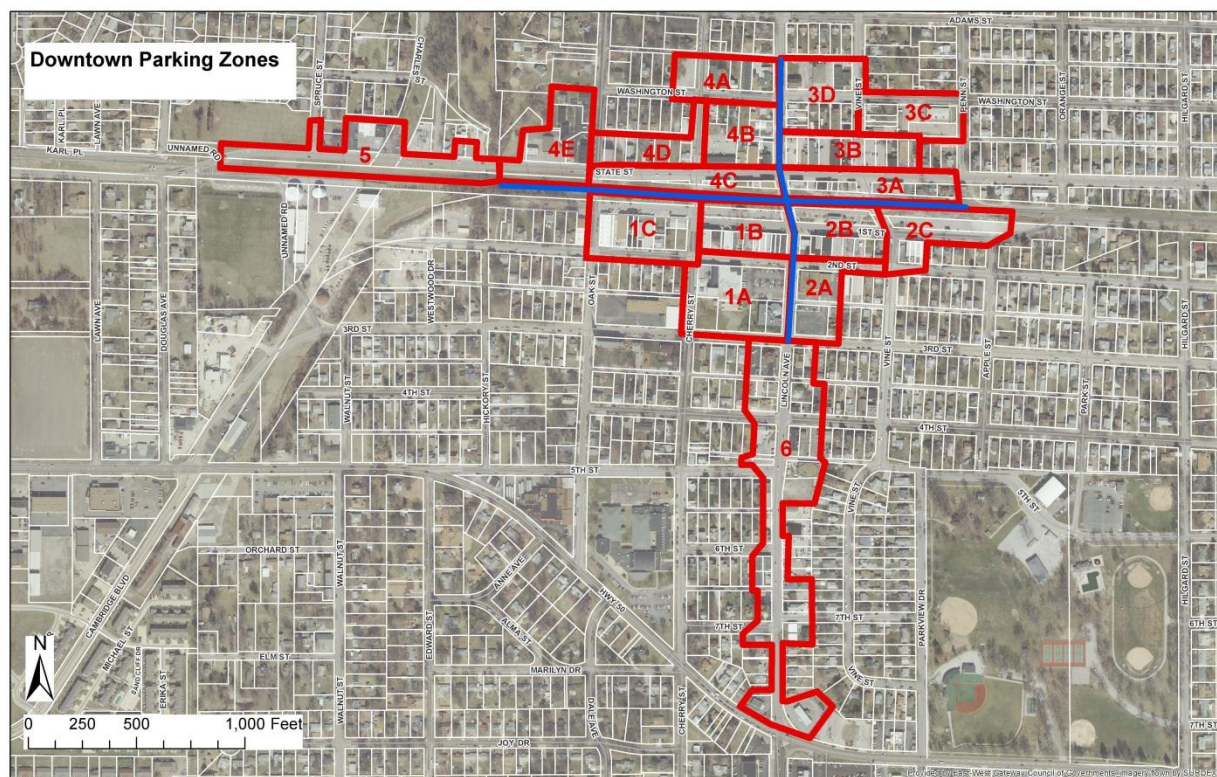
Q21 If you would like to learn the results of this survey and occasionally be asked to provide additional comments on Downtown O'Fallon, please provide this information. Note that your information will not be shared with any other users.

Answered: 406 Skipped: 698

Answer Choices	Responses	
Name:	97.54%	396
Company:	0.00%	0
Address:	0.00%	0
Address 2:	0.00%	0
City/Town:	0.00%	0
State:	0.00%	0
ZIP:	0.00%	0
Country:	0.00%	0
Email Address:	100.00%	406
Phone Number:	0.00%	0

Downtown O'Fallon

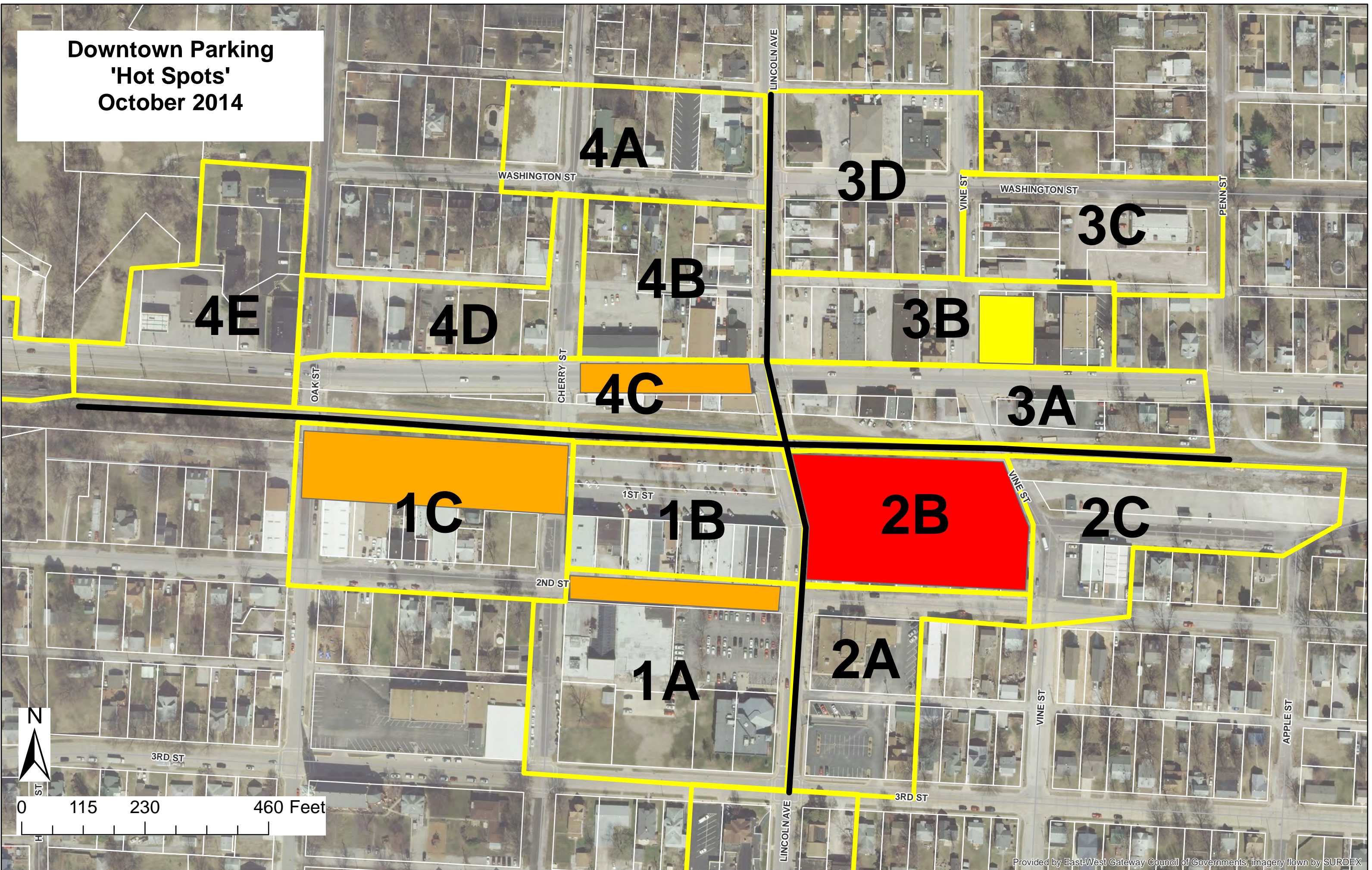
A Review of Parking in the Downtown Area



City of O'Fallon

Draft Presentation on Parking Downtown

**Downtown Parking
'Hot Spots'
October 2014**



**Downtown Parking
'Hot Spots'
January 2015**

4E

4D

4A

4B

4C

3D

3B

3C

3A

1C

1B

1A

2B

2A

2C



0 115 230 460 Feet

WASHINGTON ST

OAK ST

CHERRY ST

LINCOLN AVE

VINE ST

PENN ST

STATE ST

2ND ST

3RD ST

VINE ST

APPLE ST

3RD ST

Potential Downtown Parking Improvements



Option 5: Restriping of State & Vine Lot (Sweet Katie Bee’s Area)



- Simply restriping the area will add 6 parking spots
- Lowest cost per spot
- Cost does not include upgrades to lighting and landscaping to bring the lot up to current city code
- Work could be completed as soon as weather conditions permit

Option 6				
Item	Quantity	Unit	Unit Price	Total
Striping and Signage	1	LS	\$1,000.00	\$1,000.00
Additional Number of Spaces				6
Cost per Space				\$166.67

Option 4: Restriping of 100 East First Street (Shooter's BBQ/Hemingway's Bistro Area)



Restriping

- Simply restriping from angled to perpendicular parking will add 10 spaces
- Restriping would also return street to two way-traffic, improving traffic flow for the area
- Will need to more clearly mark the area in front of the Chamber of Commerce as no parking/fire lane
- Work could be completed as soon as weather conditions permit

Changes to Bus Depot

- The existing bus depot and bus facilities were built as part of a grant. At this time, it is unclear if we can make modifications to this area without violating the terms of this agreement.
- If changes were allowed, they would have to be closely coordinated with St. Clair County Transit.
- Any changes to this area would likely have a high cost per parking space.

Option 4				
Item	Quantity	Unit	Unit Price	Total
Striping and Signage	1	LS	\$3,000.00	\$3,000.00
Additional Number of Spaces				10
Cost per Space				\$300.00

- As far as proximity to businesses go, this is a very desirable location for more parking

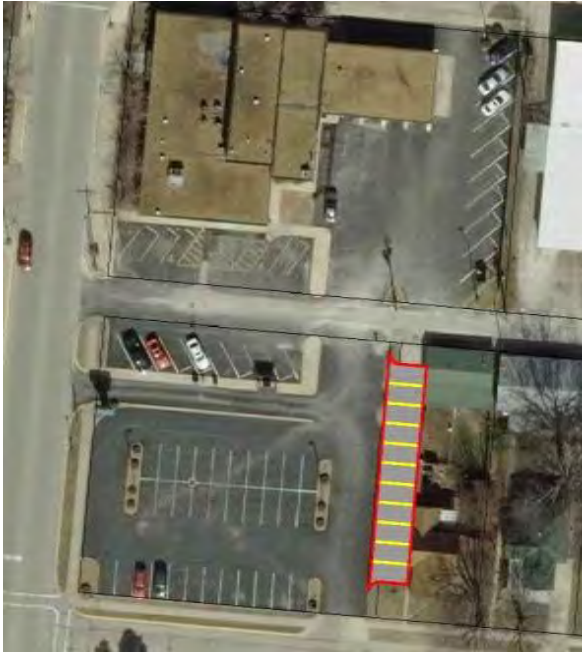
Option 2A: City Hall Annex Restriping



- Restriping existing parking area (and associated minor changes to curbing) will add 14 spaces
- Restriping will also allow for two-way traffic through the parking lot area
- Demolition of existing drive-thru would probably be costly and would not add very many spots
- We must keep the ATM in its approximate location until August 2027 due to the agreement signed as part of the property purchase. This effectively eliminates most options to reconfigure the existing lot.

Option 2A				
Item	Quantity	Unit	Unit Price	Total
Island Modifications	1	LS	\$4,000.00	\$4,000.00
Striping and Signage	1	LS	\$4,000.00	\$4,000.00
			Total	\$8,000.00
	Additional Number of Spaces			14
	Cost per Space			\$571.43

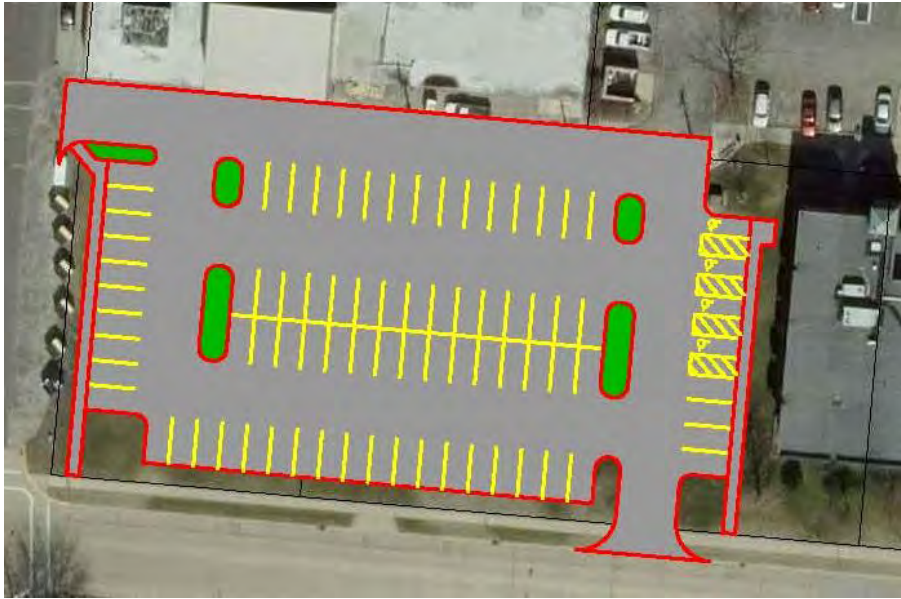
Option 2B: City Hall Annex Parking Lot Addition



- This project would use a portion of a vacant lot owned by the city to create 11 additional parking spots
- Estimate includes cost to install vinyl fencing towards the existing single family home as part of a buffer between commercial/residential uses
- We must keep the ATM in its approximate location until August 2027 due to the agreement signed as part of the property purchase. This effectively eliminates most options to reconfigure the existing lot.

Option 2B				
Item	Quantity	Unit	Unit Price	Total
Earthwork	1	LS	\$2,000.00	\$2,000.00
8" Rock Subgrade	240	SY	\$20.00	\$4,800.00
3" Asphalt	40	Ton	\$100.00	\$4,000.00
Concrete Curb Removal	120	LF	\$5.00	\$600.00
Privacy Fence	140	LF	\$25.00	\$3,500.00
Concrete Curb	150	LF	\$20.00	\$3,000.00
Striping and Signage	1	LS	\$2,000.00	\$2,000.00
			Total	\$19,900.00
	Additional Number of Spaces			11
	Cost per Space			\$1,809.09

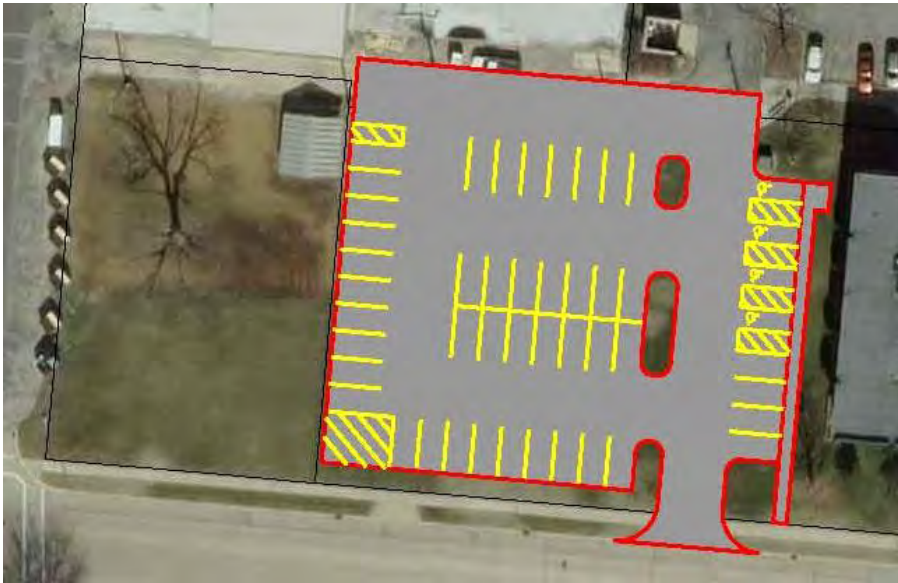
Option 1A: City Hall Lot Expansion in Cooperation with St. Clair Church



- City Hall employees and City vehicles take up a majority of spaces in the existing city hall lot
- Since the addition of Peel Pizza, many more visitors are using this lot for general purpose parking, instead of specifically for City Hall. Consequently, some City Hall visitors are reporting difficulties in parking for official city business
- If this new parking lot was constructed, employees should park here, leaving spots closer to other businesses open for general purpose downtown visits
- Cooperating with St. Clair Church lowers the cost per space for this project and provides 33 more spots, but requires a larger capital investment estimated to be almost \$300,000

Option 1A				
Item	Quantity	Unit	Unit Price	Total
Earthwork	1	LS	\$5,000.00	\$5,000.00
8" Rock Subgrade	4250	SY	\$15.00	\$63,750.00
3" Asphalt	700	Ton	\$90.00	\$63,000.00
6" PCC Pavement	100	SY	\$60.00	\$6,000.00
Concrete Curb	1000	LF	\$20.00	\$20,000.00
PCC Sidewalk	1500	SF	\$7.50	\$11,250.00
Utility Relocation	1	LS	\$30,000.00	\$30,000.00
Storm Sewer	1	LS	\$25,000.00	\$25,000.00
Striping and Signage	1	LS	\$6,000.00	\$6,000.00
Ligthing	1	LS	\$35,000.00	\$35,000.00
			Sub-Total	\$265,000.00
			Engineering (10%)	\$26,500.00
			Total	\$291,500.00
			Number of Spaces	81
			Cost per Space	\$3,598.77

Option 1B: City Hall Lot Expansion (Without St. Clair Church)



- City Hall employees and City vehicles take up a majority of spaces in the existing city hall lot
- Since the addition of Peel Pizza, many more visitors are using this lot for general purpose parking, instead of specifically for City Hall. Consequently, some City Hall visitors are reporting difficulties in parking for official city business
- If this new parking lot was constructed, employees should park here, leaving spots closer to other businesses open for general purpose downtown visit
- Parking lot is designed with future expansion into St. Clair Church's property in mind (no curbs to the west, etc.)
- Higher cost per space when not cooperating with St. Clair Church, however, this option has a lower capital investment estimated to be approximately \$200,000

Option 1B				
Item	Quantity	Unit	Unit Price	Total
Earthwork	1	LS	\$3,000.00	\$3,000.00
8" Rock Subgrade	2750	SY	\$15.00	\$41,250.00
3" Asphalt	450	Ton	\$90.00	\$40,500.00
6" PCC Pavement	50	SY	\$60.00	\$3,000.00
Concrete Curb	540	LF	\$20.00	\$10,800.00
PCC Sidewalk	700	SF	\$7.50	\$5,250.00
Utility Relocation	1	LS	\$30,000.00	\$30,000.00
Storm Sewer	1	LS	\$15,000.00	\$15,000.00
Striping and Signage	1	LS	\$4,000.00	\$4,000.00
Ligthing	1	LS	\$25,000.00	\$25,000.00
			Sub-Total	\$177,800.00
			Engineering (10%)	\$17,780.00
			Total	\$195,580.00
			Number of Spaces	48
			Cost per Space	\$4,074.58

Option 3: 100-200 West First Street (Peel Pizza/Wood Bakery/VFW Area)



Railroad ROW

- To complete improvements in either block, additional land would need to be acquired from the adjacent railroad property
- Staff believes it will be unlikely the railroad will want to cooperate, but will inquire into this possibility
- If additional land from the railroad could be acquired in the 200 west block (in front of the VFW & Painted Horse), additional parking could not be added, but the street could be returned to two way traffic
- If additional land from the railroad could be acquired in the 100 west block (in front of Peel Pizza/Wood Bakery), it might be possible to add an additional row of parking
- Even if the railroad were willing to negotiate, this process would likely take years
- This project would likely have a very high cost per space

Caboose Area

- Several businesses in the area have asked about the possibility of moving the caboose to create additional parking
- If desired, this could be accomplished. Staff members are looking into the cost of moving the caboose.
- Moving the caboose will likely be quite expensive and would only add 5-6 parking spots

Option 6: 1st & Vine Lot (near Santa Hut)



- Lot currently functions as an unofficial overflow lot for the downtown area
- Public Works believes upgrading this area and making it an official public parking lot with the associated improvements would be extremely high- likely 4 times more costly than a new lot closer to city hall for example.

Tax Increment Financing Redevelopment Plan & Project

.....
Central City
Redevelopment Project Area
.....

Prepared for

City of O'Fallon, Illinois

Prepared by

PGAV  **PLANNERS**

February 5, 2015

CITY OF O'FALLON, ILLINOIS

MAYOR

Gary L. Graham

CITY COUNCIL

Gene McCoskey, Ward 1
Richie Meile, Ward 1
Ed True, Ward 2
Jerry Albrecht, Ward 2
Jerry Mouser, Ward 3
Kevin Hagarty, Ward 3
John Drolet, Ward 4

Herb Roach, Ward 4
Michael Bennett, Ward 5
Courtney Cardona, Ward 5
Jim Hursey, Ward 6
Ray Holden, Ward 6
David Cozad, Ward 7
Harlan Gerrish, Ward 7

CITY CLERK

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APPENDIX

Attachment A – Resolution No. 2014-47
Attachment B – Boundary Description
Attachment C – Existing Conditions Photos
Attachment D – Parcel Identification Numbers, Property Owner and 2013 EAV

SECTION I

INTRODUCTION

On October 6, 2014, the O'Fallon City Council passed **Resolution 2014-47** stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area (the "Area") and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF area generally includes the downtown area and the commercial area extending west of downtown along W. State Street, plus the S. Lincoln Avenue corridor, from downtown to the commercial area at S. Lincoln and E. Highway 50. The area is referred to herein as the Central City Redevelopment Project Area. The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix** as **Attachment B**.

The Area contains approximately 87.6 acres, including street and alley rights-of-way (62 acres net of rights-of-way). There are a total of 206 parcels¹ of real property, of which 186 have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public right-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "on the whole" meets the eligibility requirements of the Act.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to renovate or redevelop underperforming and obsolete parcels within the Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since it is not anticipated that this Redevelopment Plan will result in the displacement of ten or more inhabited housing units located within the Area and there is certification to this effect contained in this Plan.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

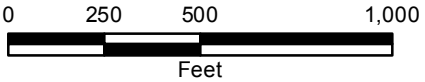
¹ Groups of smaller parcels used as one "zoning lot" are treated as one parcel.

Exhibit A Redevelopment Project Area Boundary

Central City Redevelopment
Project Area

Legend

 Redevelopment Project Area Boundary



SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et. seq.*

As used, herein, the term **Redevelopment Project** means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term **Redevelopment Project Area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a ***combination blighted area and conservation area***. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in Section III and throughout this document.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

1. Eligibility of a Blighted Area

The Act states that a "...**blighted area**" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where."²

- a. **"If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area."

- (1) "Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

² Emphasis added with bold or underlined text.

- (2) "Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) "Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."
- (4) "Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes."
- (5) "Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards."
- (6) "Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies."
- (7) "Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building."
- (8) "Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area,

(ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”

- (9) “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- (10) “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- (11) “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”
- (12) “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”

- (13) "The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated."
- b. **"If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:"
 - (1) "Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities."
 - (2) "Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development."
 - (3) "Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years."
 - (4) "Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land."
 - (5) "The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area."

- (6) “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”

2. Eligibility of a Conservation Area

The Act further states that a “... “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.” *[Bracketed text replaces “following factors” from the Act.]*

C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of O'Fallon officials who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of St. Clair County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the Area was commissioned by the City. The result and documentation of this effort are summarized below.

D. Analysis of Conditions in the Area

PGAV staff conducted a parcel by parcel survey to document existing conditions in the Area from October 13 through 15, 2014. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B - Existing Land Use**. This field work was supplemented with discussions with City staff and analysis of property assessment data from St. Clair County. **Exhibit C - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D-1 and D-2 - Existing Conditions** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

1. Findings on Improved Area

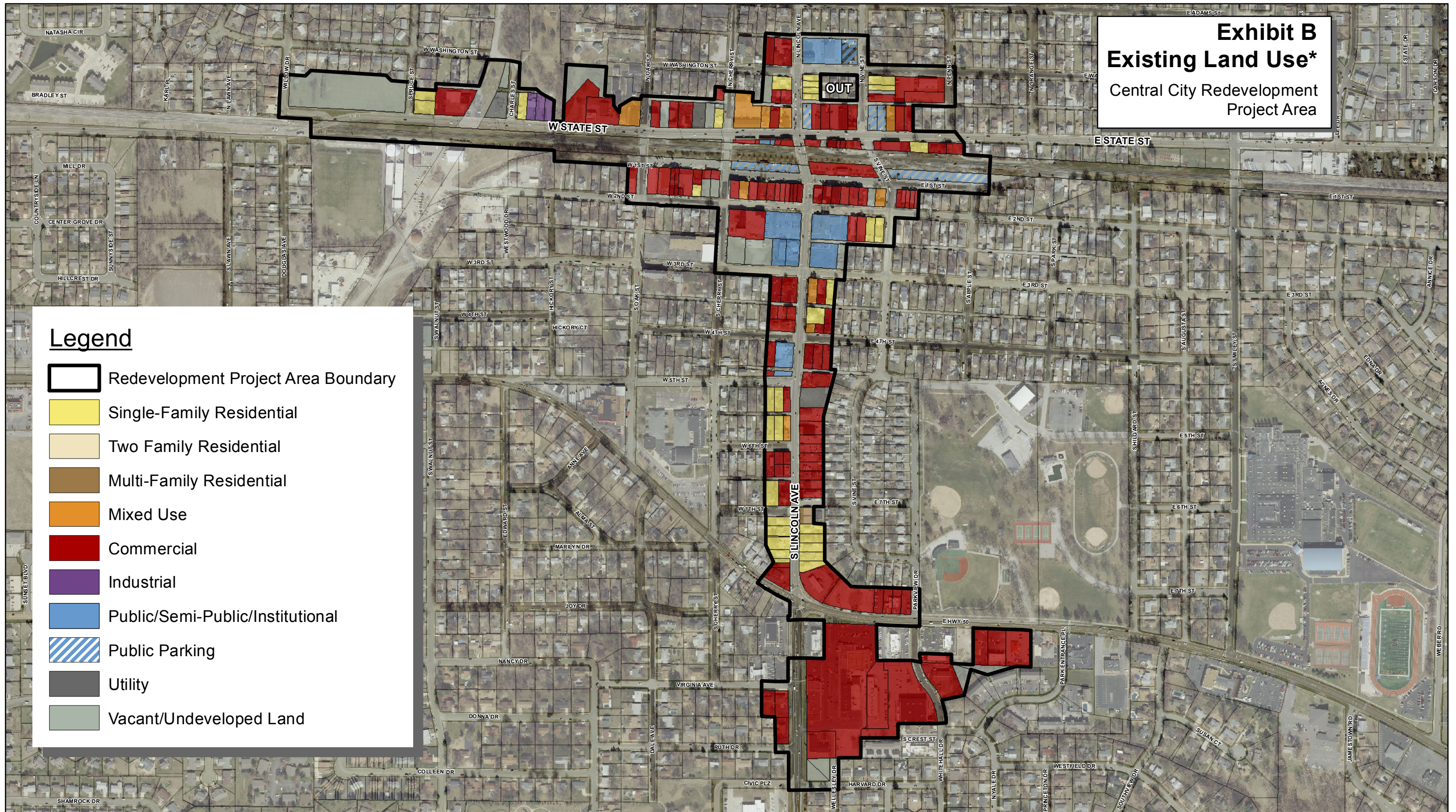
Below are findings that are factors relating to improved land that are considered present to a meaningful extent within the Area:

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criteria. Of the 167 buildings in the Area, 146 (87%) were determined to be over 35 years old. The fact that these buildings were constructed over 35 years ago was determined from examining property record card data available on the St. Clair County website (<http://www.co.st-clair.il.us/departments/assessor/Pages/parcel.aspx>).
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 98 (59%) of the 167 buildings in the Area. The field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, roofing, masonry and fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements were also found on all of the improved parcels in the Area (51% of the 186 improved parcels). Also, significant deterioration of street pavement and curb and guttering were found, primarily on secondary streets and alleys within the Area (79% of the subareas). **Attachment C** in the **Appendix** provides **photographic evidence** of the conditions found on these properties and within the public rights-of-way.

Exhibit B
Existing Land Use*
Central City Redevelopment
Project Area

Legend

-
- Redevelopment Project Area Boundary
- Single-Family Residential
- Two Family Residential
- Multi-Family Residential
- Mixed Use
- Commercial
- Industrial
- Public/Semi-Public/Institutional
- Public Parking
- Utility
- Vacant/Undeveloped Land



*Land use based on field survey taken from October 13-15, 2014.

Exhibit C

SUMMARY OF BLIGHTING AND CONSERVATION AREA FACTORS

Central City Redevelopment Project Area
City of O'Fallon, Illinois

	Total	%
No. of improved parcels	186	90%
No. of vacant parcels	20	10%
Total parcels	206	100%
No. of buildings	167	100%
No. of buildings 35 years or older	146	87%
No. housing units	74	
No. housing units occupied	70	
Sub-Area Count	19	100%
IMPROVED LAND FACTORS (3 or More):		
No. of deteriorated buildings	98	59%
No. of parcels with site improvements that are deteriorated	94	51%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	15	79%
No. of dilapidated buildings	1	1%
No. of obsolete buildings	16	10%
No. of structures below minimum code	50	30%
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
Number of buildings with vacancies	13	8%
No. of parcels with excessive land coverage or overcrowding of structures	96	52%
Inadequate utilities (by Sub-Area)	0	0%
Deleterious land use or layout (by Sub-Area)	16	84%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete Platting	10	50%
Diversity of Ownership	nd ¹	
Tax Delinquencies	nd ¹	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	18	90%
Environmental Clean-up	nd ¹	
Declining or Sub-par EAV Growth	Yes	

¹ Not determined.

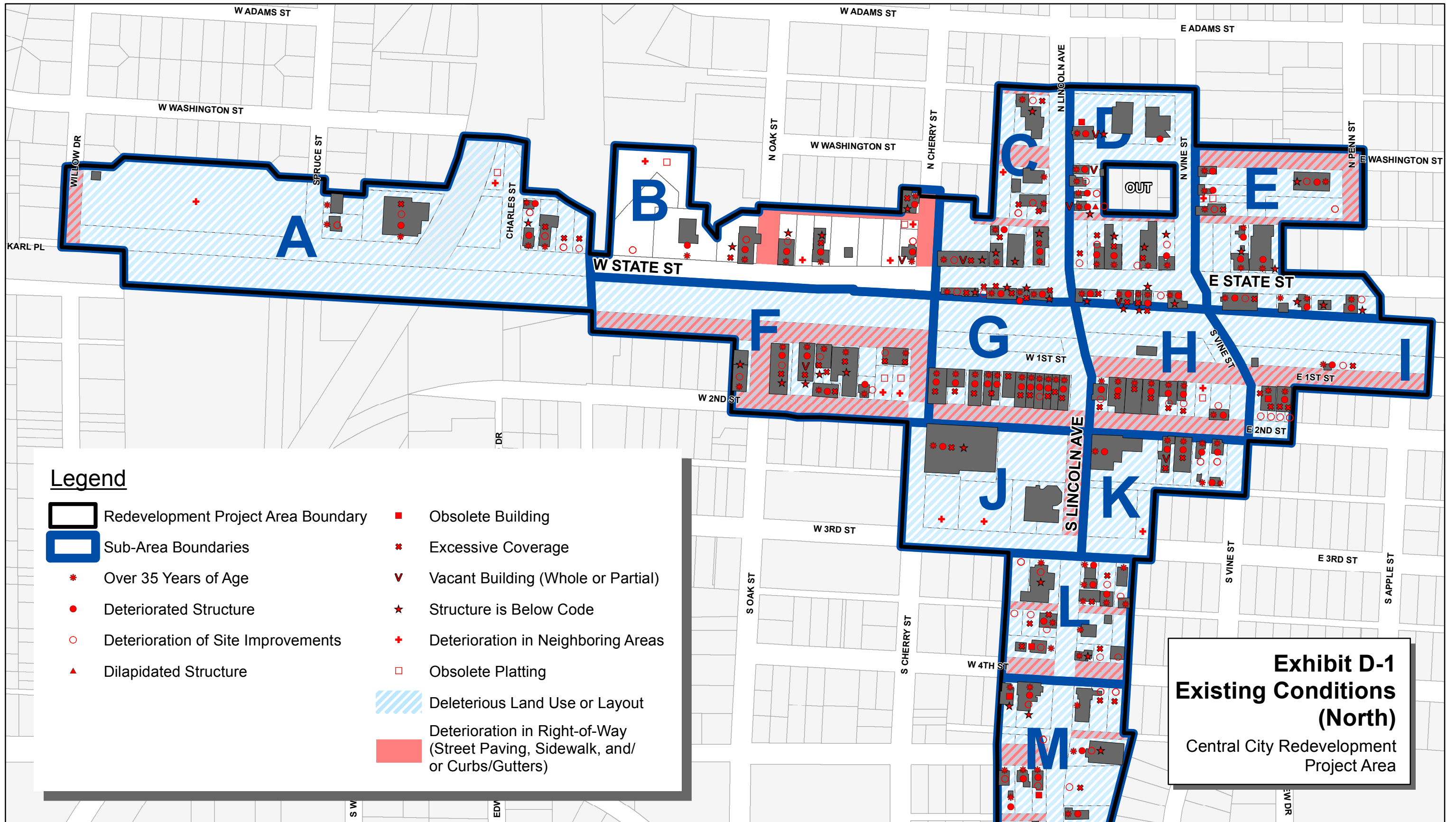














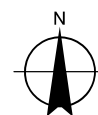
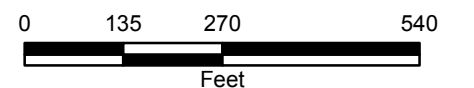
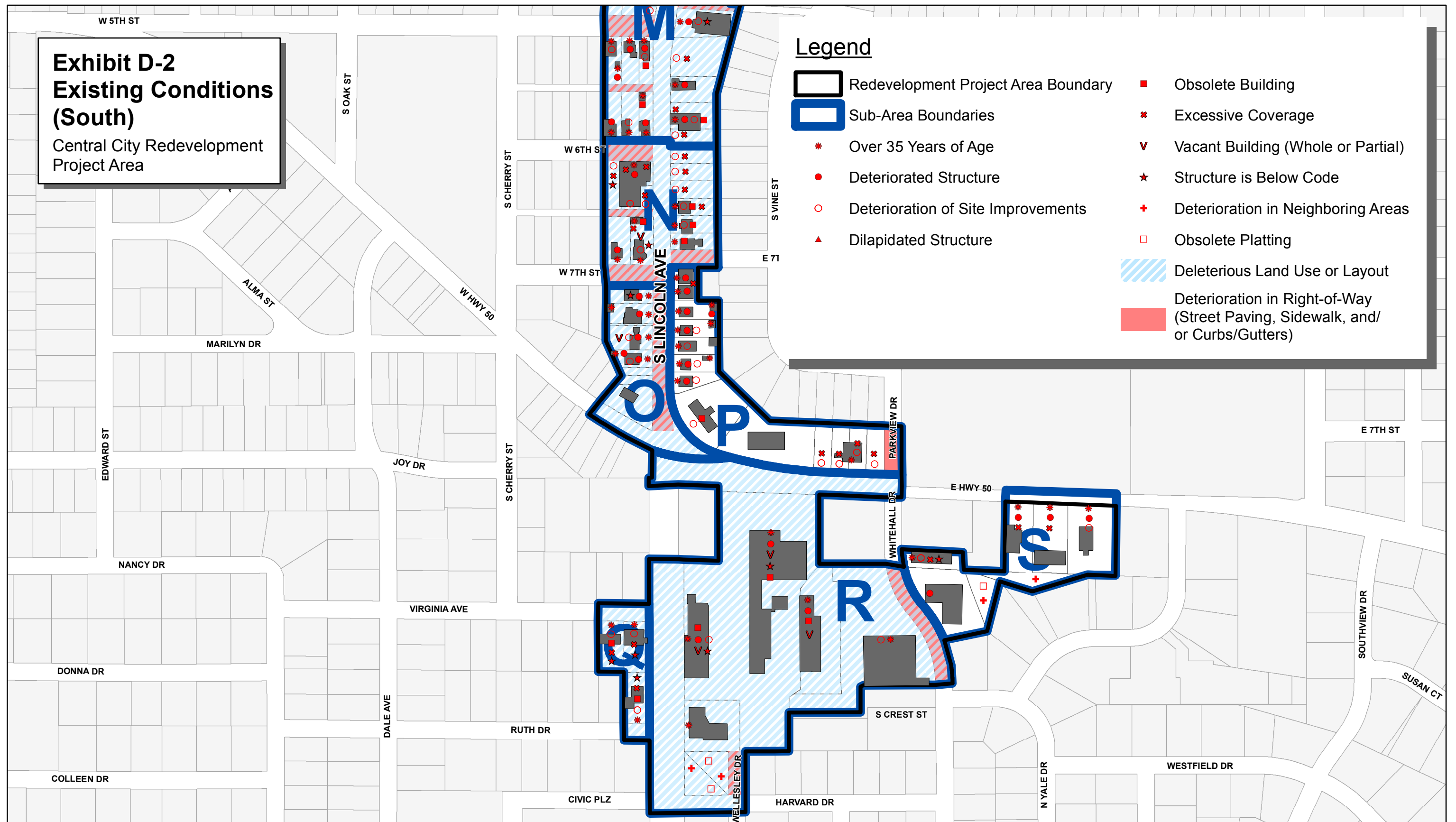


Exhibit D-2 Existing Conditions (South)

Central City Redevelopment
Project Area

Legend

-  Redevelopment Project Area Boundary
-  Sub-Area Boundaries
-  Over 35 Years of Age
-  Deteriorated Structure
-  Deterioration of Site Improvements
-  Dilapidated Structure
-  Obsolete Building
-  Excessive Coverage
-  Vacant Building (Whole or Partial)
-  Structure is Below Code
-  Deterioration in Neighboring Areas
-  Obsolete Platting
-  Deleterious Land Use or Layout
-  Deterioration in Right-of-Way (Street Paving, Sidewalk, and/or Curbs/Gutters)



- a. Summary of Findings on Obsolete Buildings: While only 13 of the 167 buildings (8%) in the Area were determined to be obsolete, as defined in the TIF Act, there is a group of 3 buildings that comprise Southview Plaza that stand out. It is one of the largest developments within the Project Area. This shopping center development comprises a site of approximately 5.8 acres situated on two parcels. It consists of three buildings with a total floor area of approximately 61,400 square feet. The properties involved have frontage on both East Highway 50 and Lincoln Avenue at the southeast quadrant of the intersection of those two roadways.

According to St. Clair County Assessor records, this development was built in a timeframe between 1961 and 1964 (the western and the center buildings respectively) to 1975 (the eastern building). Thus, the oldest structures are now 54 and 51 years old and the newest is 40 years old. Again based on Assessor records, there appear to have been some improvements that were made in the 1980's that did not change the building configurations. By all retail (and even service) commercial standards this development is obsolete. While the age of the buildings is a contributing factor, certain other conditions discussed herein are really responsible for the lack of desirability of this property.

The design and layout of this shopping center was effectively obsolete at its time of construction. Even in the 1960's and 1970's the layout of this development would have been considered inappropriate for attracting and retaining retail tenants. The three buildings are arranged parallel to each other on generally a north/south axis perpendicular to East Highway 50. All three of the buildings (with the exception of the liquor store) have virtually no visibility to the two major fronting streets. In fact, the westernmost building that parallels Lincoln Avenue has its back wall fronting the street presenting a very unattractive façade to this major street, ensuring that none of its tenants can be seen from the street, and effectively blocking the view of the façade of the middle of the three buildings to the east. Parking fields for much of the development are in between the buildings and laid out in unconventional circulation patterns.

Until a few years ago when the buildings were given a light cosmetic refresh, this property presented a visually-dismal, deteriorating image. In 2005, PGAV evaluated this property at the request of the City for consideration of inclusion in a TIF redevelopment project area. The condition of buildings at that time would have met several of the "blighted area" criteria of the Illinois TIF Act. The vacancy rate was very high and tenants were complaining to the City about deficient property conditions (plumbing, HVAC, parking lots, etc.) that the property owner had been unresponsive to and/or unwilling to fix.

The more recent cosmetic refresh noted above (some of which had been started in 2005) has marginally improved the appearance of the property. However, the relatively minor improvements do nothing to correct the issues associated with the layout of the buildings and parking and the lack of visibility into the property for passing traffic. This lack of visibility is further exacerbated by the location of the outparcel uses at each of the bordering street corners that surround the center on the north, south, and east. As a result, not only does the arrangement of the three buildings comprising the center hamper the visibility of the tenant occupants, these outparcel uses further block visibility. In terms of contemporary retail development standards, the ability for tenant spaces (and their identifying façade signage) to be visible from bordering streets is critical to attracting quality retail tenants who will occupy the spaces for a long-term.

An additional indicator of obsolescence can be found in the basic design of the buildings and its effect on the desirability of the space within. Modern strip center retail spaces typically have a front to back dimension (depth) of approximately 70 feet. Only the southern end of the western building meets this criterion along with the space that is occupied by Dollar General. The remaining spaces have front to rear depths that measure approximately 60 feet (or slightly less) with a section of the center building measuring approximately 40 feet in depth. Thus this represents another factor that contributes to making this property undesirable for contemporary retail occupants.

As noted in the PGAV evaluation conducted in July of 2005, the existing configuration of the shopping center was obsolete by modern retail standards at that time and this condition continues today. The current composition of tenants in the occupied spaces is a demonstration of this obsolescence (and all three of the buildings have vacancies). Except for the Dollar General Store and Papa John's Pizza that are located in the center of the three buildings, no spaces are occupied by the types of national or regional retail tenants that would otherwise occupy contemporary retail space at this prominent location at the intersection of two high-traffic streets. Further evidence of the obsolescence of this center is the vacancies that presently exist in each of the three buildings and the fact that, over time, there has been ongoing turnover in tenancy and varying rates of vacancy in excess of typical retail center standards. On February 5, 2015, City staff surveyed the exterior of the three buildings and took note of the vacant tenant bays. Utilizing the building size data available from the St. Clair County Assessor, it was determined that approximately 21,065 square feet of tenant space in the 61,442 square foot shopping center was vacant (or 34%). This is a high rate of vacancy where the industry norm for a healthy shopping center is a vacancy rate of not more than 5% to 10%. Another indicator is the amount of space occupied by non-retail tenants (service and office-type businesses).

Unless the configuration of this development is changed through redevelopment, it is a virtually certainty that these factors will not change. This property will continue to attract what in retail terms are considered “C” and “D” level tenants who need the lower rents that are typical of these kinds of properties. Because this development cannot attract market retail rents, it is likely that the property owner will not invest in further improvements.

- b. Summary of Structures below Minimum Code: Due in part to the age of buildings in the Area, a relatively large number of them are known not to meet certain minimum code standards. As of January 1, 2015 the City has adopted the following codes:

- 2012 International Building Code (IBC)
- 2012 International Fire Prevention Code (IFC)
- 2012 International Mechanical Code (IMC)
- 2012 International Property Maintenance Code (IPMC)
- 2012 International Residential Code (IRC)
- 2012 International Existing Building Code (IEBC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 Illinois Energy Conservation Code
- 2011 National Electric Code (NEC)

The City also locally enforces the Illinois Accessibility Code. During the month of January 2015, the City's Building & Zoning Supervisor, along with the Assistant City Planner, conducted an exterior survey of the buildings within the Area. The Building & Zoning Supervisor noted the type of construction and approximate age of each building and made an assessment of lack of code compliance, or noted known non-compliance items based on familiarity with the property. The Assistant City Planner reviewed the properties and buildings thereon from a zoning regulations standpoint (e.g., building setbacks and building site coverage). They found that at least 50 of the 167 (30%) buildings in the Area did not meet specific code standards. The more common incidence of known non-compliance items included lack of ADA accessibility, lack of sprinklers where required, buildings exceeding lot coverage limits and buildings not meeting setback requirements. It should be noted that these findings were based on what was verifiable from exterior visual inspection or knowledge of the Building & Zoning Supervisor. Because the City has adopted relatively new codes, it is very likely that numerous other technical code deficiencies would exist. Thus, the presence of code deficiencies is most likely to be higher than that recorded in this report.

- c. Summary of Findings Regarding Deleterious Land Use or Layout: There exists incompatible land-use relationships throughout the area in large part due to the lack of buff-

er areas or screening between commercial area and adjoining residential areas. Also, as residential properties transitioned to commercial use, the remaining residential properties have been negatively impacted by lack of screening, exposed trash dumpsters and spillover on-street parking from business patrons. The described conditions do not represent sound mixed-use urban planning practices, but rather piecemeal property reuse & redevelopment encouraged by the practice of zoning major street corridors for commercial use when the principal existing land use was residential. In total, 16 of the 19 subareas (84%) had incidences of deleterious land use or layout.

Summary of Excessive Site Coverage: Over one-half of the properties in the Area have excessive land coverage. Excessive land coverage is characterized by a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas. Of the 186 improved parcels in the Area, 96 (52%) revealed evidence of excessive land coverage.

- d. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to the entire Area (vacant areas as well as improved areas in aggregate). The total equalized assessed valuation (EAV) for the Area has declined and not kept pace with the Consumer Price Index for four (4) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City are shown as **Exhibit E, Comparison of EAV Growth Rates (2008-2013)**. This trend in lagging EAV growth rates is distributed throughout the Area as illustrated on **Exhibit F, Annual EAV Change by Parcel (2008-2013)**.

2. Findings on Vacant Land

There are 20 vacant parcels located within the Area. The factors present with respect to these vacant parcels include deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; and the total EAV of the Area has declined and has not kept pace with the CPI for four (4) of the last five (5) years. Photos of the deteriorated buildings and site conditions are located in **Attachment C** in the **Appendix**.

E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a **combination blighted area and conservation area**. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

Exhibit E
COMPARISON OF EAV GROWTH RATES (2008-2013)
Central City Redevelopment Project Area








Tax Year	EAV of Redevelopment Project Area	CPI[*]	Area Growth Rate Less Than CPI?
2008	\$ 6,983,086	215.303	
2009	\$ 6,690,117	214.537	
Annual Percent Change	-4.2%	-0.4%	YES
2010	\$ 6,659,185	218.056	
Annual Percent Change	-0.5%	1.6%	YES
2011	\$ 6,529,396	224.939	
Annual Percent Change	-1.9%	3.2%	YES
2012	\$ 7,589,838	229.594	
Annual Percent Change	16.2%	2.1%	NO
2013	\$ 7,400,114	232.957	
Annual Percent Change	-2.5%	1.5%	YES

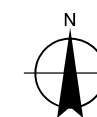
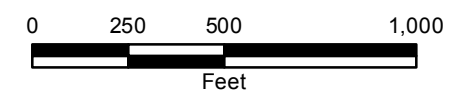
^{*} Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

- **Age** – Of the 167 buildings located in the Area, 146 (87%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – 59% of the buildings exhibit signs of deterioration as defined in the Act. Also, just over one-half of the improved parcels contain deteriorated site improvements such as sidewalks and parking lots. Within the street and alley rights-of-way there is a significant amount of deteriorated pavement (15 of the 19 subareas containing such streets). This is a high incidence of deterioration among buildings and site improvements.
- **Obsolete Buildings** – Southview Plaza represents a key group of properties in the Area exhibiting obsolescence and a high rate of vacancy.
- **Deleterious Land Use or Layout** – Many of the commercial land uses are incompatible with surrounding land uses.
- **Excessive Site Coverage** – This is a relatively common condition in older urban areas. Excessive coverage often contributes to lack of parking, loading areas and green space that can serve as buffers between incompatible land uses.

Exhibit F **Annual EAV Change** **by Parcel (2008-2013)** Central City Redevelopment Project Area

Legend

-  Redevelopment Project Area Boundary
-  Tax Exempt
-  EAV Growth Rate Less than CPI 1 out of Last 5 Years
-  EAV Growth Rate Less than CPI 2 out of Last 5 Years
-  EAV Growth Rate Less than CPI 3 out of Last 5 Years
-  EAV Growth Rate Less than CPI 4 out of Last 5 Years
-  EAV Growth Rate Less than CPI 5 out of Last 5 Years



- **Sub-par EAV trends** – The Area's EAV has declined and failed to keep pace with inflation for four (4) out of the last five (5) years. This factor applies to both improved land and vacant land.
- **Deteriorated buildings or site improvements in neighboring areas** – The vacant parcels of property within the Area are negatively impacted by the deteriorated conditions of the adjacent and nearby properties.

This study finds that the Redevelopment Project Area contains conditions that qualify it as a combination blighted area and conservation area, as these terms are defined in the Act, and that these parcels will likely continue to exhibit blighted conditions or conditions that may lead to blight without a program to induce private and public investment for the redevelopment of the Area. These findings were made considering the qualifying factors that are present to a meaningful extent and distributed throughout the Area. The qualifying conditions that exist in the Redevelopment Project Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The various projects contemplated in this tax increment program will serve to reduce or eliminate these deficiencies and enhance the tax base of all overlapping taxing authorities.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the Central City Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation area, blighted area, or a combination of conservation and blighted area, a redevelopment plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a 'blighted area' or 'conservation area' or combination thereof and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Uses to Apply

The proposed general land uses to apply to the Area is presented on **Exhibit G**, entitled **General Land Use Plan**. Commercial development is proposed for properties zoned for commercial use. City Hall and associated public parking is designated as Institutional use. An alternate land use proposed is the residential/alternate use designations, which envisions the continuation of existing residential uses indefinitely, but if redeveloped, the alternate use is recommended. It is not the intent of this Plan to use TIF to assist with the conversion of individual residential structures into commercial or other uses. Instead, property assembly and redevelopment into unified development scheme, meeting current codes standards, is encouraged.

Also proposed is a "Mixed Use" category. This land use category envisions existing or future multi-story buildings with commercial, office or services uses on the first floor and residential, office or service uses on the upper floors. The goal with promoting this type of use is to encourage full use of existing multi-story buildings and to offer live/work lifestyle options in O'Fallon.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.

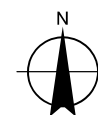
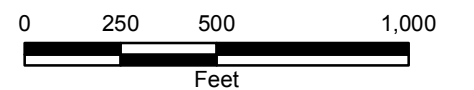
Exhibit G

General Land Use Plan

Central City Redevelopment
Project Area



-  Redevelopment Project Area Boundary
 -  Residential
 -  Residential/Commercial Alternate
 -  Residential/Public Parking Alternate
 -  Residential/Commercial/Public Parking Alternate
 -  Mixed Use
 -  Commercial
 -  Public/Semi-Public
 -  Public Parking



2. Prevent the recurrence of blighting conditions.
3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The City has determined that it is appropriate to provide limited financial incentives for private investment within the Area. It has been determined, through redevelopment strategies previously utilized by the City and communications between property owners and prospective developers and the City, that tax increment financing constitutes a key component of leveraging private investment within the Area. The City will incorporate appropriate provisions in any redevelopment agreement between the City and private investors to assure that redevelopment projects achieve the objectives stated herein and accomplish the various redevelopment projects described below.

E. Redevelopment Projects

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken, including a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

- a. *Building repairs, renovation and retrofitting existing private buildings:* Improvements to existing private buildings is encouraged.
- b. *Demolition of existing buildings:* Demolition of existing buildings, particularly obsolete ones, is anticipated to advance private redevelopment projects.
- c. *Construction of private buildings:* Construction of new commercial and/or mixed use buildings is anticipated as part of private redevelopment projects.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment in the Area. These may include, but are not limited to, the following activities:

- a. *Land assembly and site preparation:* In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in the relocation of existing businesses, site preparation, building demolition, environmental remediation, and other steps to prepare sites for development.
- b. *Public works improvements:* Improvements to streets, alleys and sidewalks and installation of streetscape amenities such as landscaping, way finding signage, benches, trash receptacles, and other public space enhancements.
- c. *Marketing of properties and promoting development opportunities:* The City will help to promote the opportunities available for investment in the Area.
- d. *Public parking:* Construction of parking lots or structures to support future parking demand in the Project Area.
- e. *Other programs of financial assistance as may be provided by the City:* The Act defines eligible redevelopment project costs that are summarized in Section F below. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

3. Land Assembly & Displacement Certificate:

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Area may be acquired by the City or private parties, as necessary, to implement a specific public or private redevelopment project. Such property assembly may include the displacement of inhabited housing units located in the Area (see below).

Displacement Certificate:

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units,

the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

Relocation Assistance:

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit H**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include public financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit H**, subject to the definition of “redevelopment project costs” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project

costs” currently permitted by the Act. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

Exhibit H

ESTIMATED REDEVELOPMENT PROJECT COSTS

Central City Redevelopment Project Area
City of O'Fallon, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Construction of streets, curb and gutters, utilities, and other public improvements)</i>	\$3,250,000
B. Property Assembly <i>(Acquisition of land and site preparation, including storm water detention)</i>	\$3,700,000
C. Building Rehabilitation/Retrofit	\$4,300,000
D. Relocation costs	\$200,000
E. Taxing District Capital Costs	\$100,000
F. Job Training	\$100,000
G. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$500,000
H. Planning, Legal & Professional Services	\$500,000
I. General Administration	\$200,000
J. Financing Costs	See Note 3
K. Contingency	\$1,300,000
Total Estimated Costs	\$14,150,000

Notes:

1. All costs shown are in 2015 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

1. **Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan**, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
 - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.
 - c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, real or personal or interest therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation**, reconstruction or repair or remodeling of **existing public or private buildings, fixtures and leasehold improvements**; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either

- a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
5. **Cost of job training and retraining projects**, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses **related to the issuance of obligations** (see definition of “obligations” in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and

- b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
12. Unless explicitly stated in the Act, the cost of **construction of new privately owned buildings shall not be an eligible redevelopment project cost.**
13. **None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.** For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project

- Area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.
14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
- a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - b. contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

SECTION V

OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

Development projects proposed to be undertaken in implementing this Redevelopment Plan conform to the City of O'Fallon's 2006 Comprehensive Plan, which proposes mostly commercial uses for the Area, along with some office/service and institutional uses. A clarification made in this TIF Redevelopment Plan is that existing residential uses are envisioned to remain indefinitely, but if redeveloped, an alternate land use is recommended (e.g., commercial or public parking). The Redevelopment Plan also recommends a mixed use category which recognizes and further advances the Comprehensive Plan objective of preserving community character as it relates to downtown. This land use category envisions existing or future multi-story buildings in the downtown area with commercial, office or service uses on the first floor and residential, office or service uses on the upper floors. The goal with promoting this type of use is to encourage full use of existing multi-story buildings and to offer live/work lifestyle options in O'Fallon. In addition, all development in the Area will comply with applicable codes and ordinances.

B. Area, on the Whole, not Subject to Growth and Development

The Area, on the whole, has not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the Area, the lack of investment is evident in the stagnant EAV growth (see **Exhibit I, EAV Trends (2008-2013)**). In aggregate, the Area grew in value by 6.1% between 2008 and 2013, or an annualized rate of 1.2%. However, this somewhat anemic growth rate is not representative of the Area as a whole. Seven of the 206 parcels of real estate in the Area accounted for 95% of the EAV growth. When taking these seven anomalies out of the equation, the EAV growth in the Area was only 0.05% annually.

The above evidence presented on property values shows that the Area, as a whole, lacks the level of private investment necessary to make a material difference in the quality of the urban environment in this part of the City. Significant additional private investment will be needed to achieve a level of revitalization that is sustainable.

Exhibit I
EAV Trends (2008-2013)
Central City Redevelopment Project Area

	EAV 2008	EAV 2013	Change	Percent	Annual Percent Rate
Redevelopment Project Area	\$ 6,983,086	\$ 7,400,114	\$ 417,028	6.0%	1.2%
<i>Excluding top 7 parcels</i> ¹	\$ 6,106,580	\$ 6,121,039	\$ 14,459	0.2%	0.05%
CPI ²	215.303	232.957	17.654	8.2%	1.6%

¹ Excluding 7 parcels within the Area that existed in 2008 and had a gain in EAV of over \$45,000 between 2008 and 2013.

² Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics.

C. Would Not be Developed "but for" Tax Increment Financing

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City's commitment to provide such municipal financial assistance. Even with public financial assistance, redevelopment projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the "but for" argument. These conditions discourage private investment and will likely worsen as buildings continue to age further. This was borne out in the City's attempts to attract developer interest in redeveloping portions of the proposed TIF Area. The City is now working with a property owner in the downtown area who has purchased some real estate and is trying to redevelop it into a quality mixed use project with restaurant/food service on the first floor and offices for his expanding business enterprise on the upper floors. This developer is seeking to close a financial gap in order to move forward with the project. The City has also been approached by a developer having an interest in redeveloping Southview Plaza. However, the project cannot take place without financial assistance to help reduce property assembly, building demolition and site preparation costs.

D. Assessment of Financial Impact

The City finds that the Plan and Redevelopment Projects proposed by this 2014 Amendment will not place significant additional demands on facilities or services for any local taxing body. Currently, police and fire services and facilities appear to be adequate for the foreseeable future.

In addition, the City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

E. Estimated Date for Completion of the Redevelopment Projects

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Area has been estimated by the City to be \$7,400,114. A table with **Parcel Identification Numbers and 2013 EAV** is located in the **Appendix** as **Attachment D**. This is accompanied by maps showing the location of the parcels within the Redevelopment Project Area. The County Clerk of St. Clair County will verify the base EAV for each parcel after adoption of the City ordinances approving the Redevelopment Plan and establishing the Area.

G. Redevelopment Valuation

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by \$8 to \$10 million (2015 dollars) upon completion of the redevelopment projects.

H. Source of Funds

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or

other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for any other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

J. Fair Employment Practices and Affirmative Action

The City will ensure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance.

K. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A

**O'Fallon City Council Resolution No. 2014-47
Central City Redevelopment Project Area**

**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 or 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

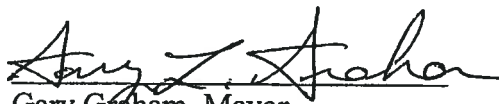
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of O'Fallon, Illinois as follows:

1. That the City Council has examined the proposed area and circumstances and at this time believes 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 6th day of October 2014.


Gary Graham, Mayor

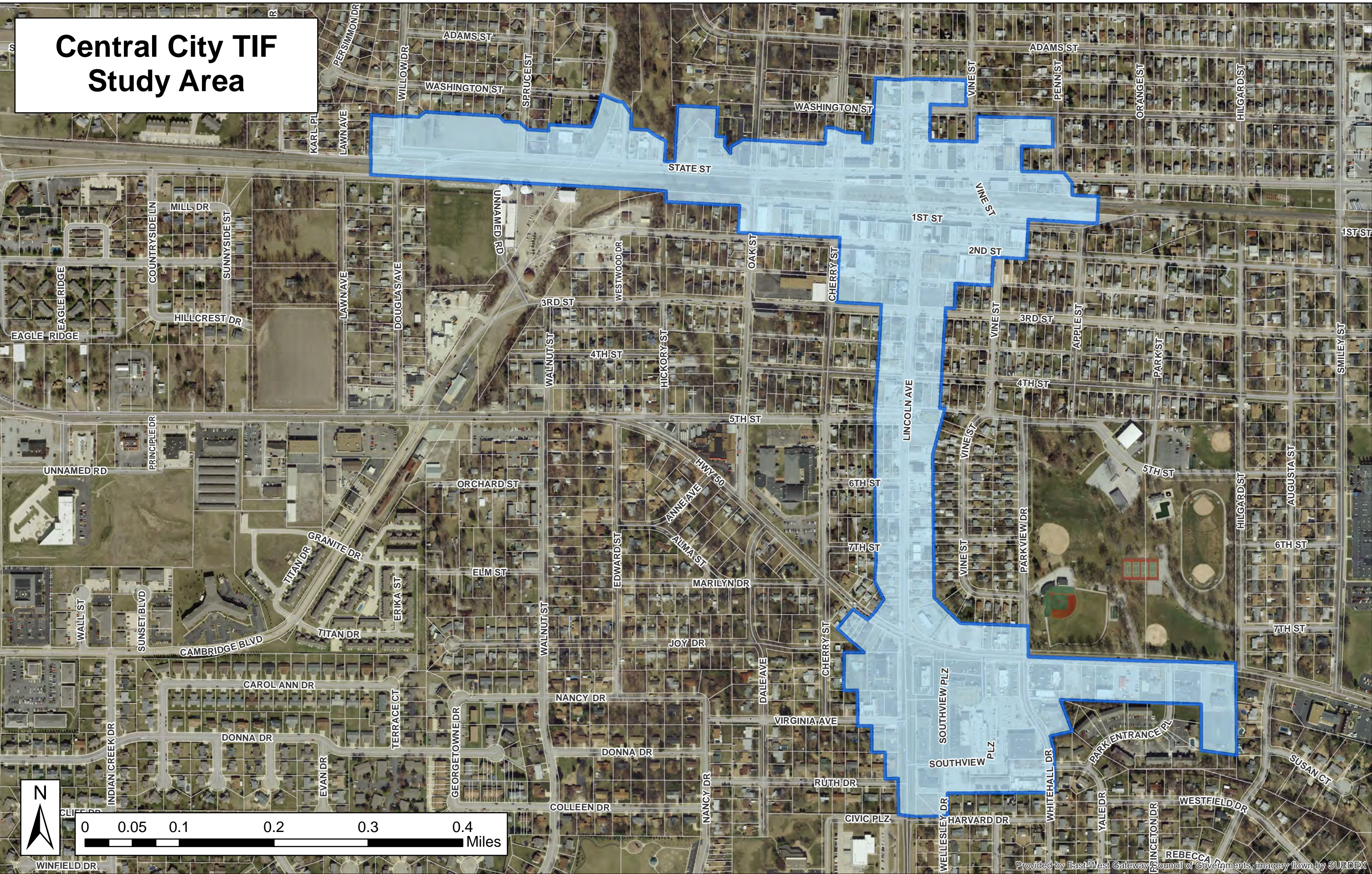
ATTEST:


Philip A. Goodwin, City Clerk



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

Central City TIF Study Area



ATTACHMENT B

**Boundary Description
Central City Redevelopment Project Area**

Central City TIF Legal
RGB Surveying Project No. 15-0003

A tract of land being part of the Northeast Quarter of the Northwest Quarter in Section 30, part of the Northeast Quarter in Section 30, part of the Southeast Quarter of the Southeast Quarter in Section 30, part of the Northwest Quarter of the Northwest Quarter in Section 29, part of the Southwest Quarter of the Southwest Quarter in Section 29, part of the Northeast Quarter of the Northeast Quarter in Section 31, part of the Northwest Quarter of the Northwest Quarter in Section 32 all in Township 2 North, Range 7 West of the Third Principal Meridian, being entirely in the existing Corporate Limits of the City of O'Fallon, Illinois, and being more particularly described as follows:

Commencing at the Northeast corner of Lot 1 in "PRAIRIE LAWN" as shown on the plat thereof recorded in Plat Book "V" on page 44 in the Recorder of Deed's Office for St. Clair County, Illinois; thence Northerly, along the North prolongation of the East line of said "PRAIRIE LAWN", to a point of intersection with the South right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad, said point being the Point of Beginning;

From said Point of Beginning; thence continuing Northerly, on said North prolongation of the East line of said "PRAIRIE LAWN", 100 feet to a point on the Southerly right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad; thence Westerly on said North right of way line, 180.0 feet to a point on the West right of way line of Willow (50'w.) Drive as shown on the plat of "WESTBROOK" thereof recorded in Plat Book 58 on page 51 in said Recorder of Deed's Office, said point also being the Southeast corner of the "FOURTH ADDITION TO WESTBROOK" as shown on the plat thereof recorded in Plat Book 61 on page 57 in said Recorder of Deed's Office; thence Northerly on the East line of said "FOURTH ADDITION TO WESTBROOK", 229.6 feet to the Northeast corner of Lot 120 in said "FOURTH ADDITION TO WESTBROOK"; thence Easterly across said Willow (50'w.) Drive to the Northwest corner of Outlot A in aforementioned "WESTBROOK"; thence Easterly on the North line of said Outlot A, with a line that makes a clockwise angle of 90°00' with the East right of way line of said Willow (50'w.) Drive, 85.0 feet; thence Northeasterly with a line that makes a clockwise angle of 135°00' with the last described line, 42.42 feet; thence Easterly with a line that makes a counterclockwise angle of 135°00' with the last described line, 420.0 feet; thence Southeasterly with a line that makes a counterclockwise angle of 135°00' with the last described line, 42.42 feet; thence Easterly with a line that makes a clockwise angle of 135°00' with the last described line and its extension, 135.0 feet to a point on the East right of way line of Spruce (50'w.) Drive; thence Southerly on said East right of way line with a line that makes a clockwise angle of 270°00' with the last described line, 40.0' to the Southwest corner of Lot 3 in said "WESTBROOK"; thence Easterly with a line that makes a clockwise angle of 90°00' with the last described line, 115.0 feet to the Southeast corner of said Lot 3; ; thence Northerly on the East line of said Lot 3 with a line that makes a clockwise angle of 90°00' with the last described line, to a point on the Westerly prolongation of the South line of Lot 12 in "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION" as shown on the plat thereof recorded in Plat Book "B" on page 36 in said Recorder of Deed's Office; thence Easterly on said prolongation and the South line of Lots 12, 13, 14, 15, and 16 in said "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION", to a point on the West right of way line of the Belleville and O'Fallon (100'w.) Railroad; thence Northeasterly on said West right of way line with a curve to the left having a radius of 996.11 feet, to a point on the South right of way line of W. Washington (60'w.) Street, said point also being the Northeast corner of Lot 16 in "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION"; thence Easterly on the East prolongation of said South right of way line of W. Washington (60'w.) Street and its extension to a point on the East right of way line of Charles (60'w.) Street; thence Southerly on said East right of way line of Charles (60'w.) Street, to the Southwest corner of Lot 18 in said "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION";

thence Easterly on the South line of said Lot 18, a distance of 90.5 feet to the Southeast corner of said Lot 18; thence Southeasterly with a curve to the left having a radius of 540.16 feet, to the Northeast corner of Lot 1 in said TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION"; thence Southerly on the East line of said Lot 1, to a point on the North right of way line of W. State (66'w.) Street; thence Easterly on said North right of way line, 59.5 feet to the Southwest corner of Lot 19 in the Northeast Quarter of Section 30 as shown on the plat thereof recorded in Book of Assessors Plats North 2 on page 22 in said Recorder of Deed's Office; thence Northerly on the West line of said Lot 19, a distance of 321.8 feet, more or less, to a point on the Westerly prolongation of the North line of Lot 1 in "NORTH O'FALLON" as shown on the plat thereof recorded in Book of Deeds "J-2" on page 558 in said Recorder of Deed's Office; thence Easterly on said Westerly prolongation and the North line of Lots 1, 2, and 3 in said "NORTH O'FALLON", 225 feet to the Northeast corner of said Lot 3 in "NORTH O'FALLON", said point also being on the West line of "WILLIAMSBURG SQUARE" as shown on the plat thereof recorded in Plat Book 63 on page 118 in said Recorder of Deed's Office; thence Southerly on said West line of "WILLIAMSBURG SQUARE", 160.7 feet to a corner of Lot 2 in said "WILLIAMSBURG SQUARE", said corner also being on the centerline of a 20'w. alley abandoned by City ordinance as recorded in Deed Book 1889 on page 385 in said Recorder of Deed's Office; thence Easterly on the perimeter of said Lot 2 with a line that makes a clockwise angle of 89°51' with the last described line, 50.0 feet; thence Southerly on said perimeter of Lot 2, with a line that makes a clockwise angle of 270°10' with the last described line, 51.80 feet; thence Southeasterly and leaving said perimeter with a line that makes a clockwise angle of 139°19'32" with the last described line, 52.5 feet; more or less, to a point on the West line of Lot 1 in said "WILLIAMSBURG SQUARE"; thence Northerly on said perimeter of Lot 1 with a line that makes a clockwise angle of 40°40'28" with the last described line, 38.48 feet; thence Northeasterly on said perimeter of Lot 1 with a line that makes a counterclockwise angle of 123°30'15" with the last described line, 78.71 feet, more or less, to the Northwest corner of Lot 38 in said "NORTH O'FALLON"; thence continuing Easterly on said perimeter of Lot 1 and the North line of said Lot 36, a distance of 50.0 feet to a point on the West right of way line of N. Oak (60'w.) Street; thence Northerly on said West right of way line, 20 feet, more or less, to a point on the Westerly prolongation of the South line of Lot 8 in said "NORTH O'FALLON"; thence Easterly on said prolongation and the South line of Lots 8 thru 14 in said "NORTH O'FALLON", 410 feet, more or less, to the Southwest corner of Lot 15 in "NORTH O'FALLON"; thence Northerly on the West line of said Lot 15, a distance of 70 feet to the Northwest corner of a tract of land conveyed to William and Patricia Donato as recorded in Deed Book 2504 on page 1061 in said Recorder of Deed's Office; thence Easterly on the North line of said Donato tract of land, 50 feet to a point on the West right of way line of N. Cherry (60'w.) Street; thence Southerly on said West right of way line, 20 feet, more or less, to a point on the Westerly prolongation of a line which is 50 feet North of and parallel with the South line of Lot 16 in said "NORTH O'FALLON"; thence Easterly on said prolongation and a line which is 50 feet North of and parallel with the South line of Lots 16 and 17 in said "NORTH O'FALLON", 160 feet, more or less, to a point on the East line of said Lot 17; thence Southerly on said East line, 50 feet to the Southeast corner of said Lot 17; thence Easterly on the South line of Lot 18 in said "NORTH O'FALLON", 50 feet, more or less, to the Southeast corner of said Lot 18; thence Northerly on the East line of said Lot 18, a distance of 150 feet, more or less, to the Northeast corner of said Lot 18; thence Northerly across W. Washington (60'w.) Street, 60 feet, more or less, to the Southwest corner of Lot 63 in "MACE'S FIRST ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 180 in said Recorder of Deed's Office; thence Northerly on the West line of said Lots 63, 62, 61, and a 20'w. alley, 170 feet, more or less, to the Southwest corner of Lot 66 in "MACE'S SECOND ADDITION" as shown on the plat thereof recorded in Plat Book "B" on page 53 in said Recorder of Deed's Office; thence Easterly on the South line of Lots 66, 65, and 64 in said "MACE'S SECOND ADDITION", 145.15 feet, more or less, to a point on the West right of way line of N. Lincoln (60'w.) Avenue; thence Easterly across N. Lincoln (60'w.) Avenue, 60 feet, more or less, to the Southwest corner of Lot 13 in "BOND'S SECOND ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page

112 in said Recorder of Deed's Office; thence Easterly on the South line of Lots 13 thru 18 in said "BOND'S SECOND ADDITION" and its prolongation across N. Vine (60'w.) Street, 360 feet, more or less, to a point on the East right of way line of said N. Vine (60'w.) Street; thence Southerly on said East right of way line, 160 feet, more or less, to a point where said right of way line intersects with the North right of way line of E. Washington (60'w.) Street, said point also being the Southwest corner of Lot 6 in "FUNK'S ASSESSMENT PLAT" as shown on the plat thereof recorded in Plat Book 47 on page 68 in said Recorder of Deed's Office; thence Easterly on the South line of Lot 6 and Lot 17 in said "FUNK'S ASSESSMENT PLAT" and its prolongation across N. Penn (60'w.) Street, 482 feet, more or less, to a point on the East right of way line of said N. Penn (60'w.) Street, said point also being the Southwest corner of Lot 75 in "PENN'S ADDITION" as shown on the plat thereof recorded in Book of Deeds "G" on page 1 in said Recorder of Deed's Office; thence Southerly on said East right of way line, across E. Washington (60'w.) Street, the West line of Lot 90 in said "PENN'S ADDITION", and across a 20'w. alley, 220 feet, more or less, to the Northwest corner of Lot 95 in said "PENN'S ADDITION"; thence Westerly across N. Penn (60'w.) Street and on the North line of Lots 94, 93, and 92 in said "PENN'S ADDITION", 232 feet, more or less to the Northwest corner of said Lot 92; thence Southerly on the West line of said Lot 92, a distance of 142 feet, more or less, to a point on the North right of way line of E. State (60'w.) Street, said point also being the Southwest corner of said Lot 92; thence Easterly on said North right of way line on the South line of said Lots 92 thru 94 and across said N. Penn (60'w.) Street, 232 feet, more or less, to the Southwest corner of said Lot 92; thence Southeasterly across E. State (60'w.) Street, to the Northeast corner of Lot 3 in "M BERNHARD'S SUBDIVISION of BLOCK B in the TOWN OF O'FALLON" as shown on the plat thereof recorded in Plat Book "C" on page 63 in said Recorder of Deed's Office; thence on the West line of said Lot 3, a distance of 65 feet, more or less, to a point on the North right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad, said point also being the Southeast corner of said Lot 3; thence Easterly on said North right of way line, to point of intersection with the Northerly prolongation of the East line of a tract of land conveyed to the City of O'Fallon in Deed Book 3223 on page 722 as recorded in said Recorder of Deed's Office; thence Southerly across said CSX (formerly B&O Southwestern) (100'w.) Railroad, said East line of City of O'Fallon tract of land, and across E. First (60'w.) Street, 208.41 feet, more or less, to a point on the South right of way line of said E. First (60'w.) Street, said point also being the Northeast corner of Lot 40 in Block 6 of the "ORIGINAL TOWN of O'FALLON" as shown on the plat thereof recorded in Book of Deeds "I-2" on page 564 in said Recorder of Deed's Office; thence Westerly on the North line of said Lot 49, across S. Apple (60'w.) Street, on the North line of Lots 39, 38, 37, 36, 35, and the East Half of 34 all in Block 5 in said "ORIGINAL TOWN of O'FALLON", 385 feet, more or less, to the Northeast corner of a tract of land conveyed to John Hillesheim in Document No. A01807844 as recorded in said Recorder of Deed's Office; thence Southerly on the East line of said Hillesheim tract of land and across E. Second (60'w.) Street, 160 feet to a point on the South right of way line of said E. Second (60'w.) Street; thence Westerly on said South right of way line, 125 feet, more or less, to the Northwest corner of Lot 59 in Block 8 in said "ORIGINAL TOWN of O'FALLON"; thence Southerly on the West line of said Lot 59 and across a 20'w. alley, 160 feet, more or less, to the to the Northwest corner of Lot 99 in Block 8 in said "ORIGINAL TOWN of O'FALLON"; thence Westerly across S. Vine (60'w.) Street and the North line of Lots 98, 97, 96, and 95 in Block 9 in said "ORIGINAL TOWN of O'FALLON", 260 feet, more or less, to the Northwest corner of said Lot 95; thence Southerly on the West line of said Lot 95 and across E. Third (60'w.) Street, 200 feet, more or less, to the Northeast corner of Lot 131 in Block 15 in said "ORIGINAL TOWN of O'FALLON"; thence Westerly on the North line of said Lot 131, a distance of 50 feet, more or less, to the Northwest corner of said Lot 131; Thence Southerly on the West line of said Lot 131, across a 20'w. alley, on the West line of Lot 138 in said Block 15, across E. Fourth (60'w.) Street, and on the West line of Lot 161 in Block 16 in said "ORIGINAL TOWN of O'FALLON", 500 feet, more or less, to the Southwest corner of said Lot 161; thence Southeasterly across a 20'w. alley, to the Northeast corner of Lot 1 in Block 1 in "LINCOLN HEIGHTS" as shown on the plat thereof recorded in Plat Book 27 on page 6 in said Recorder of Deed's Office;

thence Southwesterly on the Southeast line of Lots 1, 3, 5, and 7 in Block 1 in said "LINCOLN HEIGHTS", 250.8 feet to the Southeast corner of said Lot 7; thence Southerly on the East line of Lots 9, 11, 13, 15, 17, 19, 21, 23, and 25 in Block 1 in said "LINCOLN HEIGHTS" and across E. Seventh (50'w.) Street, 500 feet to the Northeast corner of Lot 1 in Block 3 in "LINCOLN HEIGHTS"; thence Westerly on the North line of said Lot 1 in Block 3, a distance of 60 feet, more or less, to a point; thence Southerly and parallel to the East line of said Lot 1 in Block 3, a distance of 95 feet, more or less, to a point which is 5 feet perpendicular from the South line of Lot 3 in Block 3 of said "LINCOLN HEIGHTS"; thence Easterly parallel to and 5 feet perpendicular from said South line of Lot 3 in Block 3, a distance of 60 feet, more or less, to a point on the East line of said Lot 3 in Block 3; thence Southerly on said East line of said Lot 3 and the East line of Lots 5, 7, 9, and 11 all in Block 3 of said "LINCOLN HEIGHTS", 205 feet, more or less, to the Southeast corner of said Lot 11 in Block 3; thence Southeasterly on the Northeast line of Lots 13, 15, 17, and 19 all in Block 3 of said "LINCOLN HEIGHTS", 198.8 feet, more or less, to the Northeast corner of said Lot 19 in Block 3; thence Easterly on the North line of Lots 20, 21, 23, 25, 27, 29, and 31 all in Block 3 of said "LINCOLN HEIGHTS" and across Parkview (50'w.) Drive, 380.85 feet, more or less, to a point on the East right of way line of Parkview (50'w.) Drive; thence Southerly on said East right of way line and across FAU Rte 9166 (Formerly U.S. Route 50) (66'w.) Highway, 206.12 feet, more or less, to the South right of way line of said FAU Rte 9166 (Formerly U.S. Route 50) (66'w.) Highway; thence Westerly on said South right of way line, across Whitehall (50'w.) Drive and on the North line of Lot 1 in "SOUTHVIEW PLAZA COMMERCIAL CENTER" as shown on the plat thereof recorded in Document No. A02096249 in said Recorder of Deed's Office, 237.39, more or less, to the Northwest corner of said Lot 1; thence Southerly on the West line of said Lot 1, a distance of 200.05 feet to the Southwest corner of said Lot 1; thence Easterly on the South line of said Lot 1, a distance of 192.02 feet to the Southeast corner of said Lot 1, said point also being on the West right of way line of Whitehall (50'w.) Drive; thence Easterly across Whitehall (50'w.) Drive, 50 feet, more or less, to the Southwest corner of Lot "A" in "SOUTHVIEW GARDENS ANNEX" as shown on the plat thereof recorded in Plat Book 58 on page 81 in said Recorder of Deed's Office; thence Northerly with a curve to the right having a radius of 336.1 feet, 55.0 feet to the Northwest corner of said Lot "A"; thence Easterly on the North line of said Lot "A", 175.0 feet to the Northeast corner of said Lot "A"; thence Southerly on the East line of said Lot "A", 50.0 feet to the Southwest corner of said Lot "A", said point also being the Southwest corner of Lot 2 in "WHITEHALL CENTER" conveyed to MJR MBR O'Fallon IL Property, LLC as recorded in Document No. A02411913 in said Recorder of Deed's Office; thence Easterly on the South line of said Lot 2 in "WHITEHALL CENTER", 122.85 feet, more or less, to the Southeast corner of said Lot 2; thence Northerly on the East line of said Lot 2, a distance of 200.0 feet, to the South right of way line of Old U.S. Route 50 (66'w.) Highway; thence Easterly on said South right of way line, 319.6 feet, more or less, to the Northwest corner of Lot "C" in said "SOUTHVIEW GARDENS ANNEX"; thence Southerly on the West line of said Lot "C", 200.0 feet to the Southwest corner of said Lot "C"; thence Westerly on the South line of said Lot "C", 74.5 feet, more or less, to the Northeast corner of a tract of land conveyed to Magna Trust Co., Trust #01-90-W077-00 as recorded in Deed Book 2896 on page 343 in said Recorder of Deed's Office; thence Southwesterly with a line that makes a clockwise angle of 158°22'21" with the last described line, 180.38 feet; thence Northwesterly with a line that makes a counterclockwise angle of 139°56'12" with the last described line, 94.29 feet, more or less, to the most Northern corner of Lot 35 in said "SOUTHVIEW GARDENS ANNEX"; thence Southwesterly with a line that makes a clockwise angle of 83°54'21" with the last described line, 142.15 feet, more or less, to the Northeast corner of Lot 39 in said "SOUTHVIEW GARDENS ANNEX"; thence Southwesterly on the Northwest line of said Lot 39, a distance of 126.0 feet, more or less, to the Northwest corner of said Lot 39, said point also being on the East right of way line of Whitehall (50'w.) Drive; thence Southerly on said East right of way line with a curve to the right having a radius of 339.13 feet, 144.7 feet, more or less to a point of tangency; thence continuing on said East right of way line to where said line intersects with the Easterly prolongation of the South line of Lot 3 in aforementioned "SOUTHVIEW PLAZA COMMERCIAL CENTER"; thence

Westerly on said prolongation and the South line of said Lot 3, a distance of 257.00 feet; thence Southwesterly on said South line, 9.49 feet; thence Southerly on said South line, 74.83 feet; thence Westerly on said South line, 206.42 feet to the Southwest corner of said Lot 3, said corner also being the Northwest corner of a tract of land conveyed to Barbara Keck as recorded in Deed Book 2969 on page 1731 in said Recorder of Deed's Office; thence Southerly on the West line of said Barbara Keck tract of land and the West line of a tract of land conveyed to H P Partners, LLC as recorded in Document No. A02404437 in said Recorder of Deed's Office, 110.0 feet, more or less, to a point on the North line of Lot 141 in "SOUTHVIEW GARDENS FOURTH ADDITION" as shown on the plat thereof recorded in Plat Book 58 on page 63 in said Recorder of Deed's Office; thence Westerly on the North line of Lot 141 and Lot 142 in said "SOUTHVIEW GARDENS FOURTH ADDITION", to the Northwest corner of said Lot 142; thence Southerly on the West line of said Lot 142 and across Harvard (50'w.) Drive, 175.00 feet to the Northwest corner of Lot 109 in "SOUTHVIEW GARDENS THIRD ADDITION" as shown on the plat thereof recorded in Plat Book 56 on page 42 in said Recorder of Deed's Office; thence Westerly across Wellesley (50'w.) Drive, the North line of Lot 100 in said "SOUTHVIEW GARDENS THIRD ADDITION" and its Westerly prolongation across S. Lincoln (100'w.) Avenue, 275 feet, more or less, to a point on the West right of way line of said S. Lincoln (100'w.) Avenue; thence Northerly on said West right of way line, to a point where said West right of way line intersects with the South right of way line of Ruth (50'w.) Drive; thence Westerly on said West right of way line 73.5 feet to the Northwest corner of Lot 53 in "ASBURY PARK" as shown on the plat thereof recorded in Plat Book 52 on page 14 in said Recorder of Deed's Office; thence Northerly across Ruth (50'w.) Drive and on the West line of Lot 28 in said "ASBURY PARK", 197.25 feet to the Southeast corner of Lot 26 in said "ASBURY PARK"; thence Westerly on the South line of said Lot 26, a distance of 73.5 feet to the Southwest corner of said Lot 26; thence Northerly on the West line of said Lot 26 and its prolongation across Virginia (50'w.) Avenue, 197.25 feet to the North right of way line of said Virginia (50'w.) Avenue; thence Easterly on said North right of way line, 147.0 feet to the West right of way line of S. Lincoln (100'w.) Avenue; thence Northerly on said West right of way line, to a point where said West right of way line intersects with the West prolongation of the South line of two tracts of land conveyed to the Bank of O'Fallon as recorded in Deed Book 1636 on page 198 and Deed Book 3351 on page 2177 in said Recorder of Deed's Office; thence Easterly on said prolongation and the South line of said Bank of O'Fallon tracts of land, 200 feet, more or less, to the Southeast corner of said Bank of O'Fallon tract of land; thence Northerly on the East line of said Bank of O'Fallon tract of land, 215 feet to the Northeast corner of said Bank of O'Fallon tract of land; thence Westerly on the North line of said Bank of O'Fallon tract of land and its Westerly prolongation, 200 feet, more or less, to a point on the West right of way line of S. Lincoln Avenue; ; thence Northerly on said West right of way line, to a point on the South line of Lot 8 in Block 2 of "SUNSET TERRACE" as shown on the plat thereof recorded in Plat Book 29 on page 58 in said Recorder of Deed's Office; thence Easterly on said South line, to the Southeast corner of said Lot 8; thence Northerly on the East line of said Lot 8, a distance of 77.5 feet to a point of curve; thence Northwesterly with a curve to the left having a radius of 20 feet to a point being on the Southwest right of way line of FAU Rte 9166 (Formerly U.S. Route 50) (50'w.) Highway; thence Northwesterly on said Southwest right of way line with a curve to the right, on the Northeast line of Lots 8, 7, 6, and 5 in said Block 2 of "SUNSET TERRACE", to a point where said Southwest right of way line intersects with the Southwesterly prolongation of the Northwest line of Lot 10 in Block 1 of said "SUNSET TERRACE"; thence Northeasterly on said prolongation and said Northwest line, 144.4 feet, more or less, to the Northwest corner of said Lot 10; thence Northwesterly on the Southwest line of Lots 9 and 8 in Block 1 of said "SUNSET TERRACE", 109.7 feet to the Northwest corner of said Lot 8 in Block 1; thence Northerly on the West line of Lots 7, 6, and 5 in Block 1 of said "SUNSET TERRACE", 160.0 feet to the Northwest corner of Lot 5 in said Block 1, said corner also being on the South right of way line of W. Seventh (60'w.) Street; thence Northerly across said W. Seventh (60'w.) Street, 60 feet, more or less, to the Southwest corner of Lot 30 in Block 3 of "ATKINSON'S 2ND ADDITION" as shown on the plat thereof recorded in Plat Book "K" on page 41 in said Recorder of Deed's Office; thence

Northerly on the West line of said Lot 30, across a 20'w. alley, on the West line of Lot 19 in said Block 3, across W. Sixth (60'w.) Street, on the west line of Lot 14 in Block 1 of ATKINSON'S ADDITION" as shown on the plat thereof recorded in Plat Book "I" on page 23 in said Recorder of Deed's Office, across a 20'w. alley, and on the West line of Lot 3 in said Block 1, a distance of 660 feet to the Northwest corner of said Lot 3; thence Northerly across W. Fifth (60'w.) Street, to the Southwest corner of a tract of land conveyed to the City of O'Fallon as recorded in Deed Book 1118 on page 331 in said Recorder of Deed's Office and being part of Lot C in "FELDMANN'S & HOFFMANN'S ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 157 in said Recorder of Deed's Office; thence Northerly on the West line of said City of O'Fallon tract of land, 32.5 feet, more or less, to the Northwest corner of said City of O'Fallon tract of land; thence Northerly across a 20' w. Alley, 20 feet, more or less, to the Southwest corner of Lot 15 in said "FELDMANN'S & HOFFMANN'S ADDITION"; thence Northerly on the West line of said Lot 15, across W. Fourth (60'w.) Street, on the West line of Lot 10 in said "FELDMANN'S & HOFFMANN'S ADDITION", across a 20' w. Alley, on the West line of Lot 3 in said "FELDMANN'S & HOFFMANN'S ADDITION", 500 feet, more or less, to the Northwest corner of said Lot 3, said point also being on the South right of way line of W. Third (60'w.) Street; thence Westerly on said South right of way line and on the North line of Lots 4, 5, 6, and across Lot B in said "FELDMANN'S & HOFFMANN'S ADDITION", across Block G in "DEPPE ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 151 in said Recorder of Deed's Office, and across Cherry (60'w.) Street, 308.2 feet, more or less, to a point on the West right of way line of said Cherry (60'w.) Street, said point also being the Northeast corner of Lot 1 in said "DEPPE ADDITION"; thence Northerly on said West right of way line, across W. Third (60'w.) Street, on the East line of Block I in "PART of DEPPE ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 231 in said Recorder of Deed's Office, on the East line of Part of Block G Reserved in the aforementioned "ORIGINAL TOWN of O'FALLON", across a 20' w. Alley, and on the East line of Lot 76 in Block 11 of said "ORIGINAL TOWN of O'FALLON", 360 feet, more or less, to the Northeast corner of said Lot 76, said point also being on the South right of way line of W. Second (60'w.) Street; thence Westerly on the North line of Lots 76 thru 83 in Block 11 of said "ORIGINAL TOWN of O'FALLON", across S. Oak (60'w.) Street, and on the North Line of Lot 84 in Block 12 of said "ORIGINAL TOWN of O'FALLON", a distance of 510 feet, more or less, to the Northwest corner of said Lot 84; thence Northerly across W. Second (60'w.) Street and on the West line of Lot 7 in Block 1 in said "ORIGINAL TOWN of O'FALLON", 210 feet, more or less, to the Northwest corner of said Lot 7; thence Westerly on the North line of Lots 6, 5, 4, 3, 2, and 1 in Block 1 and the North line of Block H Reserved all in said "ORIGINAL TOWN of O'FALLON", to the Northwest corner of said Block H Reserved in "ORIGINAL TOWN of O'FALLON", said point also being on the East line of a tract of land conveyed to the City of O'Fallon as recorded in Document No. A01783176 in said Recorder of Deed's Office; thence Northerly on said East line, 58.1 feet, more or less, to the Northeast corner of said City of O'Fallon tract of land, said corner also being on the South right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad; thence Westerly on said South right of way line, to the Point of Beginning.

Less and excepting Lots 3 thru 6 in "BOND'S SECOND ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 112 in said Recorder of Deed's Office;

ATTACHMENT C

Existing Conditions Photos

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

On October 13th-15th, 2014 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Central City Redevelopment Project Area (the "Area"). The following pages contain a series of photographs taken on these dates, which PGAV PLANNERS believes to be representative of the exterior conditions of the Area.

Deterioration (Structures)

The following pages contain pictures of structures exhibiting structural deterioration.



Above: The rear of the eastern building located at Southview Plaza is in need of tuck-pointing.



Above: Water damage to the rear of the eastern building at Southview Plaza.



Above: A missing downspout at Southview Plaza.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Structures) (cont'd)



Left: Significant voids on mortar joints on the rear wall of this building in Southview Plaza.



Right: The concrete block columns at Southview Plaza are dislodged.



Left & Right: Deteriorated shingles on a building at Southview Plaza.



Left: The wood trim at 318 E. Highway 50 is rotted.



Right: The shingles on 310 E. Highway 50 are in need of replacement.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Structures) (cont'd)



Above: Sagging gutters on 510 S. Lincoln Avenue.



Above: the brick wall located at 502 S. Lincoln Avenue is in need of tuck-pointing.



Above: Rotted wood siding on 304 S. Lincoln Avenue.

Below: Deteriorated asphalt siding on 304 S. Lincoln Avenue.



Left: 119 E. Second Street has deteriorated shingles, siding, windows and chimney.



Right: A deteriorated brick wall located at 127 E. First Street.



PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Structures) (cont'd)



Left: The rear brick wall on 127 E. First Street is bowing outward.



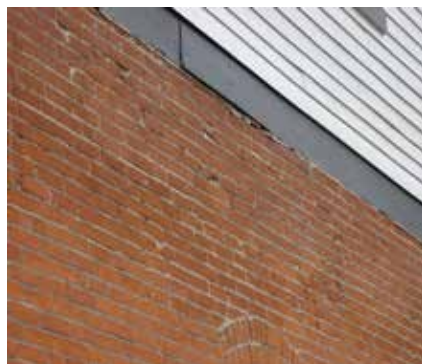
Right: 113 E. First Street is in need of tuck-pointing.



Right: 133 W. First Street has boarded up windows and is in need of tuck-pointing.



Above & Right: Sections of 111 W. Second are in need of tuck-pointing.



Above: Sections of 104 S. Cherry are in need of tuck-pointing and are deteriorated.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Structures) (cont'd)



Left: The rear wall at 101 W. First Street is deteriorated.

Right: A deteriorated brick wall at 226 W. State Street.



Left: A rotted wood column on the front porch of 202 W. State Street.

Right: The brick wall at 102 W. State Street is in need of tuck-pointing.



Left: Rust and algae on the enclosed soffit at 109 N. Penn Street.

Right: The brick walls at 220 E. State Street are in need of tuck-pointing.



PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Structures) (cont'd)



Above: The brick wall at 2 S. Lincoln Avenue is deteriorated.



Above: Another example of the deteriorated brick wall at 2 S. Lincoln.



Above: Rotted wood siding at 126 E. State Street.

Below: Rotted wood siding at 112 N. Lincoln Avenue.



Below: The wood siding and window frame at 112 N. Lincoln Avenue are deteriorated.



Below: 118 E. Washington Street is in need of tuck-pointing.



Left: The chimney on 229 E. State Street is deteriorated.

Right: Deteriorated siding at 301 E. State Street.



PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Site Improvements)

The following pages contain pictures of deteriorated site improvements.



Left: A deteriorated rear parking lot located at Southview Plaza.



Right: A deteriorated rear loading area located at Southview Plaza.



Left: The parking lot at 101 Virginia has severe alligator cracking.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Site Improvements) (cont'd)

Right: A deteriorated wood fence located at 720 South Lincoln Highway.



Right: The sidewalk at 714 S. Lincoln Avenue is deteriorated.



Below: The parking lot at 31 S. Lincoln Avenue is deteriorated.



Left: A deteriorated shed and fence located at 210 W. State Street.

Below: A deteriorated gravel driveway located at 708 S. Lincoln



Above: A deteriorated parking lot located at 117 N. Lincoln Avenue. Note: un-screened dumpsters.

Left: A deteriorated front parking lot at 102 W. Washington Street.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Right-of-Way)

The following pages contain pictures of deterioration in public right-of-way (Sidewalk, street pavement and/or curb and gutters).



Left: Deteriorated curbing along Lincoln Avenue. Note: standing water due to inadequate storm drainage.



Right: A deteriorated handicap ramp located at the intersection of Lincoln and Third.



Left: The intersection of W. Fifth Street and Lincoln Avenue has deteriorated pavement and standing water due to inadequate storm drainage.



Right: A deteriorated sidewalk along Lincoln Avenue.



Left: A deteriorated alleyway running between Lincoln Avenue and Cherry Street.



Right: Deteriorated curbing along S. Lincoln Avenue.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Right-of-Way) (cont'd)



Left & Right:
The pavement of
Whitehall Road is
deteriorated.



Left: Deteriorated
pavements on W.
First Street.



Right: Deteriorat-
ed curbing along
W. Second Street



Left: The concrete
pavement along E.
Second Street has
severe cracking.

Right: E Wash-
ington Street has
deteriorated pave-
ment and gutters.



PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deterioration (Right-of-Way) (cont'd)



Left: The pavement along N. Cherry Street is deteriorated.



Right: This alley running between Lincoln Avenue and Cherry Street is deteriorated.

Deleterious Land Use or Layout

The following pages contain pictures depicting incompatible land use relationships.



Left & Right: un-screened dumpsters, trash and a trailer located at Southview Plaza.



Left: An un-screened dumpster, and shipping pallets behind 60 Whitehall Drive.



Right: An un-screened dumpster behind 110 E. Highway 50.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deleterious Land Use or Layout (cont'd)



Left: Trailers, abandoned vehicles and debris stored on 510 S. Lincoln.



Right: An un-screened dumpster behind 502 S. Lincoln Avenue.



Left: An un-screened dumpster behind 400 S. Lincoln Avenue.



Right: Trailers, tires and other equipment on 107 W. Sixth Street.



Left: An un-screened dumpster behind 113 E. First Street.



Right: An un-screened dumpster behind 125 W. First Street.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Deleterious Land Use or Layout (cont'd)



Left: An un-screened dumpster behind 102 W. State Street.

Excessive Coverage

The following pages contain pictures of parcels of inadequate size or shape for their current uses.



Left: The entire lot for 510 S. Lincoln is covered in parking lot. Note: drivers must back out onto S. Lincoln Avenue.



Right: The entire lot at 502 S. Lincoln Avenue is covered with a parking lot.



Left: The entire lot for 114 N. Cherry has been paved.



Right: 307 S. Lincoln has a parking lot that requires drivers to back out onto the street.

PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

Excessive Coverage (cont'd)



Left: The entire lot for 403 S.. Lincoln has been paved.

Right: 101 W. Fifth Street has a parking lot that requires drivers to back out onto the street.



Left: 633 S. Lincoln is a residential conversion, including a former garage converted to a hair salon.

Right: The entire lot for 102 S. Vine has been paved.



ATTACHMENT D

**Parcel Identification Numbers,
Property Owner and 2013 EAV**

Property Identification Number (PIN) List & 2013

EAV

Central City Redevelopment Project Area

City of O'Fallon, Illinois

Locator No.	Parcel ID No. (PIN)	2013 EAV
1	04300207013	\$ 23,985
2	04300208004	\$ 25,770
3	04300208005	\$ 29,892
4	04300208019	\$ 123,700
5	04300501012	\$ -
6	04300209001	\$ 10,630
7	04300210001	\$ 43,126
8	04300210002	\$ 29,682
9	04300210003	\$ 6,280
10	04300210004	\$ 5,350
11	04300500002	\$ -
12	04300223030	\$ 5,352
13	04300223037	\$ 8,820
14	04300223038	\$ 63,631
15	04300223036	\$ 88,278
16	04300224010	\$ 91,361
17	04300224011	\$ 3,405
18	04300224012	\$ 53,483
19	04300224022	\$ 47,251
20	04300224021	\$ 4,608
21	04300224017	\$ 3,138
22	04300224023	\$ 1,352
23	04300224024	\$ 22,393
24	04300224009	\$ 20,490
25	04300401001	\$ 428
26	04300401002	\$ 919
27	04300222020	\$ 7,083
28	04300222023	\$ 79,617
29	04300225006	\$ 3,517
30	04300225008	\$ 30,724
31	04300225009	\$ 1,302
32	04300225010	\$ 21,224
33	04300225019	\$ 159,072
34	04300225014	\$ 44,757
35	04300225015	\$ 101,140
36	04300225020	\$ 33,671
37	04300401003	\$ 29,680
38	04300401004	\$ 470
39	04300401005	\$ 22,353
40	04300401006	\$ 589
41	04300401007	\$ 796
42	04300401010	\$ 1,793
43	04290120008	\$ 28,820

44	04290120009	\$ 7,300
45	04290121001	\$ 34,397
46	04290121002	\$ 26,556
47	04290121003	\$ 23,630
48	04290121004	\$ 6,829
49	04290121010	\$ 7,289
50	04290121011	\$ 25,212
51	04290121012	\$ 20,913
52	04290121019	\$ 7,340
53	04290121016	\$ 28,174
54	04290300009	\$ 39,683
55	04290300010	\$ 1,101
56	04290300003	\$ 16,981
57	04290300004	\$ 6,183
58	04290300005	\$ 15,429
59	04290300008	\$ 21,736
60	04290122009	\$ 34,528
61	04290122010	\$ 20,404
62	04290122011	\$ 768
63	04290122012	\$ 31,419
64	04290122027	\$ 18,241
65	04290122028	\$ 6,285
66	04290122029	\$ 4,846
67	04290122030	\$ 4,846
68	04290122052	\$ 34,091
69	04290122050	\$ 78,501
70	04290122033	\$ 3,295
71	04290301011	\$ 73,745
72	04290301004	\$ 28,470
73	04290301005	\$ 19,738
74	04290301006	\$ 6,467
75	04300434001	\$ 18,258
76	04290336001	\$ 89,232
77	04290337001	\$ 26,140
78	04300402010	\$ 57,893
79	04300403018	\$ 55,954
80	04300403016	\$ 44,475
81	04300403005	\$ 4,559
82	04300403006	\$ 28,340
83	04300403007	\$ 1,253
84	04300403017	\$ 55,969
85	04300403010	\$ 5,164
86	04300403011	\$ 17,208
87	04300403012	\$ 1,612
88	04300403014	\$ 5,973
89	04300403013	\$ 30,586
90	04300403015	\$ 5,971
91	04300404001	\$ 118,883
92	04300404002	\$ 44,464
93	04300404003	\$ 35,034

94	04300404004	\$	75,601
95	04300404005	\$	42,154
96	04300404013	\$	33,909
97	04300404008	\$	34,222
98	04300404015	\$	34,025
99	04300404016	\$	33,605
100	04300404017	\$	2,547
101	04300404012	\$	64,222
102	04290304001	\$	41,737
103	04290304002	\$	34,833
104	04290304003	\$	52,427
105	04290304010	\$	29,333
106	04290304013	\$	36,059
107	04290304006	\$	32,265
108	04290304007	\$	5,348
109	04290304012	\$	41,087
110	04290305001	\$	19,754
111	04290305002	\$	3,119
112	04290305003	\$	3,119
113	04290305004	\$	12,454
114	04300408023	\$	127,947
115	04300408031	\$	32,612
116	04300408025	\$	6,935
117	04300408026	\$	9,561
118	04300408029	\$	5,391
119	04300408028	\$	7,702
120 & 125	04290308020	\$	207,552
121	04290308005	\$	29,701
122	04290308006	\$	33,814
123	04290308007	\$	32,201
124	04290308008	\$	35,176
126	04290308015	\$	11,047
127	04300415007	\$	7,864
128	04300415025	\$	69,555
129	04300415016	\$	964
130	04300415017	\$	964
131	04300415018	\$	34,830
132	04300415022	\$	44,603
133	04290314001	\$	84,153
134	04290314002	\$	29,404
135	04290314003	\$	18,782
136	04290314019	\$	32,511
137	04290314011	\$	30,486
138	04290314012	\$	3,424
139	04290314013	\$	49,519
140	04300417009	\$	15,493
141 & 143	04300417017	\$	26,793
142	04300417016	\$	723

144	04290320001	\$	103,444
145	04290320002	\$	10,745
146	04290320003	\$	10,640
147	04300430006	\$	24,481
148	04300430007	\$	25,906
149	04300430008	\$	16,880
150	04300430014	\$	34,398
151	04300430015	\$	21,017
152	04300430016	\$	36,719
153	04300431006	\$	4,083
154	04300431007	\$	42,205
155	04300431008	\$	1,303
156	04300431009	\$	1,631
157	04300431010	\$	1,514
158	04300431020	\$	22,515
159	04300431021	\$	54,098
160	04290320035	\$	133,731
161	04290320036	\$	30,172
162	04290320037	\$	33,885
163	04290320038	\$	39,962
164	04290320015	\$	3,107
165	04290320016	\$	3,105
166	04290320017	\$	4,698
167	04290320018	\$	3,103
168	04290320019	\$	24,584
169	04290320020	\$	25,082
170	04290320021	\$	24,166
171	04300432010	\$	32,370
172	04300432011	\$	39,373
173	04300432012	\$	230
174	04300432023	\$	22,199
175	04300432022	\$	30,262
176	04300432017	\$	6,032
177	04300432018	\$	7,063
178	04300432019	\$	64,042
179*	04290326034	\$	68,400
180	04290326003	\$	29,117
181	04290326004	\$	29,600
182	04290326005	\$	35,105
183	04290326006	\$	29,023
184	04290326007	\$	27,243
185	04290326010	\$	168,731
186	04290326033	\$	115,410
187	04290326017	\$	22,675
188	04290326018	\$	22,244
189	04290326019	\$	75,500
190	04290326020	\$	23,405
191	04310206011	\$	18,241
192	04310206012	\$	42,659
193	04310206020	\$	31,455

194	04320100028	\$ 611,268
195	04320101011	\$ 141,386
196	04320101012	\$ 265,917
197	04320100005	\$ 109,478
198	04320100006	\$ 7,551
199	04320100007	\$ 7,567
200	04320102022	\$ 94,447
201	04320102002	\$ 21,835
202	04320102026	\$ 6,662
203*	04320102029	\$ 7,861
204	04320102017	\$ 43,646
205	4320102018	\$ 123,960
206	04320102004	\$ 78,159
TOTAL		\$ 7,400,114

* Value of parcels apportioned based on the amount of land and buildings located within the TIF Redevelopment Project Area boundaries.

RESOLUTION _____

**RESOLUTION ACCEPTING THE CENTRAL CITY REDEVELOPMENT PLAN
AND ESTABLISHING A TIME AND PLACE
FOR A PUBLIC HEARING
TO CONSIDER THE TAX INCREMENT
FINANCING REDEVELOPMENT PLAN AND PROJECT
FOR THE CENTRAL CITY
REDEVELOPMENT PROJECT AREA**

BE IT RESOLVED BY THE CITY COUNCIL of the City of O'Fallon, Illinois,
as follows:

1. That the City of O'Fallon, Illinois accepts the Central City Redevelopment Plan and the findings therein, and authorizes the City Staff to send the Redevelopment Plan, a copy of which is attached hereto and marked as Exhibit A, to all affected taxing districts, thereby notifying them of the times and places of both the Joint Review Board Meeting and the Public Hearing.

2. That the City of O'Fallon, Illinois hereby establishes April 6, 2015, at 7:00 p.m. in City Council Chambers as the time and place for the Public Hearing to consider the adoption of the Tax Increment Financing Redevelopment Plan and Project for the Central City Redevelopment Project Area.

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of _____, 2015.

Attest:

Philip A. Goodwin, City Clerk

Approved:

Gary L. Graham, Mayor

Schedule for Adopting TIF Redevelopment Plan & Project

Central City Redevelopment Project Area
City of O'Fallon, Illinois

Action No.		Target Completion Date	Action Complete	Activity
1.		10/6/14	√	City Council adopts inducement resolution (Resolution 2014-47).
2.		2/4/15	√	Complete draft Redevelopment Plan for City review.
3.		2/6/15	√	File copy of final draft of Redevelopment Plan at City Hall and keep available for public inspection (at least 10 days prior to City Council adopting resolution setting public hearing date). Post notice of Plan availability at City Hall.
4.		2/17/15		City Council adopts resolution establishing public hearing date & place.
5.		2/18/15		Send notice of public hearing to all affected taxing bodies and DCEO via certified mail (<i>include copy of Redevelopment Plan and resolution; Notice of JRB meeting to JRB members... just notice of public hearing to non-JRB taxing districts and DCEO</i>).
6.		2/19/15		Send notice of availability of Plans to all parties registered on the IPR <u>and</u> to all residential addresses within 750 feet of the boundaries of the proposed TIF district.
7.		3/4/15		Joint Review Board (JRB) meeting and review of Redevelopment Plans and sample ordinances (<i>at least 14 days from Action No. 5 but not more than 28 days</i>).
8.	NST	3/4/15		Report of Joint Review Board (<i>not more than 30 days from convening of the JRB</i>).
	NLT	4/3/15		
9.		3/11/15		First publication of notice of public hearing (<i>not more than 30 days nor less than 10 days prior to the hearing</i>).
10.		3/18/15		Second publication of notice of public hearing.
11.		3/18/15		Notice by certified mail to property owners in Area (<i>not less than 10 days before hearing</i>).
12.		4/6/15		Public hearing held (<i>not less than 45 days from Action No. 5</i>).
13.	NST	4/20/15		City Council introduces ordinances (not less than 14 days nor more than 90 days from the close of the public hearing). (1) Adopt TIF Plan & Redevelopment Project (2) Designate TIF Area (3) Adopt Tax Increment Financing for Area
	NLT	7/17/15		

NOTE: Schedule may be altered so long as statutory requirements are satisfied

NST = No Sooner Than

NLT = Not Later Than