



AGENDA

TUESDAY, SEPTEMBER 23, 2014 @ 6:00 P.M.

O'FALLON CITY HALL - 255 SOUTH LINCOLN AVENUE

1. Call to order by Chairman.
2. "Pledge of Allegiance to the Flag."
3. Roll Call and Establishment of Quorum.
4. Reading and approval of the minutes of the previous meeting.
5. Recognition of visitors and their purpose.
6. Unfinished Business
7. Public Hearings –
 - a. **(P2014-07)** - Zoning Amendment Subject to the Planned Development Ordinance for an existing "O-1(P)" Planned Office District development to approve a hospital and attached ambulatory care center and physician office building. The property is multiple parcels of land generally located at 1501 North Green Mount Road. The petitioner is Maryann Reese of St. Elizabeth's Hospital.
 - b. **(P2014-08)** - Zoning Amendment Subject to the Planned Development Ordinance from "B-1" Community Commercial District to "B-1(P) Planned Community Commercial District for a retail store. The property is multiple parcels of land generally located at 1234 Central Park Drive. The petitioner is Nick Messina for Brooks-Amaden.
8. Reports of Standing and Special Committees – no reports
9. Reports and Communications
10. Adjournment

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.

Community Development Department

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DRAFT MINUTES
O'FALLON PLANNING COMMISSION
July 8, 2014

Chairman Larry Sewell called the meeting to order at 6:01 p.m. in the City Council Chambers and led the Pledge of Allegiance.

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

MINUTES: Motion was made by Cavins and seconded by Keeler to approve the minutes of June 10, 2014. All Ayes. Motion carried.

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

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2014-06) - Zoning Amendment Subject to the Planned Development Ordinance from "SR-3" Single Family Residence Dwelling District to "B-2(P)" Planned General Business District so the existing property use of a sign constructing, installation, and service company is in conformance with the appropriate zone district. The property is 91 and 93 Betty Lane - more commonly referred to as 93 Betty Lane - and the petitioner is DeMond Signs, Inc.

Public hearing was opened at 6:03pm. Randall presented an overview of the project and staff report. A map of the subject and surrounding properties and their zoning was shown, along with site photos taken by Staff. Randall highlighted various points and issues from Staff's Project Report dated July 8, 2014, among them:

- Annexed into the city in 2001, as a grandfathered use.
- Two Buildings
 - 5,210 sq. ft. building for Office and Fabrication
 - 4,475 sq. ft. building for Storage and Fabrication
- Parking for 14 vehicles
- Portions of property has outdoor storage of materials
- No screening provided currently
- Current and proposed uses are consistent with Comprehensive Plan depicting it as Heavy Commercial. This property is the last piece of property designated as Heavy Commercial in the Comprehensive Plan to be zoned as Heavy Commercial.

Randall stated the changes in buffering and fencing proposed by the owner will help clean up the property and improve conditions with surrounding properties. The project does not meet all applicable zoning standards; however, it is a grandfathered site and the

changes proposed by the owner, along with those recommended, will bring the site more closely into compliance with current regulations.

Baskett asked if the property changed ownership, would the grandfathering go away and the property have to be brought to code? Randall explained that it would depend on the type of use the new owner proposed. The same use would not require more conformity, while a different use would be reviewed more scrupulously. Shekell explained that while bringing a property up to new construction standards is not realistic, minimum standards are encouraged and are required when going through redevelopment or rezoning to improve the area.

Public comments were opened at 6:10pm.

No one came forward to speak for or against the petition. The applicant was present to answer questions if any.

Public comments were closed at 6:10pm.

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

1. Six months from the date of approval of the ordinance, a 6-foot wood or vinyl privacy fence with evergreen trees planted every 25 feet on the outside of the fencing would need to be installed along the southern property line to more closely meet current code requirements.
2. Any outdoor storage needs to be removed or located behind a sight proof wood or vinyl privacy fence.
3. An accessible space designed in accordance with Section 158.145 is required for the site.

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

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

The project moves to Community Development on July 14, 2014, at 6pm. The public hearing was closed at 6:12pm.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that as there are no petitions awaiting public hearing for neither July 22nd nor August 12th, those meetings have been cancelled.

There was general discussion regarding potential new developments in the O'Fallon area and the economic impact.

Shekell updated the Commission on the status of several projects which had been through the public hearing process.

ADJOURNMENT:

Motion was made by Baskett and seconded by Cavins to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by Planning Commission



PROJECT REPORT

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

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

Introduction

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

Existing Conditions

Subject Property

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

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

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

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

Surrounding Properties

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

Surrounding Zoning:

North: SR-3, B-1, B-1(P), MR-2

East: SR-2, O-1(P), B-1, B-1(P)

South: B-1(P), O-1(P)

West: SR-3, B-1(P)

Surrounding Land Use:

North: Misty Valley residential subdivision, Schmitt Cadillac, Jack's Car Wash

East: Cambridge Commons residential subdivision, Green Mount Professional Park, Frieze Harley

South: Hilton Garden Inn, Convention Center, restaurant s and office building

West: Main Street residential area, EnjoyChurch

Applicable Ordinances, Documents and Reports

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

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

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

Discussion Points/Issues

Land Use

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

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

- Beds:
 - medical/surgical;
 - critical care;
 - obstetrical observation;
 - rehabilitation.
- Services:
 - intensive care services;
 - pediatric services;
 - surgical services;
 - obstetrical services;
 - oncology services;
 - emergency services;
 - gynecological services;
 - rehabilitation services;
 - cardiac services;
 - imaging;
 - pharmacy

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

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

Traffic Circulation/Parking

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

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

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

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

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

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

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

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

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

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

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

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

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

Utilities and Drainage

Public Utilities

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

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

Drainage

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

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

Building and Site Improvements

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

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

Sidewalk

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

Landscaping and Buffer Requirements

Parking Lot Landscaping

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

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

Buffers

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

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

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

Signage

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

Freestanding Signs

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

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

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

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

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

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

Wall Signs

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

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

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

Variances

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

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

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

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

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

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

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

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

Review and Approval Criteria

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

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

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

Staff Recommendation

Staff recommends approval of the project with the following conditions:

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

Attachments

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



**BUILDING
DEPARTMENT
ORIGINAL**

Planned Use / Re-Zoning Application

NAME OF PROJECT: ST. ELIZABETH'S HOSPITAL

RECEIVED AUG 18 2014

GENERAL LOCATION: 1501 NORTH GREEN MOUNT ROAD - Approximately

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

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

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

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: O-1 PLANNED, OFFICE DISTRICT

PROPOSED NUMBER OF BUILDINGS: 2

PROPOSED ZONING: SAME AS ABOVE

PROPOSED GROSS FLOOR AREA: 479,539 SQUARE FEET

PROPOSED # OF LOTS: 1

AREA IN ACRES: 114.36

PROPOSED # OF DWELLING UNITS: 0

PRESENT USE: FARMLAND

APPLICANT INFORMATION:

NAME: MARYANN REESE
COMPANY: ST. ELIZABETH'S HOSPITAL
ADDRESS: 211 SOUTH THIRD STREET
BELLEVILLE, IL 62220
PHONE: 618.234.2120 EXT 1978
FAX: 618.222.4708
EMAIL: SUSAN.BEELER@HSHS.ORG

SIGNATURE OF APPLICANT

Maryann L Reese

DESIGN PROFESSIONAL INFORMATION:

NAME: PAUL K. HOMANN, P.E.
COMPANY: THOUVENOT, WADE & MOERCHEN, INC.
ADDRESS: 4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
PHONE: 618.624.4488
FAX: 618.624.6688
EMAIL: PKHOMANN@TWM-INC.COM

SIGNATURE OF DESIGN PROFESSIONAL

Paul K Homann

DATE RECEIVED: 8-18-14

STAFF USE ONLY

APPLICATION RECEIVED BY: T Shickell J Randall

PROJECT ID #: P2014-07

APPLICATION FEE: \$500.00

STAFF ASSIGNED: J Randall

PLAN REVIEW FEE DEPOSIT REC'D: TBD

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

**St. Elizabeth's Hospital – O'Fallon, Illinois
Project Narrative**

General Project Description

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

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

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

Project Location

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

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

Existing On-Site Land Use Conditions

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

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

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

Adjacent Off-Site Land Use Conditions

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

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

St. Elizabeth's Hospital – O'Fallon, Illinois Project Narrative

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

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

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

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

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

Wetlands

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

Sub-Surface Mining

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

Site Grading / Earthwork

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

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

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

Traffic Circulation and Traffic Improvements

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

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

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

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

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

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

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

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

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

St. Elizabeth's Hospital – O'Fallon, Illinois Project Narrative

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

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

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

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

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

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

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

St. Elizabeth's Hospital – O'Fallon, Illinois Project Narrative

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

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

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

Parking

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

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

St. Elizabeth's Hospital – O'Fallon, Illinois Project Narrative

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

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

TABLE 5 Parking Field Geometrics

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

Storm Water Retention/Detention and Storm Sewers

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

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

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

TABLE 7 Retention / Detention Pond Characteristics

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

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

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

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

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

Water Distribution System

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

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

Sanitary Sewer

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

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

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

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



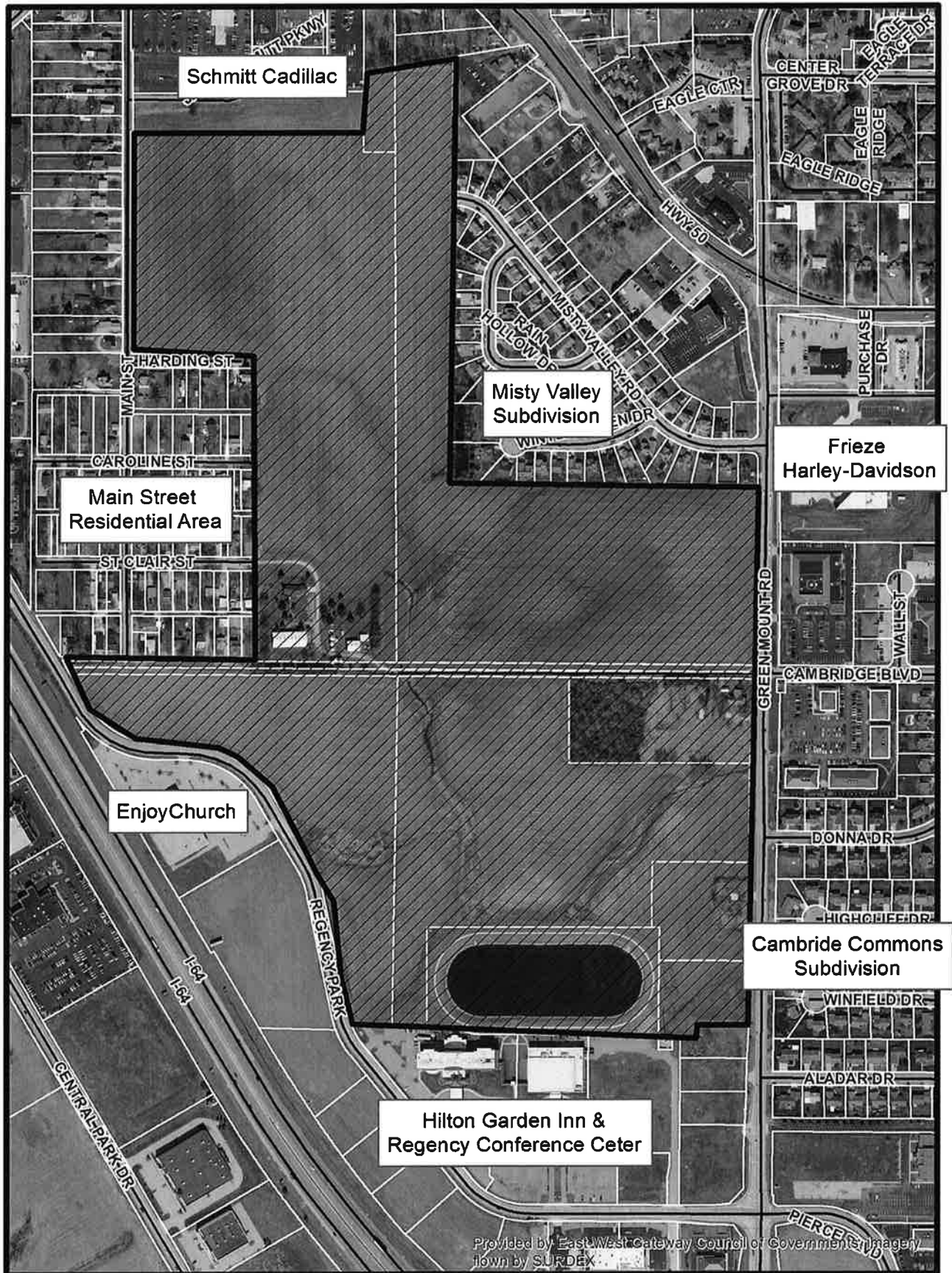
Provided by East West Gateway Council of Governments, Imagery
flown by SURDEX



0 220 440 880 1,320 Feet



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



0 220 440 880 1,320 Feet





GREEN MOUNT MEDICAL CAMPUS

Sub-Area Plan

Background

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

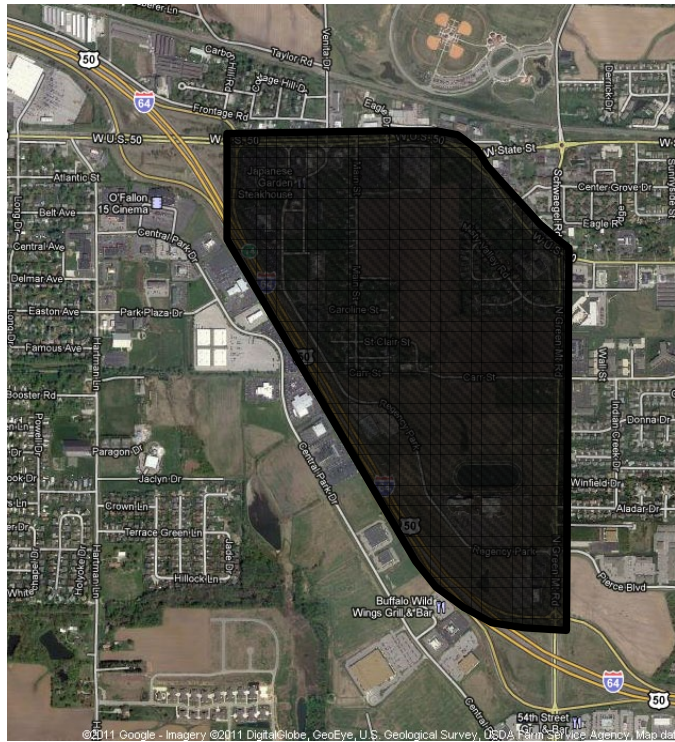
The City is generating this Sub-Area Plan as an amendment to the Comprehensive Plan to reflect the potential uses, impacts, and opportunities a hospital might have on the surrounding area. While a detailed medical campus site plan is not expected to be submitted by HSHS until Spring 2012, this sub-area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



Location

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

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

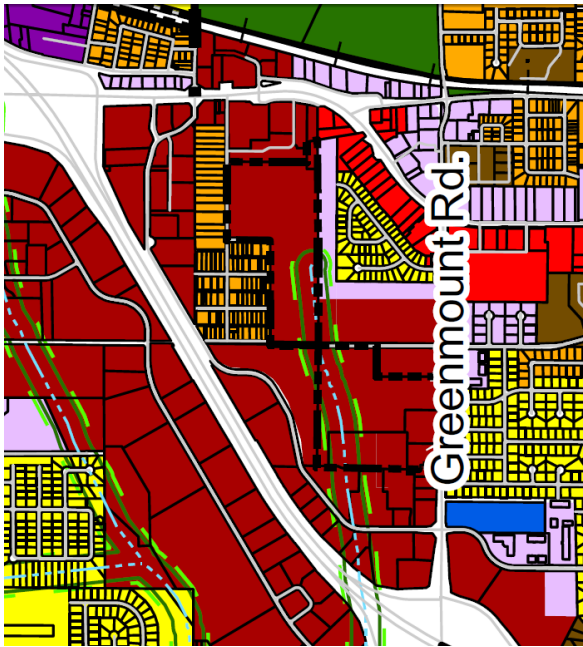


Boundary of Green Mount Medical Campus Sub-Area Plan

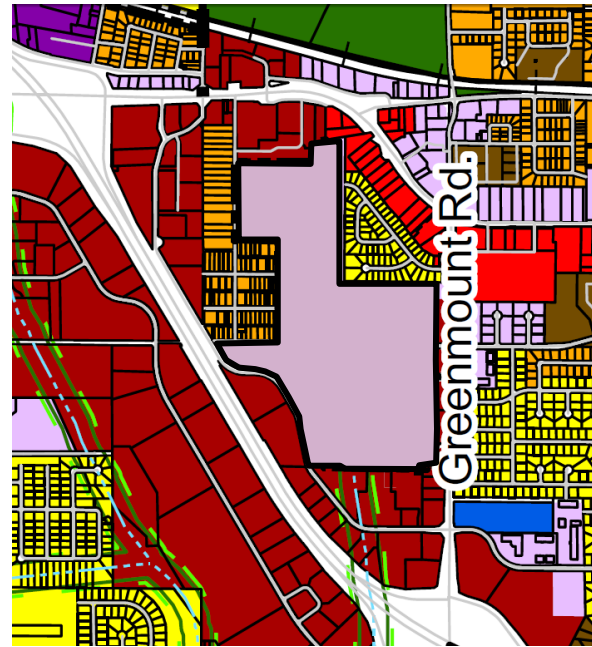
Land Use

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

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



Existing Comprehensive Plan Future Land Use Map



Revised Comprehensive Plan Future Land Use Map

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

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

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

Analysis of Land Uses

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

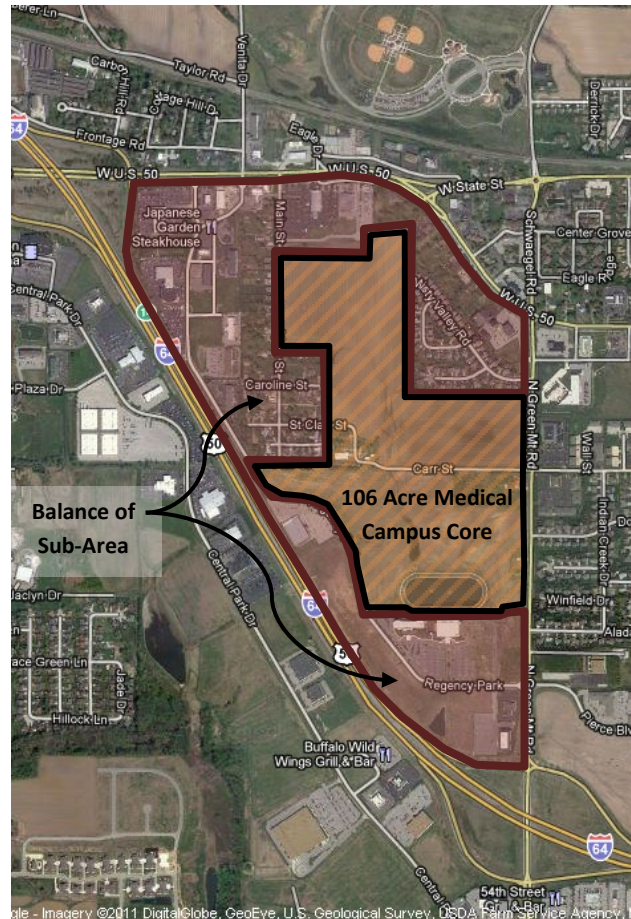
- 1) *106 Acre Medical Campus Core*: The 106 acre campus that the Hospital Sisters Health System is considering for a hospital.
- 2) *Balance of Sub-Area Outside Medical Campus Core*: The remainder of land within the Sub-Area including those properties within the TIF boundary but not including the hospital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

106 Acre Medical Campus Core

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

Balance of Sub-Area Outside Medical Campus Core

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



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



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

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

Property Adjacent but Outside of the Medical Campus Sub-Area

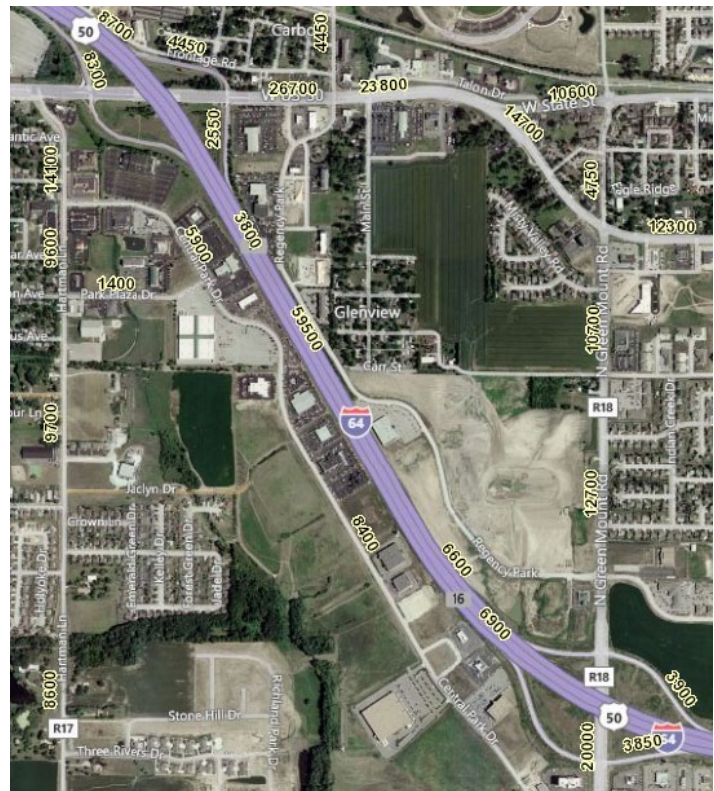
Green Mount Road should act as a hard line between the development of the Green Mount Medical Campus and the residential land to the east. Conversion of residential properties east of Green Mount shall not occur, and those residential areas shall remain as residential only. Vacant land (owned by

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

Traffic Access, Infrastructure, and Undermining

Traffic & Roadways

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



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

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

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

Traffic Study

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

Access

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

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

Parking

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

Sidewalks/Bikeways

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

Utilities and Drainage

Sanitary Sewer

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

Water

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

Gas

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

Drainage

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

Undermining

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

Zoning and Site Design

Bulk and Area Regulations

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

Architectural Standards

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

Site Planning

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

Streetscapes

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

Identity/Gateways

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

Signage/Wayfinding

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

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

Common Areas/Greens/Connectivity to Family Sports Park

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

Service & Loading Areas

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

Outdoor Storage

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

Neighboring Residential Bufferyard Requirements

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

Mitigation of Noise

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

Economic Development

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

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

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

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

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

Case Studies Summary

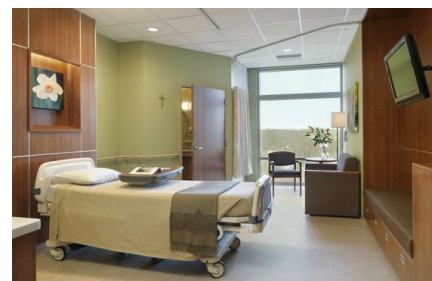
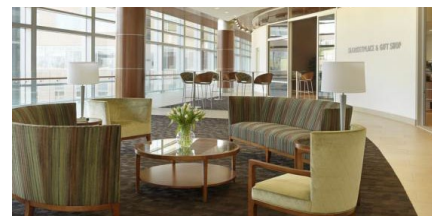
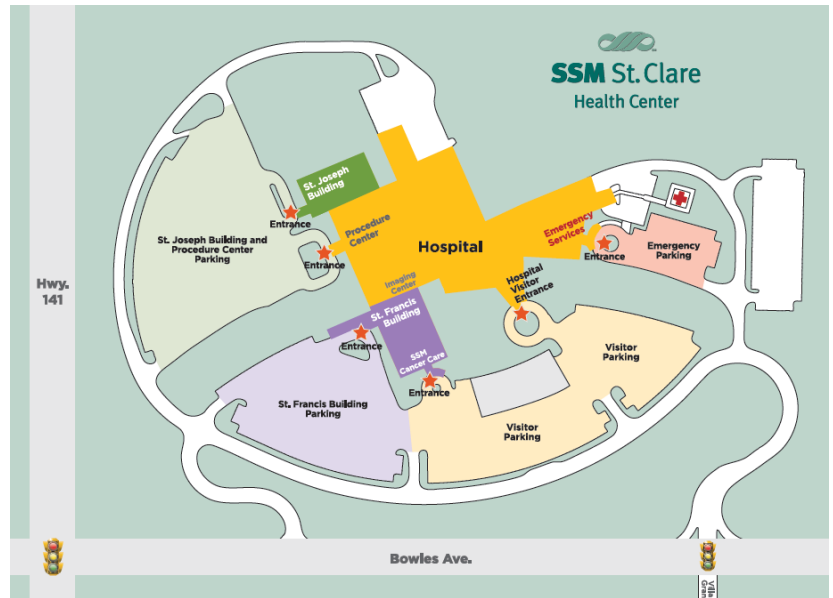
| <u>Hospital</u> | <u>Location</u> | <u>Beds</u> | <u>MOB</u> | <u>Acreage</u> |
|---------------------------|-----------------|-------------|------------------------------|----------------|
| SSM St. Clare | Fenton, MO | 154 | 116,000 sf in 1 bldg | 54 acres |
| Barnes Jewish St. Peters | St. Peters,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

SSM St. Clare

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

Summary:

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





Findings on SSM St. Clare, Fenton:

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

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

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

Barnes Jewish St. Peters

Location: St. Peters, MO
Inpatient Beds: 127-180
Medical Office: Building 1 – 46,883 sf
 Building 2 – 51,013 sf
Total MOB: 98,000 sf
Site Acreage: 28 acres

Summary:

BJ St. Peters Hospital (BJSPH) is an older facility that has had several additions to the hospital as well as the medical office buildings. In the 2004 expansion adjacent to the Siteman Cancer Center, cardiology and women's centers along with outpatient surgery and an endoscopy center were added to the campus. In 2008, the main hospital building expanded with a 67,000 sf, 3-story addition that includes 64 additional patient rooms, a new inpatient pharmacy, and medical office space. Other services offered at this campus include a breast health and women's center, cancer care, cardiology, diabetes services, emergency department, home health, hospice care, imaging services, nutritional services, obstetrics, pulmonary, surgery and therapy services. BJ St. Peters also houses a satellite facility of the Siteman Cancer Center which is a partnership between the hospital and the Washington University School of Medicine.





Findings on Barnes Jewish St. Peters:

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

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

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

Barnes Jewish West County

Location: Creve Coeur, MO

Inpatient Beds: 108 to 150

Medical Office: Building 1 – 57,877 sf

Building 2 – 53,986 sf

Building 3 – 51,865 sf

Building 4 – 73,363 sf

Total MOB: 237,000 sf

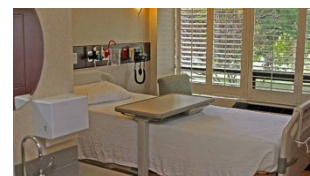
Site Acreage: 54 acres

Summary:

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



12634 Olive Blvd. • Creve Coeur, MO 63141 • Front Desk: 314-996-8000
 For a physician referral please call 314-542-WEST (314-542-9378) or 800-392-0936
 BarnesJewishWestCounty.org





Findings on Barnes Jewish West County, Creve Coeur:

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

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

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

HSHS - ST. ELIZABETH'S HOSPITAL

PLANNED USE SUBMITTAL

O'FALLON, ILLINOIS

CONTACT INFORMATION

**OWNER: ST. ELIZABETH'S HOSPITAL
OF THE HOSPITAL SISTERS
OF THE THIRD ORDER OF ST. FRANCIS**

211 SOUTH THIRD STREET
BELLEVILLE, ILLINOIS 62220
(618) 234-2120
CONTACT: SUE BEELER, BSN, RN
ADMINISTRATIVE DIRECTOR OF PATIENT CARE SERVICES

ARCHITECT: KAHLER SLATER DESIGN

44 EAST MIFFLIN STREET
MADISON, WISCONSIN 53703
CONTACT: JENNIFER VOIGT

**ENGINEER - SURVEYOR: THOUVENOT, WADE,
& MOERCHEN, INC.**

4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488
CONTACT: PAUL HOMANN, PE.
DANA LINK, PE.
DEREK TWENTE, PLS.

PLANNED USE SUBMITTAL DRAWINGS

CIVIL SITE DRAWINGS

CS1.0 COVER SHEET
CS1.1 TITLE COMMITMENT - SCHEDULE B ITEMS
CS2.0 ZONING AND LAND USE
CS2.1 SURROUNDING PROPERTY INFORMATION
CS2.2 OVERALL SITE PLAN
CS2.3 ENLARGED SITE PLAN - NORTH
CS2.4 ENLARGED SITE PLAN - SOUTH
CS3.0 GRADING PLAN
CS3.1 OVERALL UTILITY PLAN
CS3.2 ENLARGED BUILDING UTILITY PLAN

SITE ELECTRICAL DRAWINGS

E0.10a ELECTRICAL SITE PLAN - LIGHTING
E0.10b ELECTRICAL SITE PLAN SCHEDULES
E0.10c ELECTRICAL SITE PLAN SCHEDULES
E0.10d ELECTRICAL SITE CUT SHEETS

LANDSCAPE DRAWINGS

L1.10 LANDSCAPE PLAN
L1.20 LANDSCAPE PLAN ENLARGEMENTS

SCHEDULE DATES PENDING CON APPROVAL

CONSTRUCTION START - NOVEMBER 2014
CONSTRUCTION COMPLETE - FEBRUARY 2017
IDPH APPROVAL - MAY 2017
FIRST PATIENT - JUNE 2017

| | |
|---|-------------------|
| AREA OF PROJECT SITE: | 114.36 ACRES |
| MAXIMUM GROSS FLOOR AREA ALLOWED PER ORDINANCE: | 3,736,141 SQ. FT. |
| PROPOSED GROSS FLOOR AREA: | 479,539 SQ FT |
| PERCENTAGE (%) OF BUILDING COVERAGE ON LOT: | 2.9% |

ZONING CLASSIFICATIONS -

EXISTING ZONING OF LOT: O-1 (P) OFFICE DISTRICT (PLANNED)
PROPOSED ZONING OF LOT: O-1 (P) OFFICE DISTRICT (PLANNED)

PROPOSED BUILDING INFORMATION

HOSPITAL AREA - 344,539 BGFS
HOSPITAL FOOT PRINT - 109,672 BGFS

ACC POB AREA - 135,000 BGFS
ACC POB FOOT PRINT - 35,484 BGFS

HOSPITAL HEIGHT - 94 FEET
ACC POB HEIGHT - 79.5 FEET

SITE UTILIZATION

PARCEL AREA (EXCLUDING PROPOSED ROW) 4,889,209 SQ FT
EXISTING POND AND WALK 257,506 SQ FT
BUILDING AREA 145,156 SQ FT
PARKING AREA A 260,343 SQ FT
(WITH PATIENT DROP OFFS)
PARKING AREA B 39,770 SQ FT
(WITH PATIENT DROP OFF AND AMBULANCE DRIVE)
PARKING AREA C 84,052 SQ FT
PARKING AREA D 97,567 SQ FT
PARKING AREA E 88,080 SQ FT
PARKING AREA F 88,283 SQ FT
PARKING AREA F (FUTURE) 150,503 SQ FT
LOADING DOCK 200,856 SQ FT
CAMPUS ROADS 71,773 SQ FT
FUTURE ROADS 70,919 SQ FT
SIDEWALKS/HELIPAD 3,291,544 SQ FT
OPEN AREAS/GRASS AREAS

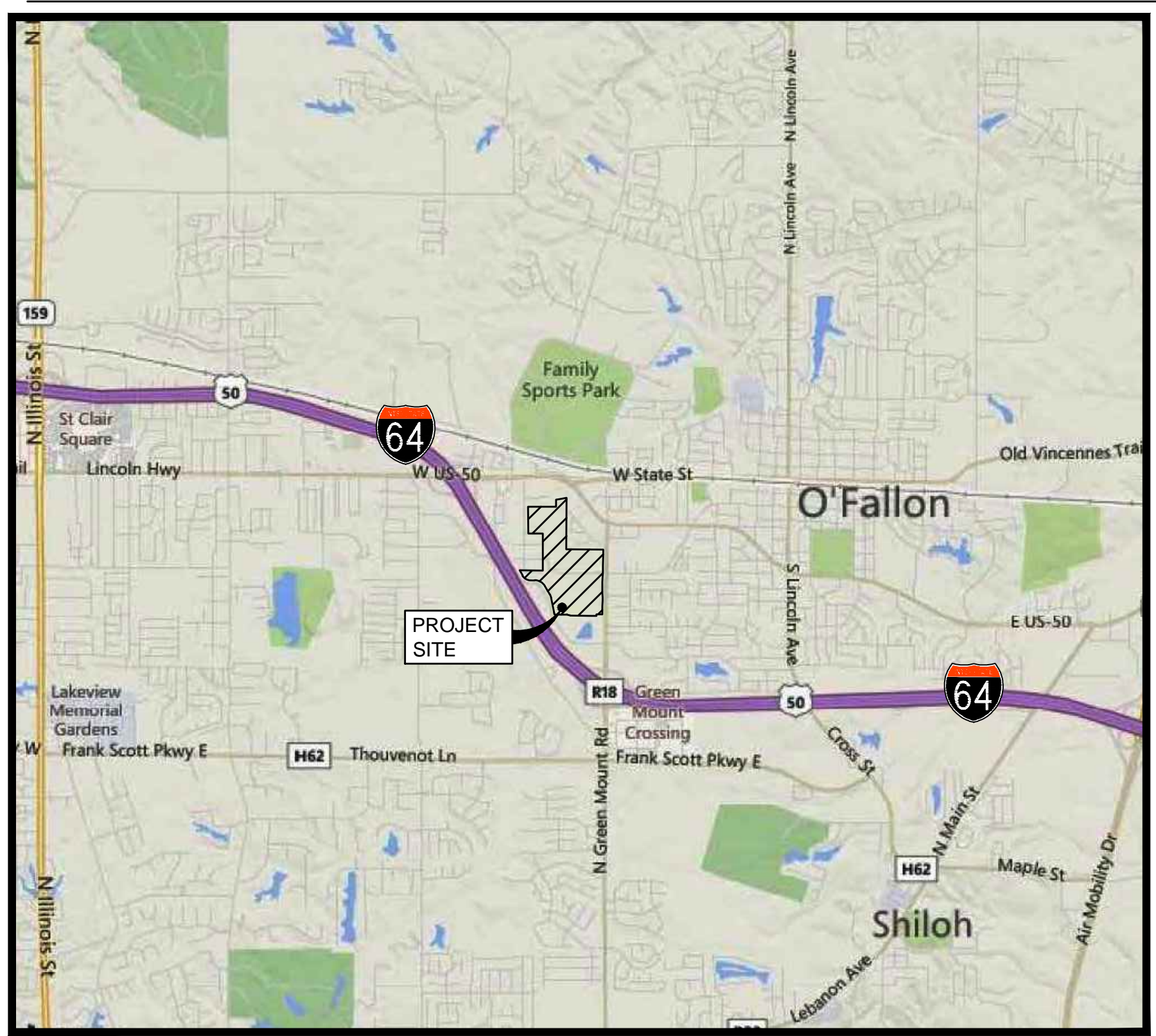
CITY COUNCIL APPROVAL:

THE PRELIMINARY SITE PLAN FOR THE ST. ELIZABETH'S HOSPITAL WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE _____ DAY OF _____, 2014.

MAYOR _____ DATE _____

ATTEST: _____

CITY CLERK _____ DATE _____



LOCATION MAP NOT TO SCALE

CONGRESSIONAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 25, AND PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GLENVIEW SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK "L" ON PAGE 34; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST, ON THE EASTERLY LINE OF SAID GLENVIEW SUBDIVISION, THE EASTERLY LINE OF GLENN'S 1ST ADDITION TO GLENVIEW SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK "M" ON PAGE 17 AND THE EASTERLY LINE OF GLENN'S 2ND ADDITION TO GLENVIEW SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK "X" ON PAGE 17, A DISTANCE OF 1,121.32 FEET TO THE NORTHEAST CORNER OF SAID GLENN'S 2ND ADDITION; THENCE NORTH 89 DEGREES 28 MINUTES 13 SECONDS WEST, ON THE NORTHERLY LINE OF SAID GLENN'S 2ND ADDITION, 442.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET AS DESCRIBED IN DOCUMENT NUMBER A01015427; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE OF MAIN STREET, 815.73 FEET TO THE SOUTHERLY LINE OF A MINOR SUBDIVISION PLAT SCHMITT OFFICE PARK, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A01955027; THENCE SOUTH 89 DEGREES 45 MINUTES 31 SECONDS EAST, ON SAID SOUTHERLY LINE OF MINOR SUBDIVISION PLAT SCHMITT OFFICE PARK, A DISTANCE OF 843.11 FEET TO THE SOUTHEASTERLY CORNER OF SAID MINOR SUBDIVISION PLAT SCHMITT OFFICE PARK; THENCE NORTH 00 DEGREES 15 MINUTES 36 SECONDS EAST, ON THE EASTERLY LINE OF SAID MINOR SUBDIVISION PLAT SCHMITT OFFICE PARK, A DISTANCE OF 217.00 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2501 ON PAGE 2136; THENCE NORTH 82 DEGREES 50 MINUTES 29 SECONDS EAST, ON SAID NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2501 ON PAGE 2136, A DISTANCE OF 125.30 FEET TO THE NORTHWEST CORNER OF LOT 14 OF THE ASSESSMENT PLAT OF PART OF LOTS 11 AND 14 OF MARY SCHEBEL TRACTS ASSESSMENT PLAT; THENCE NORTH 80 DEGREES 13 MINUTES 00 SECONDS EAST, ON THE NORTHERLY LINE OF SAID LOT 14 OF MARY SCHEBEL TRACTS ASSESSMENT PLAT, 203.16 FEET TO A POINT ON THE EASTERLY LINE OF THE WESTERLY 200 FEET OF SAID LOT 14 AND ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF MISTY VALLEY 4TH ADDITION, REFERENCE BEING HAD TO THE PLAT THEREOF IN ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK 92 ON PAGE 34; THENCE SOUTH 00 DEGREES 19 MINUTES 51 SECONDS WEST, ON SAID WESTERLY LINE OF MISTY VALLEY 4TH ADDITION AND THE NORTHERLY EXTENSION THEREOF, 1,556.33 FEET TO THE SOUTHWEST CORNER OF SAID MISTY VALLEY 4TH ADDITION; THENCE SOUTH 89 DEGREES 28 MINUTES 43 SECONDS EAST, ON THE SOUTHERLY LINE OF SAID MISTY VALLEY 4TH ADDITION AND THE EASTERLY EXTENSION THEREOF, 1,120.65 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTH GREENMOUNT ROAD (AKA COUNTY HIGHWAY 89), REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK 125 ON PAGES 31-33; THENCE ON SAID WESTERLY RIGHT OF WAY LINE OF NORTH GREENMOUNT ROAD THE FOLLOWING ELLENS (11) COURSES AND DISTANCES: 1.) SOUTH 00 DEGREES 03 MINUTES 31 SECONDS WEST, 162.68 FEET; 2.) SOUTH 02 DEGREES 12 MINUTES 32 SECONDS WEST, 328.15 FEET; 3.) SOUTH 00 DEGREES 11 MINUTES 09 SECONDS WEST, 164.06 FEET; 4.) SOUTH 01 DEGREES 03 MINUTES 21 SECONDS WEST, 224.49 FEET; 5.) SOUTH 04 DEGREES 29 MINUTES 02 SECONDS WEST, 160.21 FEET; 6.) SOUTH 00 DEGREES 18 MINUTES 49 SECONDS WEST, 24.97 FEET; 7.) SOUTH 00 DEGREES 14 MINUTES 35 SECONDS EAST, 298.11 FEET; 8.) SOUTH 04 DEGREES 03 MINUTES 16 SECONDS EAST, 131.57 FEET; 9.) SOUTH 00 DEGREES 44 MINUTES 31 SECONDS EAST, 114.84 FEET; 10.) SOUTH 03 DEGREES 05 MINUTES 29 SECONDS WEST, 167.56 FEET; 11.) SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 245.57 FEET TO THE NORTHERLY LINE OF LOT 1 OF THE SHOPPES AT GREEN MOUNT, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK 105 ON PAGE 32; THENCE NORTH 89 DEGREES 29 MINUTES 47 SECONDS WEST, ON THE NORTHERLY LINE OF SAID LOT 1 OF THE SHOPPES AT GREEN MOUNT, 184.53 FEET TO THE EASTERLY LINE OF SAID OUTLOT 12E OF THE SHOPPES AT GREEN MOUNT 1ST AMENDMENT AND NORTH ADJACENT 7.79 ACRES, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02066634; THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS EAST, ON SAID EASTERLY LINE OF OUTLOT 12E OF THE SHOPPES AT GREEN MOUNT 1ST AMENDMENT AND NORTH ADJACENT 7.79 ACRES, 398.14 FEET TO THE NORTHEASTERLY CORNER OF SAID OUTLOT 12E OF THE SHOPPES AT GREEN MOUNT; THENCE NORTH 89 DEGREES 59 MINUTES 04 SECONDS WEST, ON THE NORTHERLY LINE OF SAID OUTLOT 12E OF THE SHOPPES AT GREEN MOUNT 1ST AMENDMENT AND NORTH ADJACENT 7.79 ACRES, 848.48 FEET TO THE NORTHWESTERLY CORNER OF SAID OUTLOT 12E OF THE SHOPPES AT GREEN MOUNT 1ST AMENDMENT AND NORTH ADJACENT 7.79 ACRES; THENCE SOUTH 00 DEGREES 00 MINUTES 56 SECONDS WEST, ON THE WESTERLY LINE OF SAID OUTLOT 12E OF THE SHOPPES AT GREEN MOUNT 1ST AMENDMENT AND NORTH ADJACENT 7.79 ACRES, 365.61 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02054556 AND THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02054557, A DISTANCE OF 273.02 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF REGENCY PARK, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK 105 ON PAGE 41; THENCE ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF REGENCY PARK THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1.) NORTHWESTERLY 52.08 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 17 DEGREES 15 MINUTES 35 SECONDS WEST, 52.00 FEET; 2.) NORTH 11 DEGREES 44 MINUTES 02 SECONDS WEST, 461.51 FEET; 3.) NORTHWESTERLY 116.87 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 02 MINUTES 02 SECONDS WEST, 116.35 FEET; 4.) NORTH 30 DEGREES 20 MINUTES 02 SECONDS WEST, 283.74 FEET; 5.) NORTHWESTERLY 371.51 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 59 DEGREES 53 MINUTES 52 SECONDS WEST, 355.24 FEET; 6.) NORTH 89 DEGREES 27 MINUTES 41 SECONDS WEST, 112.65 FEET; 7.) NORTHWESTERLY 309.70 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 59 DEGREES 53 MINUTES 13 SECONDS WEST, 296.13 FEET; 8.) NORTH 30 DEGREES 18 MINUTES 45 SECONDS WEST, 179.38 FEET TO THE SOUTHERLY LINE OF SAID GLENVIEW SUBDIVISION; THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS EAST, ON THE SOUTHERLY LINE OF SAID GLENVIEW SUBDIVISION, 702.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 106.57 ACRES, MORE OR LESS.

TRACT 6:

LOT 12E IN THE SHOPPES AT GREEN MOUNT 1ST AMENDMENT AND NORTH ADJACENT 7.79 ACRES ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER A02066634, BEING A RESUBDIVISION OF ALL OF LOT 12 OF THE SHOPPES AT GREEN MOUNT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 105 PAGE 92.

EXCEPT THE COAL AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL AND OTHER MINERALS.

SITUATED IN ST. CLAIR COUNTY, ILLINOIS.

Parking Calculations per Zoning Ordinance

| | |
|---|------|
| Hospital | |
| 2 space per bed plus 1 for each Doctor and Employee | |
| 2 spaces per bed: 144 x 2 | 288 |
| Number of Employees at peak shift = 867 | |
| Number of Doctors at peak shift = 120 | 120 |
| | |
| Total | 1275 |

| | | |
|---|--|------|
| Breakdown | | Req. |
| Public (HC Accessible breakout below) | | 220 |
| Em. Dept (10% HC Accessible) | | 60 |
| Staff (2% HC Accessible) | | 850 |
| Service (2% HC Accessible) | | 25 |
| Physician (2% HC Access-combine with MOB) | | 120 |
| Total | | 1275 |

| | |
|--|-----|
| Medical Office Building | |
| 4.5 spaces per 1,000 Gross Floor Area (GFA): 135,000 GFA / 1,000 x 4.5 | 608 |
| Total | 608 |
| OR (WHICHEVER GREATER) | |
| 4 per doctor + 1 per each additional employee | TBD |
| Total | TBD |

| | | |
|---|--|-----|
| Breakdown | | |
| Public (HC Accessible Breakout below) | | 273 |
| Staff (2% HC Accessible) | | 255 |
| Physician (2% HC Access-combine with MOB) | | 80 |
| Total | | 608 |

| | |
|----------------------|------|
| Phase 1 Campus TOTAL | 1883 |
|----------------------|------|

Parking Provided

| Total Provided | Required | Lot | Provided | Const. Now | "Ghost" | HC (included) |
|--|----------|---------|----------|------------|---------|---------------|
| Public - Combined (10% HC Accessible) | 493 | A | 493 | 493 | 0 | 49 |
| Em. Dept - Hospital Only (10% HC Accessible) | 60 | B | 60 | 60 | 0 | 6 |
| Staff - Combined (HC Accessible-per IL ADA chart) | 1105 | C/D/F/G | 1105 | 630 | 475 | 25 |
| Service - Hospital Only (HC Accessible-per IL ADA chart) | 25 | C | 25 | 25 | 0 | 1 |
| Physician - Combined (HC Accessible-per IL ADA chart) | 200 | E | 208 | 208 | 0 | 7 |
| Total | 1883 | | 1891 | 1416 | 475 | 88 |

Kahler Slater
experience design

St. Elizabeth's Hospital
AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

TWM

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

CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688
corp@twm-inc.com

PROFESSIONAL REGISTRATIONS
ILLINOIS PROFESSIONAL DESIGN FIRM
PROFESSIONAL ENGINEERING CORP.
ILLINOIS PROF. LAND SURVEYING CORP.
MISSOURI PROFESSIONAL ENGR. CORP.
MISSOURI LAND SURVEYING CORP.

LICENSE NO.
184-001220
61-035379
81-065202
046-000029
NC 001528
NC 000346

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S HOSPITAL

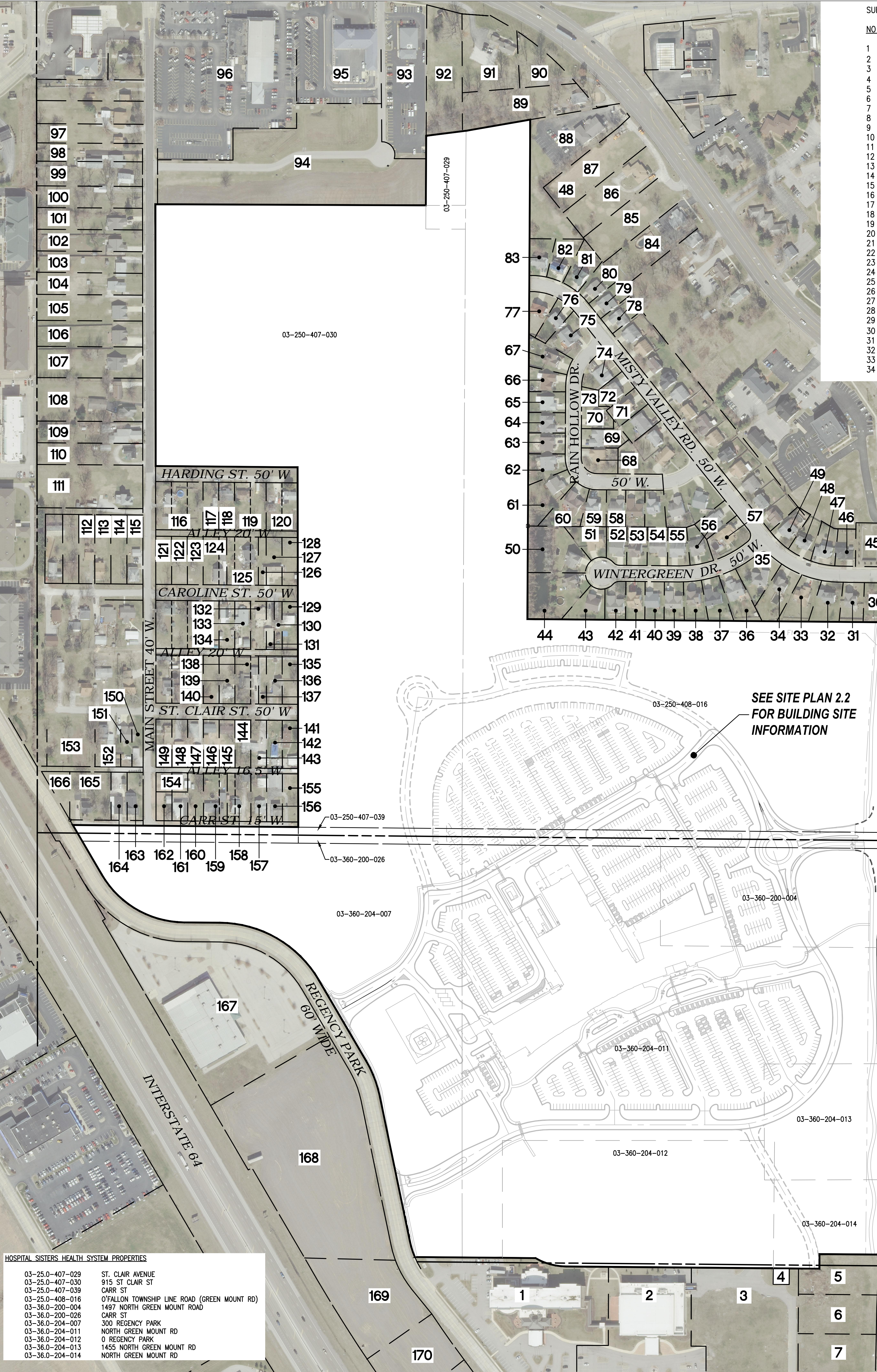
O'FALLON, IL

Project No.
D03130138

Sheet Title
COVER SHEET

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
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Sheet No.
CS-1.0

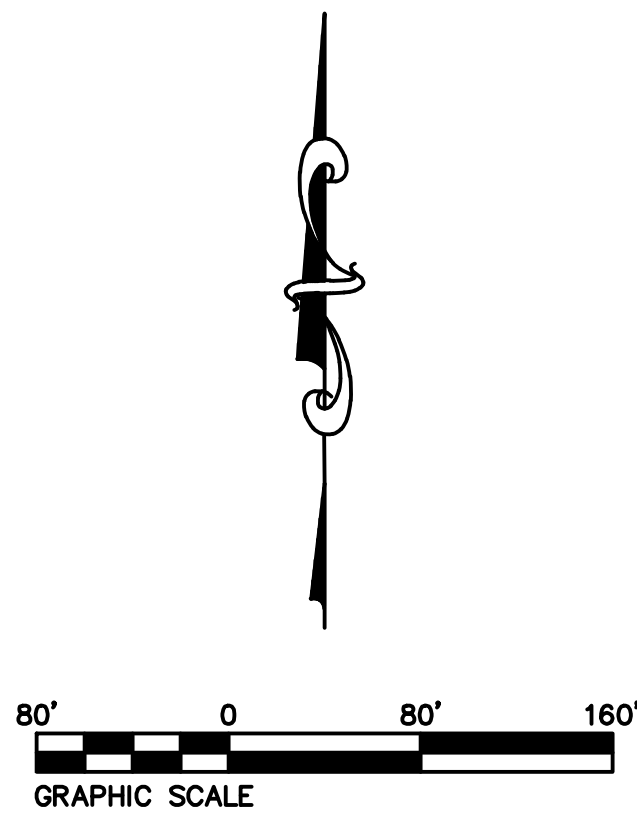
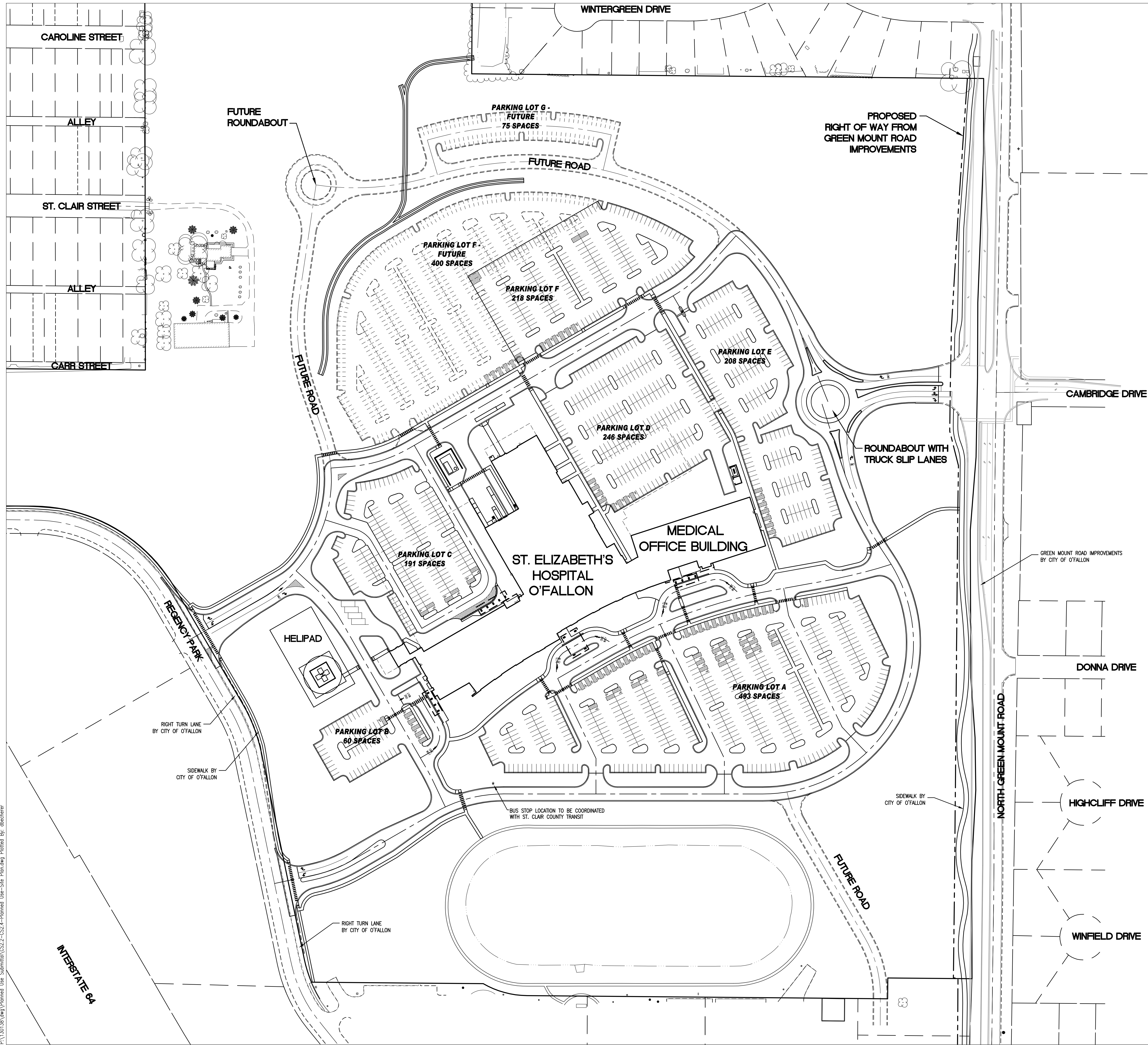


| HOSPITAL SISTERS HEALTH SYSTEM PROPERTIES | | |
|---|--|--|
| 03-25.0-407-029 | ST. CLAIR AVENUE | |
| 03-25.0-407-030 | 915 ST. CLAIR ST | |
| 03-25.0-407-039 | CARR ST | |
| 03-25.0-408-016 | O'FALLON TOWNSHIP LINE ROAD (GREEN MOUNT RD) | |
| 03-36.0-200-004 | 1497 NORTH GREEN MOUNT ROAD | |
| 03-36.0-200-026 | CARR ST | |
| 03-36.0-204-007 | 300 REGENCY PARK | |
| 03-36.0-204-011 | NORTH GREEN MOUNT RD | |
| 03-36.0-204-012 | O REGENCY PARK | |
| 03-36.0-204-013 | 1455 NORTH GREEN MOUNT RD | |
| 03-36.0-204-014 | NORTH GREEN MOUNT RD | |

SURROUNDING PROPERTY OWNERS WITHIN 250 FEET

| NO | PARCEL NUMBER | PROPERTY ADDRESS | OWNER |
|----|-----------------|------------------------------|--|
| 1 | 03-36.0-204-015 | 360 REGENCY PARK | D & D LODGING, LLC |
| 2 | 03-36.0-204-016 | 400 REGENCY PARK | CITY OF O'FALLON |
| 3 | 03-36.0-204-018 | 430 REGENCY PARK | D & D LODGING, LLC |
| 4 | 03-36.0-204-002 | 490 REGENCY PARK | CITY OF O'FALLON |
| 5 | 03-36.0-204-003 | 1433 NORTH GREEN MOUNT ROAD | GREENMOUNT CENTRE LLC |
| 6 | 03-36.0-204-004 | 1425 NORTH GREEN MOUNT ROAD | GREENMOUNT CENTRE LLC |
| 7 | 03-36.0-204-005 | 1417 NORTH GREEN MOUNT ROAD | GREENMOUNT CENTRE LLC |
| 8 | 04-31.0-107-008 | 737 ALADAR DR | MARC C. & NANCY K. LEVINE |
| 9 | 04-31.0-107-009 | 731 ALADAR DR | TOMMY L. & RITA MITCHELL |
| 10 | 04-31.0-109-031 | 730 ALADAR DR | DEBORAH F. HOUSTON |
| 11 | 04-31.0-109-030 | 736 ALADAR DR | EUGENE & VENESSA M. WILLIAMS |
| 12 | 04-31.0-109-023 | 739 WINFIELD DR | JAMES K. & PAMELA D. DENNY |
| 13 | 04-31.0-109-024 | 733 WINFIELD DR | GREGORY & JOANN SKINNER |
| 14 | 04-31.0-109-016 | 738 WINFIELD DR | ARETHA W. & MARCUS A. THOMAS |
| 15 | 04-31.0-109-017 | 732 WINFIELD DR | CHERYL A. BERGAN |
| 16 | 04-31.0-109-009 | 737 HIGHCLIFF DR | FATAH EL HAMARHAN ABDEL |
| 17 | 04-31.0-109-010 | 731 HIGHCLIFF DR | KEVIN & COLLEEN BOEME |
| 18 | 04-31.0-109-002 | 736 HIGHCLIFF DR | JEFFREY A. TAYLOR |
| 19 | 04-31.0-109-003 | 730 HIGHCLIFF DR | JAMES & CATHERINE LUEHRS |
| 20 | 04-31.0-109-037 | 725 DONNA DR | BEATRICE BENNETT |
| 21 | 04-31.0-109-038 | 721 DONNA DR | RASMUSSEN CHRIS WILSON JACQUEL |
| 22 | 04-31.0-110-006 | 726 DONNA DR | BRYAN K. & SIMONE Y. JORDAN |
| 23 | 04-31.0-110-007 | 722 DONNA DR | JOE & SHERRI GRIFFITH |
| 24 | 04-31.0-110-018 | 1468 GREEN MOUNT ROAD BLDG 1 | SOUTHERN ILLINOIS BUILDERS ASSOCIATION |
| 25 | 04-31.0-110-015 | NORTH GREEN MOUNT RD | GREENMOUNT ROAD DEVELOPMENT LLC |
| 26 | 04-31.0-110-014 | 1490 GREEN MOUNT ROAD BLDG 5 | PROFESSIONAL RESOURCE DEVELOPMENT |
| 27 | 04-31.0-100-001 | ROUTE 50 | ILLINOIS POWER COMPANY |
| 28 | 04-30.0-303-048 | 1512 NORTH GREEN MOUNT RD | CHICAGO TR CO TR 1103919 |
| 29 | 04-30.0-303-080 | 1560 NORTH GREEN MOUNT RD | FORWARD GENERATION LLC |
| 30 | 03-25.0-411-007 | 801 MISTY VALLEY RD | CITY OF O'FALLON |
| 31 | 03-25.0-411-006 | 805 MISTY VALLEY RD | JAMES D. CHAMBERS |
| 32 | 03-25.0-411-005 | 809 MISTY VALLEY RD | CAROLE L. TAYON |
| 33 | 03-25.0-411-004 | 813 MISTY VALLEY RD | MA KAI-WOOD & CHOW MING KIM |
| 34 | 03-25.0-411-003 | 817 MISTY VALLEY RD | RYAN L. & MICHELE L. FOWLER |

| NO | PARCEL NUMBER | PROPERTY ADDRESS | OWNER |
|-----|-----------------|--------------------------|----------------------------------|
| 35 | 03-25.0-411-002 | 821 MISTY VALLEY RD | KENNETH & AMY BAIRD ROUMPOS |
| 36 | 03-25.0-411-001 | 606 WINTERGREEN DR | KARL L. & BRENDA TRACY |
| 37 | 03-25.0-411-015 | 610 WINTERGREEN DR | BRADLEY D. & ANNA M. KOEPP |
| 38 | 03-25.0-411-014 | 614 WINTERGREEN DR | AMANDA M. LAWSON |
| 39 | 03-25.0-411-013 | 618 WINTERGREEN DR | CHARLES M. & ROBYN KLAVER |
| 40 | 03-25.0-411-012 | 622 WINTERGREEN DR | DOUGLAS J. & LYNDY K. LONG |
| 41 | 03-25.0-411-011 | 626 WINTERGREEN DR | BRANDY & NEDITA CROCKETT |
| 42 | 03-25.0-411-010 | 630 WINTERGREEN DR | WILLIAM & NANCY E. EISCHEID |
| 43 | 03-25.0-411-009 | 634 WINTERGREEN DR | EDWARD R. FOX |
| 44 | 03-25.0-411-008 | 638 WINTERGREEN DR | DELANO & DEONDRA MOSELY |
| 45 | 03-25.0-408-057 | 0 NORTH GREEN MOUNT RD | CARROLLTON BANK |
| 46 | 03-25.0-408-031 | 806 MISTY VALLEY RD | FRANCOIS X. DANG |
| 47 | 03-25.0-408-030 | 810 MISTY VALLEY RD | GONG LIN |
| 48 | 03-25.0-408-029 | 814 MISTY VALLEY RD | JOHN SEK |
| 49 | 03-25.0-408-028 | 818 MISTY VALLEY RD | LINDA WRIGHT |
| 50 | 03-25.0-410-010 | 637 WINTERGREEN DR | OLUWASEGUN O. & ADRIANA J. ODUSA |
| 51 | 03-25.0-410-011 | 633 WINTERGREEN DR | NORMAN T. & JUANITA STONE |
| 52 | 03-25.0-410-012 | 628 WINTERGREEN DR | CLINT A. GILGE |
| 53 | 03-25.0-410-013 | 625 WINTERGREEN DR | DANIEL TURNER |
| 54 | 03-25.0-410-014 | 621 WINTERGREEN DR | MAGNUS & CHRISTINA CREED |
| 55 | 03-25.0-410-015 | 615 WINTERGREEN DR | JUSTIN RENO |
| 56 | 03-25.0-410-016 | 611 WINTERGREEN DR | AARON SZURKO |
| 57 | 03-25.0-410-002 | 825 MISTY VALLEY RD | DAVID B. & KAREN SKOOG |
| 58 | 03-25.0-410-007 | 618 RAIN HOLLOW DR | ALLISON N. & YOUNG BOB WREATH |
| 59 | 03-25.0-410-006 | 622 RAIN HOLLOW DR | HOWARD E. & PATRICIA A. SNARE |
| 60 | 03-25.0-410-005 | 626 RAIN HOLLOW DR | DAVID JR. & JESSE M. CHANCELLOR |
| 61 | 03-25.0-413-010 | 630 RAIN HOLLOW DR | MICHAEL R. GILMORE |
| 62 | 03-25.0-413-009 | 634 RAIN HOLLOW DR | TODD A. & KRISTA L. PORTER |
| 63 | 03-25.0-413-008 | 638 RAIN HOLLOW DR | MICHAEL & CRYSTAL L. MOHR |
| 64 | 03-25.0-413-007 | 642 RAIN HOLLOW DR | ADAM KUHIL |
| 65 | 03-25.0-413-006 | 646 RAIN HOLLOW DR | REMON L. BASS |
| 66 | 03-25.0-413-005 | 650 RAIN HOLLOW DR | KELLY JEAN WOELKE |
| 67 | 03-25.0-413-004 | 654 RAIN HOLLOW DR | CHARLES D. & BRENDA SCOTT |
| 68 | 03-25.0-412-011 | 631 RAIN HOLLOW DR | ROBERT P. CAHILL |
| 69 | 03-25.0-412-010 | 639 RAIN HOLLOW DR | JONATHAN D. RATCHICK |
| 70 | 03-25.0-412-009 | 643 RAIN HOLLOW DR | FRANCIS J. & KELLY R. KUCA |
| 71 | 03-25.0-412-001 | 849 MISTY VALLEY RD | DARBY C. & ROSE MARY HOWARD |
| 72 | 03-25.0-412-007 | 853 MISTY VALLEY RD | RUBEN E. & VICTORIA MONTES |
| 73 | 03-25.0-412-008 | 843 RAIN HOLLOW DR | FRANCES J. & KELLY R. KUCA |
| 74 | 03-25.0-412-006 | 857 MISTY VALLEY RD | MICHAEL & WENDY MASON |
| 75 | 03-25.0-413-003 | 861 MISTY VALLEY RD | TROY & BECKY JACKSON |
| 76 | 03-25.0-413-002 | 865 MISTY VALLEY RD | JAY B. & LINDA S. BRADSHAW |
| 77 | 03-25.0-413-001 | 869 MISTY VALLEY RD | SANFORD M. SCOTT |
| 78 | 03-25.0-408-048 | 874 MISTY VALLEY RD | GLYNNIS PRICE |
| 79 | 03-25.0-408-047 | 878 MISTY VALLEY RD | MICHAEL & KIMBERLY HAVERCAMP |
| 80 | 03-25.0-408-046 | 882 MISTY VALLEY RD | PAUL & ARLENE TENFELDER CERBIE |
| 81 | 03-25.0-408-045 | 886 MISTY VALLEY RD | CARVIN B. & DORTHY J. EVANS |
| 82 | 03-25.0-408-044 | 890 MISTY VALLEY RD | TAMMY D. TAGUE |
| 83 | 03-25.0-408-043 | 894 MISTY VALLEY RD | WILLIAM A. & MICHELLE BARKSDALE |
| 84 | 03-25.0-408-008 | 817 WEST HIGHWAY 50 | SANDRA EVANS |
| 85 | 03-25.0-408-007 | 819 WEST HIGHWAY 50 | WSORE LLC |
| 86 | 03-25.0-408-006 | 821 WEST HIGHWAY 50 | WSORE LLC |
| 87 | 03-25.0-408-005 | 823 WEST HIGHWAY 50 | WSORE LLC |
| 88 | 03-25.0-408-020 | 825 WEST HIGHWAY 50 | RAYMOND H. LOVE |
| 89 | 03-25.0-408-003 | 827 WEST HIGHWAY 50 | GLEN E. DEMPCY |
| 90 | 03-25.0-408-002 | 829 WEST HIGHWAY 50 | GLEN E. DEMPCY |
| 91 | 03-25.0-408-001 | 901 WEST HIGHWAY 50 | GLEN E. DEMPCY |
| 92 | 03-25.0-407-021 | 903 WEST HIGHWAY 50 | GLEN E. DEMPCY |
| 93 | 03-25.0-407-037 | 909 WEST HIGHWAY 50 | SCHMITT LLC OF O'FALLON IL |
| 94 | 03-25.0-407-035 | 150 JACK SCHMITT PARKWAY | SCHMITT LLC OF O'FALLON IL |
| 95 | 03-25.0-407-036 | 913 WEST HIGHWAY 50 | SCHMITT LLC OF O'FALLON IL |
| 96 | 03-25.0-407-038 | 915 WEST HIGHWAY 50 | SCHMITT LLC OF O'FALLON IL |
| 97 | 03-25.0-400-020 | 111 MAIN ST | SUSAN BLAKEY |
| 98 | 03-25.0-400-007 | 113 MAIN ST | TERRY J. NEUBAUER, TRUSTEE |
| 99 | 03-25.0-400-008 | 115 MAIN ST | MARY L. REIFF |
| 100 | 03-25.0-400-009 | 117 MAIN ST | CITY OF O'FALLON |
| 101 | 03-25.0-414-001 | 119 MAIN ST | ERIK S. JOHNSON |
| 102 | 03-25.0-414-002 | 119A MAIN ST | GREGORY K. WILCOX |
| 103 | 03-25.0-400-018 | 121 MAIN ST | KENNETH EARL KOESTERER |
| 104 | 03-25.0-400-011 | 123 MAIN ST | JEFFREY A. KOESTERER |
| 105 | 03-25.0-414-003 | 125 MAIN ST | ERIKA ANN PIERCE |
| 106 | 03-25.0-414-004 | 127 MAIN ST | MELISSA & JOHN C. BROWN |
| 107 | 03-25.0-400-022 | 129 MAIN ST | KIWON & MIRA JEON |
| 108 | 03-25.0-400-013 | 133 MAIN ST | MICHAEL L. MANN |
| 109 | 03-25.0-400-014 | 135 MAIN ST | DONALD SR. & DIANE S. BAKER |
| 110 | 03-25.0-400-015 | 137 MAIN ST | MICHAEL D. & KATHY J. SWINDE |
| 111 | 03-25.0-400-016 | 141 MAIN ST | GEORGE JR. & FAY BLAKEY |
| 112 | 03-25.0-401-003 | 1006 CAROLINE ST | ISABEL H. HANGSLEBEN |
| 113 | 03-25.0-401-004 | 1006 CAROLINE ST | ISABEL H. HANGSLEBEN |
| 114 | 03-25.0-401-005 | 1002 CAROLINE ST | BEULAH & CARROLL BETTY P. WHITE |
| 115 | 03-25.0-401-006 | 1002 CAROLINE ST | BEULAH & CARROLL BETTY P. WHITE |
| 116 | 03-25.0-404-025 | 142 MAIN ST | CONNIE J. BOWERS |
| 117 | 03-25.0-404-004 | 935 HARDING ST | CAROL & JAMES & GREGORY E. HEND |
| 118 | 03-25.0-404-005 | 933 HARDING ST | GREGORY HENDRICKS |
| 119 | 03-25.0-404-024 | 931 HARDING ST | JAMES R. HENDRICKS |
| 120 | 03-25.0-404-022 | 927 HARDING ST | LUKAS W. & TISHA JAY WINKELMANN |
| 121 | 03-25.0-404-010 | 934 CAROLINE ST | BRUCE F. HULLER |
| 122 | 03-25.0-404-011 | 934 CAROLINE ST | BRUCE F. HULLER |
| 123 | 03-25.0-404-012 | 934 CAROLINE ST | BRUCE F. HULLER |
| 124 | 03-25.0-404-023 | 934 CAROLINE ST | BRUCE F. HULLER |
| 125 | 03-25.0-404-021 | 932 CAROLINE ST | CRAIG FURRY |
| 126 | 03-25.0-404-018 | 930 CAROLINE ST | VIOLA L. SIZEMORE |
| 127 | 03-25.0-404-019 | 930 CAROLINE ST | VIOLA L. SIZEMORE |
| 128 | 03-25.0-404-020 | 930 CAROLINE ST | VIOLA L. SIZEMORE |
| 129 | 03-25.0-405-010 | 929 CAROLINE ST | JEFFREY JOHN SONGER |
| 130 | 03-25.0-405-009 | 929 CAROLINE ST | JEFFREY JOHN SONGER |
| 131 | 03-25.0-405-008 | 931 CAROLINE ST | US BANK NA ASSOC, TRUSTEE |
| 132 | 03-25.0-405-007 | 931 CAROLINE ST | US BANK NA ASSOC, TRUSTEE |
| 133 | 03-25.0-405-006 | 933 CAROLINE ST | MAURICE E. & DIANA L. CONARY |
| 134 | 03-25.0-405-005 | 935 CAROLINE ST | MRO PROPERTIES LLC |
| 135 | 03-25.0-405-020 | 926 ST CLAIR ST | EVELYN & DIANN BOLBACH |
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| 137 | 03-25.0-405-018 | 927 ST CLAIR ST | EVELYN & DIANN BOLBACH |
| 138 | 03-25.0-405-026 | 928 ST CLAIR ST | PAUL FUEHNE |
| 139 | 03-25.0-405-015 | 930 ST CLAIR ST | CHRISTOPHER K. GILBERT |
| 140 | 03-25.0-405-014 | 932 ST CLAIR ST | CHRISTOPHER K. GILBERT |
| 141 | 03-25.0-406-009 | 925 ST CLAIR ST | RONALD D. & RUTH A. KNERER |
| 142 | 03-25.0-406-008 | 925 ST CLAIR ST | RONALD D. & RUTH A. KNERER |
| 143 | 03-25.0-406-007 | 927 ST CLAIR ST | VICTORIA CASSADY |
| 144 | 03-25.0-406-006 | 927 ST CLAIR ST | VICTORIA CASSADY |
| 145 | 03-25.0-406-005 | 929 ST CLAIR ST | JOSEPH BENSON |
| 146 | 03-25.0-406-004 | 931 ST CLAIR ST | JAMES K. HANCOCK |
| 147 | 03-25.0-406-003 | 933 ST CLAIR ST | KENNETH & KATHLEEN A. HURST |
| 148 | 03-25.0-406-002 | 302 MAIN ST | DARLENE & HEEREN STEVEN BURGDO |
| 149 | 03-25.0-406-001 | 302 MAIN ST | DARLENE & HEEREN STEVEN BURGDO |
| 150 | 03-25.0-403-006 | 1001 ST CLAIR ST | CLARENCE H. & VIRGINIA L. WHITE |
| 151 | 03-25.0-403-014 | 1001 ST CLAIR ST | CLARENCE H. & VIRGINIA L. WHITE |
| 152 | 03-25.0-403-020 | 1003 ST CLAIR ST | THOMAS J. KOLLENBERG |
| 153 | 03-25.0-403-019 | ST CLAIR ST | HEEREN STEVEN BURGDORF DARLENE |
| 154 | 03-25.0-406-025 | 938 CARR ST | RENEE H. & CARLA R. MISSEY |
| 155 | 03-25.0-406-021 | 928 CARR ST | JOHN & DIANA L. COSTELLO |
| 156 | 03-25.0-406-020 | 928 CARR ST | JOHN & DIANA L. COSTELLO |
| 157 | 03-25.0-406-019 | 930 CARR ST | HELEN COSTELLO |
| 158 | 03-25.0-406-024 | 932 CARR ST | SEAN TURNER |
| 159 | 03-25.0-406-015 | 934 CARR ST | ALI KITCHELL |
| 160 | 03-25.0-406-014 | 938A CARR ST | RENEE H. & CARLA R. MISSEY |
| 161 | 03-25.0-406-013 | 936 CARR ST | THOMAS MCCOY |
| 162 | 03-25.0-406-012 | 936 CARR ST | THOMAS MCCOY |
| 163 | 03-25.0-403-012 | 1002 CARR ST | SCOTT & JENNIFER COMPTON |
| 164 | 03-25.0-403-011 | 1002 CARR ST | SCOTT A. & JENNIFER M. COMPTON |
| 165 | 03-25.0-403-021 | 1006 CARR ST | BALCOO PR ATTN: JOHN L. BAILEY |
| 166 | 03-25.0-403-015 | 162 REGENCY PARK | BJR PROPERTY INC |
| 167 | 03-36.0-200-021 | 251 REGENCY PARK | SUNRISE COUNTIES LLC |
| 168 | 03-36.0-200-024 | 301 REGENCY PARK | SHELTON INVESTMENTS LLC |
| 169 | 03-36.0-203-001 | 341 REGENCY PARK | SHELTON INVESTMENTS LLC |
| 170 | 03-36.0-203-002 | 357 REGENCY PARK | SHELTON INVESTMENTS LLC |



PLANNED USE SUBMITTAL -
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Revisions

Drawing Date
September 18, 2014

HSBS ST. ELIZABETH'S
HOSPITAL

O'FALLON, IL

Project No.
D03130138

Sheet Title
OVERALL SITE PLAN

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CS-2.2

PLANNED USE SUBMITTAL -
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CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S
HOSPITAL

O'FALLON, IL

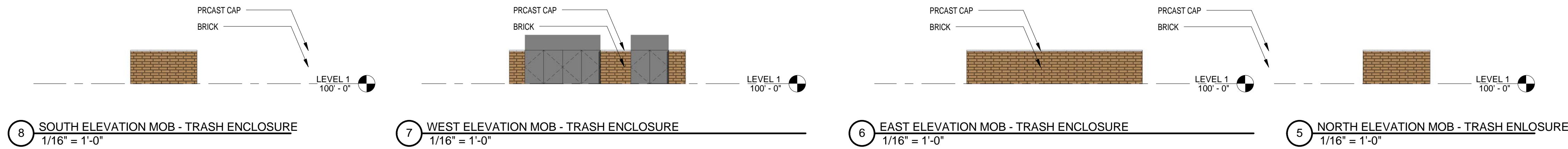
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213030.00

Sheet Title
LANDSCAPE PLAN

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44 East Miller Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

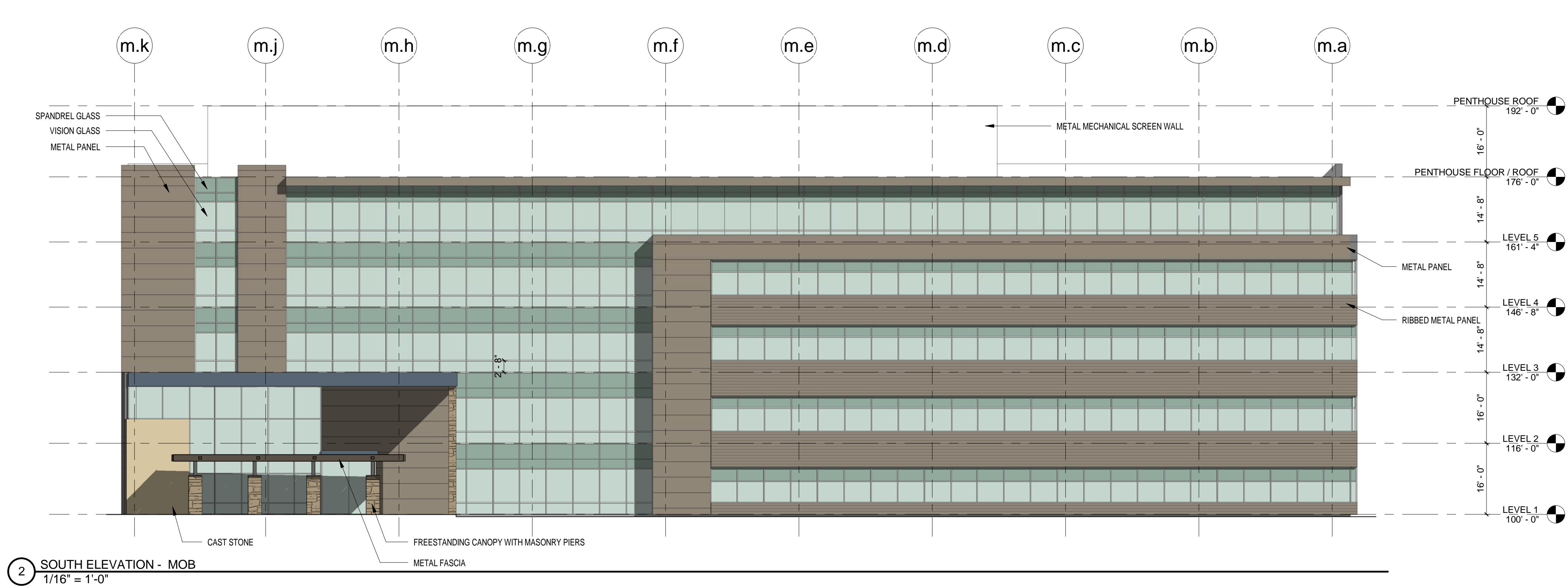
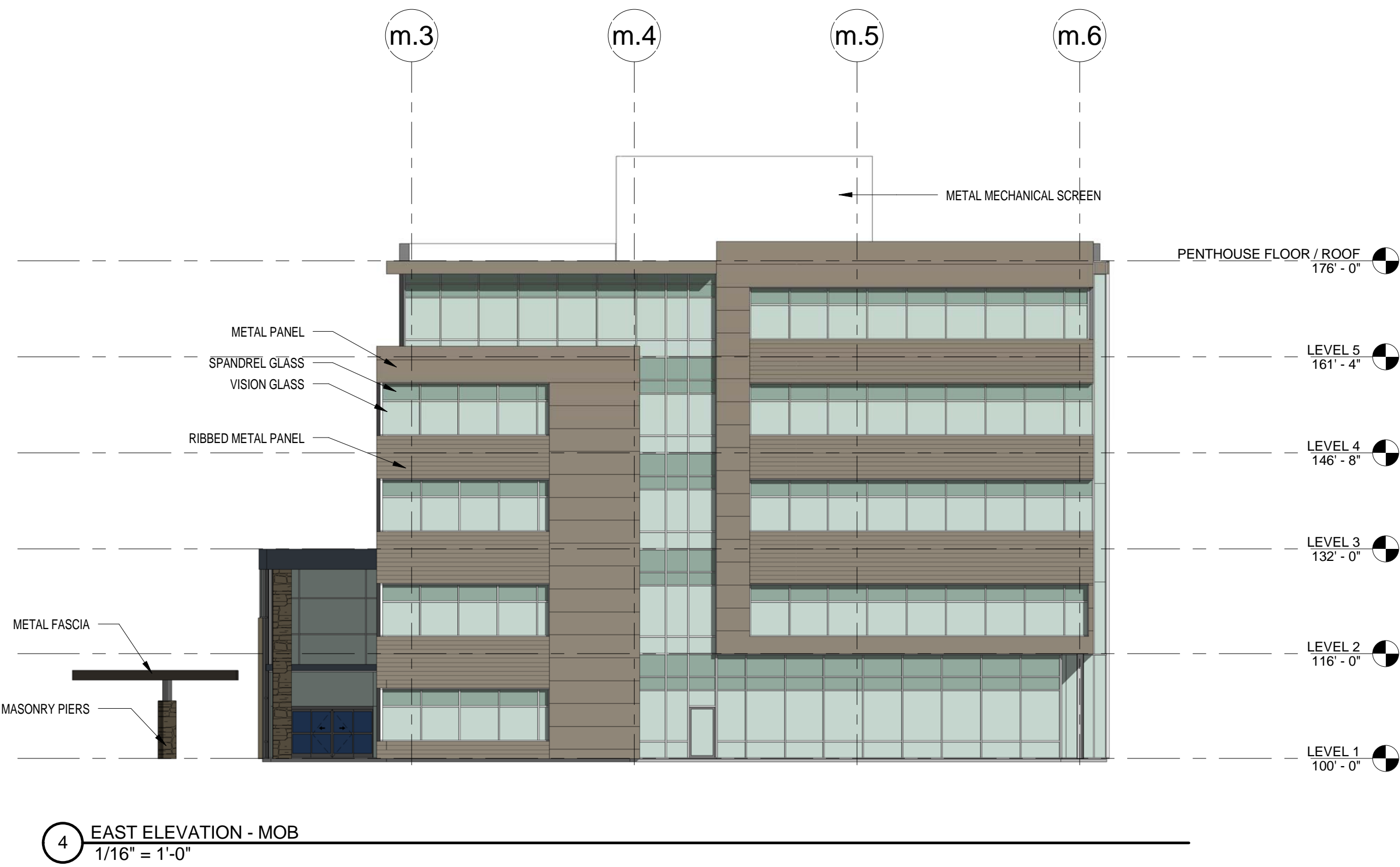
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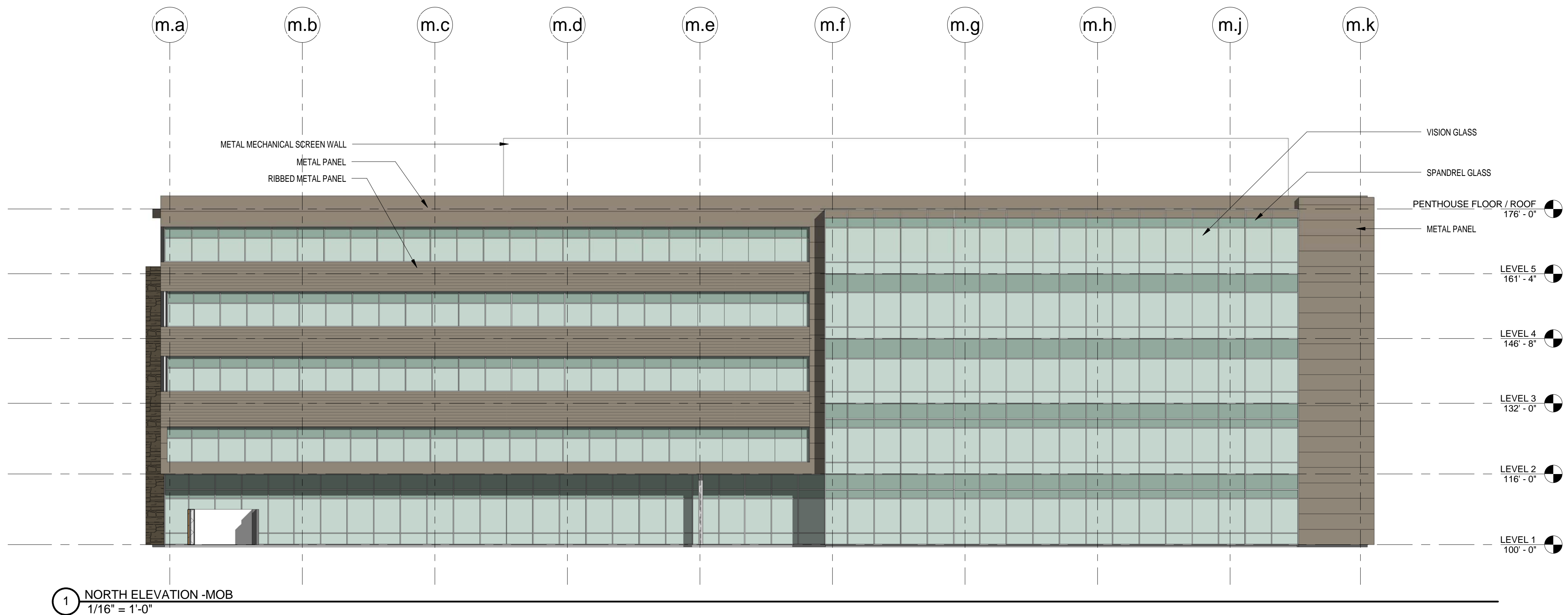
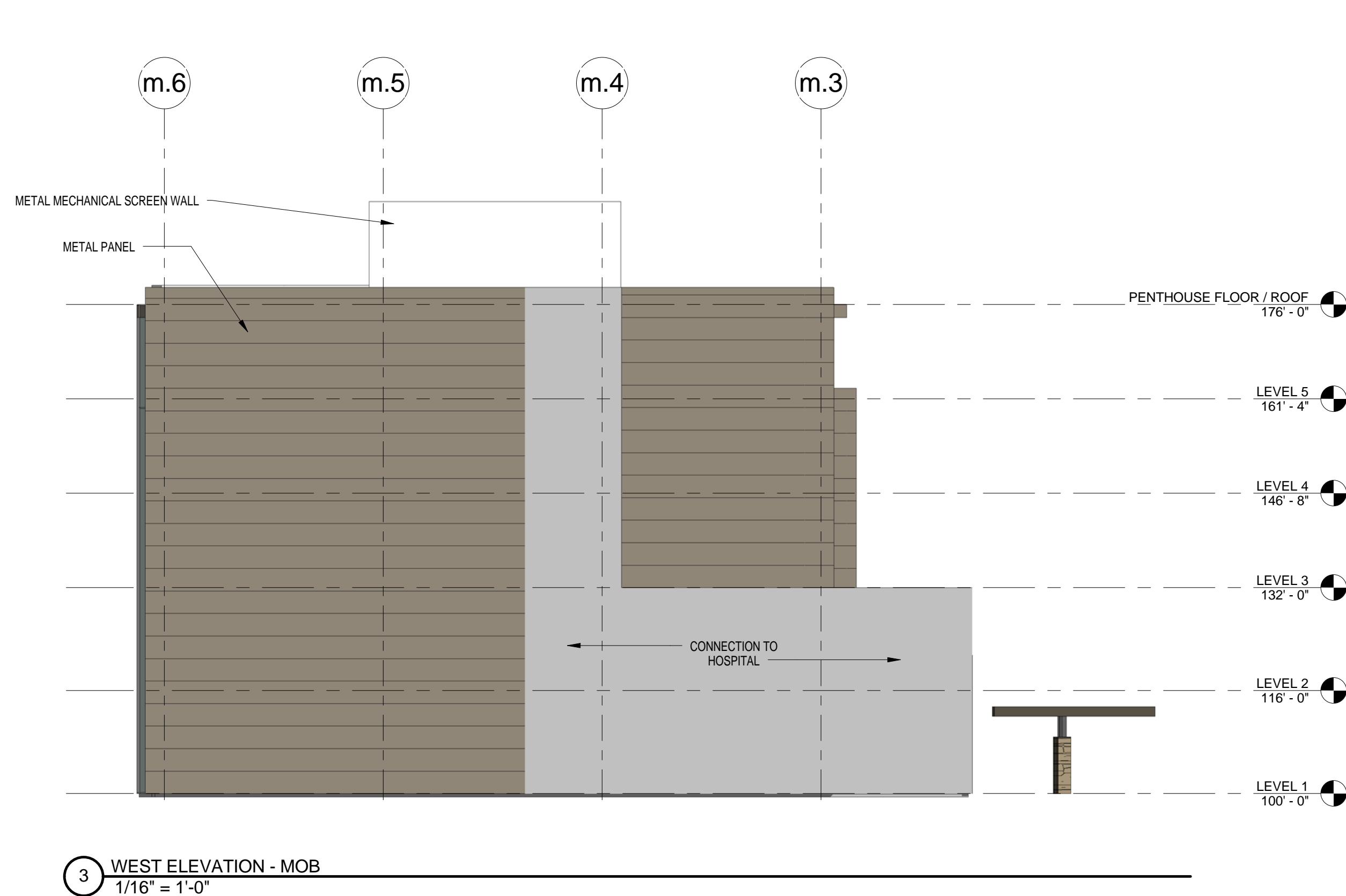
EXTERIOR MATERIAL LEGEND:

| GLASS TYPES | WALL MATERIAL TYPES |
|--|---|
| GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT | PRECAST CONCRETE WITH THIN-BRICK FACE |
| GLASS TYPE GL-2 SPANDREL GLASS INSULATING UNIT | HAND-LAID STONE VENEER WITH PCC PANEL BACK-UP (SEE TYP. DETAIL) |
| | METAL PANEL SCREEN WALL |
| | RIBBED METAL PANEL SCREEN WALL |



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Revisions



Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S
HOSPITAL

O'FALLON, IL

Project No. HSHS
213030.00

Sheet Title

MATERIAL
ELEVATIONS -
MEDICAL OFFICE
BUILDING

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Sheet No.

A2.20

EXTERIOR ELEVATIONS GENERAL NOTES:

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

EXTERIOR MATERIAL LEGEND:

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

PLANNED USE SUBMITTAL
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CONSTRUCTION

Revisions

Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S
HOSPITAL

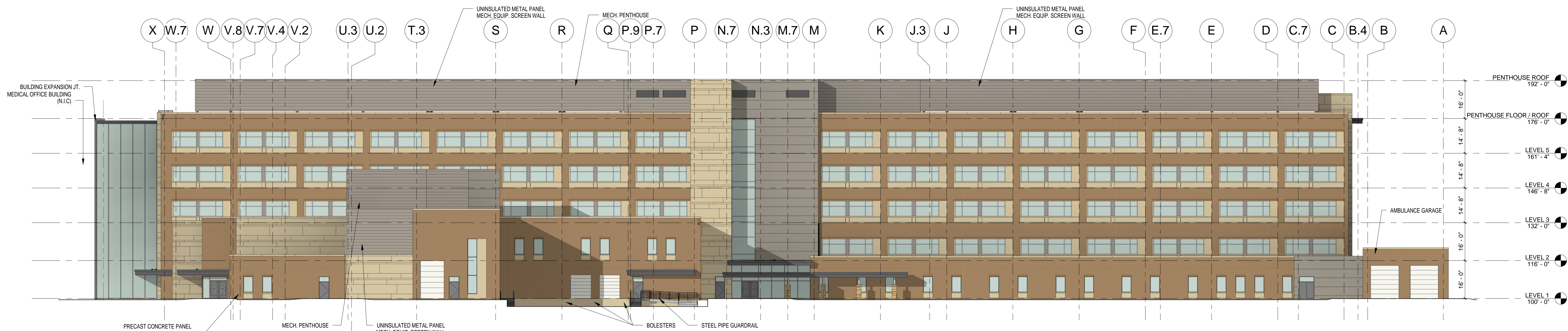
O'FALLON, IL

Project No. HSHS
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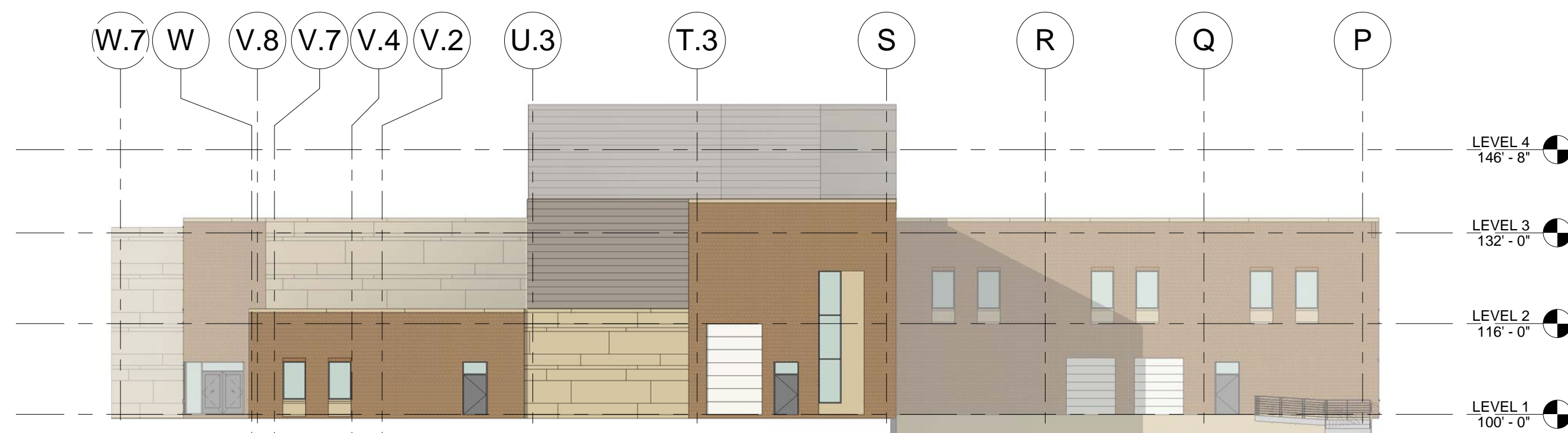
Sheet Title
MATERIAL
ELEVATIONS -
NORTH&SOUTH

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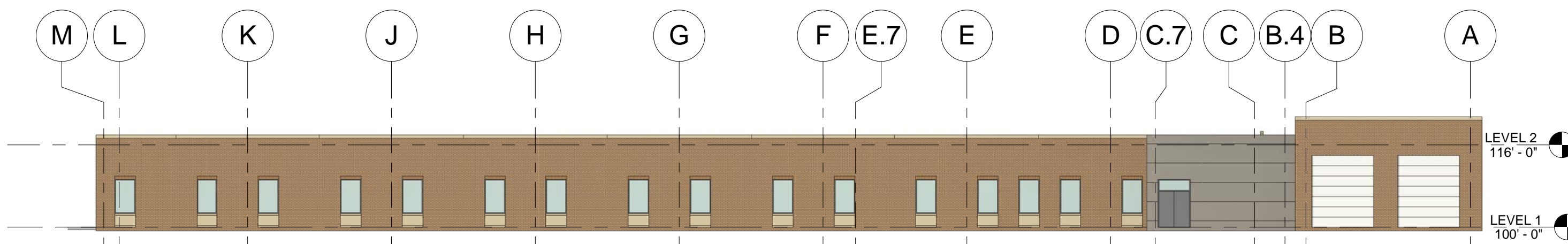
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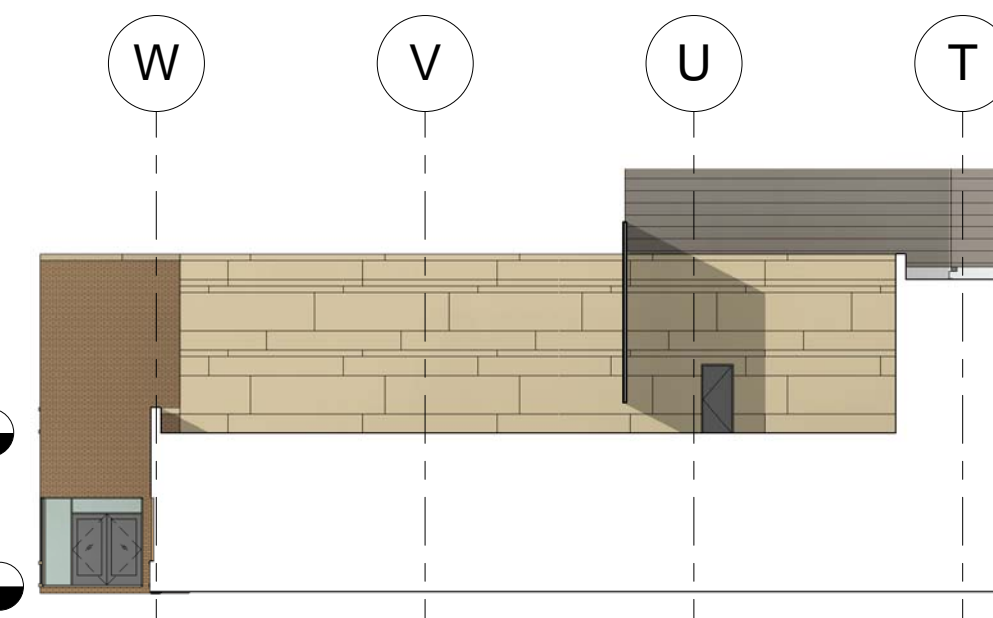
35 North
1" = 20'-0"



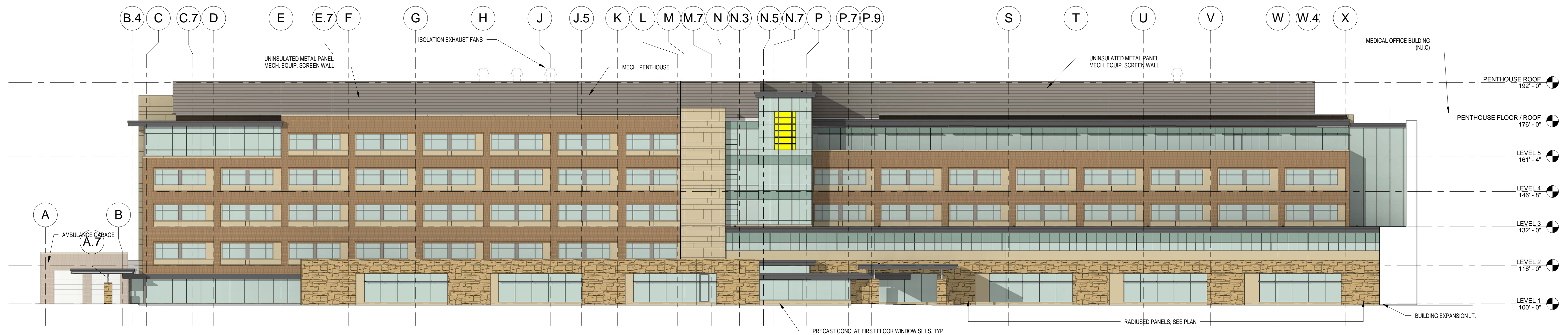
34 North Elevation CUP 1
1" = 20'-0"



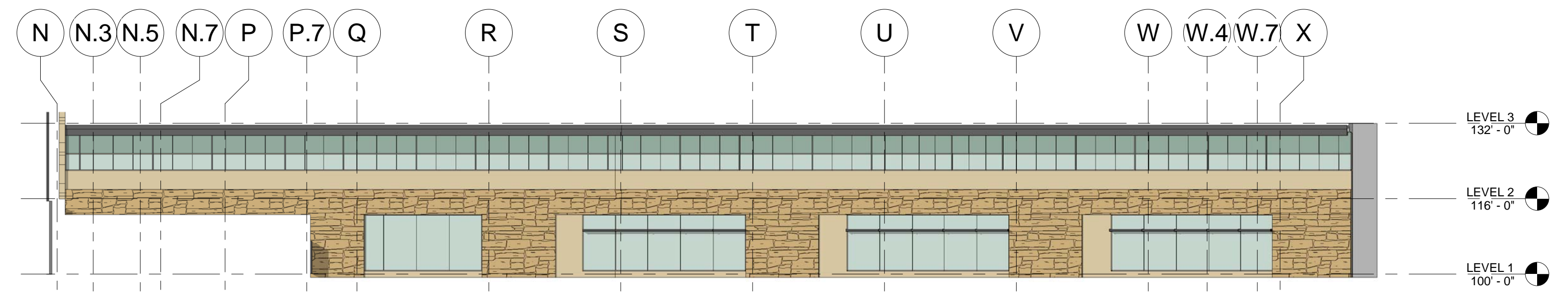
22 North Elevation Hospital 2
1" = 20'-0"



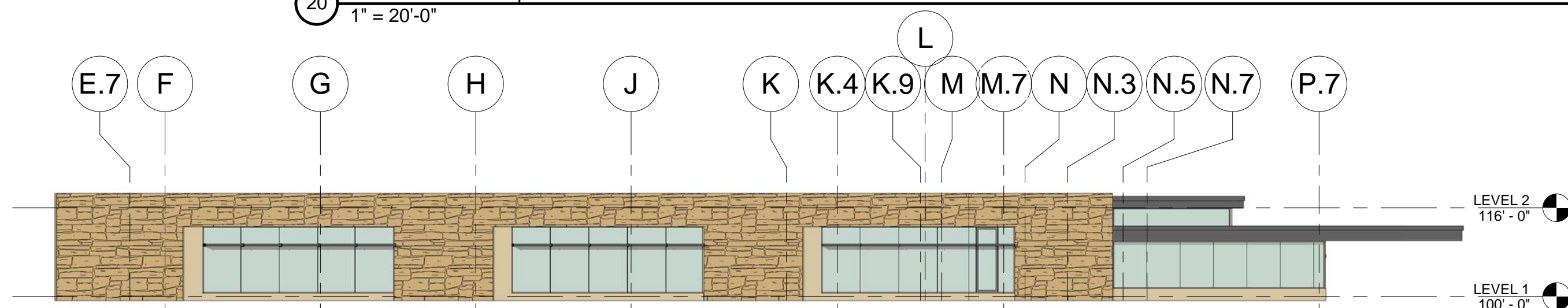
4 North Elevation CUP 2
1" = 20'-0"



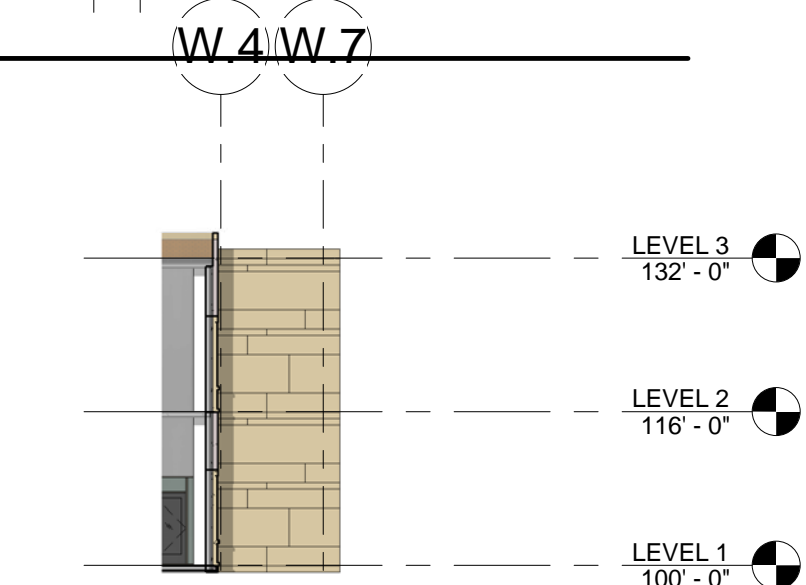
33 South
1" = 20'-0"



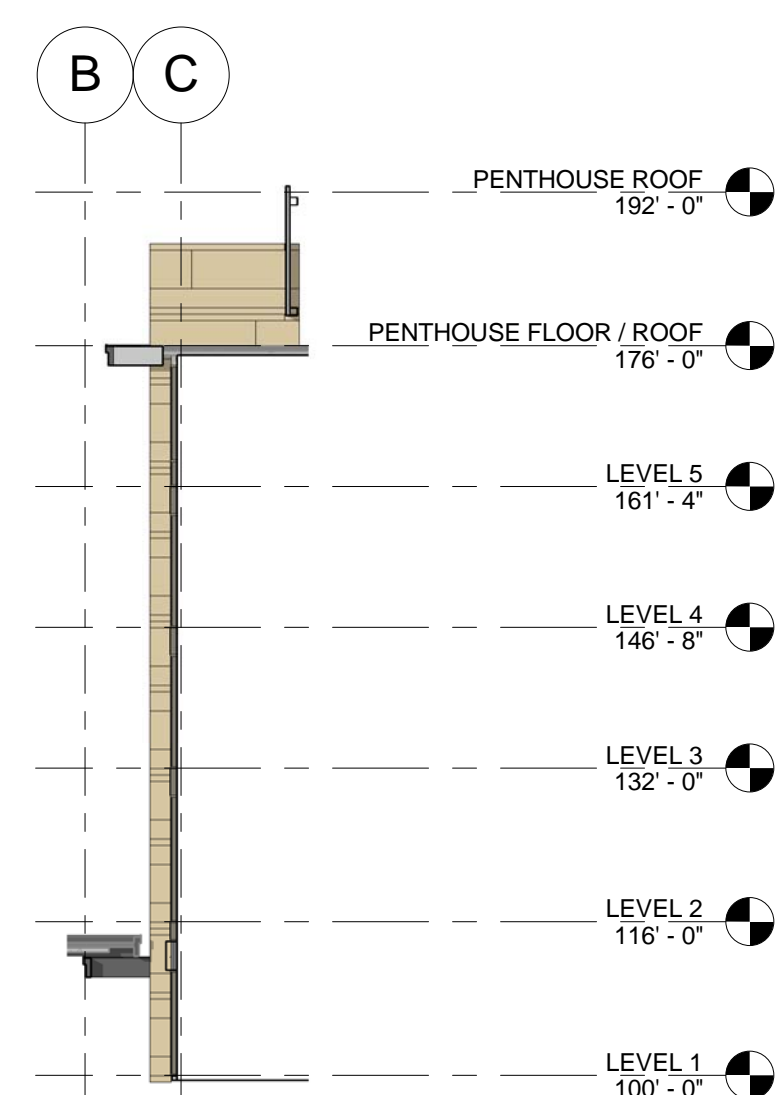
20 South Elevation Hospital 3
1" = 20'-0"



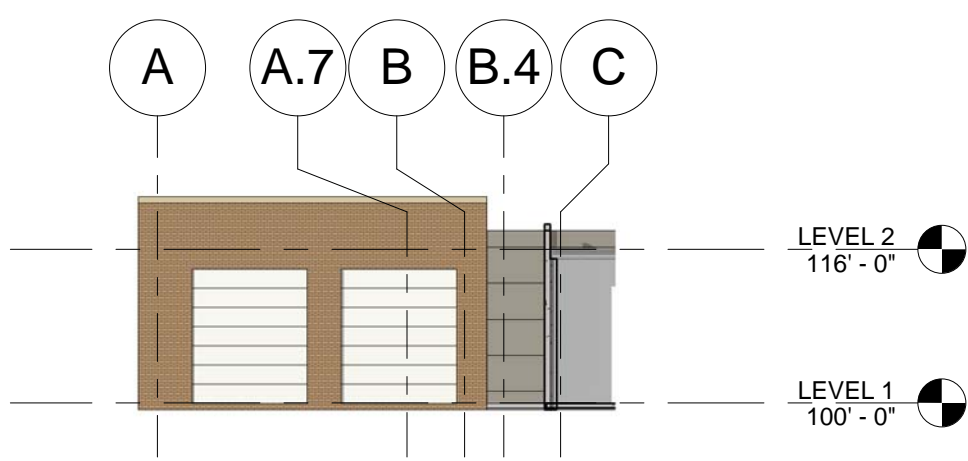
25 South Elevation Hospital 2
1" = 20'-0"



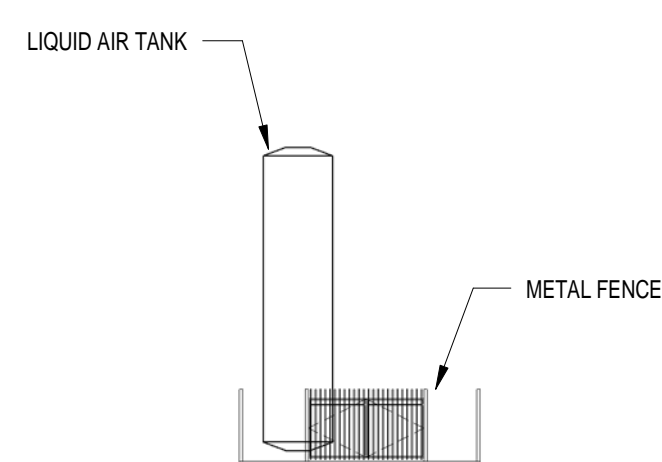
13 South Elevation CUP Stair Tower
1" = 20'-0"



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



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



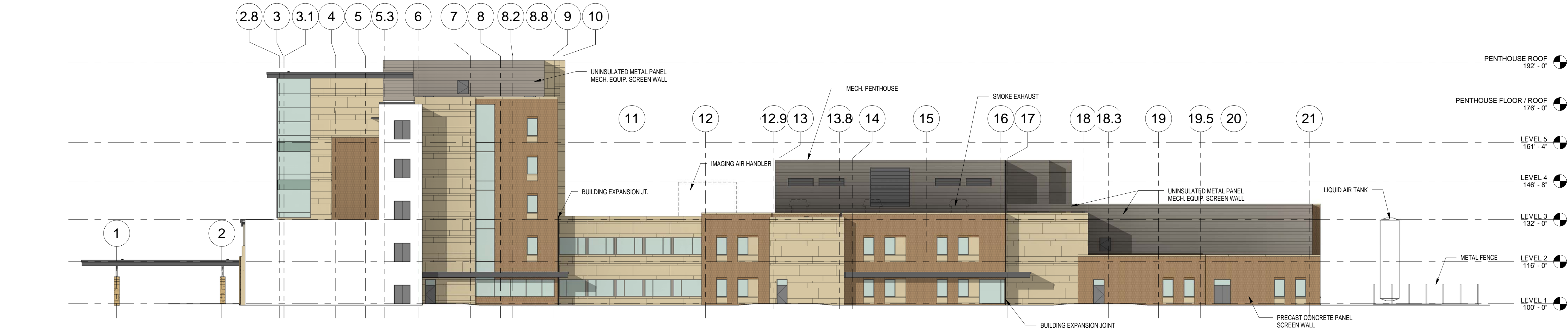
28 North Elevation Tank Yard
1" = 20'-0"

EXTERIOR ELEVATIONS GENERAL NOTES:

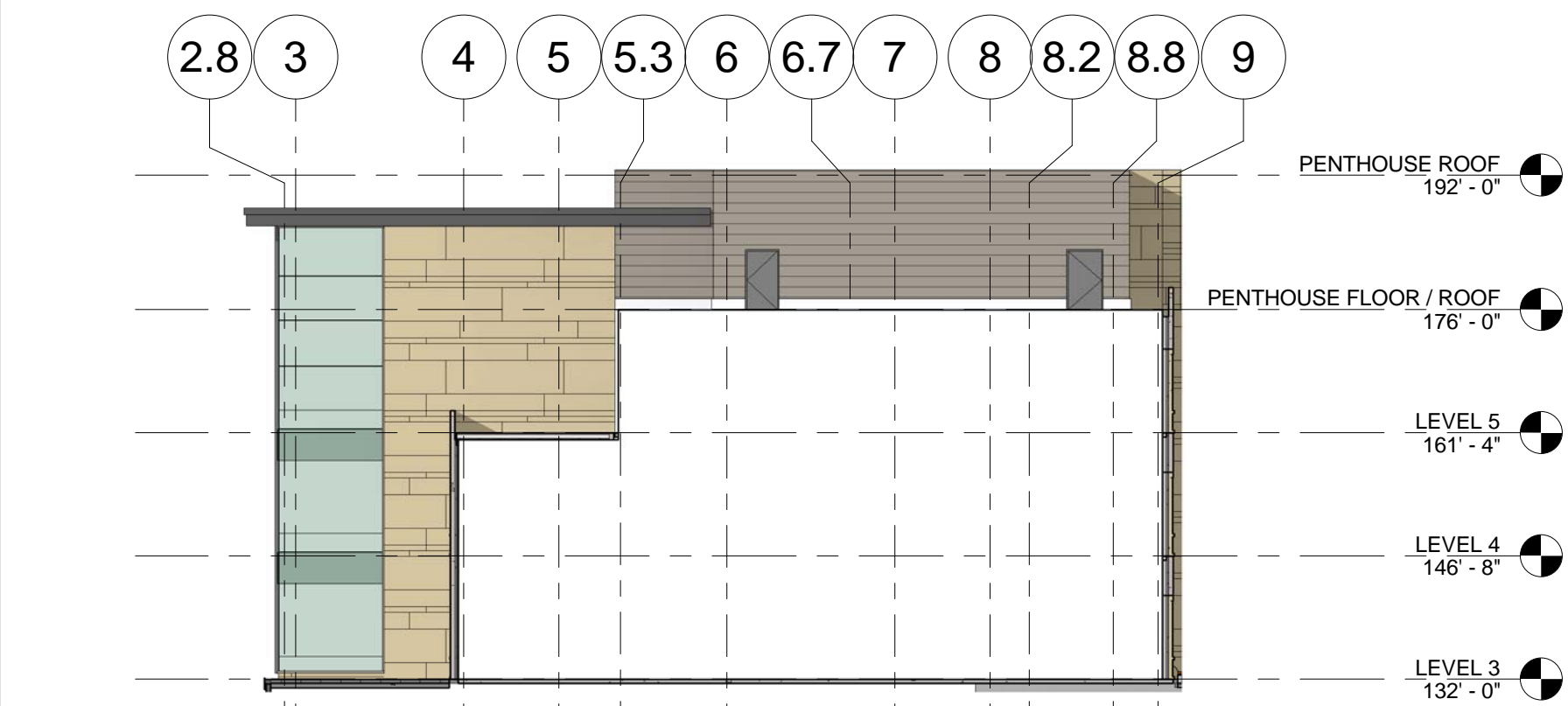
- COORDINATE WITH MEP DRAWINGS FOR MEP PENETRATIONS THROUGH EXTERIOR WALL.
- COORDINATE WITH CIVIL DRAWINGS TO DETERMINE LOCATIONS FOR PCC 2-STAGE SEALANT SYSTEM WEEP LOCATIONS. SO THAT WEEPS ARE ABOVE GRADE INTERFACE WITH OUTSIDE FACE OF PCC.
- FERROUS METALS EXPOSED TO EXTERIOR SHALL BE HOT-DIP GALVANIZED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

EXTERIOR MATERIAL LEGEND:

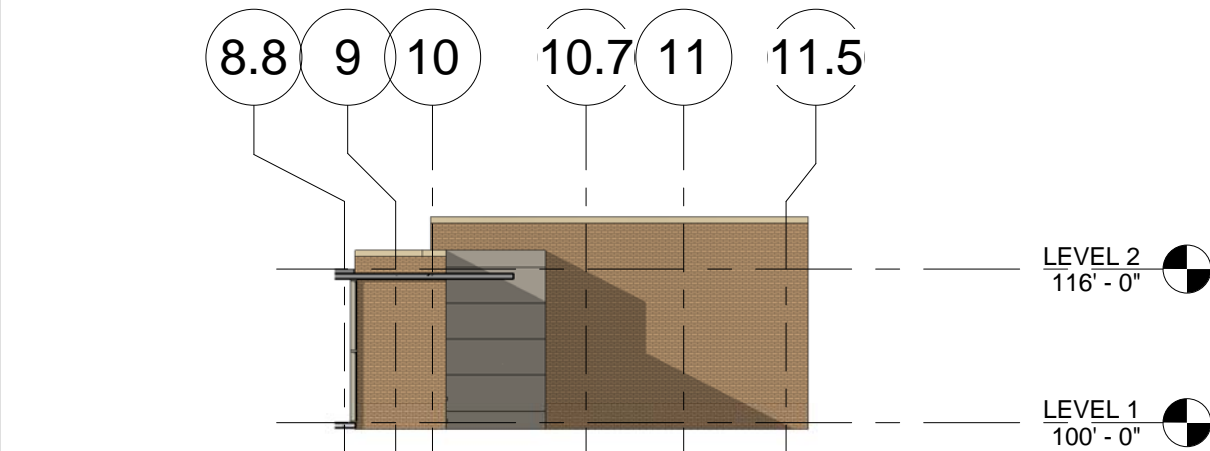
| GLASS TYPES | WALL MATERIAL TYPES |
|--|---|
| GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT | PRECAST CONCRETE WITH THIN-BRICK FACE |
| GLASS TYPE GL-2 SPANDREL GLASS INSULATING UNIT | PRECAST CONCRETE - ACID WASHED WITH REVEALS |
| METAL WINDOW PANEL PL-1 | HAND-LAYED STONE VENEER WITH PCC PANEL BACKUP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



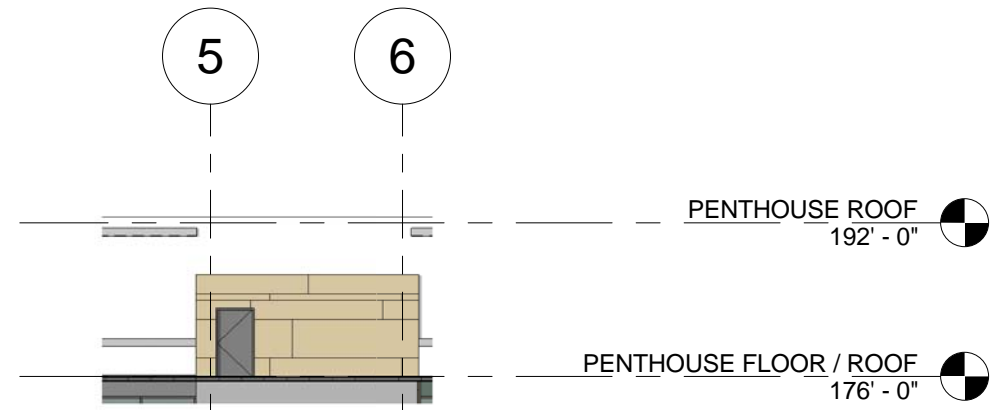
35 EAST ELEVATION
1" = 20'-0"



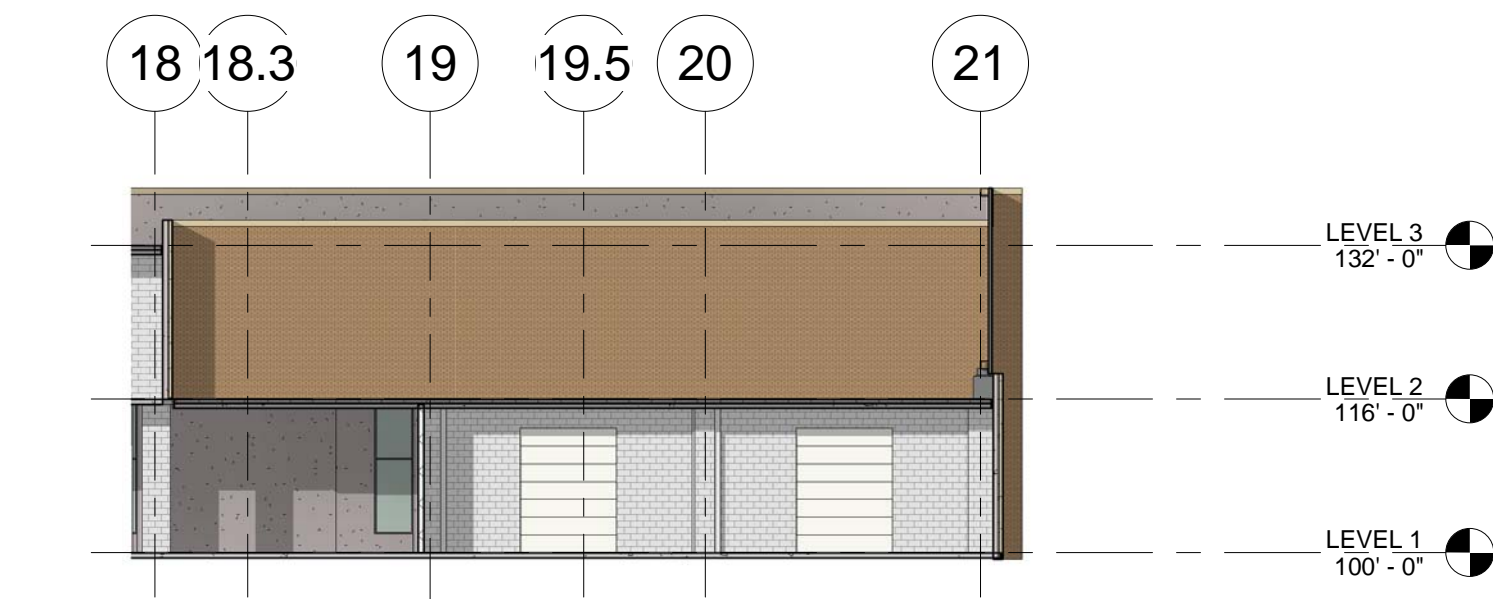
34 East Elevation Hospital 1
1" = 20'-0"



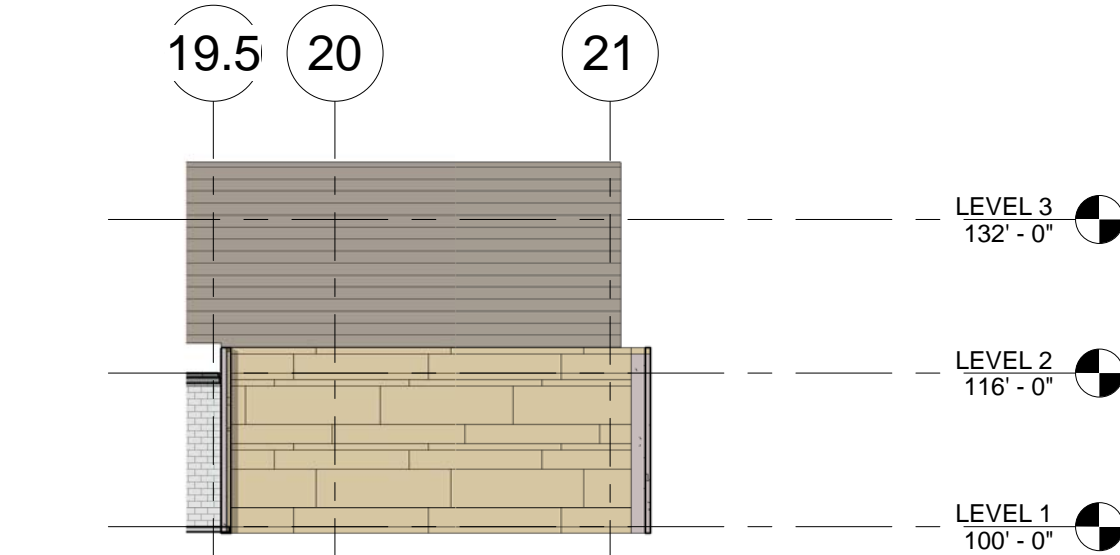
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1" = 20'-0"



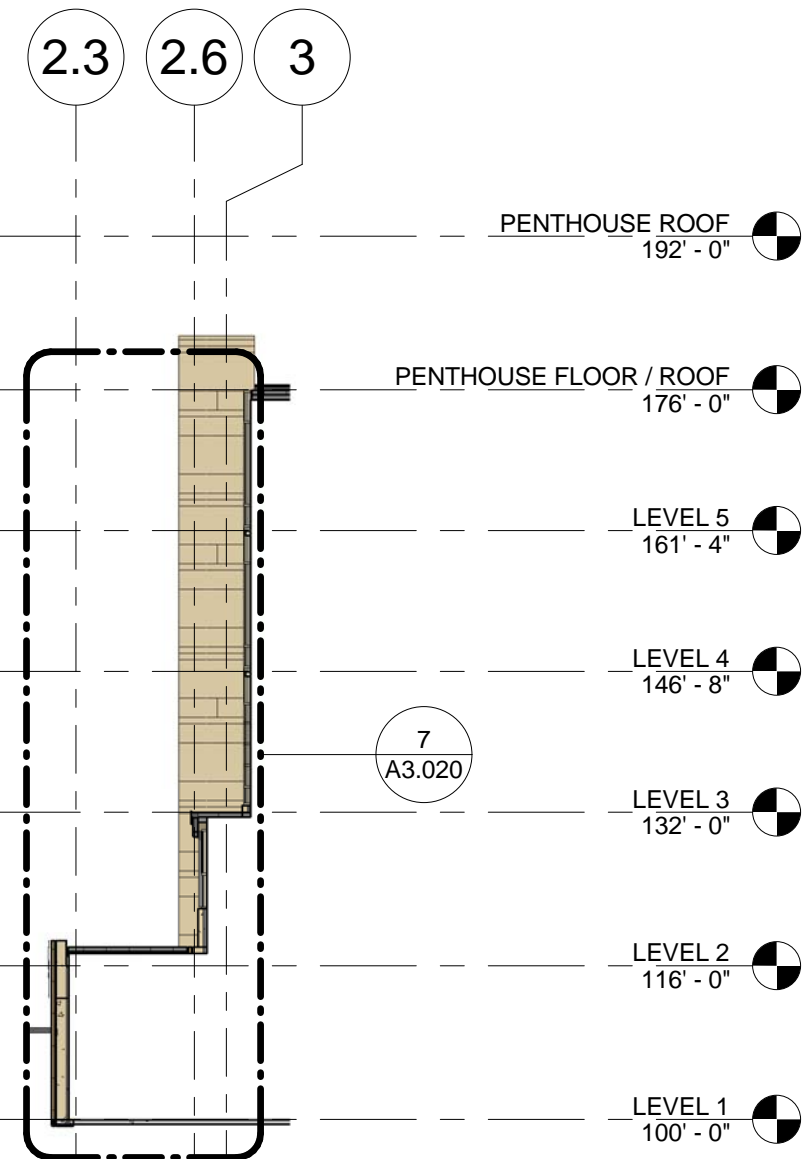
21 East Elevation Stair Tower
1" = 20'-0"



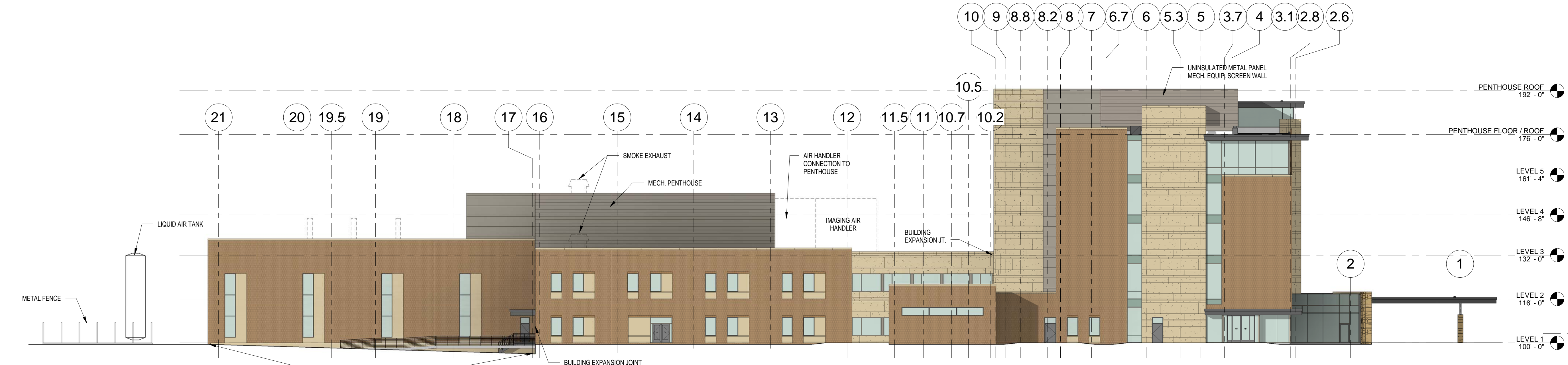
17 East Elevation CUP
1" = 20'-0"



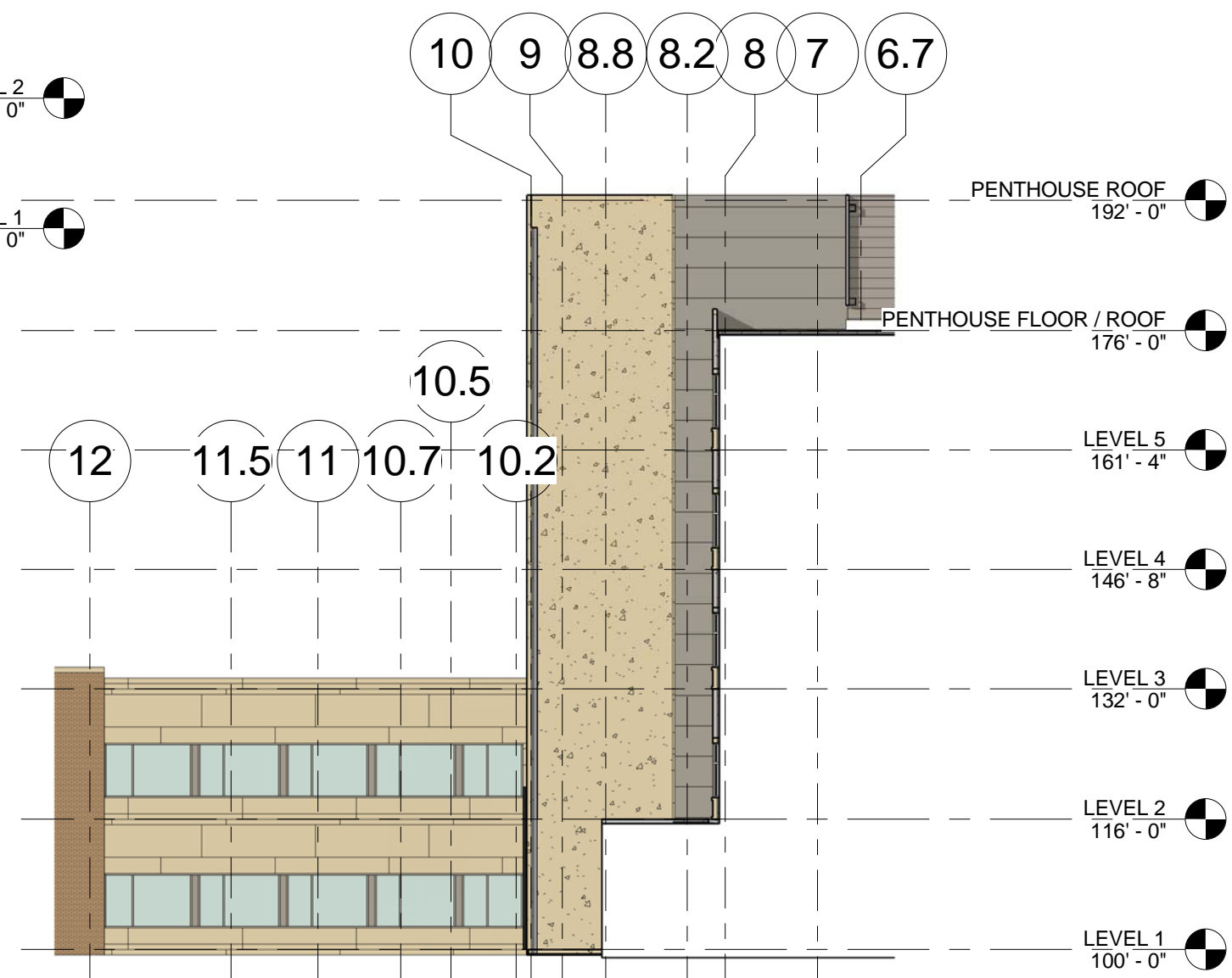
15 East Elevation CUP 2
1" = 20'-0"



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



31 West
1" = 20'-0"



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

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Revisions

Drawing Date
September 18th, 2014

HSBS ST. ELIZABETH'S
HOSPITAL

O'FALLON, IL

Project No.
213030.00

Sheet Title
MATERIAL
ELEVATIONS -
EAST&WEST










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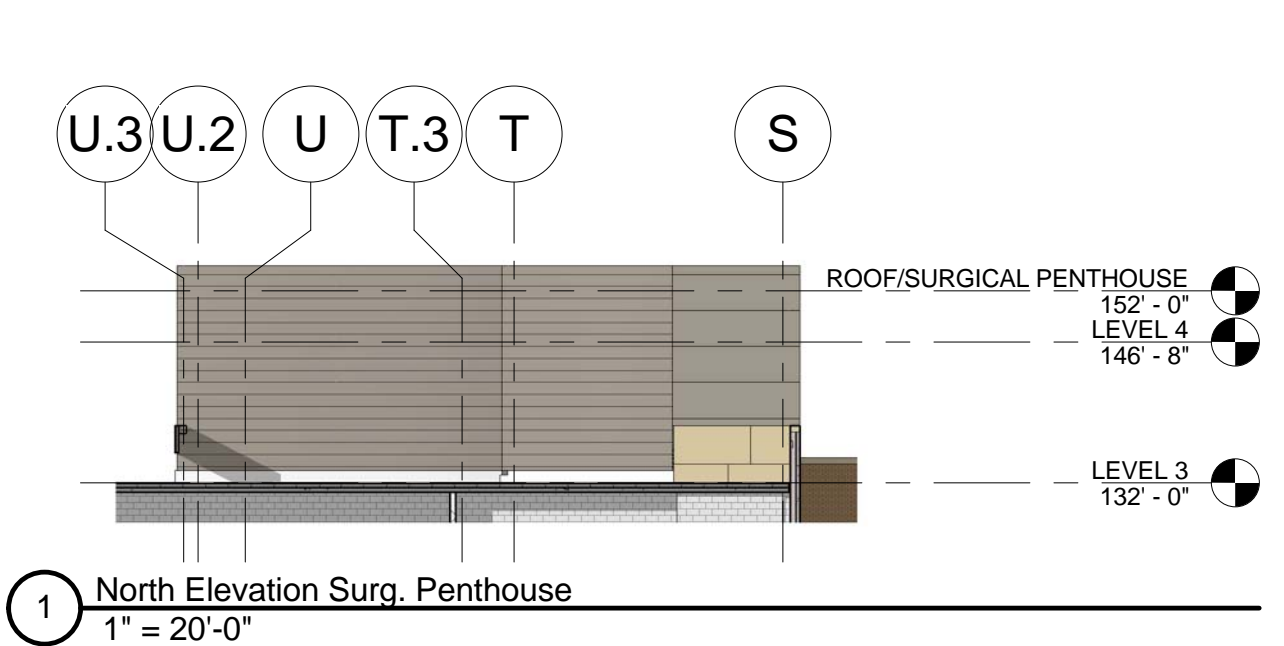
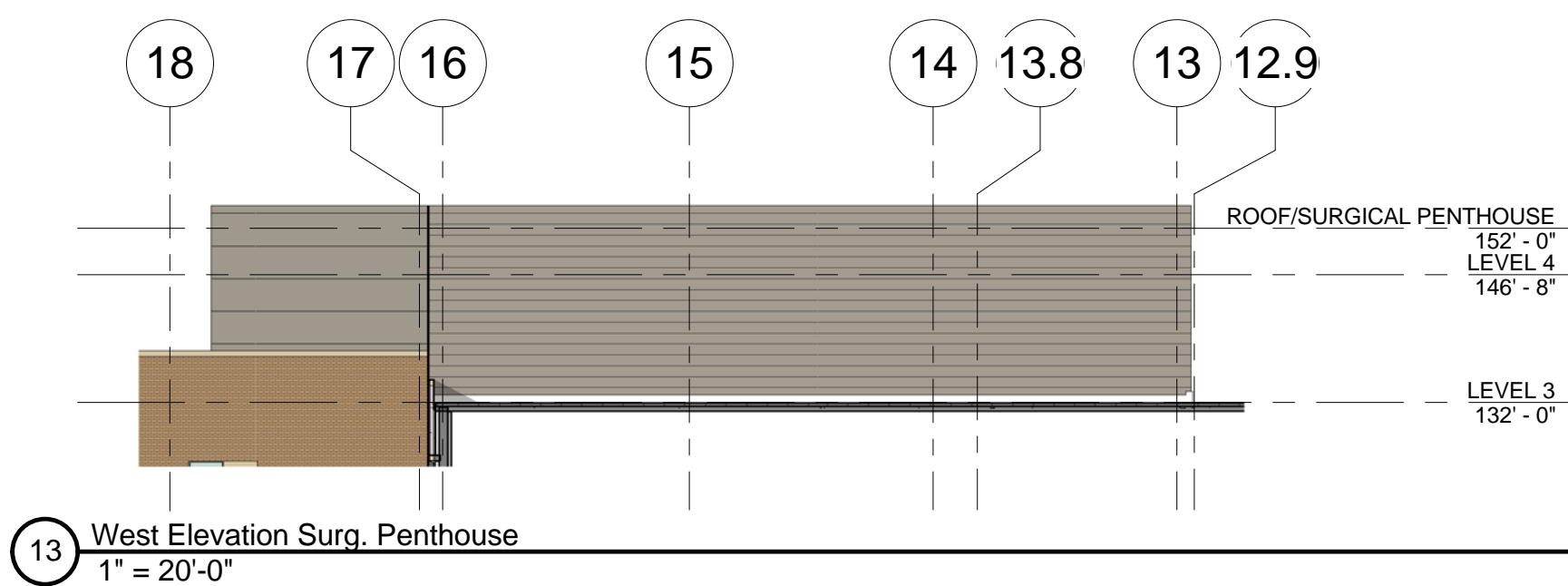
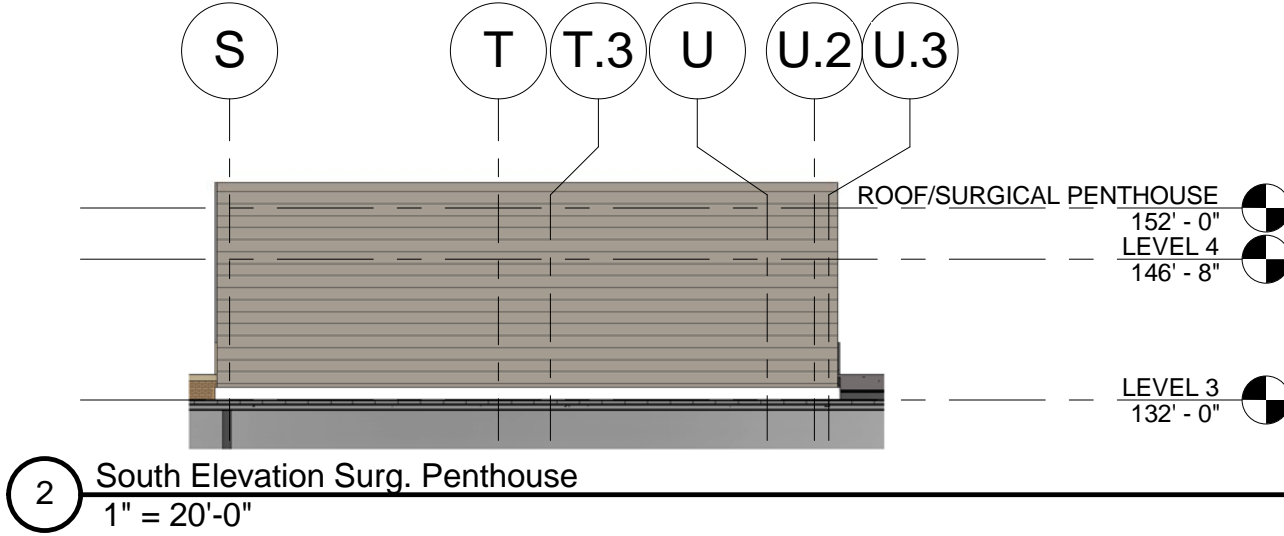
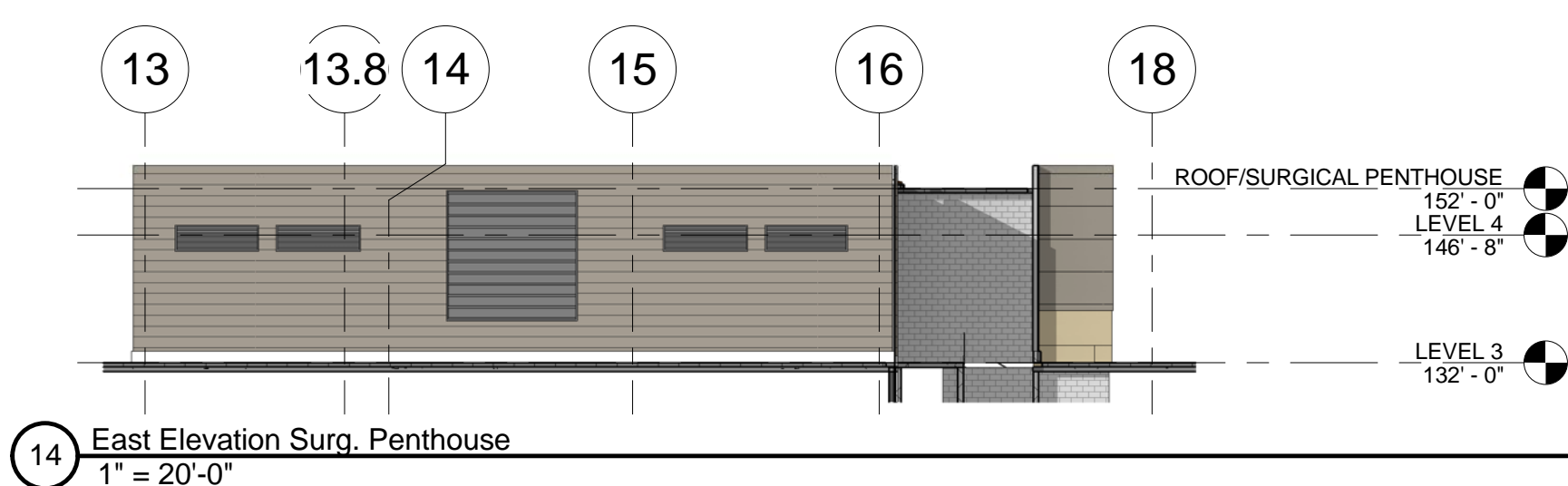
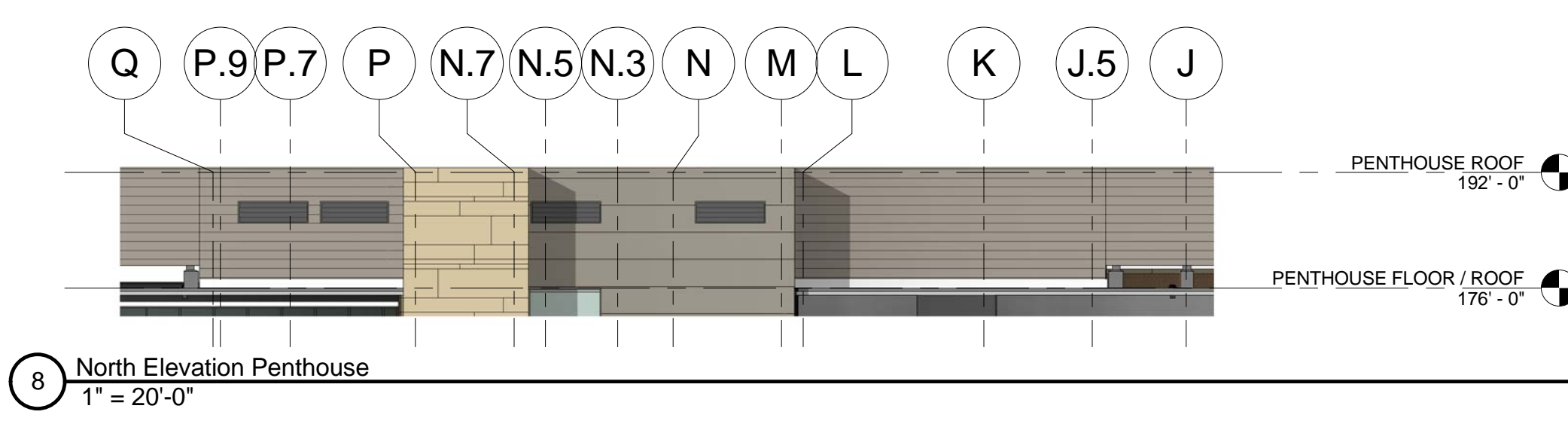
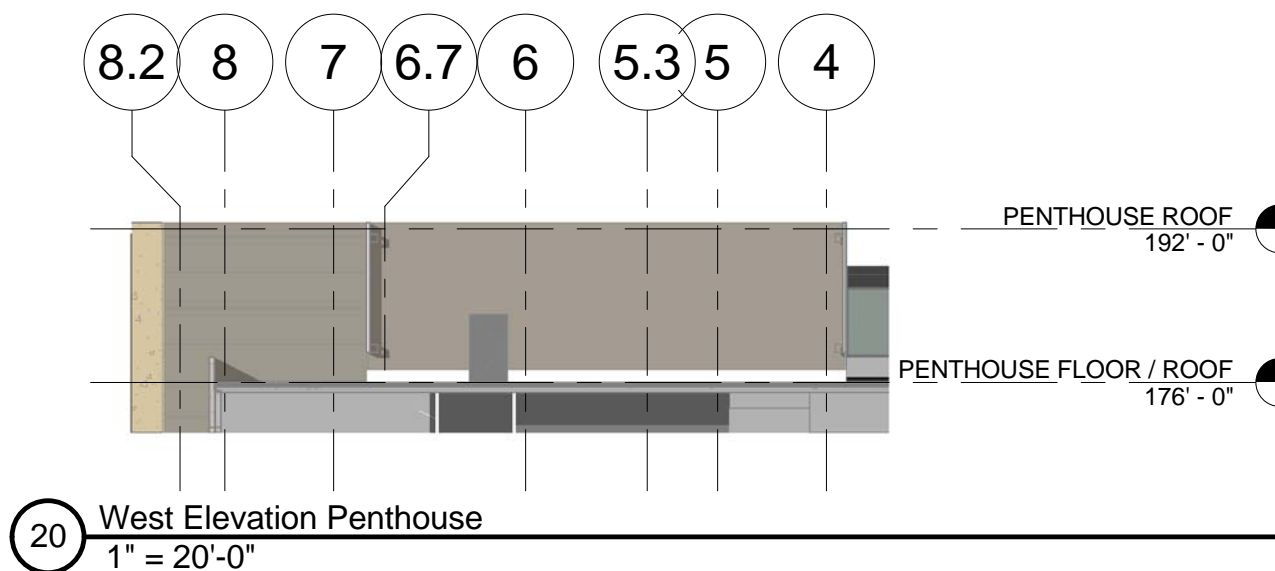
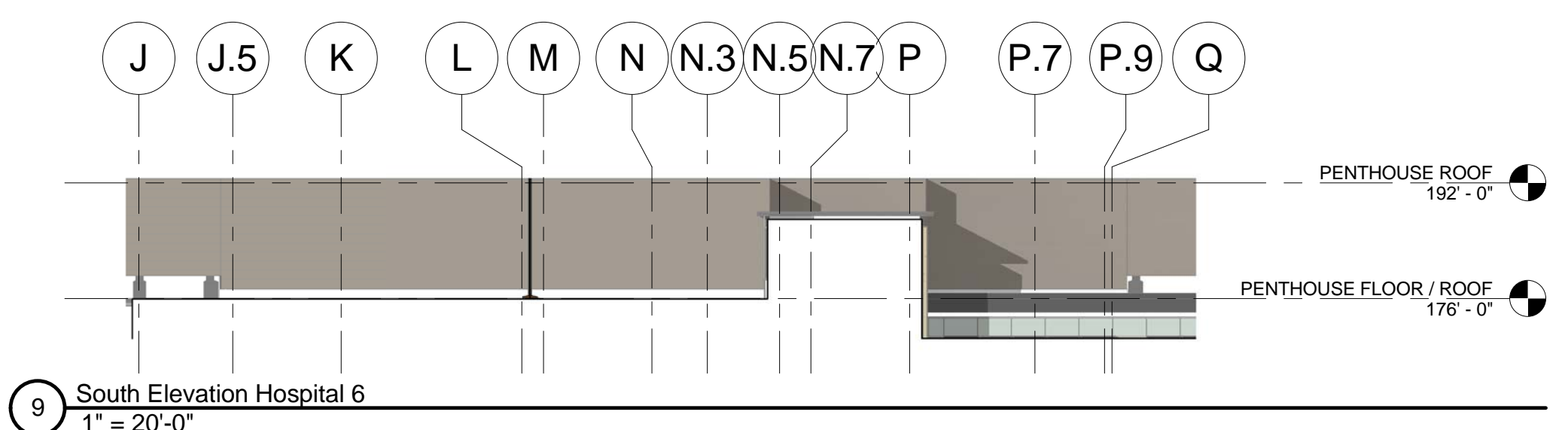
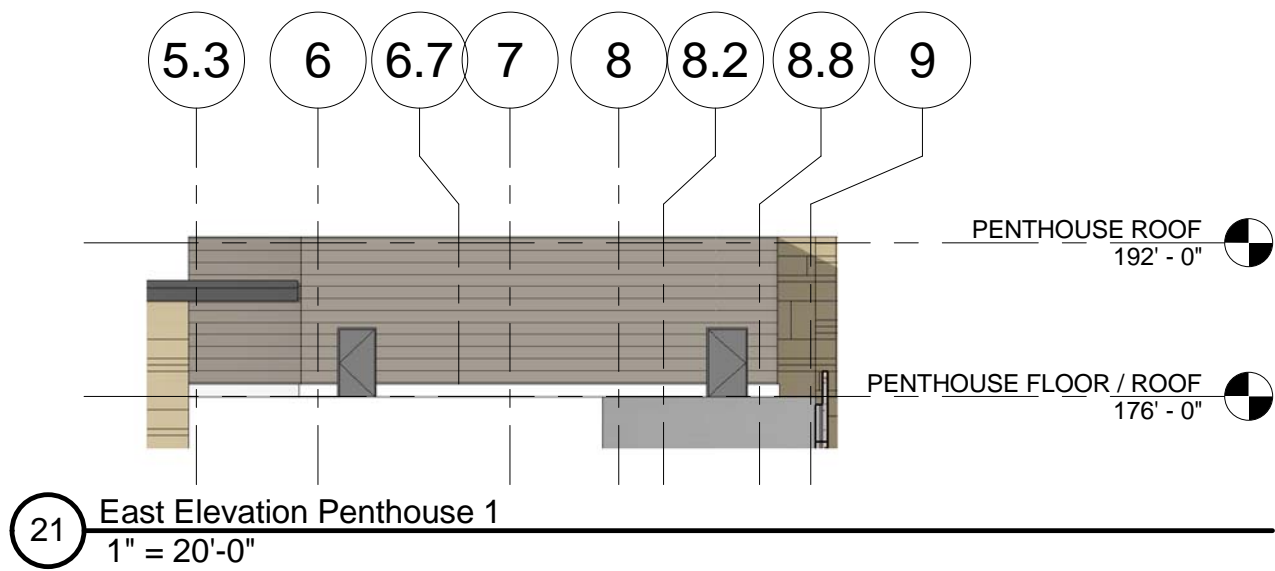
Sheet No.
A2.21A

EXTERIOR ELEVATIONS GENERAL NOTES:

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

EXTERIOR MATERIAL LEGEND:

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



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HOSPITAL

O'FALLON, IL

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Sheet Title
MATERIAL
ELEVATIONS -
PENTHOUSE

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Sheet No.
A2.22A

Sign Types

IDENTIFICATION

M

Monument Sign - St. Elizabeth's Logo w/Tao

SEB

St. Elizabeth's Logo w/Tao on building facade

OSB

Outpatient Services Building ID on building facade

IDB

Identity Branding at Entry Level on building facade

ED

Emergency Department ID Letters on building facade

DIRECTIONAL

PUB

Public Location - 2 or 4 Sided Pylon Sign to match SEB campus signs

PY.P

Primary Pylon Sign

PY.S

Secondary Pylon Sign

PY.T

Tertiary Pylon Sign

DESTINATION

C

Canopy Sign

AMB

Ambulance Garage ID above entry bay doors

INFORMATIONAL

PN

Panel Sign

PO

Post Sign—locations TBD

Indicates internally illuminated sign

Indicates illuminated light pole with banner

Traffic Routing

Patients & Visitors: Emergency Department

a. Enter at Green Mt. Rd., traverse round-a-bout to parking

b. Enter at Regency Park Dr. N, then left toward parking

Patients & Visitors: Hospital and Outpatient Services

a. Enter at Green Mount Rd., traverse round-a-bout southward.

Follow directional signs to OPS and Hospital entrances and parking

b. Enter at Regency Park Dr. south, then follow St. Francis Way eastward.

Follow directional signs to OPS and Hospital entrances and parking

Patients & Visitors: Patient Transport

a. From parking lot A, take St. Francis Way west past the

Emergency Department and around to the opposite side of the

hospital.

Ambulance

a. From Green Mt. Rd., go east on Regency Park Dr..

Enter at Regency Park Dr. N

b. From Regency Park Dr. , take N entrance, follow signs

Staff

a. Enter at Green Mt. Rd., traverse round-a-bout to parking

b. Enter at Regency Park Dr. N, then left toward parking

Deliveries

A. Enter at Regency Park Dr. N, then left toward Receiving

NOTE:

• Sign location symbols are NOT TO SCALE

• The placement reference is the center of the symbol

• In all cases, compliance with the property right-of-way line is required

• Compliance is the responsibility of the sign installer

• All regulatory traffic control signs will be included/installed and

in compliance with the Illinois Department of Transportation

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

Kahler Slater

experience design

St.Elizabeth's

Hospital

AN AFFILIATE OF HOSPITAL SIBERS HEALTH SYSTEM

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Identity-Branding—Outpatient Services

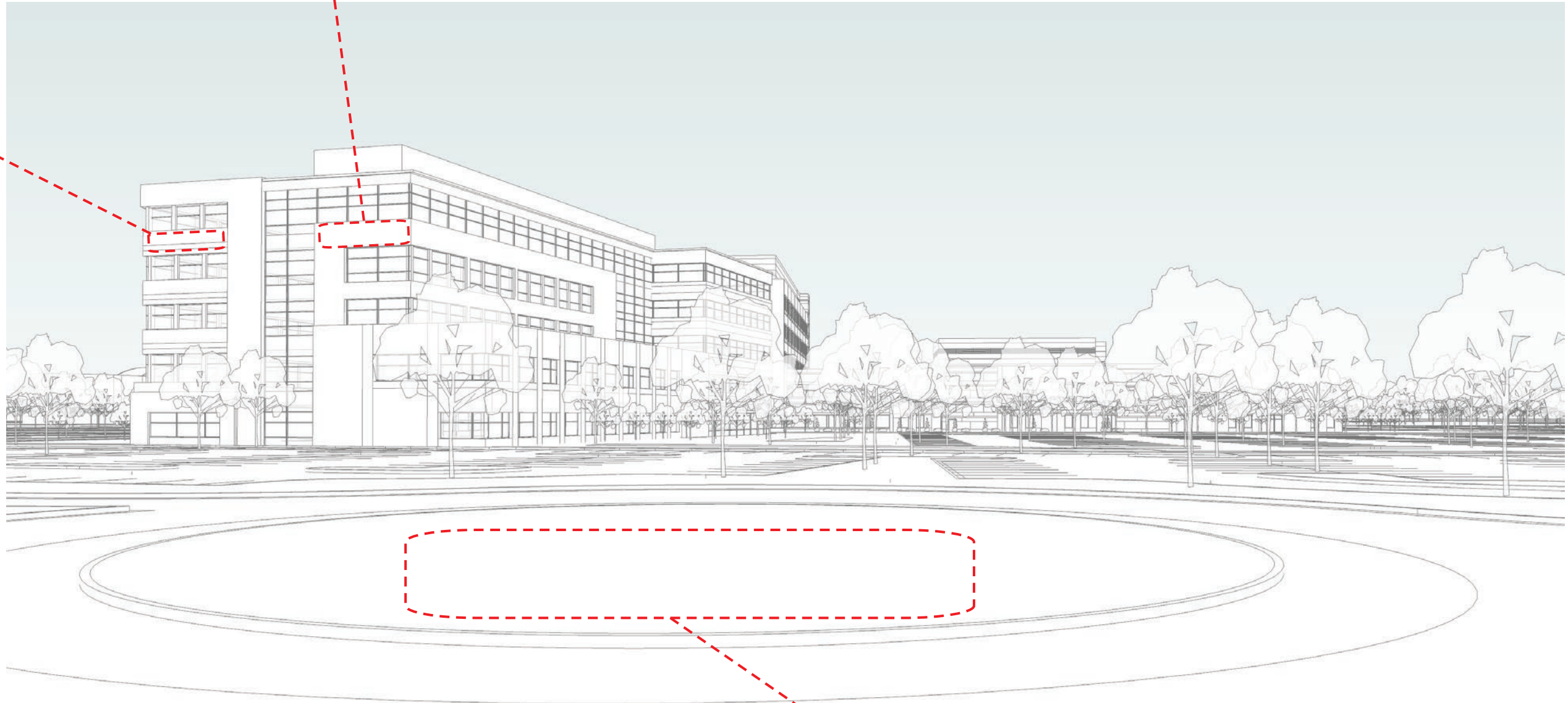
Sign: OSB-1

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

Identity-Branding—St. Elizabeth's Hospital

Sign: SEB - 1

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



Northeast View

IDENTIFICATION - Monument Sign

Sign: M

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

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

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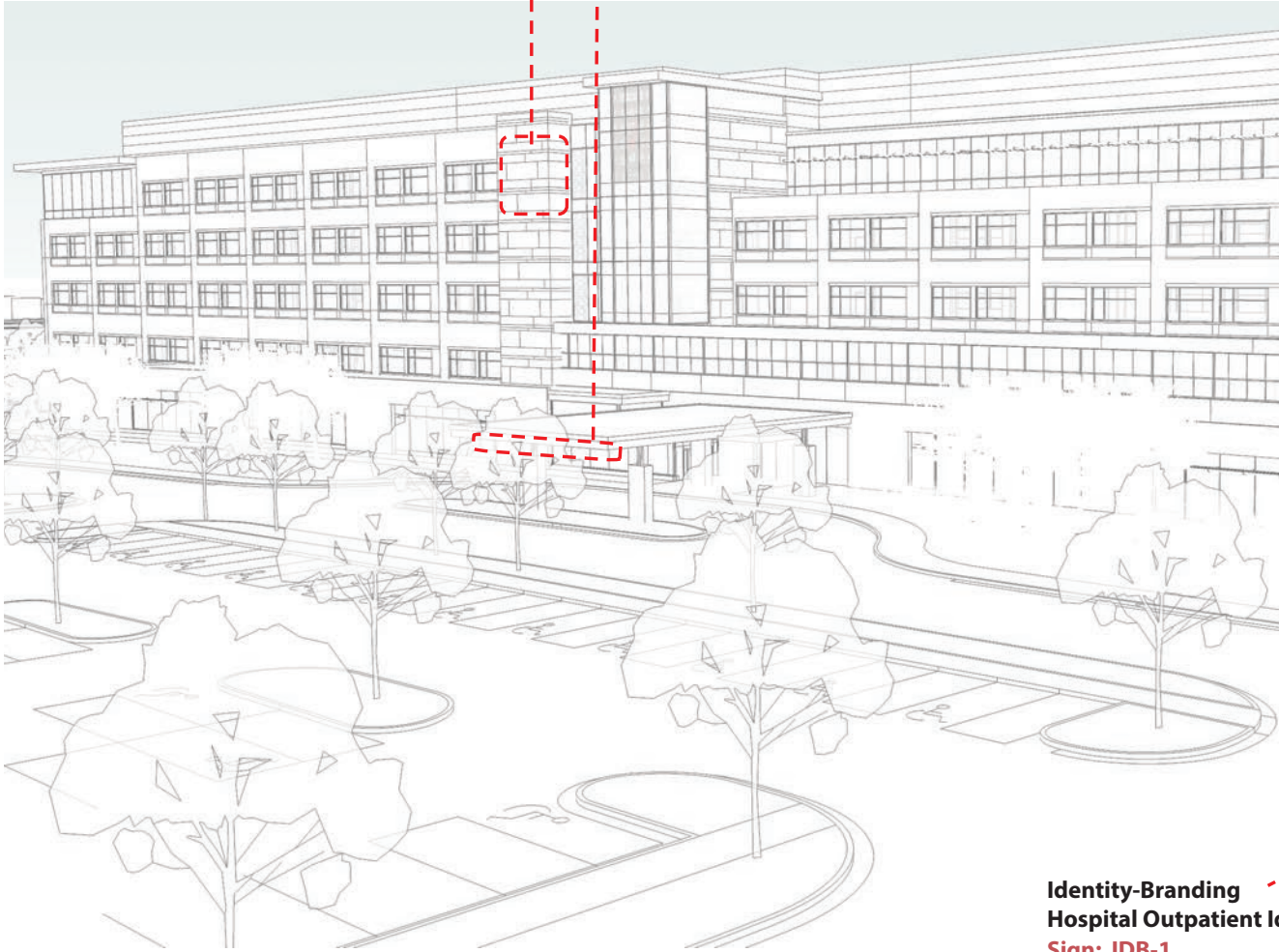
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Identity-Branding—St. Elizabeth’s Hospital

Sign: SEB-3

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



Southeast View - Hospital Main Entrance

DESTINATION - Canopy Sign

Sign: C-2

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

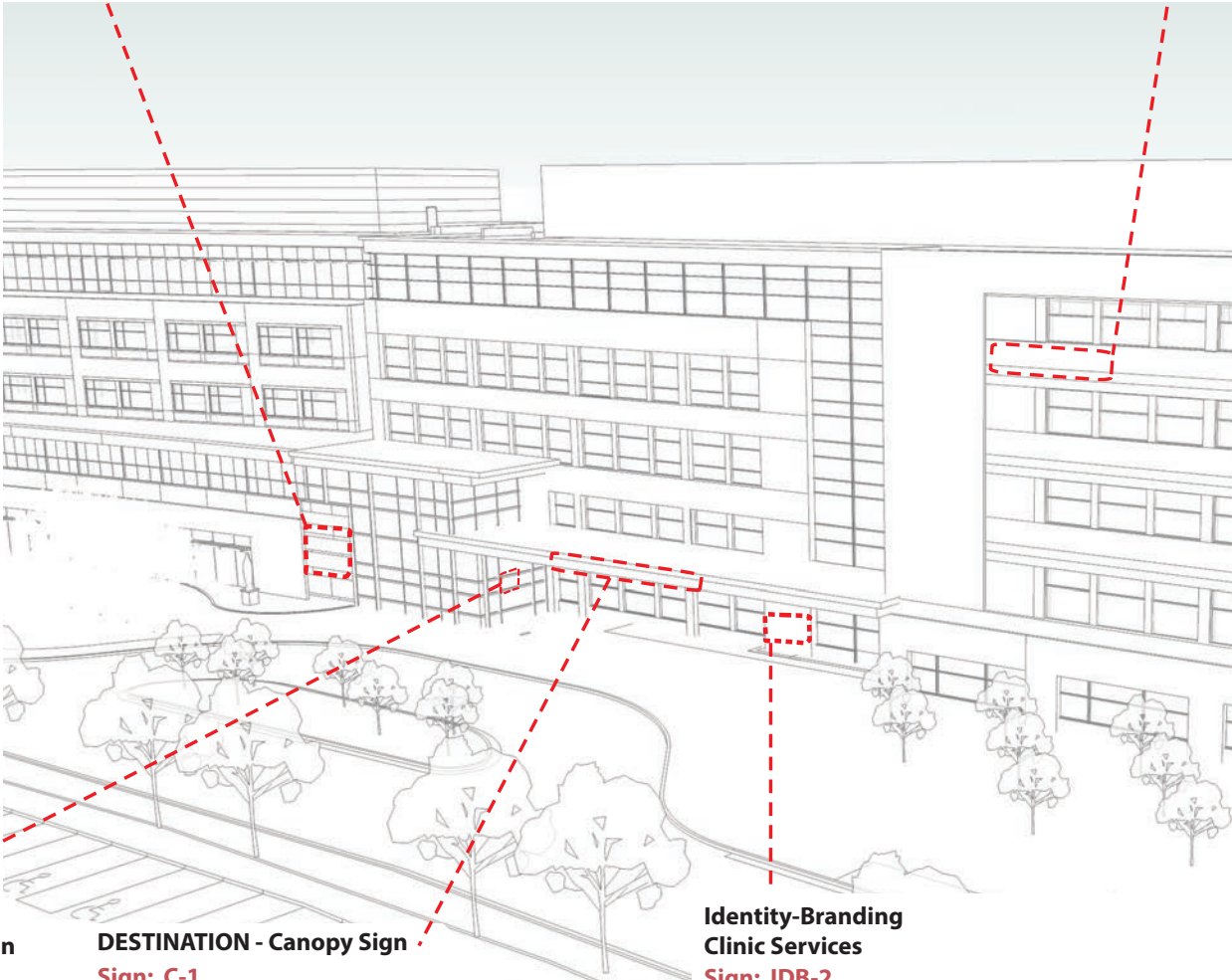
Identity-Branding
Hospital Outpatient Identification
Sign: IDB-1

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

Identity-Branding—St. Elizabeth’s Hospital

Sign: SEB-2

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



DESTINATION - Canopy Sign
Sign: C-1

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

Identity-Branding—Outpatient Services

Sign: OSB-2

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

Identity-Branding
Clinic Services
Sign: IDB-2

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

Southeast View - Outpatient Services

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

Identity-Branding—St. Elizabeth's Hospital

Sign: SEB - 4

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

Identity-Emergency Department

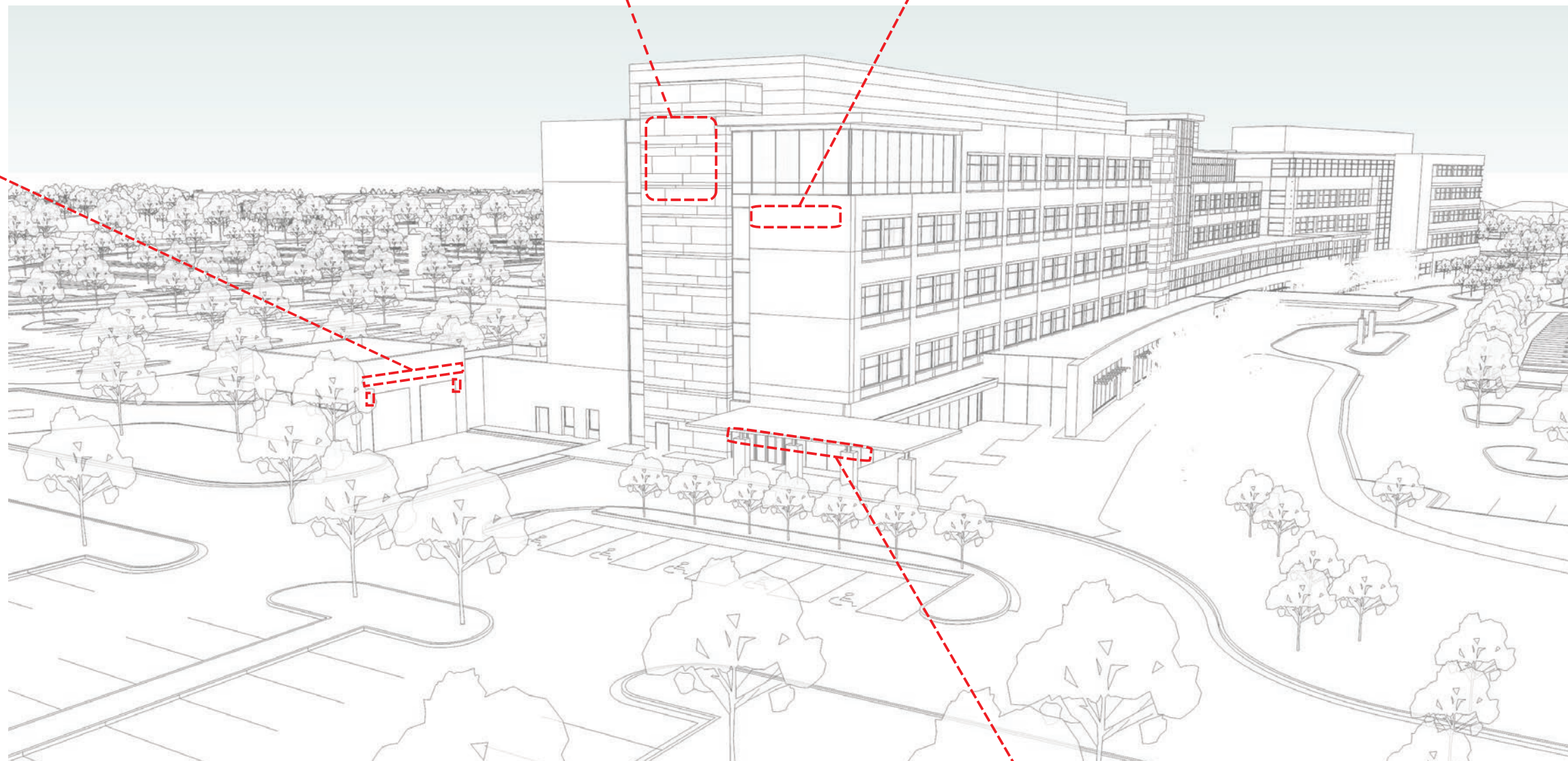
Sign: ED

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

Destination - Ambulance Garage

Sign: AMB

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



West View

DESTINATION - Canopy Sign

Sign: C-3

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

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

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Project No.

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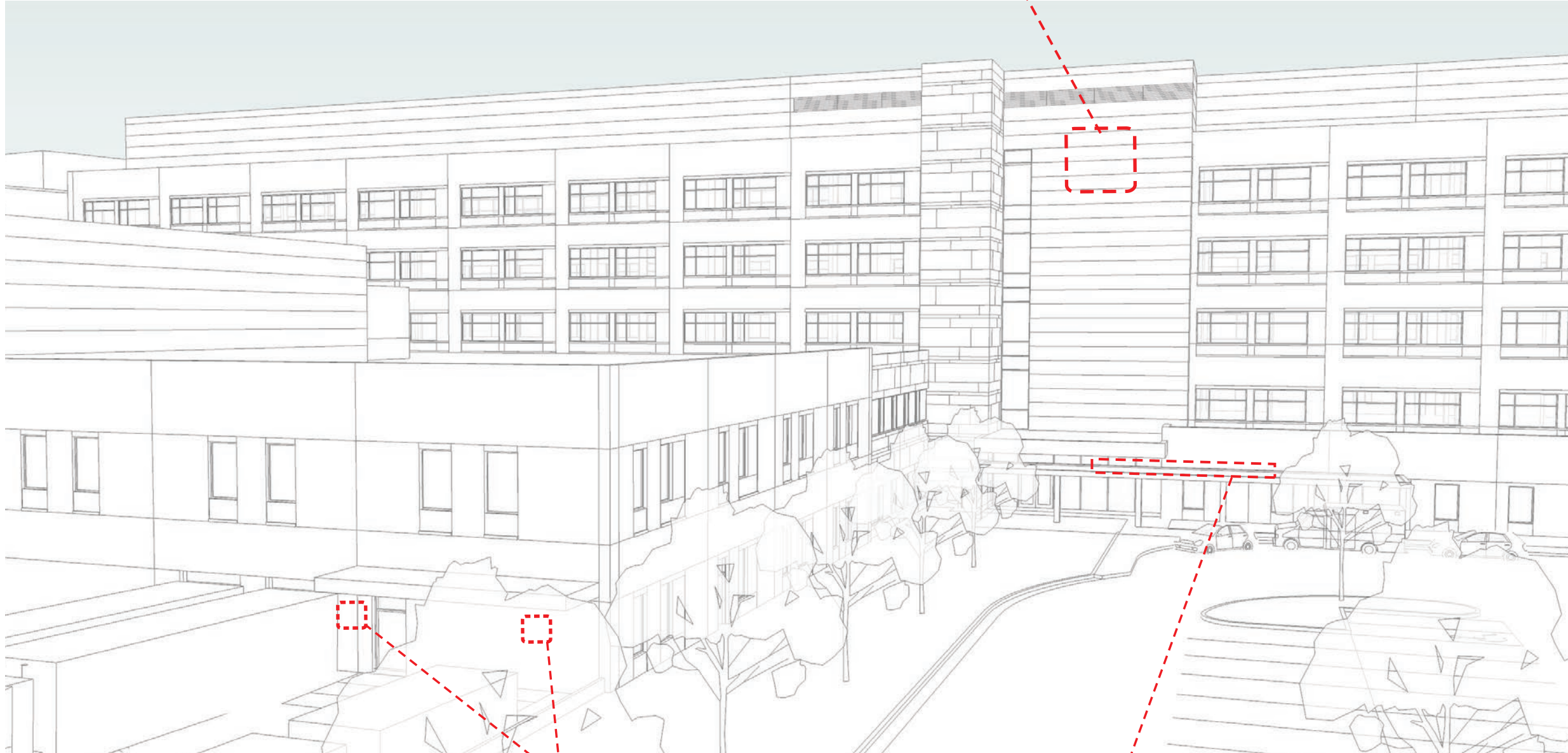
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Identity-Branding—St. Elizabeth's Hospital

Sign: SEB - 5

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



North View

Destination-Loading Dock

Sign: LD-1 and 2

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

DESTINATION - Canopy Sign

Sign: C-4

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

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

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HOSPITAL

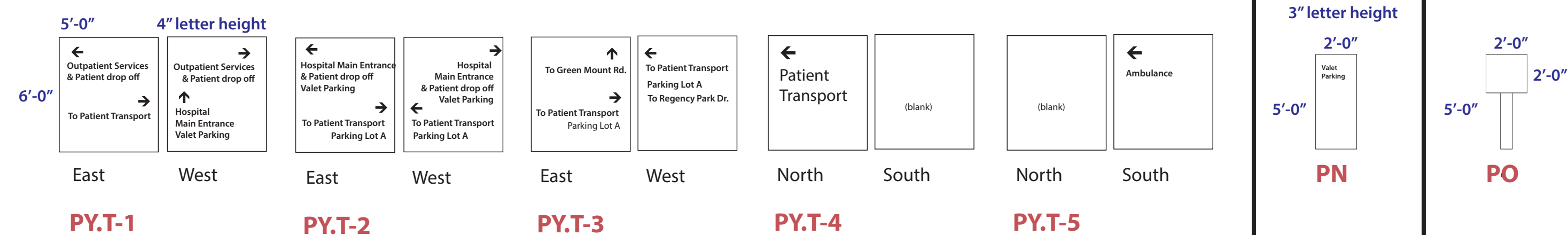
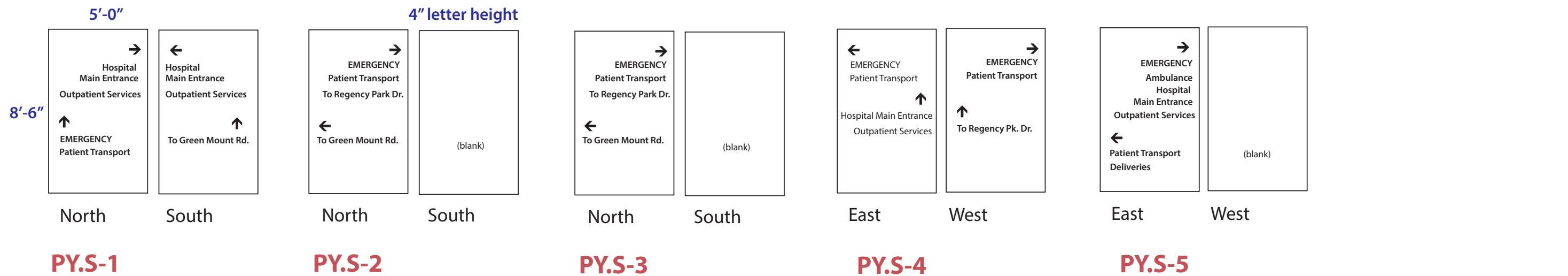
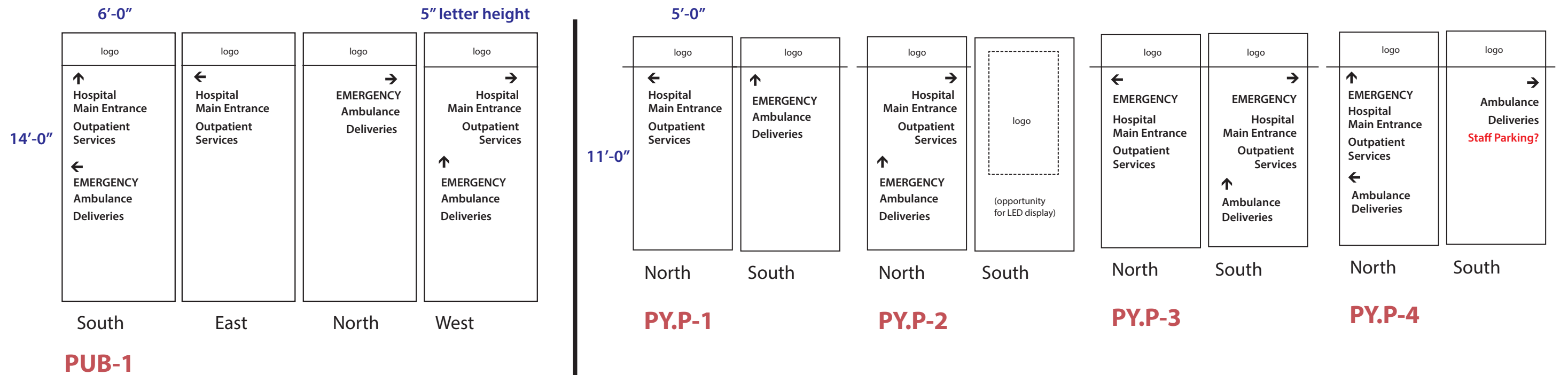
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NOTE: Design team shall coordinate final sign dimensions and locations with city staff.

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Sheet No.



PROJECT REPORT

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

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

Introduction

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

Existing Conditions

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

Applicable Ordinances, Documents and Reports

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

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

Community Development Department

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

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

Discussion Points/Issues

Land Use

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

Traffic Circulation/Parking

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

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

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

Utilities and Drainage

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

Building and Site Improvements

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

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

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

Landscaping and Buffer Requirements

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

Sidewalk

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

Signage

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

Variances

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

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

Review and Approval Criteria

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

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

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

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

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

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

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

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

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

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

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

Yes, a community need exists for the proposed use.

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

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

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

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

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

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

Staff Recommendation

Staff recommends approval of the project with the following conditions:

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

Attachments

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Site Plans

Attachment 5 – Building Elevations



Planned Use / Re-Zoning Application

CITY OF O'FALLON

AUG 29 2014

DATE PAID
\$500.00

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

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

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

APPLICANT INFORMATION:

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

Nick Messina
SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

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

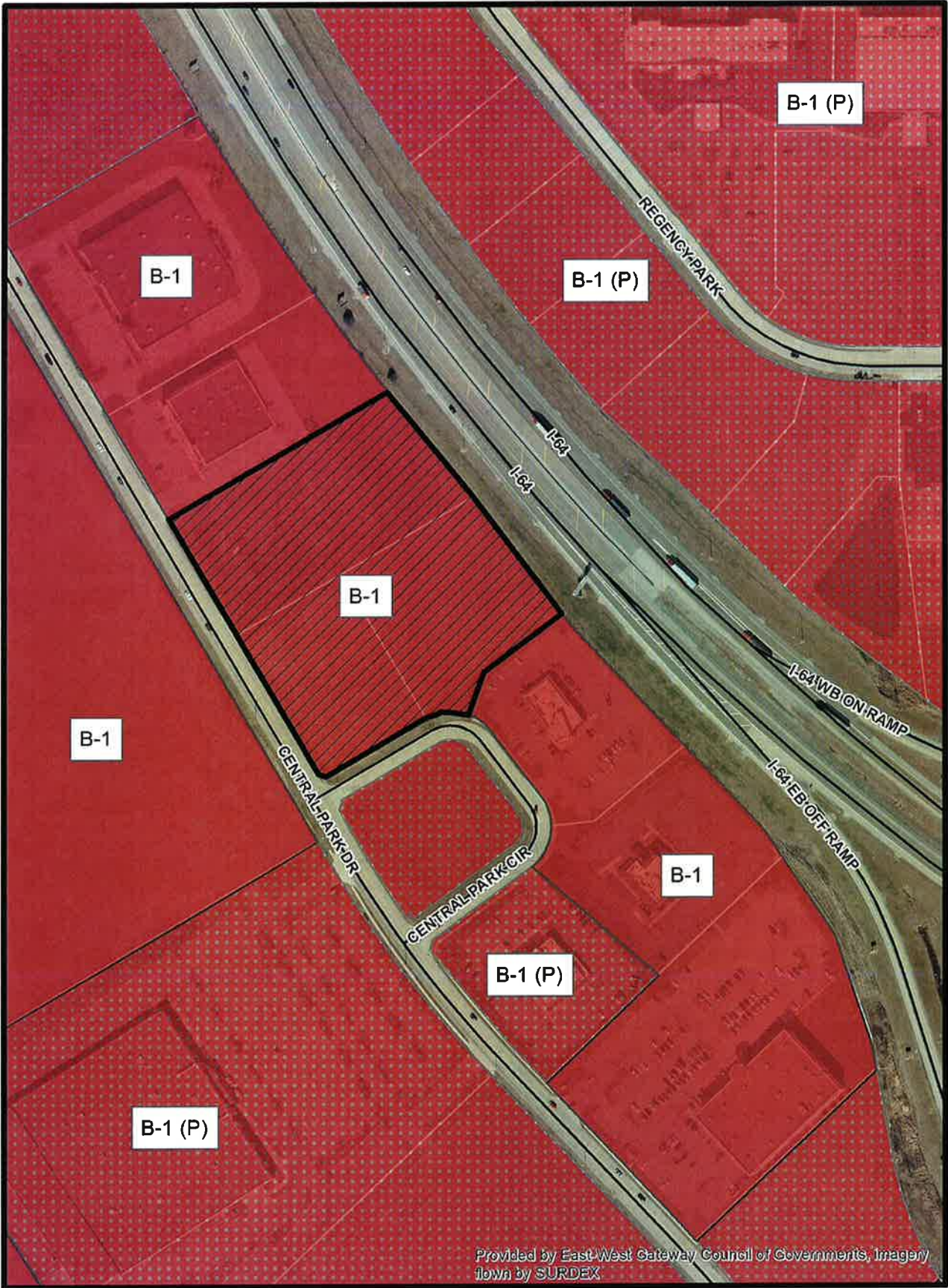
Don Ferris
SIGNATURE OF DESIGN PROFESSIONAL

| | |
|---|--|
| DATE RECEIVED: <u>Aug 22, 2014</u> | STAFF USE ONLY |
| APPLICATION RECEIVED BY: <u>T. Shickell</u> | PROJECT ID #: <u>P2014-08</u> |
| APPLICATION FEE: <u>\$500.00</u> | STAFF ASSIGNED: _____ |
| | PLAN REVIEW FEE DEPOSIT REC'D: <u>\$900.00</u> |

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

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

P2014-08: Gander Mountain - Zoning Map



 Subject Property

0 105 210 420 630 Feet



P2014-08: Gander Mountain - Surrounding Land Use Map



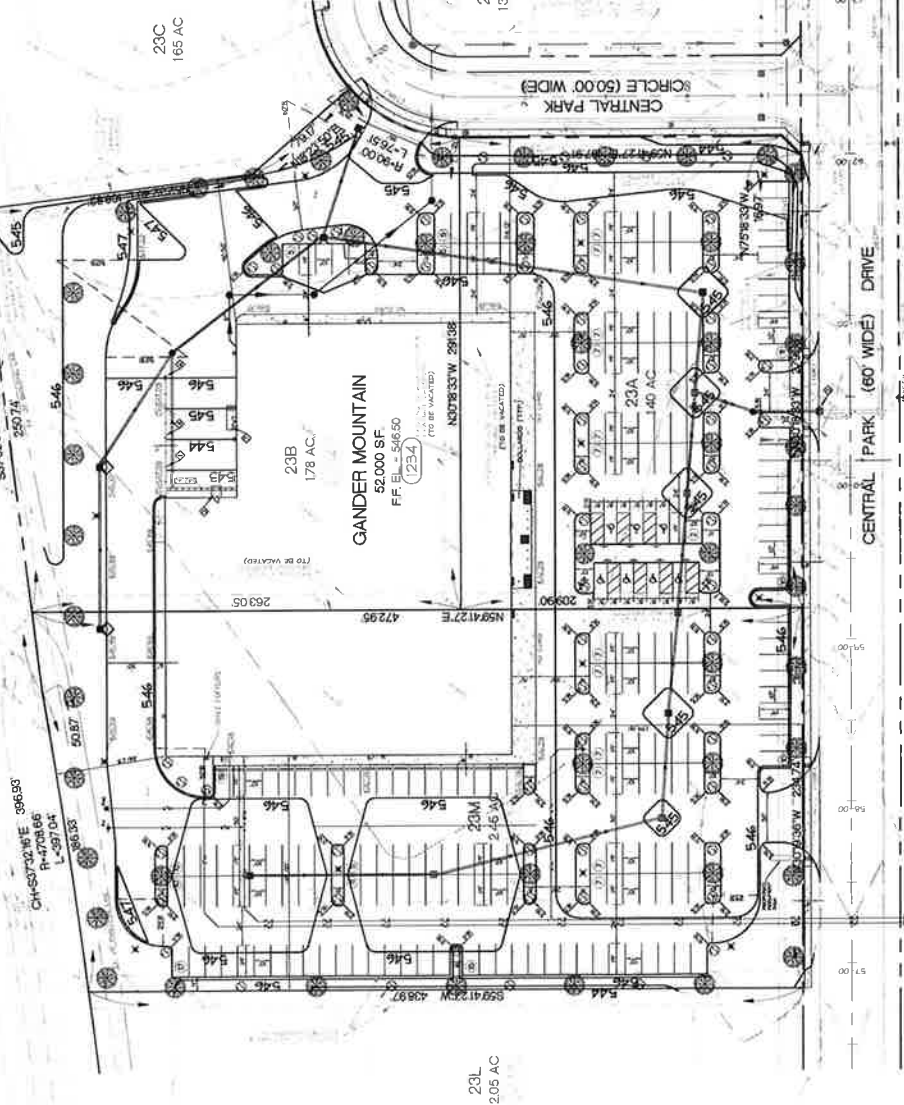
0 140 280 560 840 Feet





LOCATION MAP
(NOT TO SCALE)

INTERSTATE 1-64



GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT INVESTIGATED THE DEPTHS OF UTILITIES NOR THE LOCATION OF UTILITIES NOT SHOWN ON RECORD DRAWINGS.
2. THE 2000 ADAS (AS PUBLISHED) SHALL BE USED FOR ALL CALCULATIONS FOR GENERAL LAYOUT AND DESIGN. THE 2000 ADAS (AS PUBLISHED) SHALL BE USED FOR ALL CALCULATIONS FOR GENERAL LAYOUT AND DESIGN.
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PRELIMINARY SITE PLAN

LOT 23A + 23B OF CENTRAL PARK PLAZA
3RD ADDITION AND OUTLOT 1 OF CENTRAL
PARK PLAZA, 4TH ADDITION, 1ST AMENDMENT AND
LOT 23M OF CENTRAL PARK PLAZA, 3RD ADDITION,
4TH AMENDMENT, A RESUBDIVISION OF LOT 23K OF
CENTRAL PARK PLAZA, 3RD ADDITION, 3RD AMENDMENT,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



| | |
|------------|------------|
| DATE | DATE |
| APPROVED | APPROVED |
| CITY CLERK | CITY CLERK |

PRELIMINARY SITE PLAN

1

10-20-2004

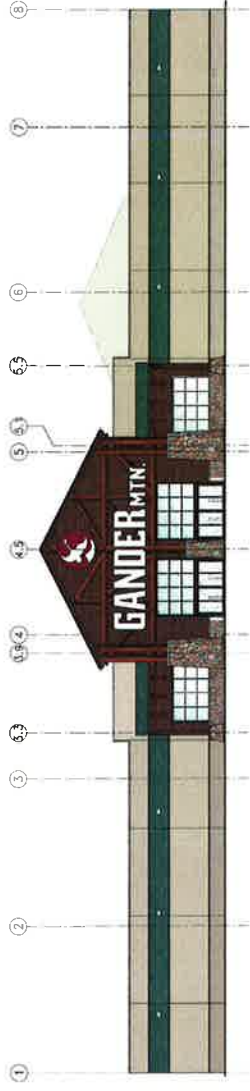
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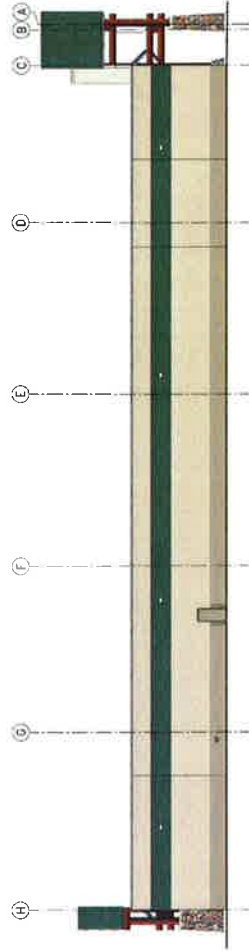
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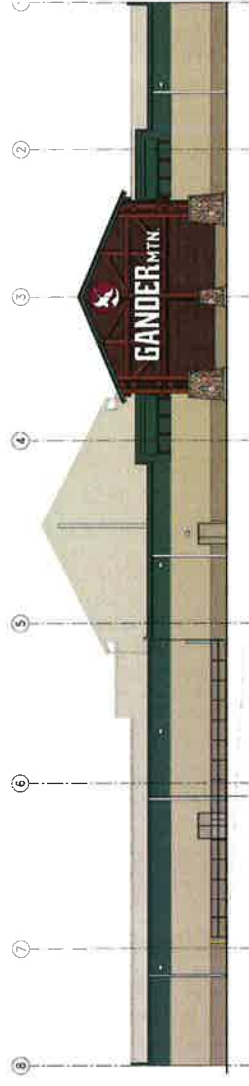
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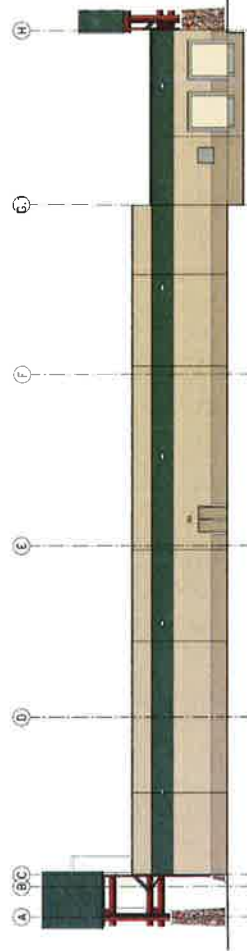
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

GANDER MTN. - OFFERON, IL

08-17-14

