

CITY OF O'FALLON

GARY L. GRAHAM

Mayor

PHILIP A. GOODWIN

City Clerk

Walter Denton
City Administrator

DAVID H. HURSEY

City Treasurer

ALDERMAN

Gene McCoskey Ward 1 John Drolet Ward 4

Richie Meile Ward 1 Michael Bennett Ward 5

Ed True Ward 2 Courtney Cardona Ward 5

Jerry Albrecht Ward 2 Jim Hursey Ward 6

Jerry Mouser Ward 3 Ray Holden Ward 6

Kevin Hagarty Ward 3 David Cozad Ward 7

Herb Roach Ward 4 Harlan Gerrish Ward 7

CITY COUNCIL MEETING

A G E N D A

Monday, October 6, 2014

7:00 P.M. – Council Chambers

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES – [September 15, 2014](#)

V. PUBLIC HEARING –

VI. REPORTS

A. Residents of O'Fallon – This portion of the City Council meeting is reserved for any resident wishing to address Council. The Illinois Open Meetings Act (5 ILCS 120/1) mandates NO action shall be taken on matters not listed on this agenda, but Council may direct staff to address the topic or refer the matter to a committee. Please provide City Clerk with name & address; speak into microphone; limit presentation to 3 minutes; and avoid repetitious comments. Thank you.

B. Clerk's Report

1. Request from O.U.S.A.R.T to conduct a roadblock at the intersection of State and Lincoln on November 28 and November 29, 2014 from 8:00 a.m. – noon
2. Request from Metroeast Pachyderm Club to conduct several raffles for various prizes on December 4th at the Regency Conference Center
3. Request from the O'Fallon Rotary Club to sell alcohol for the benefit auction on November 1, 2014 at the Katy Cavins Community Center

C. Mayor's Report

1. Proclamation declaring the week of October 5 – 11, 2014 as Fire Prevention Week
2. This month's Southwestern Illinois Council of Mayors will be held on Thursday, October 23rd at Smithton Turner Hall. Please call Jamie to make your reservation by Friday, October 17th.

VII. RESOLUTIONS –

ITEM 1 – Resolution authorizing the Mayor to execute an agreement with CSX Railroad for the procurement of an easement at the State Street Railroad Crossing in the amount of \$2,700 (Click here to view the staff [report](#) and [attachment](#))

ITEM 2 - Resolution authorizing the Mayor to execute an agreement with Rhutasel & Associates for the design of the presidential streets stormwater and street improvements – Phase 1 in an amount not to exceed \$60,900 plus noted reimbursables (Click here to view the staff [report](#))

ITEM 3 – Resolution authorizing the Mayor and City Clerk to sign supporting documentation for the Community Development Block Grant (CDBG) for Howard, Lee, Estate, and Carson Stormwater Drainage Project (Click here to view the staff [report](#))

ITEM 4 – Resolution providing for a Feasibility Study on the designation of a portion of the City of O’Fallon as a redevelopment project area and to induce development interest within such area (Proposed Rte 50/Scott Troy Road TIF Redevelopment Project) (Click here to view the staff [report](#))

ITEM 5 – Resolution authorizing the Mayor to execute a professional services contract with PGAV for the purpose of performing a feasibility study to determine the eligibility of a possible tax increment finance (TIF) district for the area northwest of Route 50/Scott-Troy Road (Click here to view the staff [report](#) and [attachment](#))

ITEM 6 – Resolution authorizing the Mayor to execute a pre-funding agreement between the City and Hawk Development Corporation (the “Developer”) of Nashville, Illinois concerning the proposed TIF District for the Route 50/Scott Troy Road TIF Redevelopment Project Area

ITEM 7 – Resolution providing for a Feasibility Study on the designation of a portion of the City as a Redevelopment Project Area and to induce Development Interest within such area (Proposed Central City TIF Redevelopment Project Area) (Click here to view the staff [report](#))

ITEM 8 – Resolution authorizing the Mayor to execute a professional services contract with PGAV for the purpose of performing a feasibility study to determine the eligibility of a possible Tax Increment Finance (TIF) District (Central City) (Click here to view [attachment](#))

ITEM 9 – Resolution authorizing the Mayor to execute a professional services contract with Business Districts, Inc. for the purpose of creating a downtown plan (Click here to view the staff [report](#) and [attachment](#))

ITEM 10 – Resolution authorizing the Mayor to execute an amended intergovernmental agreement with the Village of Shiloh and Central School District 104 for safe routes to schools (Click here to view the staff [report](#))

VIII. ORDINANCES

A. 1st reading –

ITEM 11 – Ord. amending Ord. 623, Zoning, development known as St. Elizabeth’s Hospital to be located at 1501 North Green Mount Road (Click here to view the staff [report](#) and [attachment](#))

ITEM 12 – Ord. amending Ord. 623, Zoning, development known as Gander Mountain to be located at 1234 Central Park Drive (Click here to view the staff [report](#) and [attachment](#))

ITEM 13 – Ord. authorizing the establishment of a route 50/Scott Troy Road Tax Increment Financing (TIF) “Interested Parties” registries and adopting registration rules for these registries (Click here to view the [attachment](#))

ITEM 14 – Ord. authorizing the establishment of Central City Tax Increment Financing “Interested Parties” registries and adopting registration rules for these registries (Click here to view the attachment)

B. 2ND Reading –

15. Ord. Approving the Franchise Agreement (**On Hold**)

IX. STANDING COMMITTEES

1. Community Development - *Minutes Attached* – **Motion** to approve Option B for the Lincoln Avenue and State Street parking lot (Click here to view the staff [report](#) and [attachment](#))
2. Public Works – *Minutes Attached*
3. Public Safety
4. Finance and Administration – *Minutes Attached*
5. Parks/Environment

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

XI. ACTION TAKEN ON EXECUTIVE SESSION ITEMS

XII. ADJOURNMENT

**O'FALLON CITY COUNCIL
MINUTES OF THE REGULAR COUNCIL MEETING
Draft September 15, 2014**

The regular meeting was called to order at 7:00 p.m. by Mayor Graham who led the Council in "The Pledge of Allegiance to the Flag."

Philip Goodwin, City Clerk, called the roll: Gene McCoskey, present; Richie Meile, present; Ed True, present; Jerry Albrecht, present; Jerry Mouser, present; Kevin Hagarty, present; John Drolet, present; Herb Roach, present; Michael Bennett, present; Courtney Cardona, present; Jim Hursey, present; Ray Holden, present; David Cozad, present; Harlan Gerrish, present. A quorum was declared present.

Mayor Graham asked for approval of the minutes. Motion was made by J. Mouser and seconded by E. True to approve the minutes of September 2, 2014. All ayes. Motion carried.

PUBLIC HEARING – None scheduled.

RESIDENTS: Several people stepped forward to voice their opposition to the possible sale of the water and sewer company. Frank Morski spoke about his concerns that it is not possible since it is an enterprise zone. He is also concerned about possible rate increases and loss of manpower for plowing snow. Craig Votrain voiced his concerns about response time if there is a water problem, loss of revenue, and rate increases. Lee Youngblood expressed her concern that she had not heard why the sale was even being considered. Terry Lysakowski was concerned about possible rate increases, stormwater issues that need to be resolved, and where the funds would come from to pay out the employees that would lose their jobs. Gene Hyatt added that he had issues with a private company, and the use of the money from a monopoly. Joann Fischer asked that the City stop bringing people to the hotels and parks, as she wants the money used toward street repair. Vicki Evans asked if the ripple effect to other departments had been considered. In particular, the department she works in uses occupancy inspection information that they receive from the utility billing department.

Mayor Graham replied that the RFP's went out this morning, so he does not have the information yet. He stated that there are 35 water/sewer employees and 13 are residents. He said we are not unhappy with the performance of our workers. After we receive the information from the bidders, the Council will review and discussion will continue.

Katie Riley also spoke of her concern and was in attendance to get information. Mayor Graham said we do not know anything yet because we have not received an offer. The RFP information will be on the City website tomorrow, and if you have questions after reviewing to call him for an appointment. He said that he and the staff have reviewed the RFP methodically. He said he went to the employees first and told them that they planned to get information on a possible sale.

Ron Van Horn added that he has made improvements on his house over the years. He is concerned if we sell that the infrastructure will not be repaired.

Mayor Graham replied to various shouted out questions that the Council will make the decision after the bids are submitted. He added that five or six months ago, they held a strategic plan in the City and about 500 people participated. Their number one concern was for improved parks and amenities. If this town had not grown, we would not be able to afford to live here. We received about nine million dollars last year in sales tax which is more than all of the property taxes. This City has been built on schools, parks, and safety. Our goal is to keep the property taxes down.

Joann Fischer also inquired about the proposal to give 18 million dollars to St. Elizabeth Hospital to deal with the subsidence at the site. She wanted to know what fund the money would come from. Mayor Graham said they paid 18 million dollars for the property. It will cost approximately seven million dollars to fix the undermining. We created a TIF to assist them. They are going to open with 1500 jobs and add 300. In the next ten years, three to four thousand jobs are going to be created from the hospital. About 150 people attended the St. Elizabeth meeting to hear about their plan. This will bring jobs to our city and keep our children here. The reason we want the hospital here is we think it is important for our citizens, and it will bring jobs to our kids with the commercial growth. We will need to borrow money to help them. The economic impact which will be out for you to see, will show how it creates income, sales tax, and increases home values.

Regarding Mr. Van Horn's question on the infrastructure, that area has flooded over the span of a hundred years. The Council has looked at and studied plans and it is back in committee. It is expensive and will need money to fix. Curb and gutter will cost at least \$10,000 to put in.

Mayor Graham welcomed anyone to make an appointment to talk to him with any questions.

REPORTS:

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

1. Request from the Tournament of Roses Parade Committee to conduct a raffle on September 19, 2014 at the high school
2. Request from the O'Fallon Rotary Club for the Children's Parade on October 25, 2014 starting at the Opera House parking lot and ending at the Santa Hut
3. Request from Frieze Harley-Davidson to sell raffle tickets for a poker table and cash from September 16th – May 17, 2015 for the Biker's Against Cancer cause

4. Request from Global Brew Tap House and Lounge to sell alcohol during the Strangefolk festival on 9/27 and 9/28

5. Request from Delores Moyer Elementary PTO to conduct a raffle from October 15 – December 15, 2014 for a street sign and on November 14, 2014 for cash

Motion by E. True and seconded by J. Hursey to approve the requests. All ayes.
Motion carried.

Mayor's Report: Mayor Graham asked Chief Van Hook to come forward. Captain Berry and Lt. Robert Schmidtke came forward. Chief Van Hook presented the Chief's Commendation to Robert Schmidtke for his work and dedication in solving a grease oil theft that led to the arrest of three subjects. His actions resulted in solving a crime that had netted a 4 billion dollar a year profit for the thieves.

Next, Mayor Graham invited Kathy Federico and Brett Schuette forward to accept a proclamation declaring the month of October 2014 as Breast Cancer Awareness Month.

He also read a proclamation declaring the week of 9/14-9/20/14 as Rail Safety Week.

RESOLUTIONS:

Motion by J. Albrecht and seconded by J. Mouser to approve Item 1, A Resolution authorizing the Mayor to execute an agreement with Tyco/SimplexGrinnell for the monitoring, annual testing, and inspection of fire alarms in all buildings owned or managed by the City with fire alarms and installation in certain buildings that are currently not protected by fire alarms.

ROLL CALL: McCoskey, aye; Meile, aye; True, aye; Albrecht, aye; Mouser, aye; Hagarty, aye; Drolet, aye; Roach, aye; Bennett, aye; Cardona, aye; Hursey, aye; Holden, aye; Cozad, aye, Gerrish, aye. Ayes - 14; Nos – 0. Motion carried.

ORDINANCES:

1st Reading – None brought forward.

2nd Readings – The Ordinance approving the Franchise Agreement remains on hold.

STANDING COMMITTEES –

Community Development: Motion by J. Albrecht and seconded by J. Mouser to approve the following requests:

Special Event application from Schildknecht Funeral Home for their 65th Anniversary Celebration on Saturday, September 20, 2014 at their location

Special Event application from Global Brew to hold their Oktoberfest on Saturday, October 4th at their location

Special Event application from St. Elizabeth's Hospital "Breast Health Awareness Month" from September 30th – October 31st

Special Event application from Regency Park for the Boutique Bridal Show

Special Event application from the Historic Preservation Commission to conduct a Bank Clock Rededication on Saturday, October 11th at Lincoln Avenue, between State and 1st Street

All ayes. Motion carried.

He stated the committee will meet on September 29th at 5:30 p.m. at the Public Safety Building.

Public Works: R. Meile announced that they will meet September 22nd at the Public Safety Building. He added they may meet earlier since Community Development is not meeting.

Public Safety: K. Hagarty stated his committee will meet October 13th at 5:00 p.m. at the Public Safety Building.

Finance/Administration: Motion by M. Bennett and seconded by J. Albrecht to approve Warrant #309 in the amount of \$1,413,726.97.

ROLL CALL: McCoskey, aye; Meile, aye; True, aye; Albrecht, aye; Mouser, aye; Hagarty, aye; Roach, aye; Drolet, aye; Bennett, aye; Cardona, aye; Hursey, aye; Holden, aye; Cozad, aye, Gerrish, aye. Ayes - 14; Nos – 0. Motion carried.

Parks and Environment: Motion by E. True and seconded by J. Mouser to approve the purchase of a Utility Work Machine in the amount of \$56,025.44.

ROLL CALL: McCoskey, aye; Meile, aye; True, aye; Albrecht, aye; Mouser, aye; Hagarty, aye; Roach, aye; Drolet, aye; Bennett, aye; Cardona, aye; Hursey, aye; Holden, aye; Cozad, aye, Gerrish, aye. Ayes - 14; Nos – 0. Motion carried.

He stated the October meeting is cancelled.

EXECUTIVE SESSION: No closed session.

R. Holden wanted to thank the couple that hosted a party at Thoman Park last weekend. Ms. Youngblood, who was in the audience, was the person who hosted it. Mayor Graham stated that many people opposed that park when it was first proposed. It is a real asset to the community now.

ADJOURNMENT: Motion by G. McCoskey and seconded by E. True to adjourn. All ayes. Motion carried.

The meeting was adjourned at 7:51 p.m.

Submitted by,

Philip A. Goodwin
City Clerk

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

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2014 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CSX
RAILROAD FOR THE PROCUREMENT OF AN EASEMENT AT THE STATE
STREET RAILROAD CROSSING IN THE AMOUNT OF \$2,700.00**

WHEREAS, the City of O'Fallon, a municipal corporation, has a need to acquire an easement from CSX Railroad for the installation of sidewalk and,

WHEREAS, said parcel of Easement described as follows:

Part of the north half of Section 30, Township 2 North, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois, more particularly described as follows:

Commencing at an iron pipe at the center of said Section 30; thence on an assumed bearing of North 00 degrees 38 minutes 24 seconds West on the west line of the northeast quarter of Section 30, a distance of 67.54 feet to a point on the northerly right of way line of State Aid Route 14 (known as State Street), reference being had to the plat thereof recorded in the Recorder's Office of said St. Clair County in Plat Book 28 on pages 5 and 6, said point being the point of beginning of the easement herein described; thence North 67 degrees 32 minutes 34 seconds East on said northerly right-of-way line, a distance of 31.86 feet to a point; thence North 33 degrees 15 minutes 44 seconds East on said northerly right-of-way line, a distance of 13.12 feet to a point on the north right-of-way line of the CSX Railroad (formerly Baltimore and Ohio Railroad); thence North 87 degrees 47 minutes 35 seconds West on said north right-of-way line, a distance of 15.00 feet to a point; thence South 68 degrees 14 minutes 16 seconds West, a distance of 77.70 feet to a point; thence South 02 degrees 12 minutes 25 seconds West, a distance of 15.00 feet to a point on the northerly right-of-way line of State Aide Route 14 (known as State Street); thence northeasterly on said northerly right-of-way line on a non-tangential curve to the left having a radius of 466.06 feet, an arc distance of 29.88 feet (chord = North 69 degrees 22 minutes 47 seconds East, 29.88 feet) to a point; thence North 67 degrees 32 minutes 34 seconds east on said northerly right-of-way line, a distance of 25.03 feet to the point of beginning, containing 0.0285 acre, more or less.

WHEREAS, said Easement is not owned by the City of O'Fallon and it is deemed necessary for the City to acquire said easement for the purpose of said project and uses incidental thereto.

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

That the City of O'Fallon authorizes its appropriate representatives to sign an agreement with CSX Railroad for the procurement of an easement located at the State Street railroad crossing in an amount not to exceed \$2,700.00.

Passed and approved this 6th day of October 2014.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

PROPOSED EASEMENT SKETCH

PART OF THE NORTH HALF OF SECTION 30
T. 2 N., R. 7 W OF THE 3RD P.M.
CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

O U T L O T
WESTBROOK SUBDIVISION

" A "
PLAT BOOK 58, PAGE 51

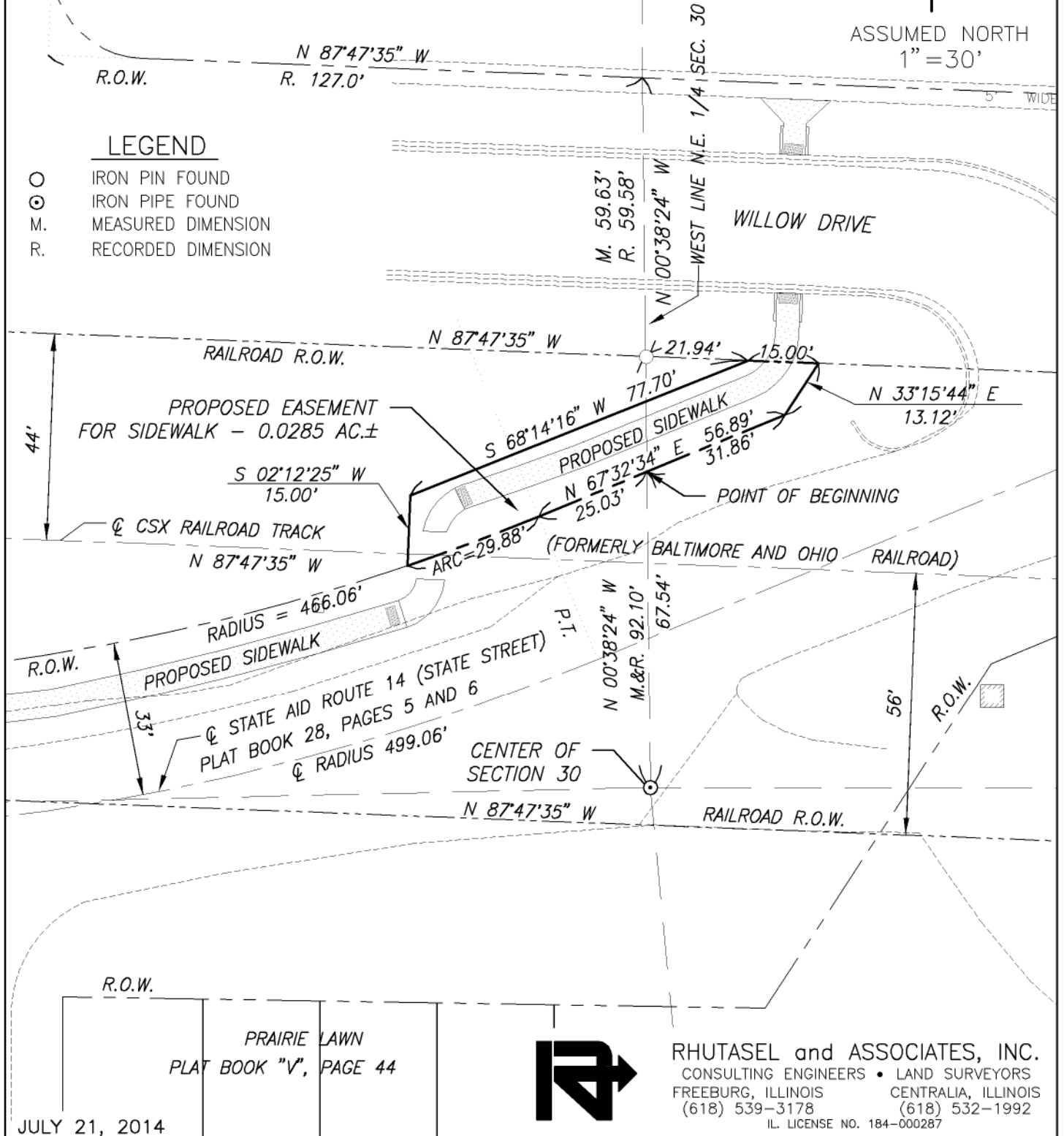


ASSUMED NORTH
1" = 30'

R.O.W. $N 87^{\circ}47'35'' W$
R. 127.0'

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- M. MEASURED DIMENSION
- R. RECORDED DIMENSION



PRAIRIE LAWN
PLAT BOOK "V", PAGE 44



RHUTASEL and ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
FREEBURG, ILLINOIS CENTRALIA, ILLINOIS
(618) 539-3178 (618) 532-1992
IL. LICENSE NO. 184-000287

JULY 21, 2014



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Public Works
Walter Denton, City Administrator
Date: October 6, 2014
Subject: RESOLUTION – State Street CSX Sidewalk Crossing Easement – State Street Crossing Improvement Project

List of committees that have reviewed: Public Works

Background: The execution of the project has been delayed for some time awaiting the completion of the negotiations on easements needed at the crossing. After deliberations over potentially 3 easements, it was decided by all parties that the single sidewalk easement was that was needed to allow the project to go forward. CSX's real estate office has valued the easement at \$2,700.00. (see attached)

Legal Considerations, if any: None beyond that for purchasing easements.

Budget Impact: Funding exists in the FY15 Prop S approved budget for this easement procurement.

Staff recommendation: Staff recommends execution of the RESOLUTION to support the procurement of the State Street Railroad Crossing Easement from CSX in the amount of \$2,700.00.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2014 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH RHUTASEL
& ASSOCIATES FOR THE DESIGN OF THE PRESIDENTIAL STREETS
STORMWATER AND STREET IMPROVEMENTS – PHASE I IN AN AMOUNT NOT
TO EXCEED \$60,900.00 PLUS NOTED REIMBURSABLES**

WHEREAS, the City of O'Fallon, a municipal corporation, has a need for engineering services to design the stormwater and street improvements in the Presidential Streets Area (PSA), and

WHEREAS, Rhutasel & Associates has the expertise to perform the services the City needs,

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

That the City of O'Fallon authorizes its appropriate representatives to sign the Rhutasel & Associates agreement for the design of the Presidential Streets Stormwater and Street Improvements – Phase 1 in an amount not to exceed \$60,900.00, excluding noted potential reimbursables.

Passed and approved this 6th day of October 2014.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Public Works
Walter Denton, City Administrator
Date: October 6, 2014
Subject: RESOLUTION – Rhutasel & Associates Design Proposal – Presidential Streets Stormwater & Street Improvements – Phase I

List of committees that have reviewed: Public Works.

Background: There have been historical issues regarding stormwater and the condition of the streets and right-of-ways in the Presidential Streets Area (PSA). Three alternatives for street and drainage improvements were presented to the Public Works Committee in March of 2014. Now that an alternative has been selected by the Public Works Committee, a design needs to be accomplished that can be bid competitively.

Legal Considerations, if any: Normal legal considerations when obtaining professional services.

Budget Impact: Funds are available in the Public Works FY15 Budget due to slippage of other projects that were included in it.

Staff recommendation: Staff recommends acceptance of the design agreement with Rhutasel and Associates in the amount not to exceed \$60,900.00, excluding reimbursable that were annotated in the proposal.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2014 -

**AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN SUPPORTING
DOCUMENTATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) FOR HOWARD, LEE, ESTATE, AND CARSON STORMWATER DRAINAGE
PROJECT**

WHEREAS, the City of O'Fallon, a municipal corporation, has been awarded a Community Development Block Grant for the drainage project, and,

WHEREAS, it is necessary that a supporting resolution be passed by Council to support use of the funding (\$60,000.00) for material purchase.

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

1. That the City of O'Fallon applied for and was awarded a grant under the terms and conditions of St. Clair County Community Development Block Grants Office;
2. That an amendment to the grant be made as follows: the grant monies awarded will supply materials to be utilized in the completion of the project, and that the City of O'Fallon will contribute all labor and equipment required for the completion of the project.

Passed and approved this 6th day of October 2014.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Engineering & Public Works
Walter Denton, City Administrator
Date: October 6, 2014
Subject: RESOLUTION – Community Development Block Grant (CDBG) for Howard, Lee, Estate, and Carson Area Stormwater Drainage Improvements

List of committees that have reviewed: Public Works.

Background: The St Clair County Grants Office awarded the City of O'Fallon a CDBG grant in the amount of \$60,000.00 for stormwater improvements in the area roughly bounded by Public Safety Building to the north, State Street to the south, Seven Hills Road on the east, and Smiley on the west as a follow on project to Phases 1 and 2 conducted by O'Fallon Township under CDBG funding. The grant monies awarded were not enough to cover all costs associated with this project. After a discussion between the grants department and the City of O'Fallon, it was agreed to by both parties that the grant could fund materials for the project and the City would contribute the labor and equipment.

Legal Considerations, if any: None, beyond normal consideration of governmental grant funding.

Budget Impact: The project is in the final design phases with City appropriated funding in the approved FY15 budget to complete it and start project execution. The project will be accomplished by a mix of in-house and contracted labor and equipment. Funding in FY16 will be reserved in the budget being prepared in the near future.

Staff recommendation: Staff recommends approval of the resolution supporting purchase of the materials for the project as requested by the St Clair County Grants Office.

RESOLUTION NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED this _____ day of _____ 2014.

YEAS: _____

NEAS: _____

ABSENT: _____

ABSTAIN: _____

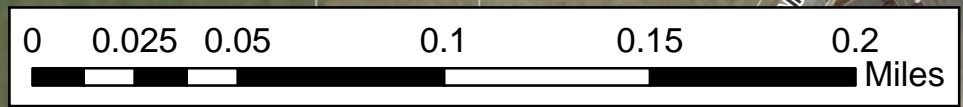
Gary Graham, Mayor

ATTEST:

Phil Goodman, City Clerk

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

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





CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Walter Denton, City Administrator
Date: October 6, 2014
Subject: Route 50/Scott Troy Road TIF – (ORDINANCE- 1st Reading & RESOLUTIONS)

List of committees that have reviewed: The Community Development Committee reviewed this proposal at its September 29, 2014 meeting and recommended approval with a vote of 6 to 0.

Background

Attached are three resolutions and one ordinance which together will initiate a feasibility study to determine the eligibility of a possible Tax Increment Finance (TIF) district in the general area bounded by Highway 50 to the south and Scott Troy Road to the east. The proposed study area is shown on the attached map. Hawk Development is proposing the construction of an ice rink, aquatics center, and associated retail space on the site.

Action items include:

- 1) Inducement & Feasibility Resolution
- 2) Interested Parties Registry Ordinance
- 3) Contract for Professional Services Resolution
- 4) Pre-funding Agreement Resolution

Legal Considerations, if any: None

Budget Impact: None- Hawk Development will be paying for the cost of study, which will be between \$26,000 and \$29,000 plus reimbursable expenses.

Staff Recommendation

Staff recommends approval of the proposed contract with PGAV and the ordinances and resolutions associated with the inducement of the Route 50/Scott Troy Road TIF.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2014 -

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A
PROFESSIONAL SERVICES CONTRACT WITH PGAV FOR THE PURPOSE
OF PERFORMING A FEASIBILITY STUDY TO DETERMINE THE
ELIGIBILITY OF A POSSIBLE TAX INCREMENT FINANCE (TIF) DISTRICT
FOR THE AREA NORTHWEST OF ROUTE 50/SCOTT-TROY ROAD**

WHEREAS, PGAV has submitted a professional services contract with the City for the purpose of performing a feasibility study for a potential TIF for the Route 50/Scott-Troy Road area as outlined in the attached proposed contract; and

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

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

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

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

Approved:

Gary L. Graham, Mayor

Attest:

Philip A Goodwin, City Clerk

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

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

WITNESSETH:

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

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

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

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

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

I. SCOPE OF SERVICES

1. Inducement Resolution

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

2. Interested Parties Registry

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

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

3. Eligibility Analysis and Boundary Determination

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

4. Redevelopment Plan

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

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

5. Review & Approval Process

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

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

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

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

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

III. TIMING OF PERFORMANCE

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

IV. FEE & METHOD OF COMPENSATION

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

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

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

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

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

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

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

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

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

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

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

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

VI. PROJECT STAFFING & MANAGEMENT

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

VII. TERMINATION OF AGREEMENT

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

VIII. OTHER TERMS AND CONDITIONS

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

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

ATTEST:

CITY OF O'FALLON, ILLINOIS

Phil Goodwin, City Clerk

Gary L. Graham, Mayor

ATTEST:

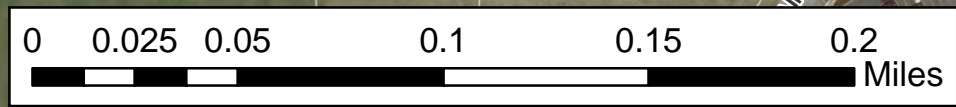
**PECKHAM GUYTON ALBERS &
VIETS, INC.**

Michael P. Weber
Director, PGAV Planners

John Brancaglione, Vice President

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

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



CITY OF O'FALLON, ILLINOIS

RESOLUTION 2014 -

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

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

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

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

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

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

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

Passed by the City Council this _____ 2014.

ATTEST:

Approved by the Mayor this _____ 2014

(seal)

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

Attachment A

PRE-FUNDING AGREEMENT

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

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

RECITALS:

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

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

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

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

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

Section 1. The Developer Agrees To:

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

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

Section 2. The City Agrees To:

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

Section 3. Release of Unexpended Funds:

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

Section 4. Abandonment of Project:

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

Section 5. Failure to Approve the TIF District Ordinance:

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

Section 6. Notices:

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

If to Developer:
Hawk Development

If to the City:
City of O'Fallon

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

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

Section 7. Enforcement:

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

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

Section 8. Controlling State and Court:

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

Section 9. Invalidity or Unenforceability:

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

Section 10. Entire Agreement:

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

Section 11. Warranty:

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

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

CITY:

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

By: _____
Gary L. Graham, Mayor

ATTEST:

Philip A. Goodwin, City Clerk

Approved as to Form:

City Attorney

DEVELOPER:

Hawk Development Corporation

By: _____

Title: _____

Attest: _____

Title: _____

Attachments:

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

Exhibit A

Proposed Route 50/ Scott Troy Road TIF District Study Area

Exhibit B

ESTIMATED BUDGET & SOURCE OF FUNDING

Estimated Costs:

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

Source of Funds:

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

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

RESOLUTION 2014 _____

**RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE
DESIGNATION OF A PORTION OF THE CITY OF O’FALLON AS A
REDEVELOPMENT PROJECT AREA**

AND

**TO INDUCE DEVELOPMENT INTEREST
WITHIN SUCH AREA**

(Proposed Central City TIF Redevelopment Project Area)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED this _____ day of _____ 2014.

Gary Graham, Mayor

ATTEST:

Phil Goodman, City Clerk

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



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Walter Denton, City Administrator
Date: October 6, 2014
Subject: Central City TIF – (ORDINANCE- 1st Reading & RESOLUTIONS)

List of committees that have reviewed: The Community Development Committee reviewed this proposal at its September 29, 2014 meeting and recommended approval with a vote of 6 to 0.

Background

Attached are two resolutions and one ordinance which together will initiate a feasibility study to determine the eligibility of a possible Tax Increment Finance (TIF) district in the central city area. The proposed study area is shown on the attached map.

Action items include:

- 1) Inducement & Feasibility Resolution
- 2) Interested Parties Registry Ordinance
- 3) Contract for Professional Services Resolution

Legal Considerations, if any: None

Budget Impact: The cost of study will be between \$38,000 and \$41,000 plus reimbursable expenses.

Staff Recommendation

Staff recommends approval of the proposed contract with PGAV and the ordinances and resolutions associated with the inducement of the Central City TIF.

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

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

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

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

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

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

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

Approved:

Gary L. Graham, Mayor

Attest:

Philip A Goodwin, City Clerk

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

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

WITNESSETH:

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

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

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

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

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

I. SCOPE OF SERVICES

1. Inducement Resolution

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

2. Interested Parties Registry

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

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

3. Eligibility Analysis and Boundary Determination

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

4. Redevelopment Plan

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

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

5. Review & Approval Process

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

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

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

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

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

III. TIMING OF PERFORMANCE

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

IV. FEE & METHOD OF COMPENSATION

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

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

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

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

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

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

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

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

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

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

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

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

VI. PROJECT STAFFING & MANAGEMENT

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

VII. TERMINATION OF AGREEMENT

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

VIII. OTHER TERMS AND CONDITIONS

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

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

ATTEST:

CITY OF O'FALLON, ILLINOIS

Phil Goodwin, City Clerk

Gary L. Graham, Mayor

ATTEST:

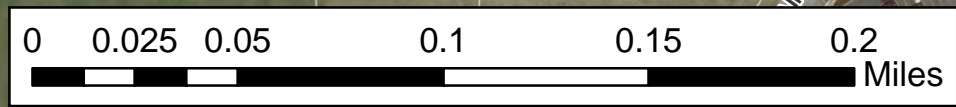
**PECKHAM GUYTON ALBERS &
VIETS, INC.**

Michael P. Weber
Director, PGAV Planners

John Brancaglione, Vice President

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

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



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

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

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

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

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

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

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

Approved:

Gary L. Graham, Mayor

Attest:

Philip A Goodwin, City Clerk

Downtown Plan

Purpose

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

Scope of Services

Phase 1: Opportunity Analysis

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

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

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

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

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

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

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

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

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

Phase II: Implementation Action Plan

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

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

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

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

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

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

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

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

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

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

Collaboration & Staff Involvement

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

Project Schedule and Budget

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

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

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



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Walter Denton, City Administrator
Date: October 6, 2014
Subject: Downtown Plan – (RESOLUTION)

List of committees that have reviewed: The Community Development Committee reviewed this proposal at its September 29, 2014 meeting and recommended approval with a vote of 6 to 0.

Background

The attached proposal is from Business District, Inc. (BDI) for the purpose of creating a downtown plan. The contract details the specific components of the plan. The list below summarizes the main steps that will occur throughout the planning process:

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

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

Legal Considerations, if any: None

Budget Impact: The cost of the plan will not exceed \$22,000.

Staff Recommendation

Staff recommends approval of the proposed contract with BDI with a budget not to exceed \$22,000.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2014 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED INTERGOVERNMENTAL
AGREEMENT WITH THE VILLAGE OF SHILOH AND CENTRAL SCHOOL DISTRICT
104 FOR SAFE ROUTES TO SCHOOLS**

WHEREAS, the City of O'Fallon, needs to reaffirm its support of the Safe Routes to Schools initiative undertaken Central School District and the Village of Shiloh; and

WHEREAS, the project supported by the initiative is at no cost to the City of O'Fallon.

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

That the City of O'Fallon authorizes its appropriate representatives to sign the Intergovernmental Agreement for Safe Routes to Schools.

Passed and approved this 6th day of October 2014.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Public Works
Walter Denton, City Administrator
Date: October 6, 2014
Subject: RESOLUTION – Intergovernmental Agreement, Safe Routes to Schools, District 104 Initiative (Amended)

List of committees that have reviewed: None.

Background: Central School District 104 applied for and garnered a grant under the federal program, sponsored by the Village of Shiloh. The O'Fallon City Council supported that grant through an intergovernmental agreement passed on December 3, 2012. However, in the IDOT review of the subject project, there were comments causing a change in the scope and funding amount. Since that time, negotiations amongst the parties settled on the scope, but the request for additional funding required beyond the original grant amount has been in question. That problem has now been resolved, but IDOT wants a new intergovernmental agreement executed. That is what is at issue at this point.

Legal considerations, if any: None.

Budget Impact: None.

Staff recommendation: Staff recommends execution of the RESOLUTION to support the amended agreement with the Village of Shiloh and Central School District 104.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING
DISTRICTS OF THE CITY OF
O’FALLON, ILLINOIS
(DEVELOPMENT KNOWN AS
“ST ELIZABETH’S HOSPITAL) TO
BE LOCATED GENERALLY
LOCATED AT 1501 NORTH GREEN
MOUNT ROAD ON PARCEL
NUMBERS: 03-25.0-407-029,
03-25.0-407-030, 03-25.0-407-039,
03-25.0-408-016, 03-36.0-200-004,
03-36.0-200-026, 03-36.0-204-007,
03-36.0-204-011, 03-36.0-204-012,
03-36.0-204-013 & 03-36.0-204-014**

WHEREAS, the applicant, St. Elizabeth’s Hospital, has filed an application requesting approval of a planned use rezoning to authorize 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 located on Parcels 03-25.0-407-029, 03-25.0-407-030, 03-25.0-407-039, 03-25.0-408-016, 03-36.0-200-004, 03-36.0-200-026, 03-36.0-204-007, 03-36.0-204-011, 03-36.0-204-012, 03-36.0-204-013 & 03-36.0-204-014, generally located at 1501 North Green Mount Road in O’Fallon; and

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

WHEREAS, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on September 23, 2014, in accordance with state statute, and recommended to approve the petitioner’s request to obtain an O-1(P) Planned Office District zoning for the property with a vote of 4 ayes to 0 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS, on September 29, 2014 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 6 ayes to 0 nays.

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

Section 1. That upon the effective date of this Ordinance, the described property, known as “St. Elizabeth’s Hospital”, be henceforth classified as zoning district O-1(P) Planned Office District, with the following conditions shall be satisfied, in addition to all other applicable requirements, as a condition of authority for the zoning approval granted under this Ordinance:

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

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

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

Passed by the City Council this _____ day of _____ 2014.

ATTEST:

(seal)

Approved by the Mayor this _____ day
of _____ 2014.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

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

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



PROJECT REPORT

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

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

Introduction

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

Existing Conditions

Subject Property

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

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

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

Community Development Department

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

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



RECEIVED AUG 18 2014

NAME OF PROJECT: ST. ELIZABETH'S HOSPITAL

GENERAL LOCATION: 1501 NORTH GREEN MOUNT ROAD - Approximately

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

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

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

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: O-1 PLANNED, OFFICE DISTRICT

PROPOSED NUMBER OF BUILDINGS: 2

PROPOSED ZONING: SAME AS ABOVE

PROPOSED GROSS FLOOR AREA: 479,539 SQUARE FEET

PROPOSED # OF LOTS: 1

AREA IN ACRES: 114.36

PROPOSED # OF DWELLING UNITS: 0

PRESENT USE: FARMLAND

APPLICANT INFORMATION:

NAME: MARYANN REESE
 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

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

Maryann L Reese
 SIGNATURE OF APPLICANT

Paul K Homann
 SIGNATURE OF DESIGN PROFESSIONAL

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

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

RECEIVED AUG 18 2014



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

General Project Description

St. Elizabeth's Hospital, through its parent organization Hospital Sisters Health System (HSBS), 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" |



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

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.



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

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.



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

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 |



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

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



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

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

Sanitary Sewer

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

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

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

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



 Subject Property



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



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



GREEN MOUNT MEDICAL CAMPUS

Sub-Area Plan

Background

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

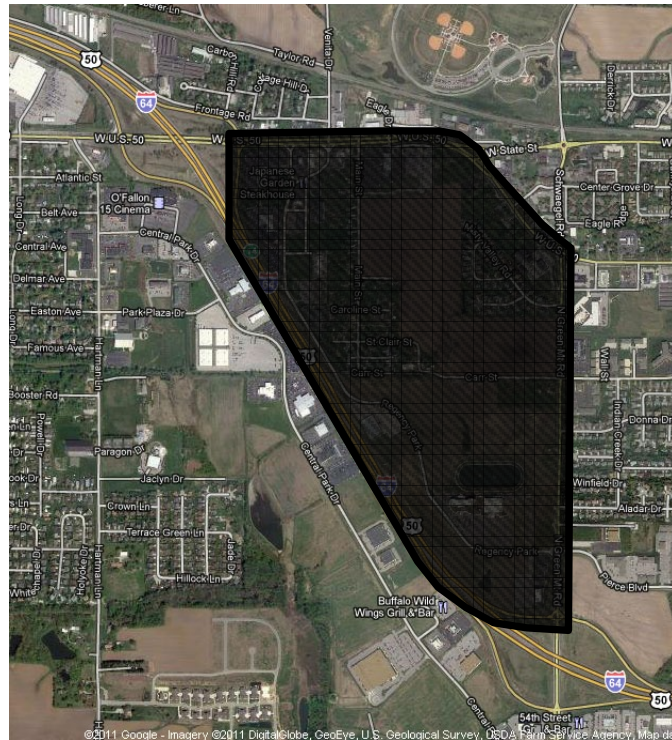
The City is generating this Sub-Area Plan as an amendment to the Comprehensive Plan to reflect the potential uses, impacts, and opportunities a hospital might have on the surrounding area. While a detailed medical campus site plan is not expected to be submitted by HSHS until Spring 2012, this sub-area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



Location

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

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

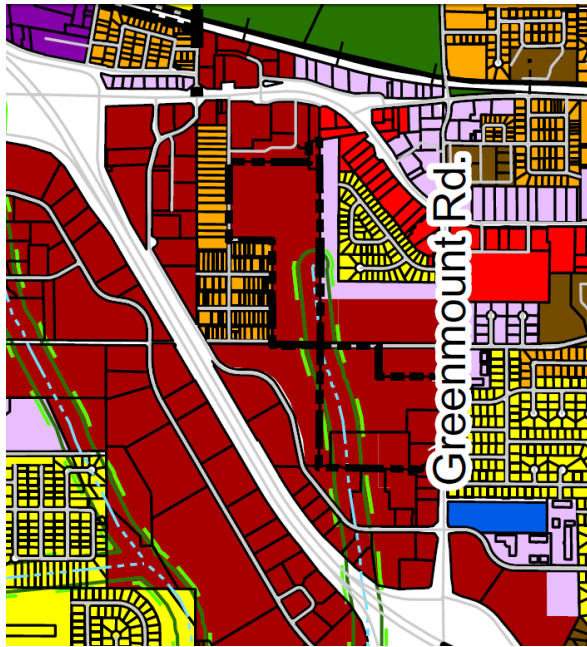


Boundary of Green Mount Medical Campus Sub-Area Plan

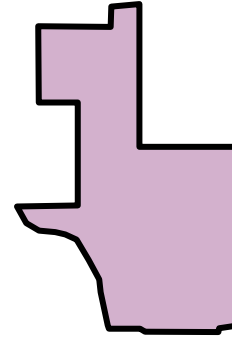
Land Use

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

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



Existing Comprehensive Plan Future Land Use Map



Revised Comprehensive Plan Future Land Use Map

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

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

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

Analysis of Land Uses

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

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

106 Acre Medical Campus Core

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

Balance of Sub-Area Outside Medical Campus Core

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



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



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

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

Property Adjacent but Outside of the Medical Campus Sub-Area

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

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

Traffic Access, Infrastructure, and Undermining

Traffic & Roadways

The roadway system surrounding the sub-area is heavily travelled. In 2009, the Illinois Department of Transportation calculated the Annual Average Daily Traffic (AADT) for roadways throughout the state. There are three existing major roadways that surround the Green Mount Medical Campus – Highway 50 (23,800 AADT), Green Mount Road (12,700 AADT), and Interstate 64 (59,500 AADT) – all of which have additional capacity to serve the medical campus. Highway 50 (Exit 14) and Green Mount Road (Exit 16) both intersect Interstate 64 providing quick and immediate regional access to the campus. Multiple access points along Highway 50, Green Mount Road, and Regency Park Drive offer direct service to the core areas of the medical campus. The campus will be highly visible to residents (59,500 vehicles per day on I-64) of the region and those traveling through the area. And the proximity to major road networks offer convenience for patients in the region to travel to and from the Medical Campus for specialized services. Mass transit including the Metro bus route and bike routes are important links in the transportation network for bringing patients and staff to the campus from neighboring communities.

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

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

Traffic Study

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

Access

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

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

Parking

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

Sidewalks/Bikeways

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

Utilities and Drainage

Sanitary Sewer

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

Water

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

Gas

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

Drainage

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

Undermining

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

Zoning and Site Design

Bulk and Area Regulations

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

Architectural Standards

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

Site Planning

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

Streetscapes

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

Identity/Gateways

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

Signage/Wayfinding

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

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

Common Areas/Greens/Connectivity to Family Sports Park

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

Service & Loading Areas

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

Outdoor Storage

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

Neighboring Residential Bufferyard Requirements

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

Mitigation of Noise

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

Economic Development

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

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

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

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

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

Case Studies Summary

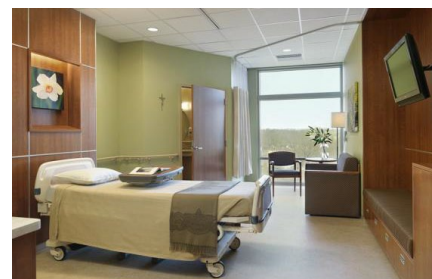
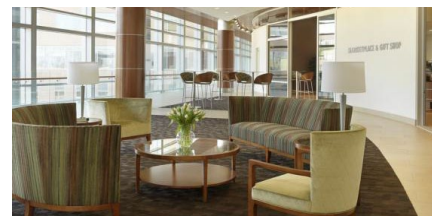
| <u>Hospital</u> | <u>Location</u> | <u>Beds</u> | <u>MOB</u> | <u>Acreage</u> |
|---------------------------|-----------------|-------------|------------------------------|----------------|
| SSM St. Clare | Fenton, MO | 154 | 116,000 sf in 1 bldg | 54 acres |
| Barnes Jewish St. Peters | St. Peters,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

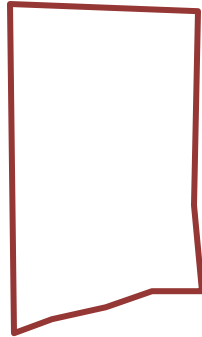
SSM St. Clare

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

Summary:

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





Findings on SSM St. Clare, Fenton:

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

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

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

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

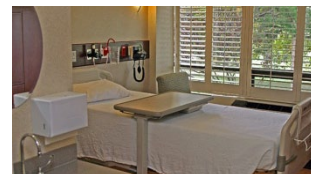
Building 4 – 73,363 sf

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.





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

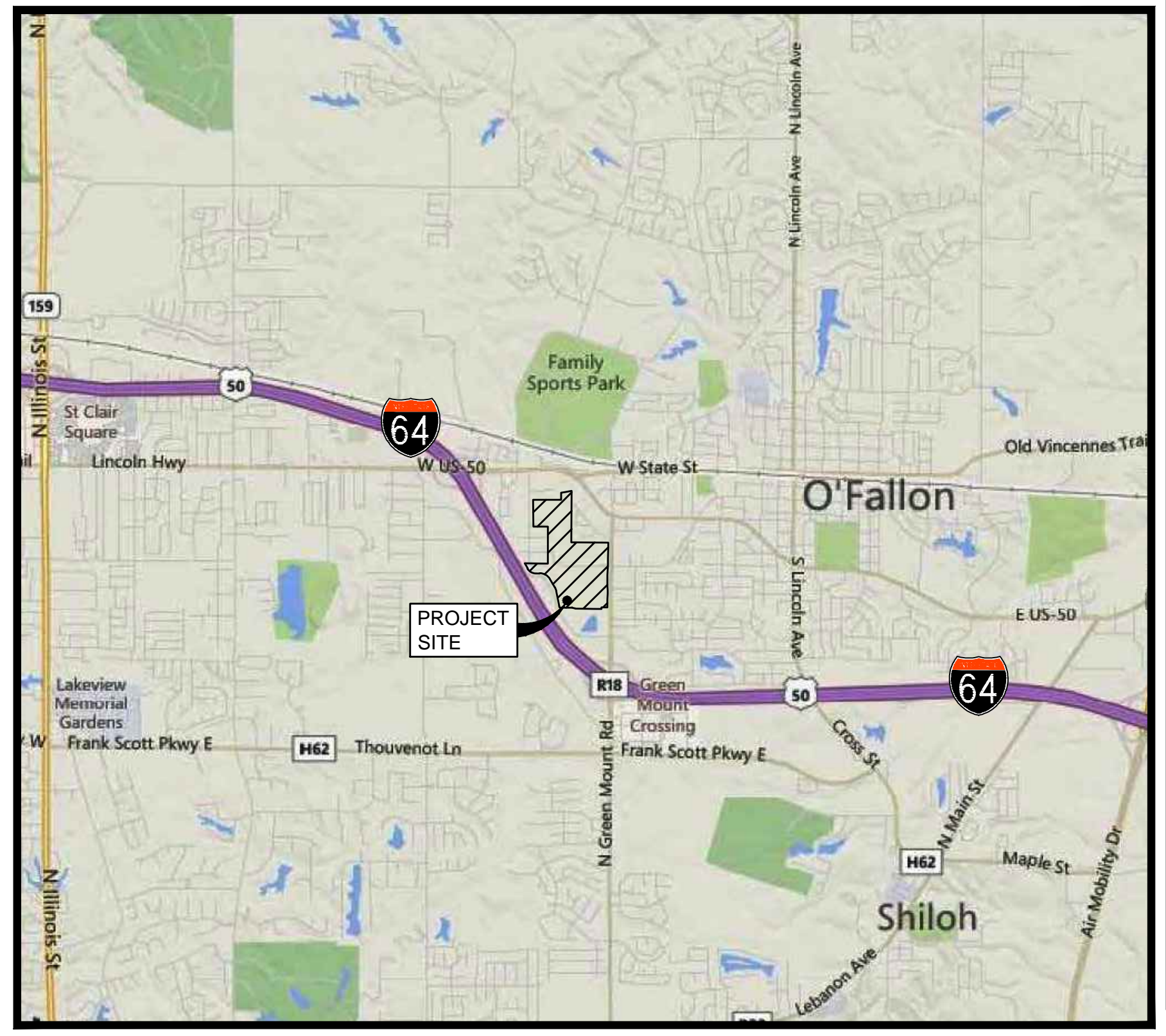
SITE UTILIZATION

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 (WITH PATIENT DROP OFFS) 260,343 SQ FT
 PARKING AREA B (WITH PATIENT DROP OFF AND AMBULANCE DRIVE) 39,770 SQ FT
 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 G (FUTURE) 150,503 SQ FT
 PARKING AREA F (FUTURE) 29,603 SQ FT
 LOADING DOCK 13,254 SQ FT
 CAMPUS ROADS 200,856 SQ FT
 FUTURE ROADS 71,773 SQ FT
 SIDEWALKS/HELIPAD 70,919 SQ FT
 OPEN AREAS/GRASS AREAS 3,291,544 SQ FT

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 GLENVIEW 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 GLENVIEW 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 GLENVIEW 2ND ADDITION; THENCE NORTH 89 DEGREES 28 MINUTES 13 SECONDS WEST, ON THE NORTHERLY LINE OF SAID GLENVIEW 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 10 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 A0195027; 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 SOUTHEAST 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 SCHEIBEL TRACTS ASSESSMENT PLAT; THENCE NORTH 80 DEGREES 13 MINUTES 00 SECONDS EAST, ON THE NORTHERLY LINE OF SAID LOT 14 OF MARY SCHEIBEL 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 NORTHWEST 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 ELEVEN (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, 184.06 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 NORTHWEST CORNER OF SAID LOT 1 OF THE SHOPPES AT GREEN MOUNT; THENCE SOUTH 00 DEGREES 19 MINUTES 32 SECONDS WEST, ON SAID WESTERLY LINE OF LOT 1 OF THE SHOPPES AT GREEN MOUNT, 45.60 FEET TO A NORTHERLY LINE OF SAID THE SHOPPES AT GREEN MOUNT; THENCE NORTH 89 DEGREES 29 MINUTES 47 SECONDS WEST, ON SAID NORTHERLY LINE OF THE SHOPPES AT GREEN MOUNT, 143.85 FEET TO THE EASTERLY LINE OF 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 A02054556; THENCE NORTH 89 DEGREES 29 MINUTES 47 SECONDS WEST, ON SAID NORTHERLY LINE OF A TRACT OF LAND DESCRIBED 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 NORTHEASTLY 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 NORTHEASTLY 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 | 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) | 60 | |
| 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 |

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

SURROUNDING PROPERTY OWNERS WITHIN 250 FEET

Table listing surrounding property owners with columns for NO, PARCEL NUMBER, PROPERTY ADDRESS, and OWNER. Includes a graphic scale and north arrow.



SEE SITE PLAN 2.2 FOR BUILDING SITE INFORMATION

HOSPITAL SISTERS HEALTH SYSTEM PROPERTIES table listing parcel numbers and addresses.

Revisions

Drawing Date September 18, 2014

HSHS ST. ELIZABETH'S HOSPITAL

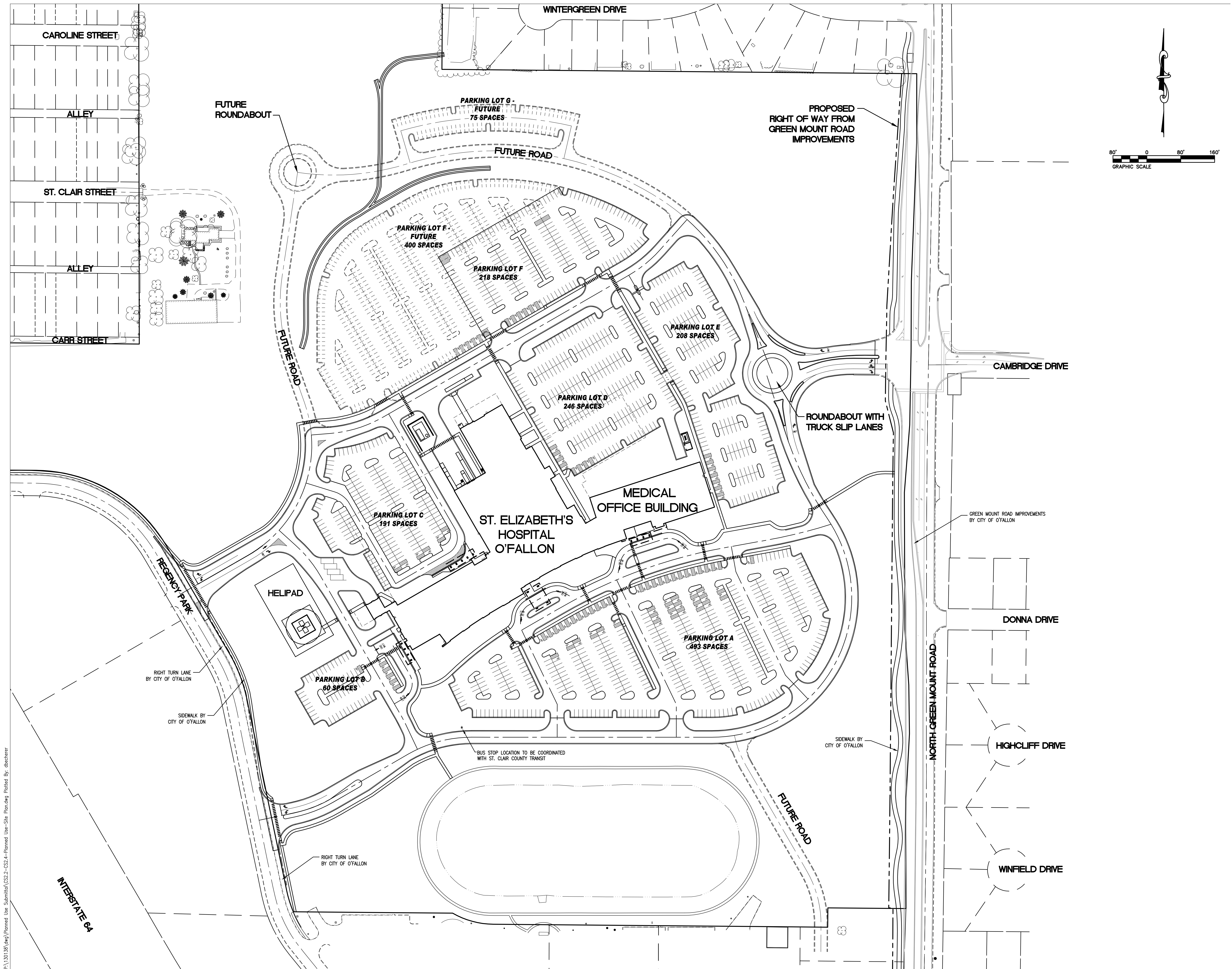
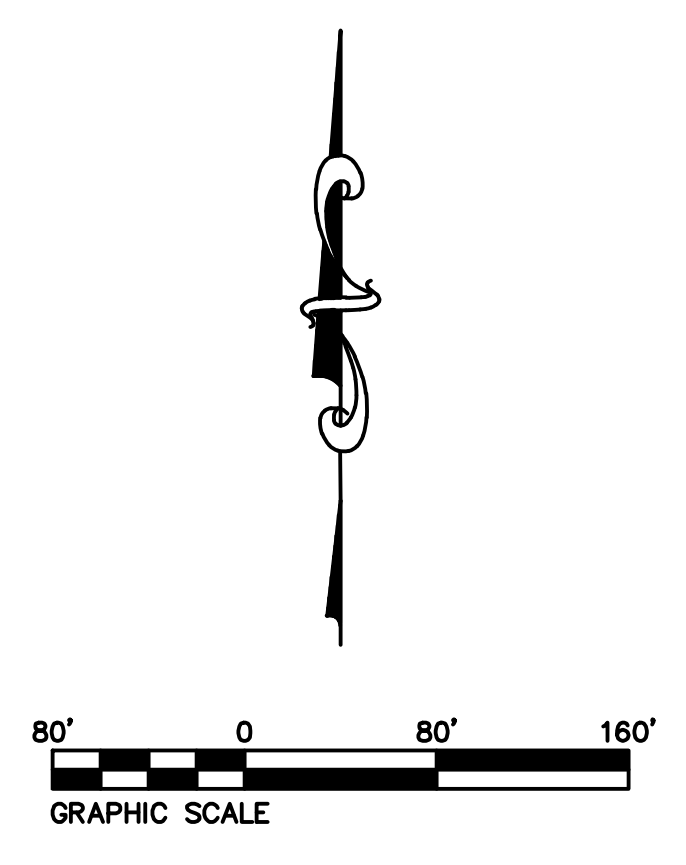
O'FALLON, IL

Project No. D03130138

Sheet Title SURROUNDING PROPERTY INFORMATION

Copyright © 2014 Kahler Slater, Inc. All rights reserved. 111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203

Sheet No. CS-2.1



PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSBS ST. ELIZABETH'S HOSPITAL

O'FALLON, IL

Project No.
D03130138

Sheet Title
OVERALL SITE PLAN

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East M'Lin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.
CS-2.2

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



PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S HOSPITAL

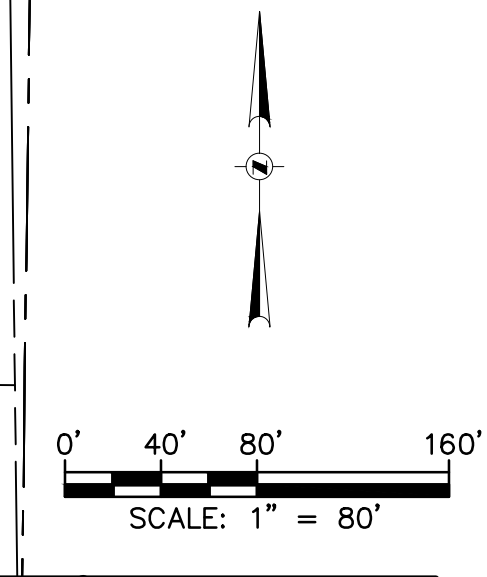
O'FALLON, IL

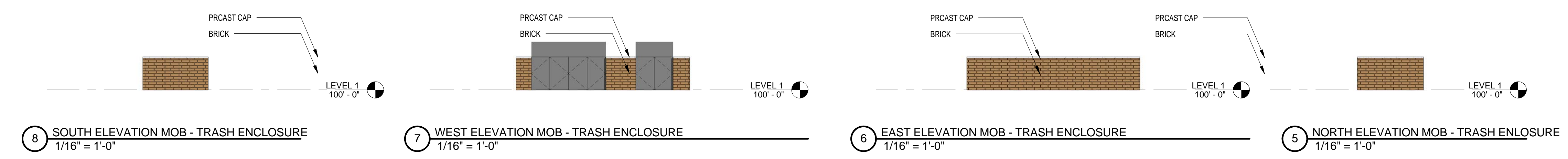
Project No.
213030.00

Sheet Title
LANDSCAPE PLAN

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Millin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

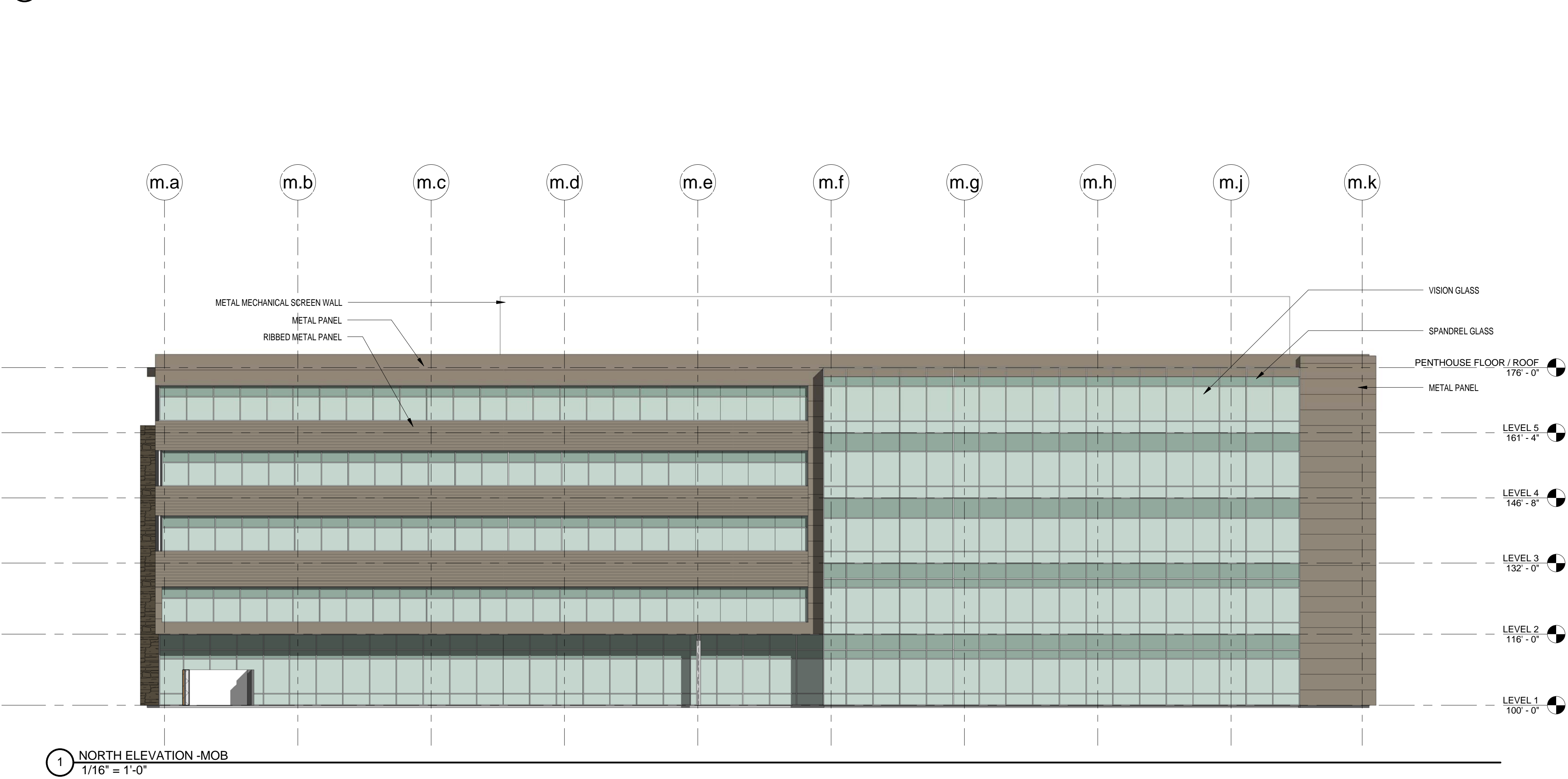
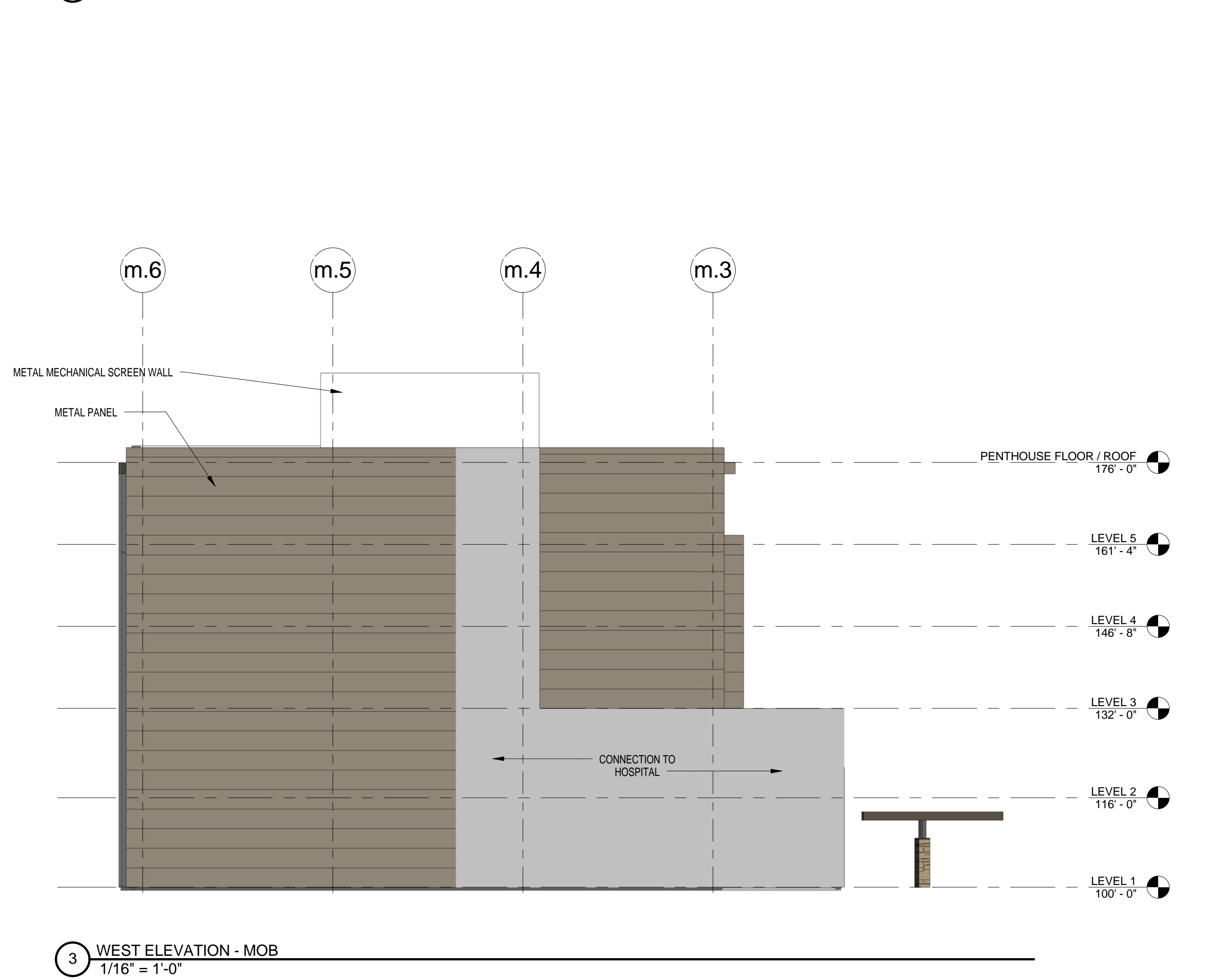
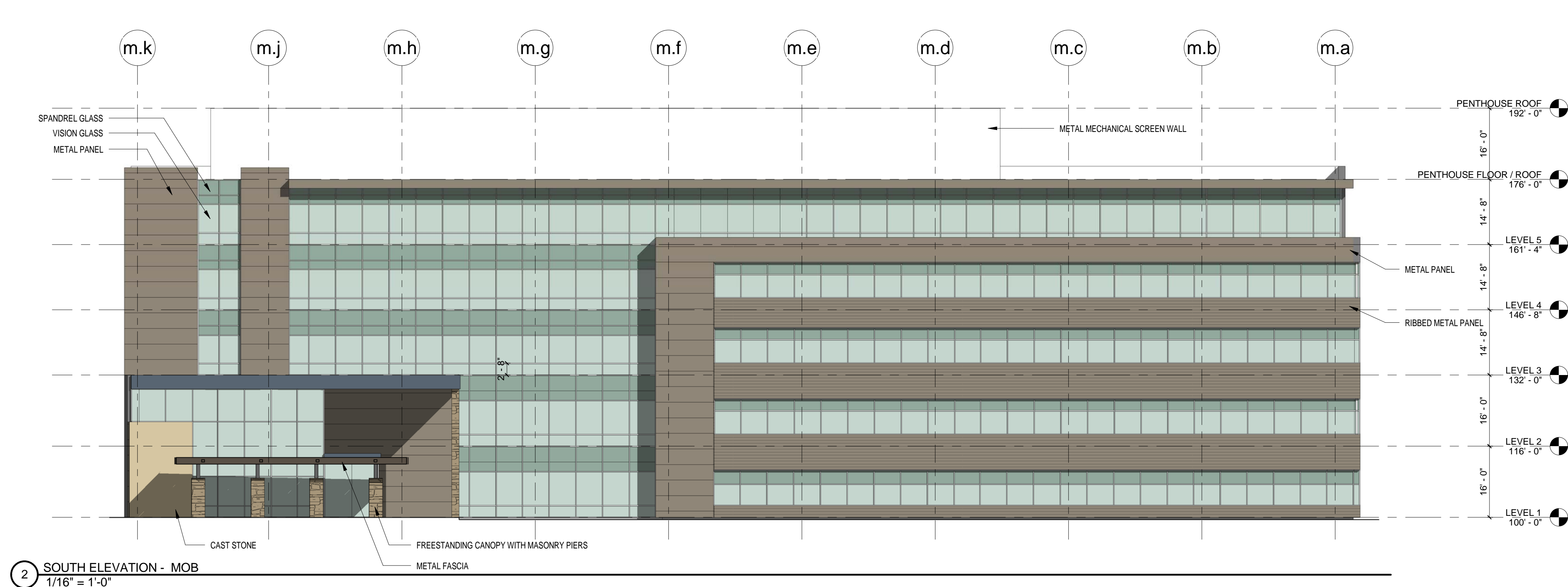
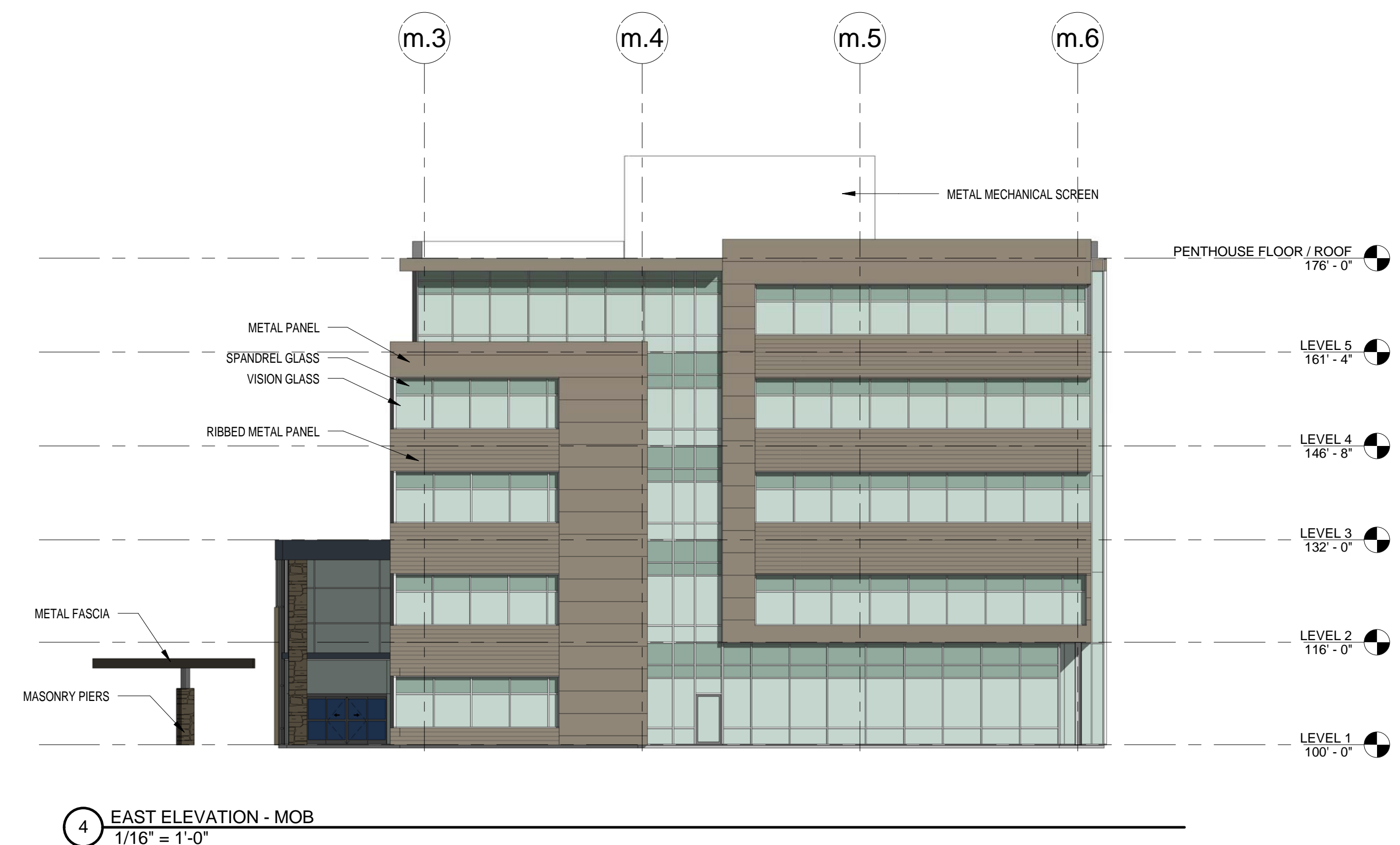
Sheet No.
L1.10





EXTERIOR MATERIAL LEGEND:

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



**PLANNED USE SUBMITTAL -
 NOT FOR
 CONSTRUCTION**

Revisions

Drawing Date
 September 18th, 2014

HSHS ST. ELIZABETH'S HOSPITAL

OFALLON, IL

Project No. HSHS
 213030.00

Sheet Title
MATERIAL ELEVATIONS - MEDICAL OFFICE BUILDING

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
 111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
 Telephone 414.272.2000 Fax 414.272.2001

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

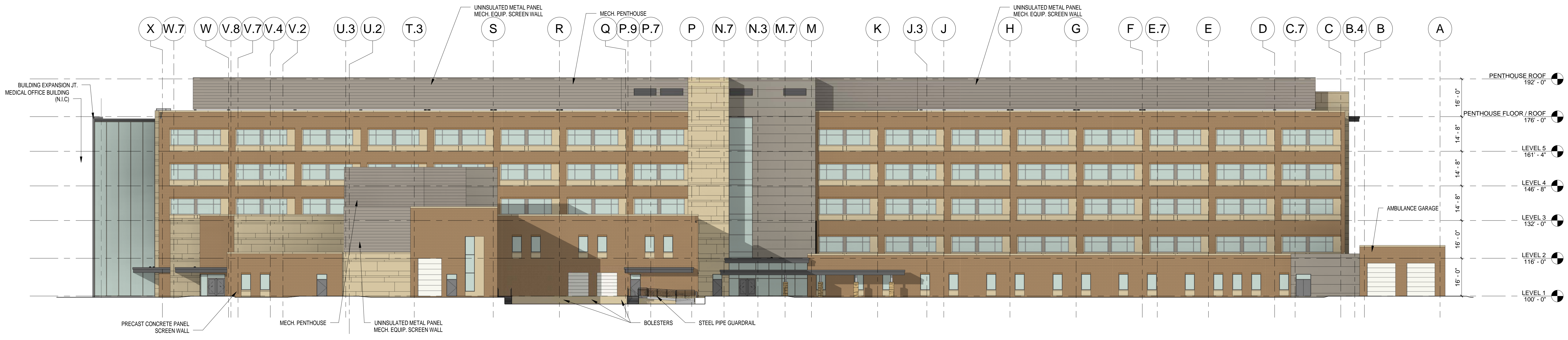
Sheet No.
A2.20

EXTERIOR ELEVATIONS GENERAL NOTES:

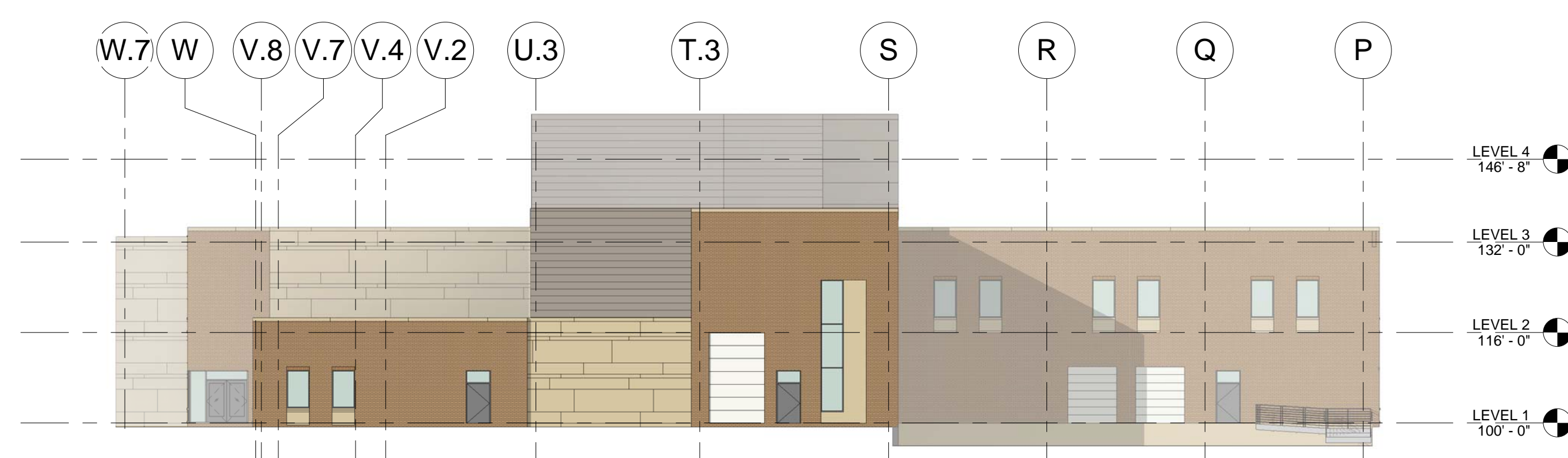
1. COORDINATE WITH MEP DRAWINGS FOR MEP PENETRATIONS THROUGH EXTERIOR WALL.
2. COORDINATE WITH CIVIL DRAWINGS TO DETERMINE LOCATIONS FOR PCC 2-STAGE SEALANT SYSTEM WEEP LOCATIONS, SO THAT WEEPS ARE ABOVE GRADE INTERFACE WITH OUTSIDE FACE OF PCC.
3. FERROUS METALS EXPOSED TO EXTERIOR SHALL BE HOT-DIP 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 1-1/2" 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:

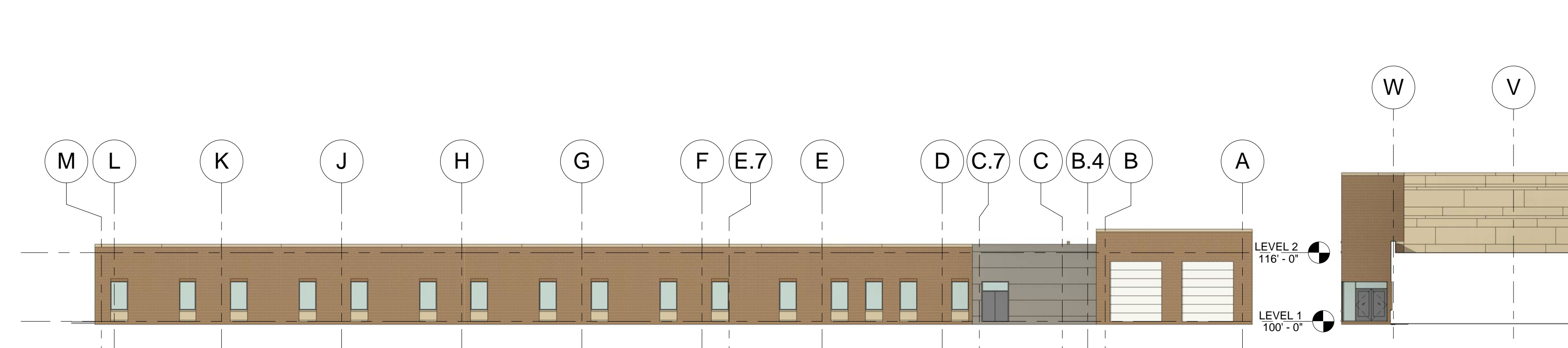
| GLASS TYPES | WALL MATERIAL TYPES |
|--|--|
| GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT | PRECAST CONCRETE WITH THIN-BRICK FACE |
| GLASS TYPE GL-2 SPANDREL GLASS INSULATING UNIT | PRECAST CONCRETE - ACID WASHED WITH REVEALS |
| METAL WINDOW PANEL PL-1 | HAND LAYED STONE VENEER WITH PCC PANEL BACK-UP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



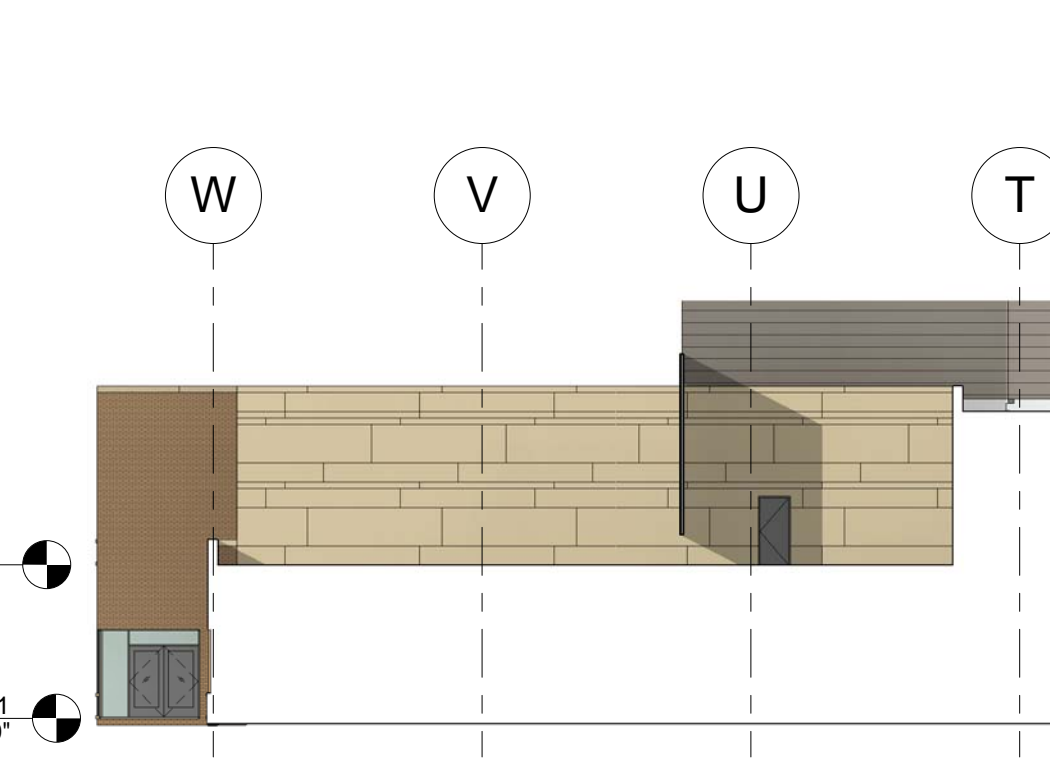
35 North
1" = 20'-0"



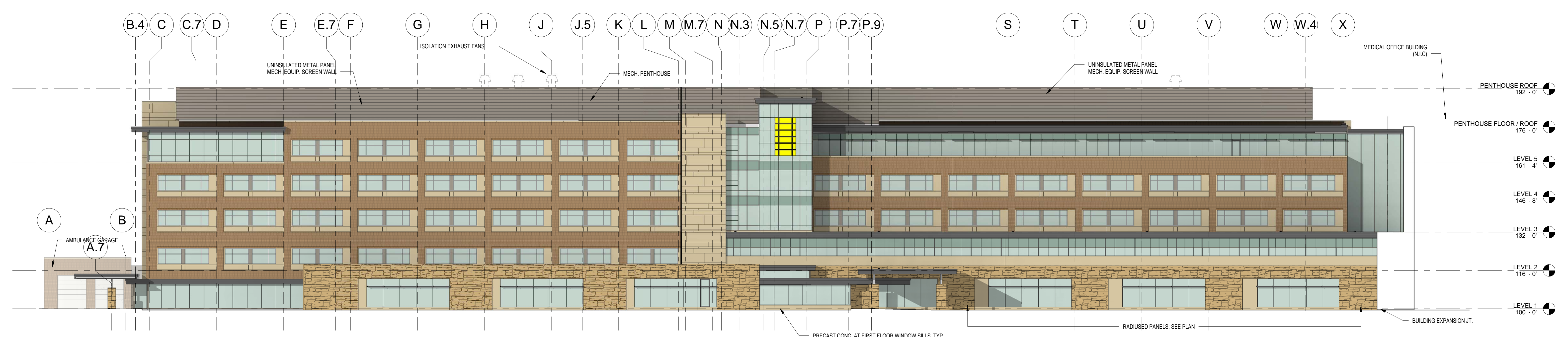
34 North Elevation CUP 1
1" = 20'-0"



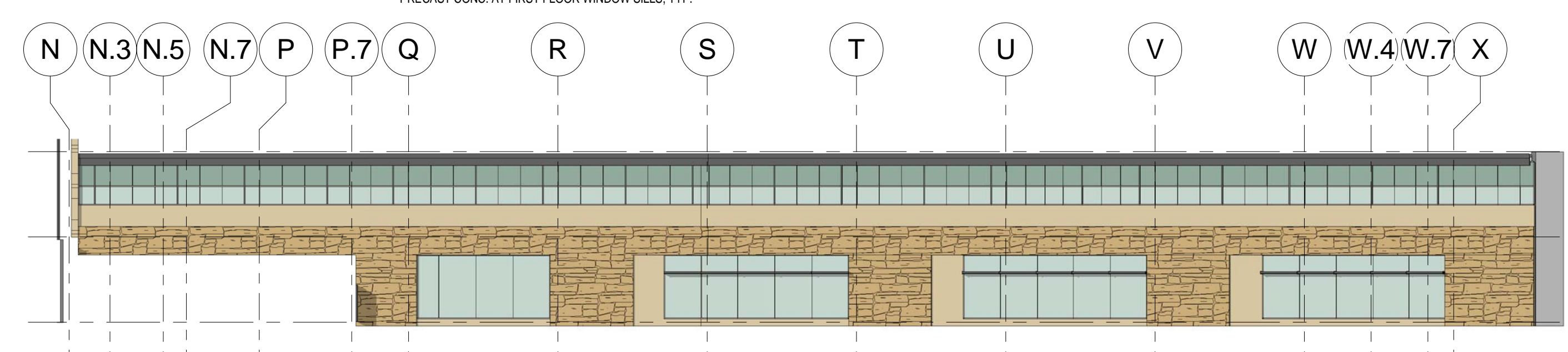
22 North Elevation Hospital 2
1" = 20'-0"



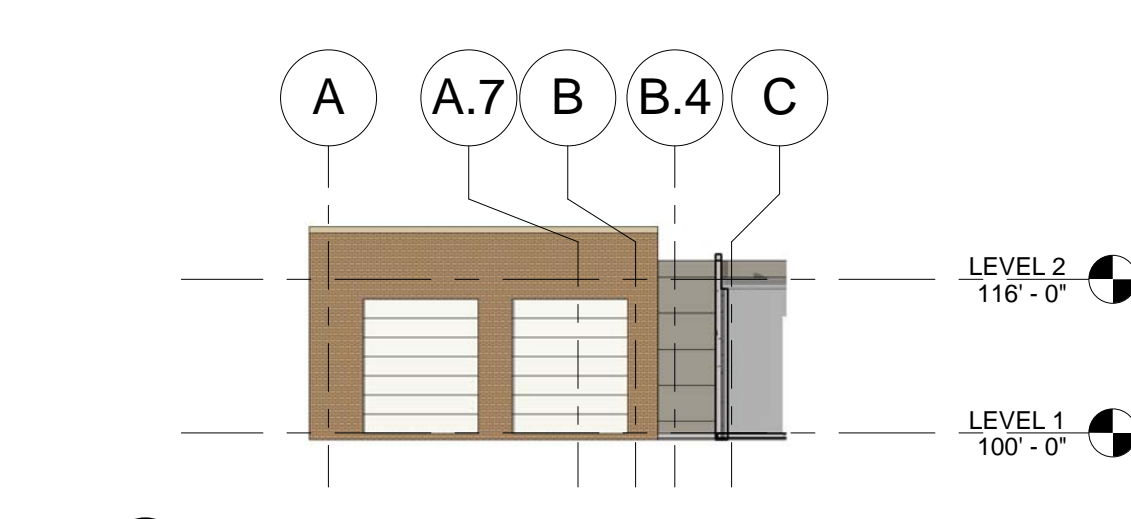
4 North Elevation CUP 2
1" = 20'-0"



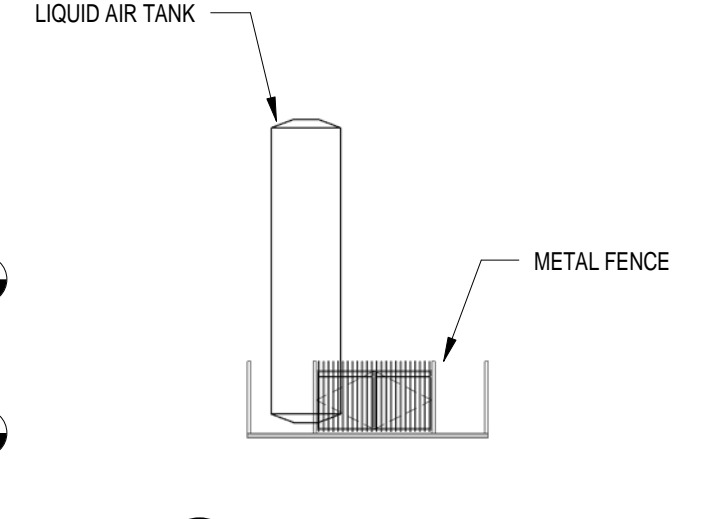
33 South
1" = 20'-0"



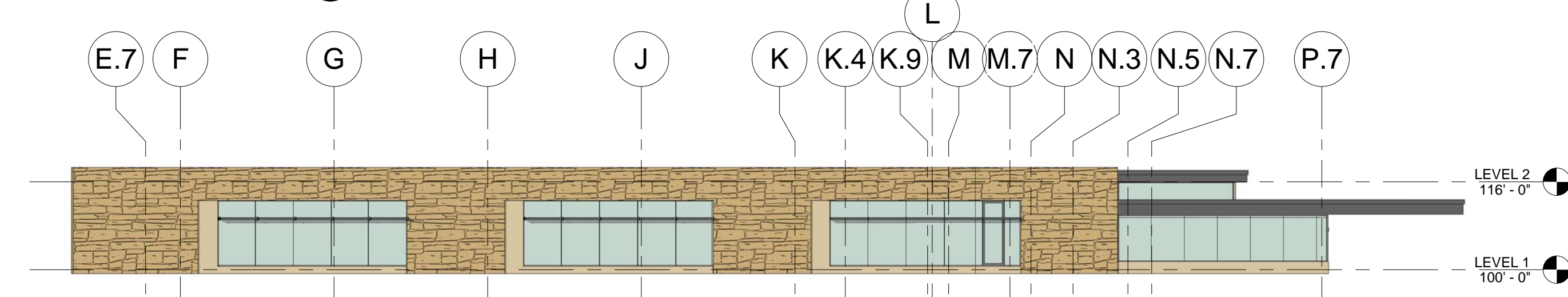
20 South Elevation Hospital 3
1" = 20'-0"



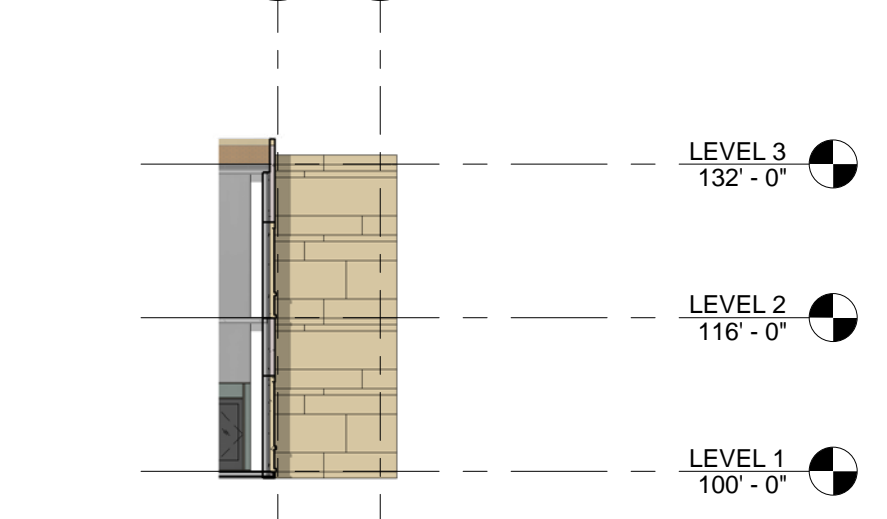
31 South Elevation Hospital 5
1" = 20'-0"



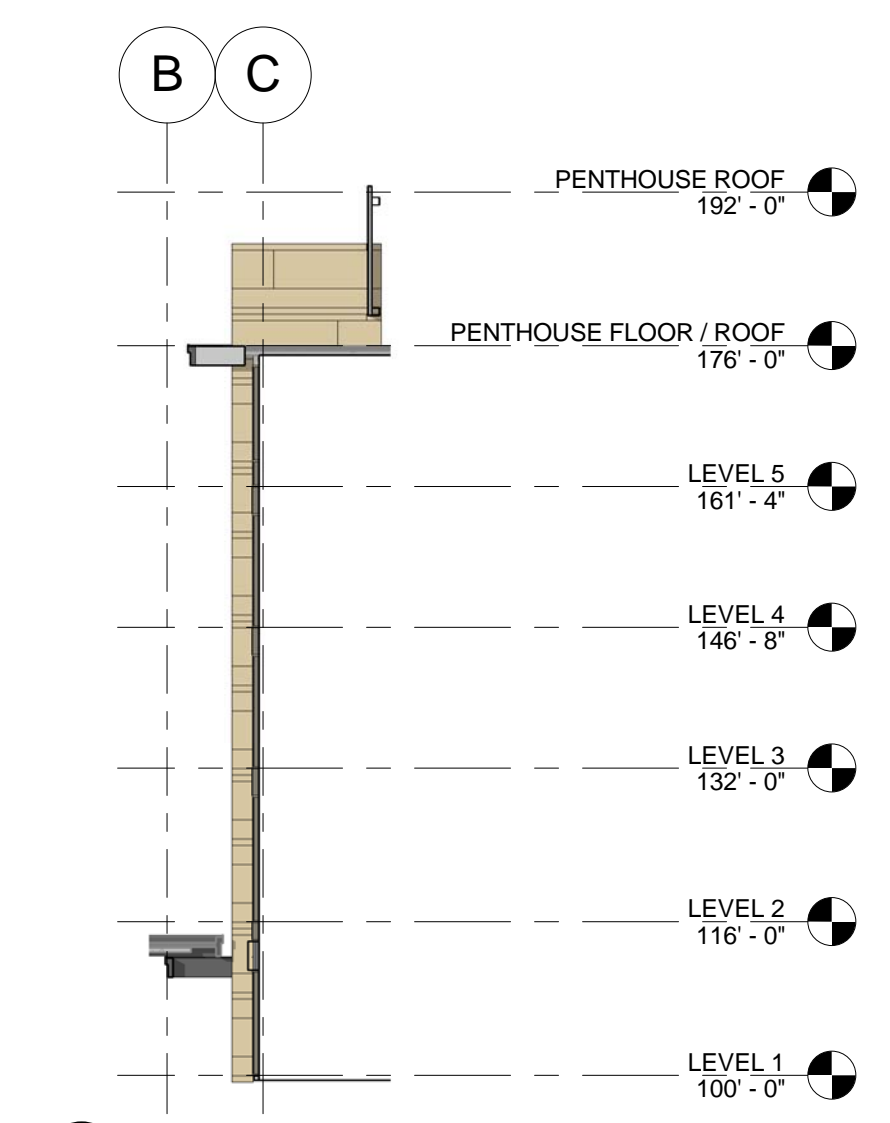
28 North Elevation Tank Yard
1" = 20'-0"



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



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



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

PLANNED USE SUBMITTAL
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S
HOSPITAL

OFALLON, IL

Project No. HSHS
213030.00

Sheet Title
MATERIAL
ELEVATIONS -
NORTH&SOUTH

Copyright © 2013 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Millin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6200 Fax 608.283.6317

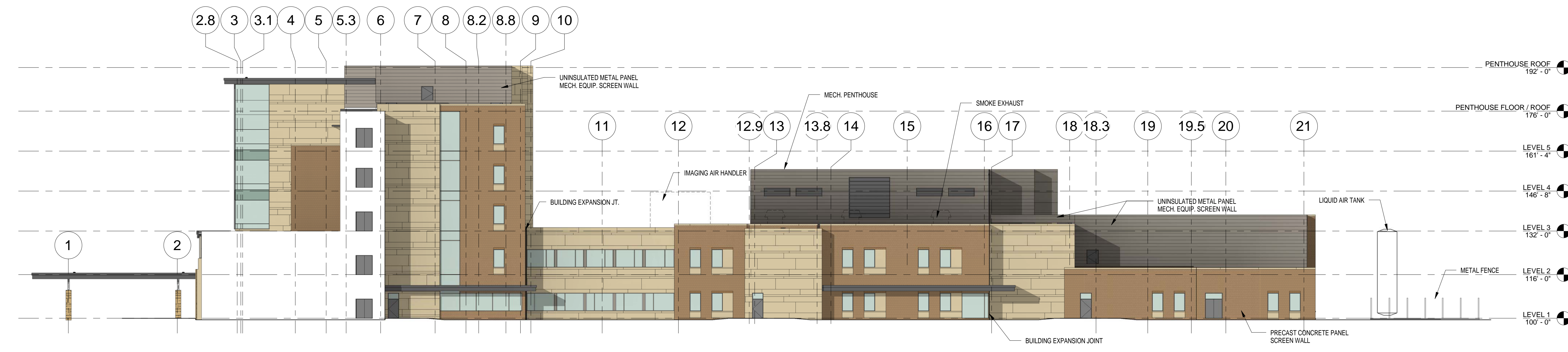
Sheet No.
A2.20A

EXTERIOR ELEVATIONS GENERAL NOTES:

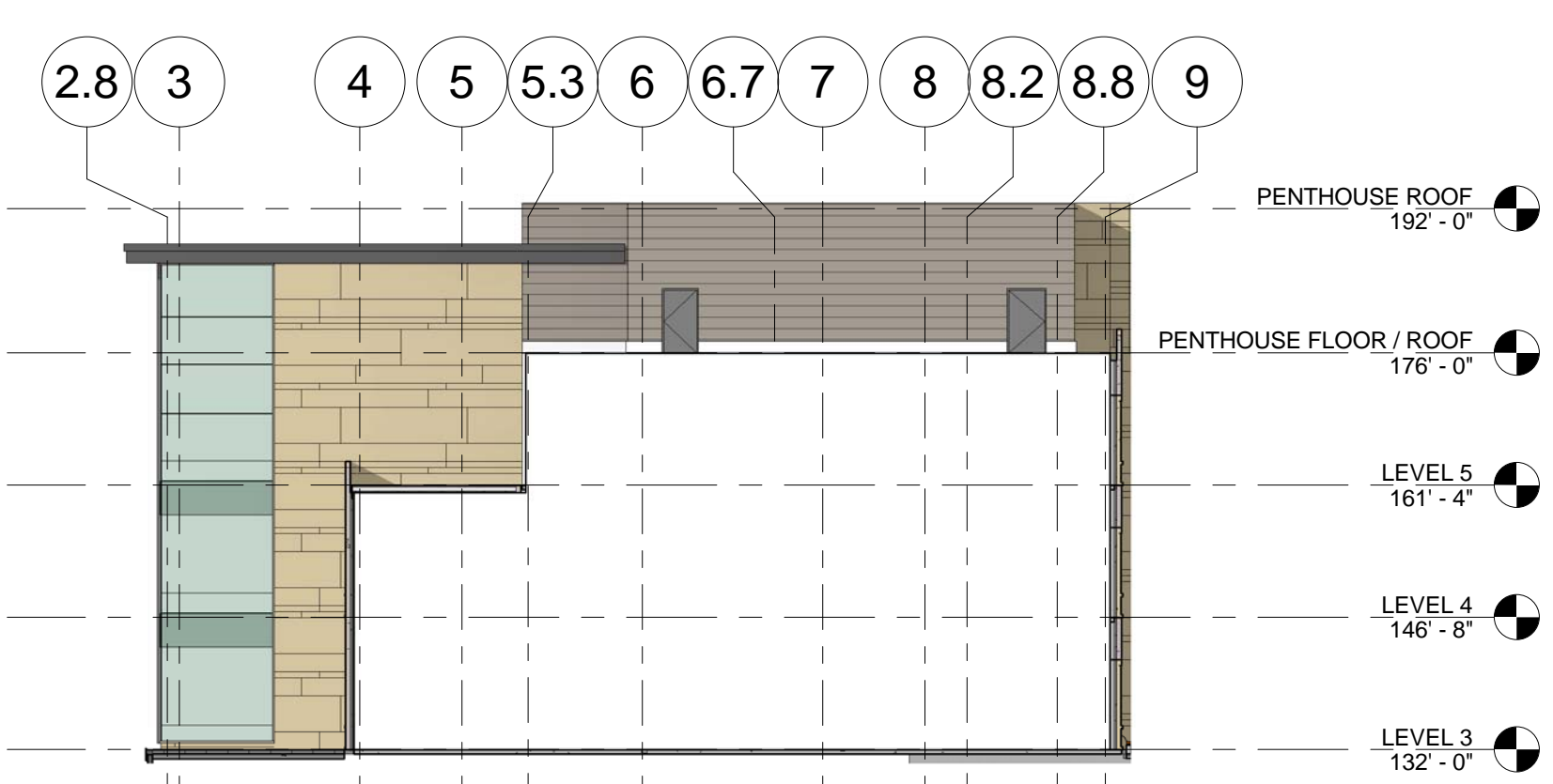
- COORDINATE WITH MEP DRAWINGS FOR MEP PENETRATIONS THROUGH EXTERIOR WALL.
- COORDINATE WITH CIVIL DRAWINGS TO DETERMINE LOCATIONS FOR PCC 2-STAGE SEALANT SYSTEM WEEP LOCATIONS, SO THAT WEEPS ARE ABOVE GRADE INTERFACE WITH OUTSIDE FACE OF PCC.
- FERROUS METALS EXPOSED TO EXTERIOR SHALL BE HOT-DIP GALVANIZED 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:

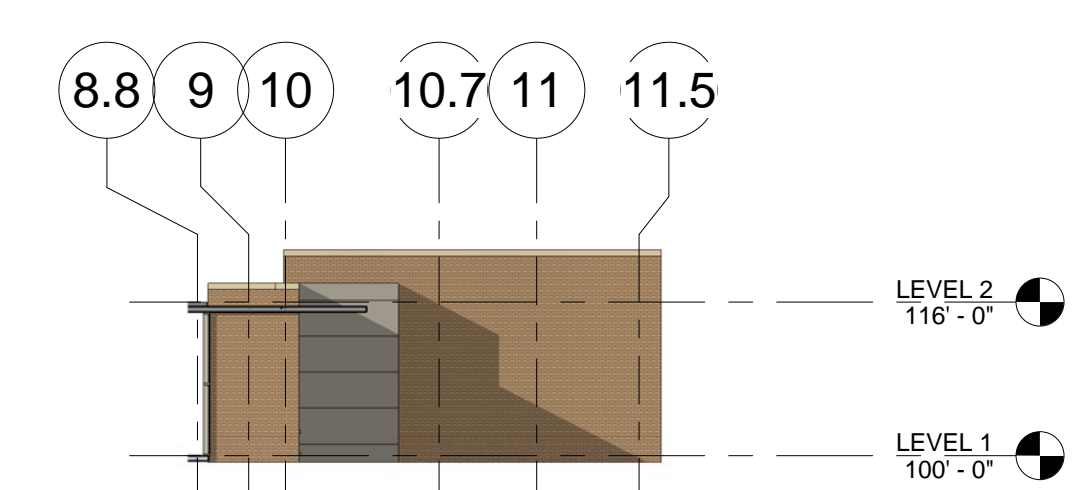
| GLASS TYPES | WALL MATERIAL TYPES |
|--|--|
| GLASS TYPE GL-1 CLEAR INSULATING GLASS UNIT | PRECAST CONCRETE WITH THINBRICK FACE |
| GLASS TYPE GL-2 SPANDREL GLASS INSULATING UNIT | PRECAST CONCRETE - ACID WASHED WITH REVEALS |
| METAL WINDOW PANEL PL-1 | HAND-LAID STONE VENEER WITH PCC PANEL BACKUP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



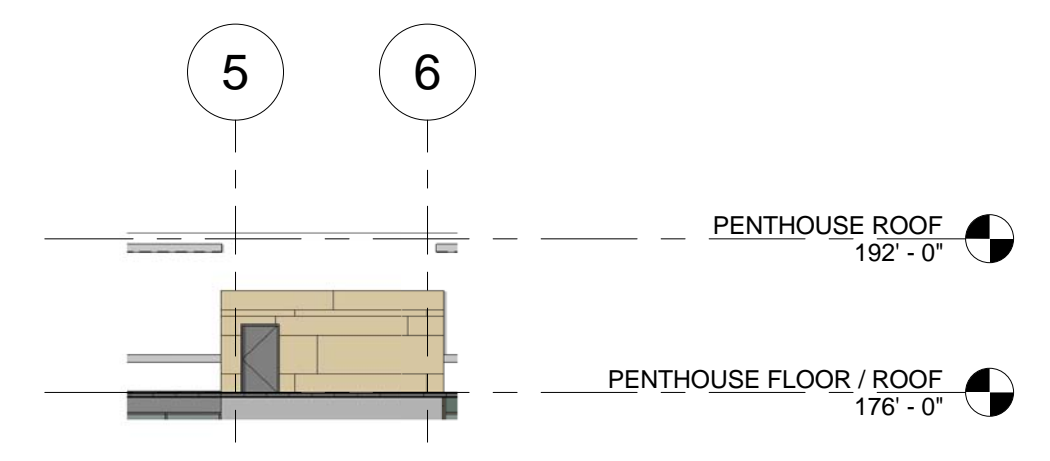
35 EAST ELEVATION
 1" = 20'-0"



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



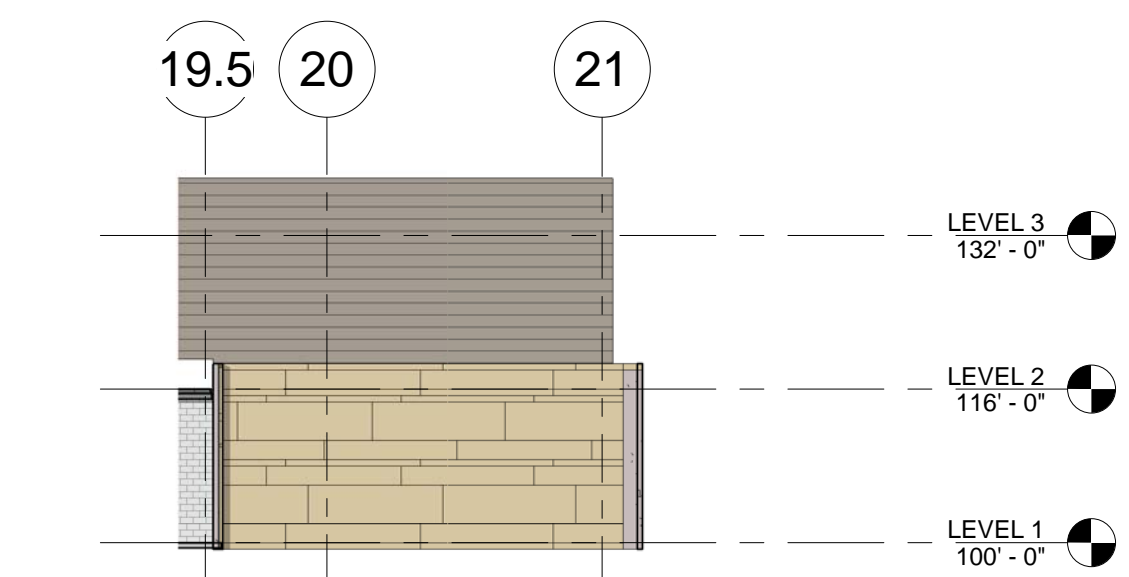
33 East Elevation Hospital 3
 1" = 20'-0"



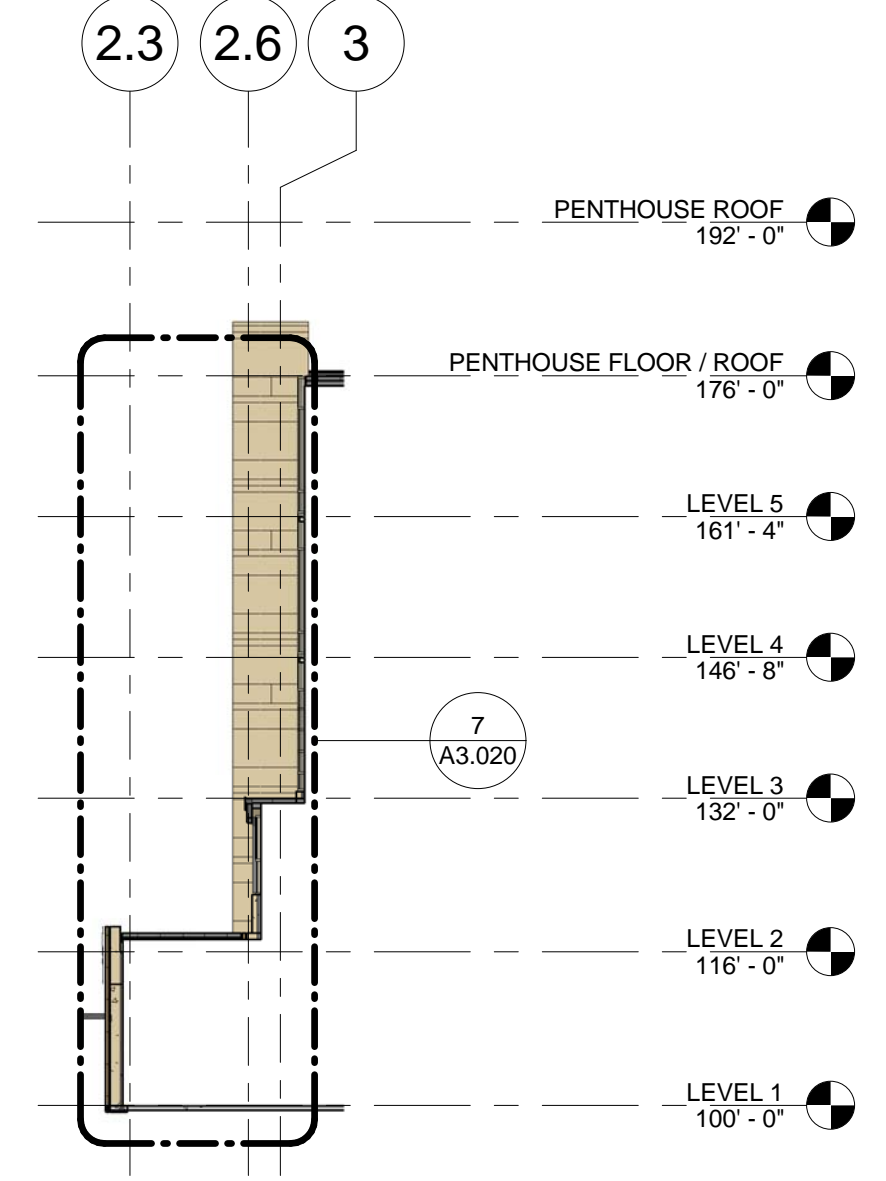
21 East Elevation Stair Tower
 1" = 20'-0"



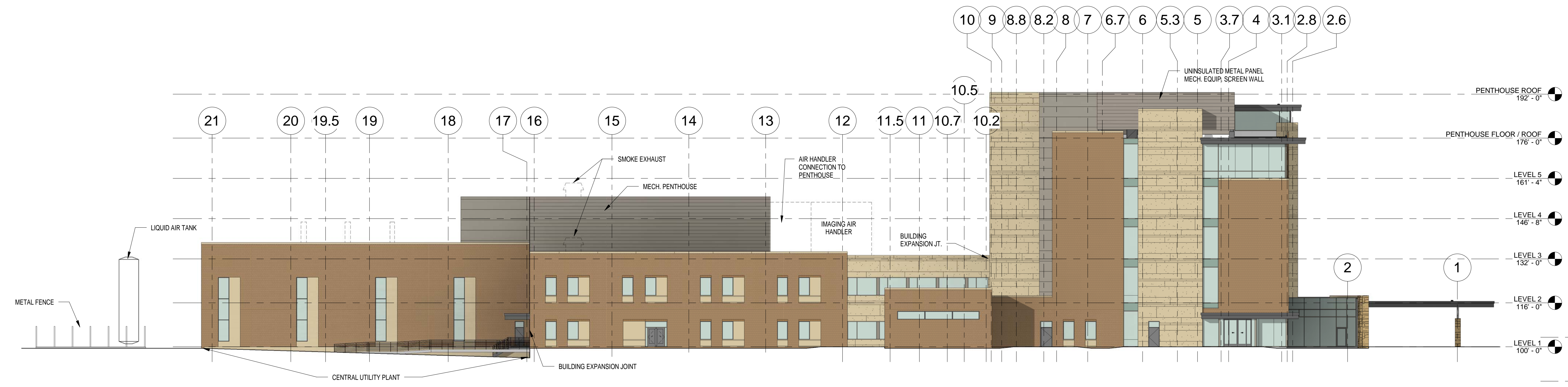
17 East Elevation CUP 1
 1" = 20'-0"



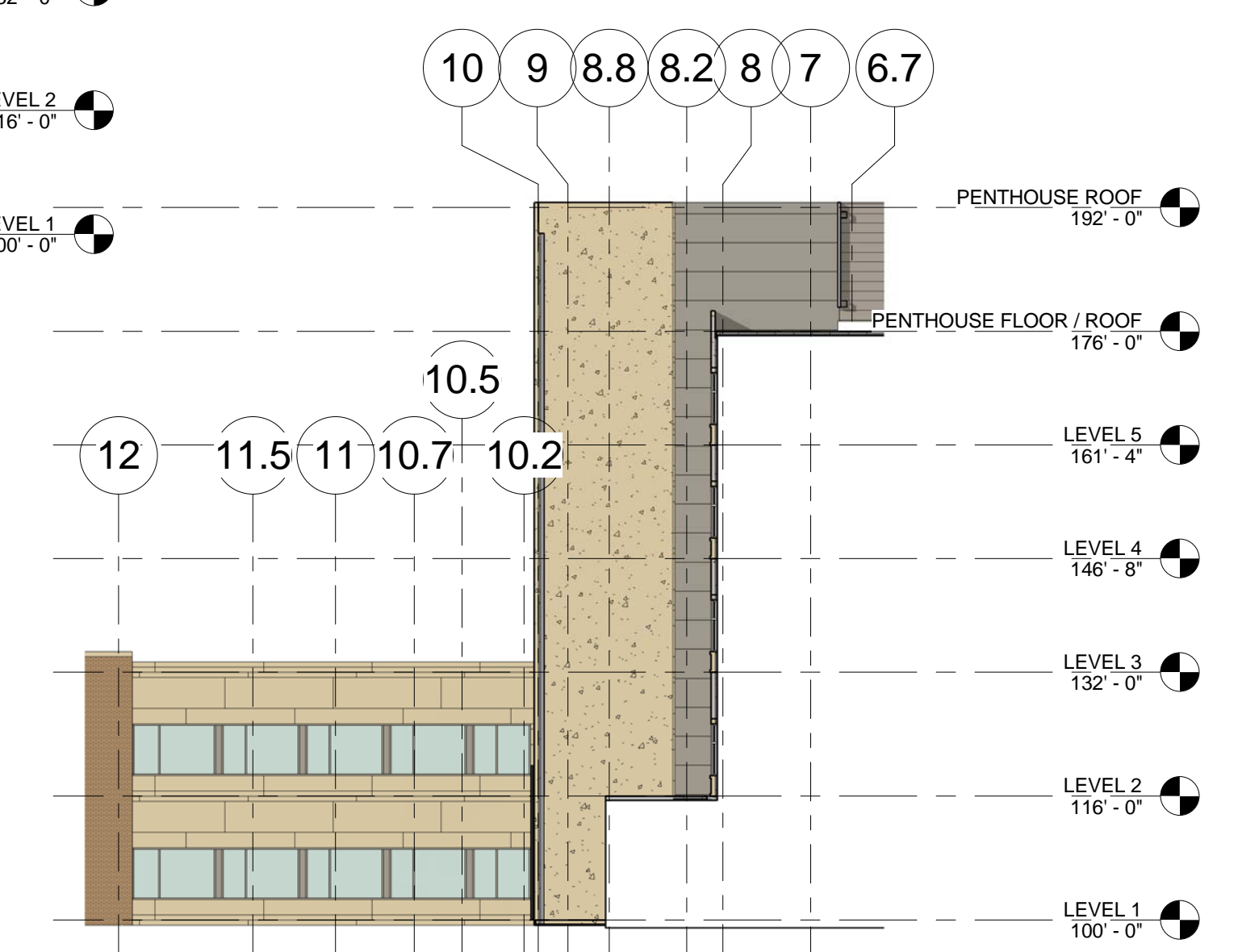
15 East Elevation CUP 2
 1" = 20'-0"



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



31 West
 1" = 20'-0"



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

**PLANNED USE SUBMITTAL
 NOT FOR
 CONSTRUCTION**

Revisions

Drawing Date
 September 18th, 2014

HSHS ST. ELIZABETH'S HOSPITAL

OFALLON, IL

Project No. HSHS
 213030.00

Sheet Title
MATERIAL ELEVATIONS - EAST&WEST

Copyright © 2013 Kahler Slater, Inc. All rights reserved.
 111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
 Telephone 414.272.2000 Fax 414.272.2001
 44 East Millin Street, Suite 700, Madison, Wisconsin 53703
 Telephone 608.283.6300 Fax 608.283.6317

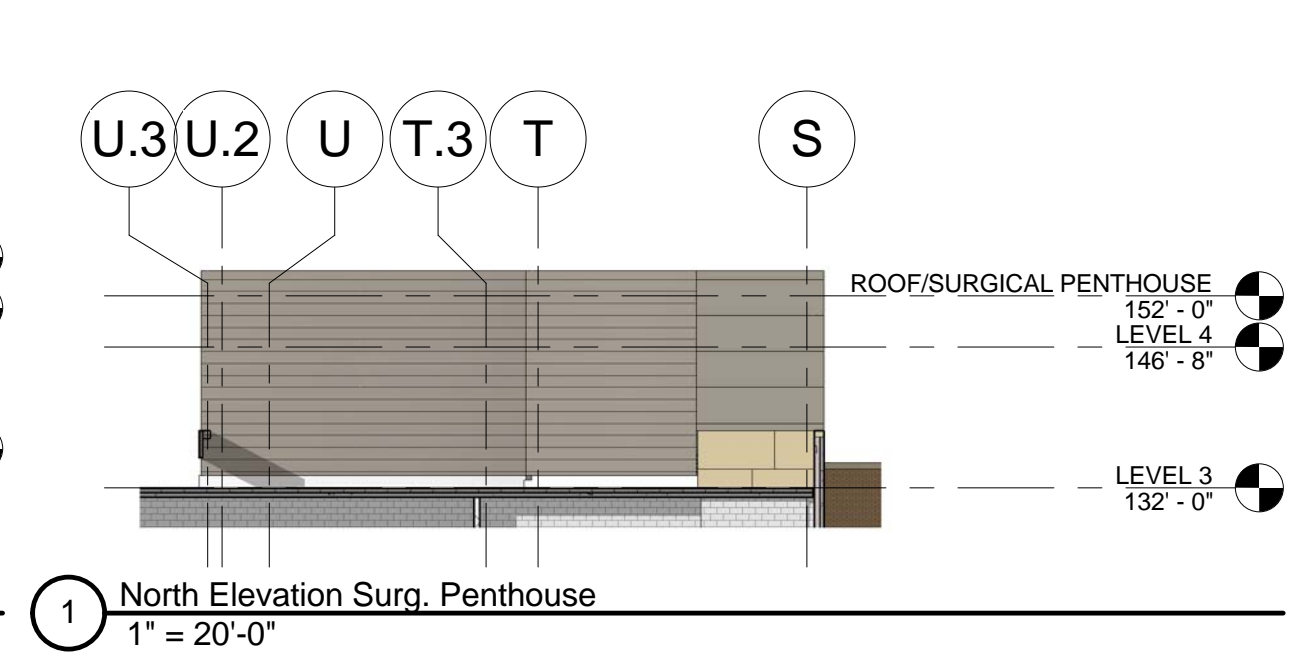
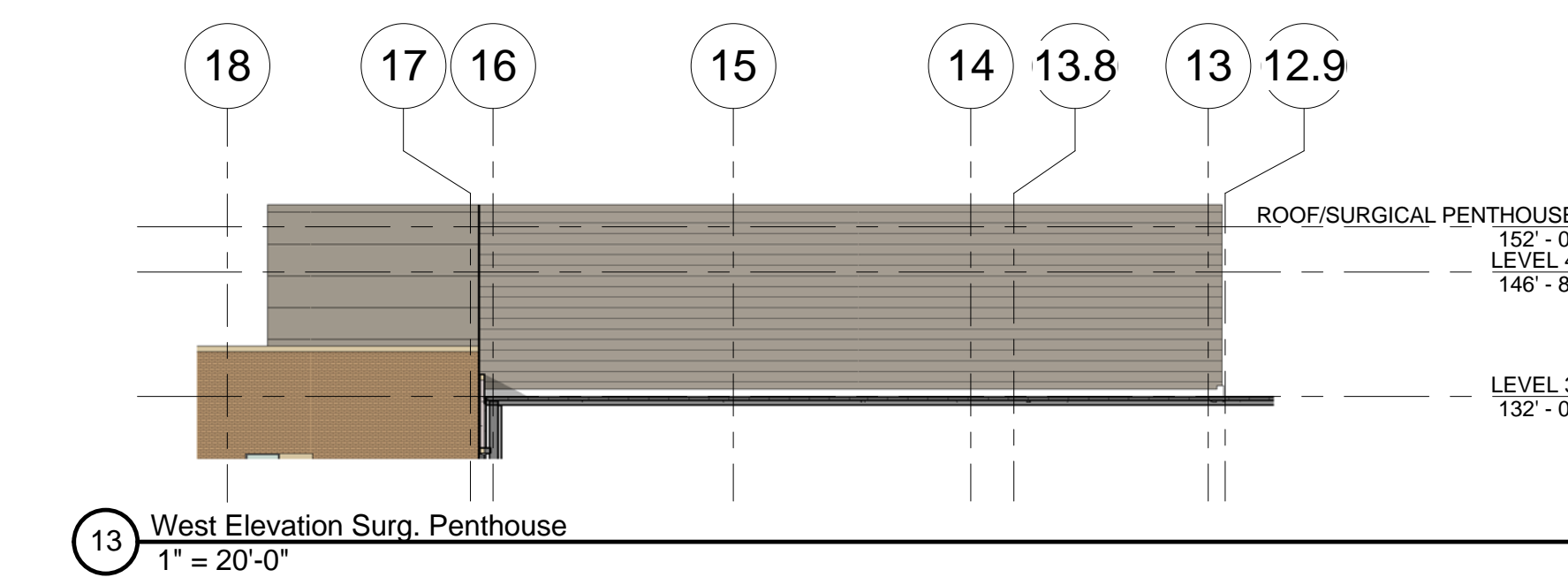
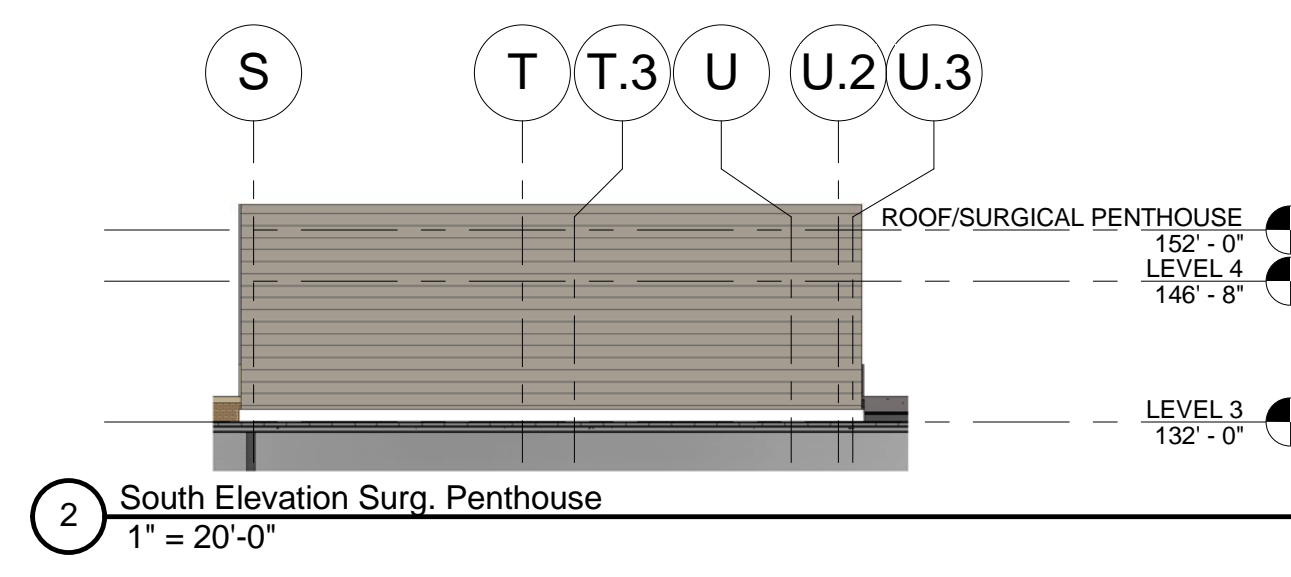
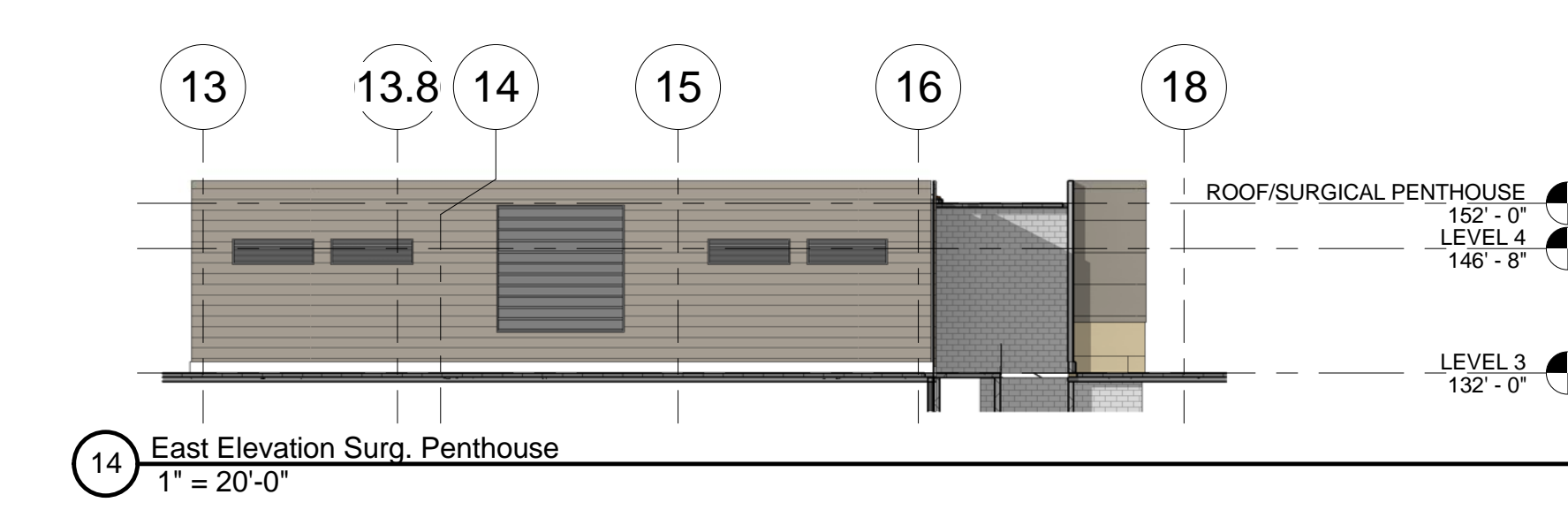
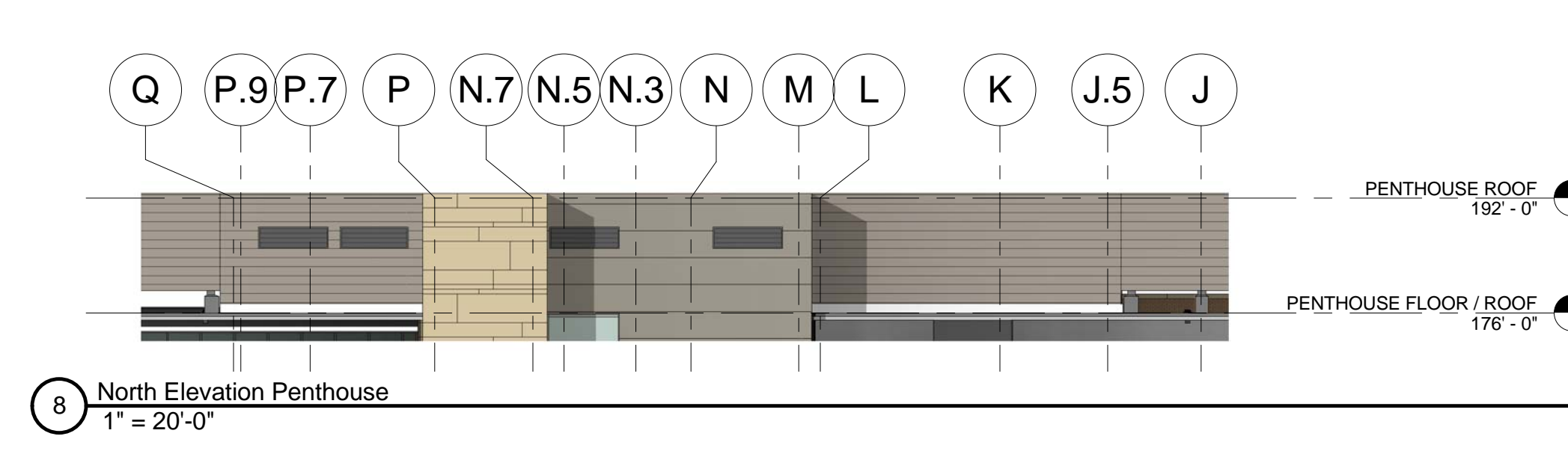
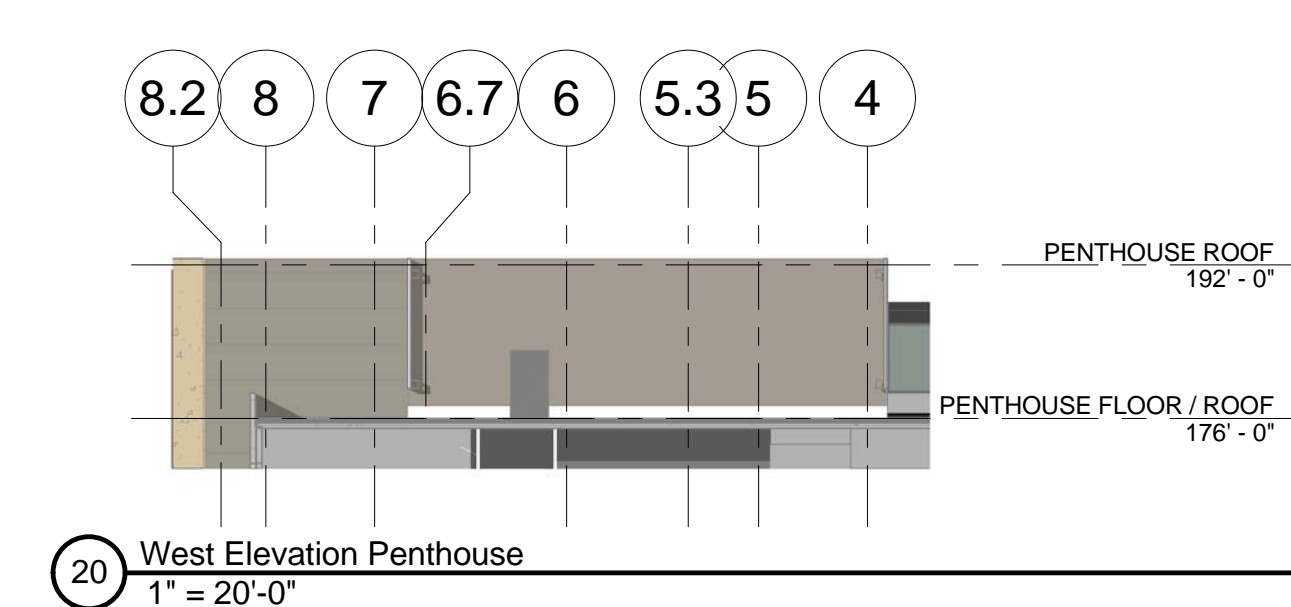
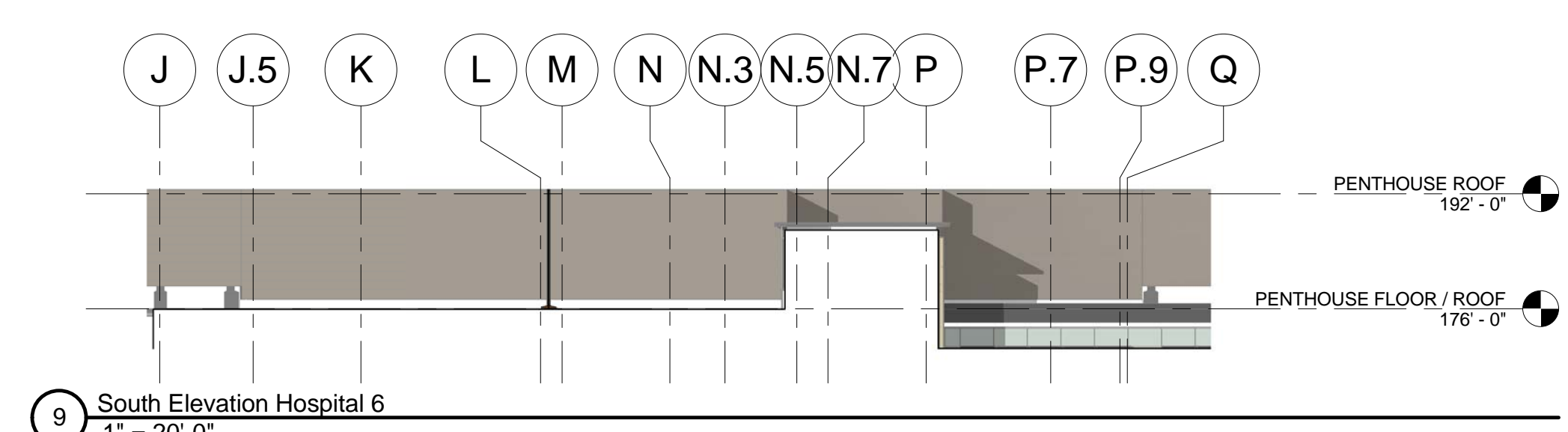
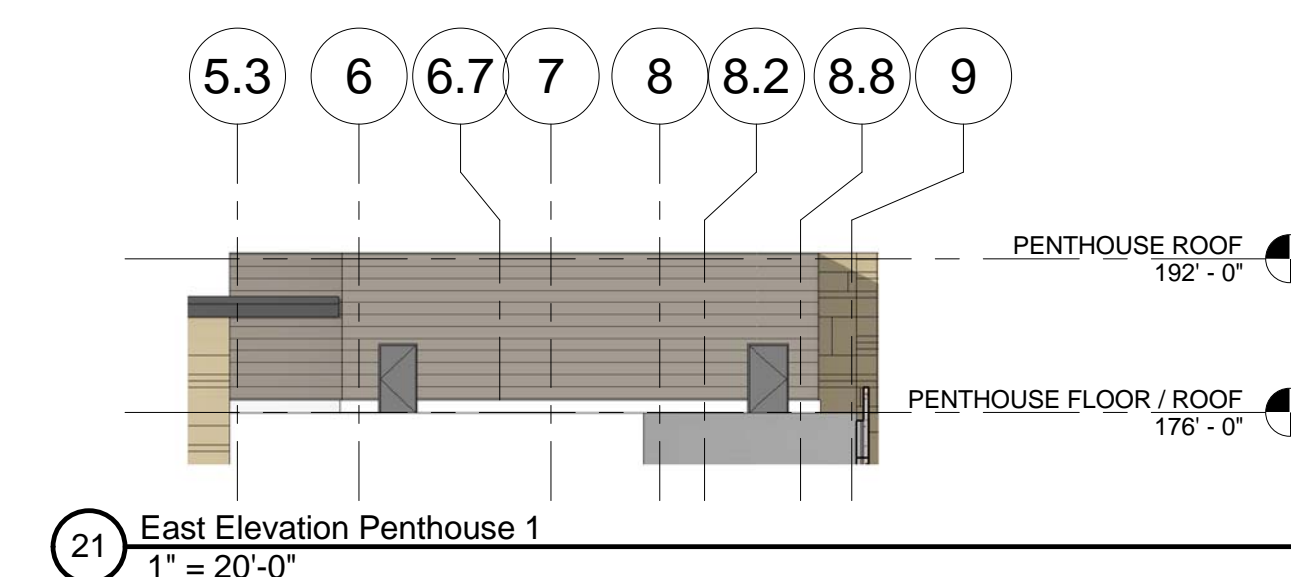
Sheet No.
A2.21A

EXTERIOR ELEVATIONS GENERAL NOTES:

- COORDINATE WITH MEP DRAWINGS FOR MEP PENETRATIONS THROUGH EXTERIOR WALL.
- COORDINATE WITH CIVIL DRAWINGS TO DETERMINE LOCATIONS FOR PCC 2-STAGE SEALANT SYSTEM WEEP LOCATIONS. SO THAT WEEPS ARE ABOVE GRADE INTERFACE WITH OUTSIDE FACE OF PCC.
- 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 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 BY 2" MINIMUM DEPTH.
- PRECAST CONCRETE EXTERIOR WALL PANELS SHALL INCLUDE 2-STAGE SEALANT SYSTEM. SEE TYPICAL DETAILS.

EXTERIOR MATERIAL LEGEND:

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



**PLANNED USE SUBMITTAL
NOT FOR
CONSTRUCTION**

Revisions

Drawing Date
September 18th, 2014

HSHS ST. ELIZABETH'S HOSPITAL

O'FALLON, IL

Project No. HSHS
213030.00

Sheet Title
MATERIAL ELEVATIONS - PENTHOUSE

Copyright © 2013 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

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

Sheet No.
A2.22A

DRAFT FOR REVIEW

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date

September 18, 2014

**HSBS ST. ELIZABETH'S
HOSPITAL**
OFALLON, IL

Project No.

213030.00

Sheet Title

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

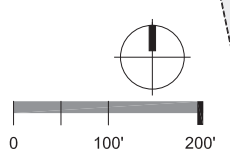
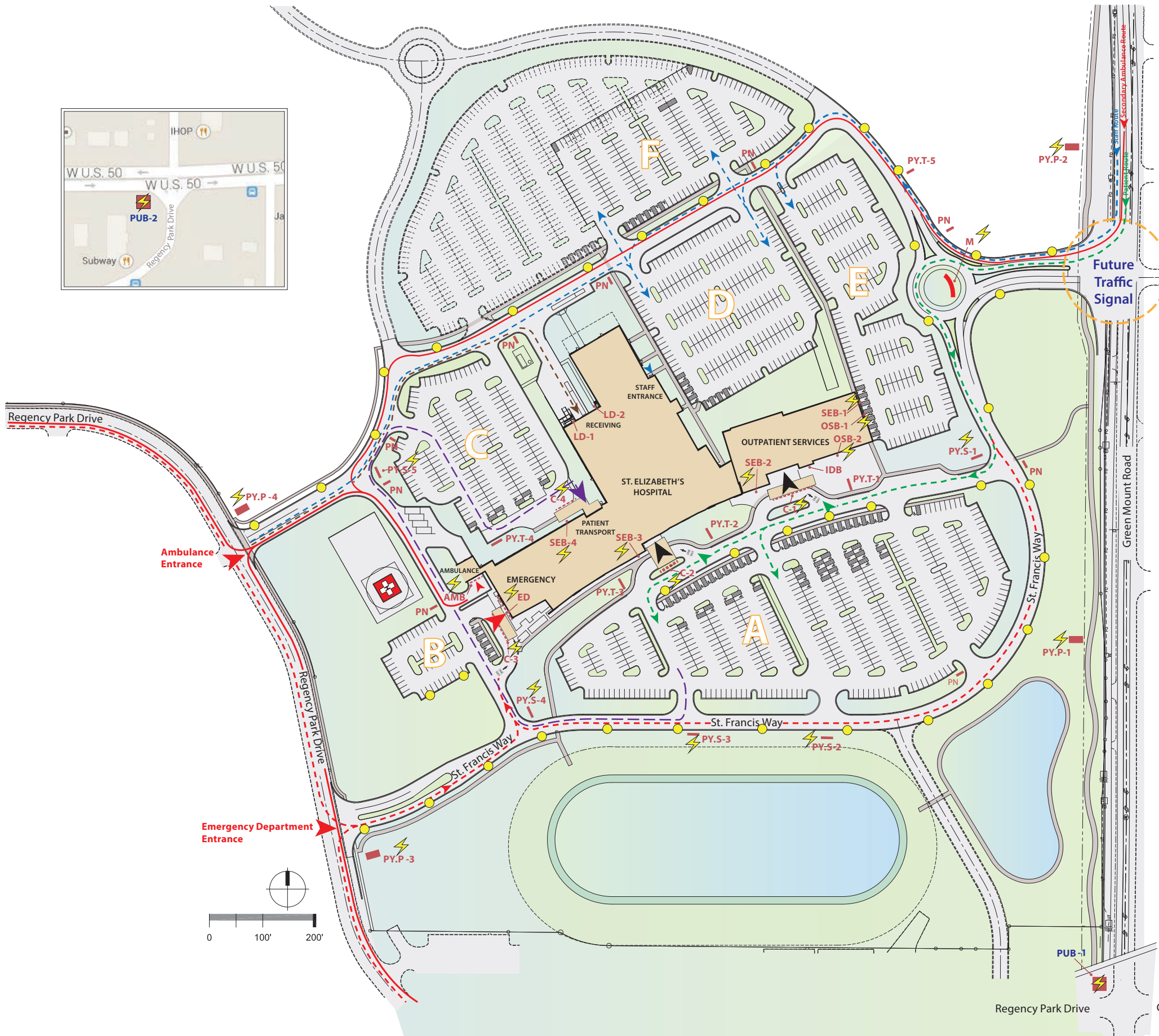
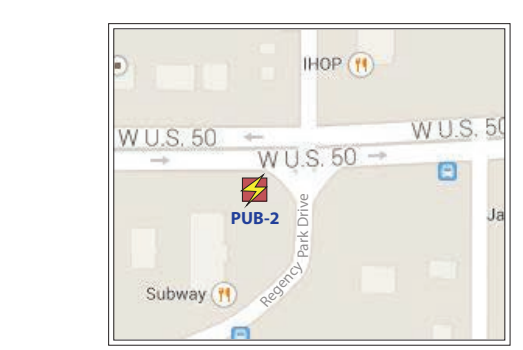
- ⚡ Indicates internally illuminated sign
- Indicates illuminated light pole with banner

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



PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

| | |
|--|--------------------|
| Revisions | |
| Drawing Date | September 18, 2014 |
| HSHS ST. ELIZABETH'S HOSPITAL OF FALLON, IL | |
| Project No. | 213030.00 |
| Sheet Title | |
| Copyright © 2014 Kahler Slater, Inc. All rights reserved. 111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203 Telephone 414.272.2000 Fax 414.272.2001 44 East Waukesha Street, Suite 700, Madison, Wisconsin 53703 Telephone 608.263.6300 Fax 608.263.6317 | |
| Sheet No. | |

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

Identity-Branding—Outpatient Services

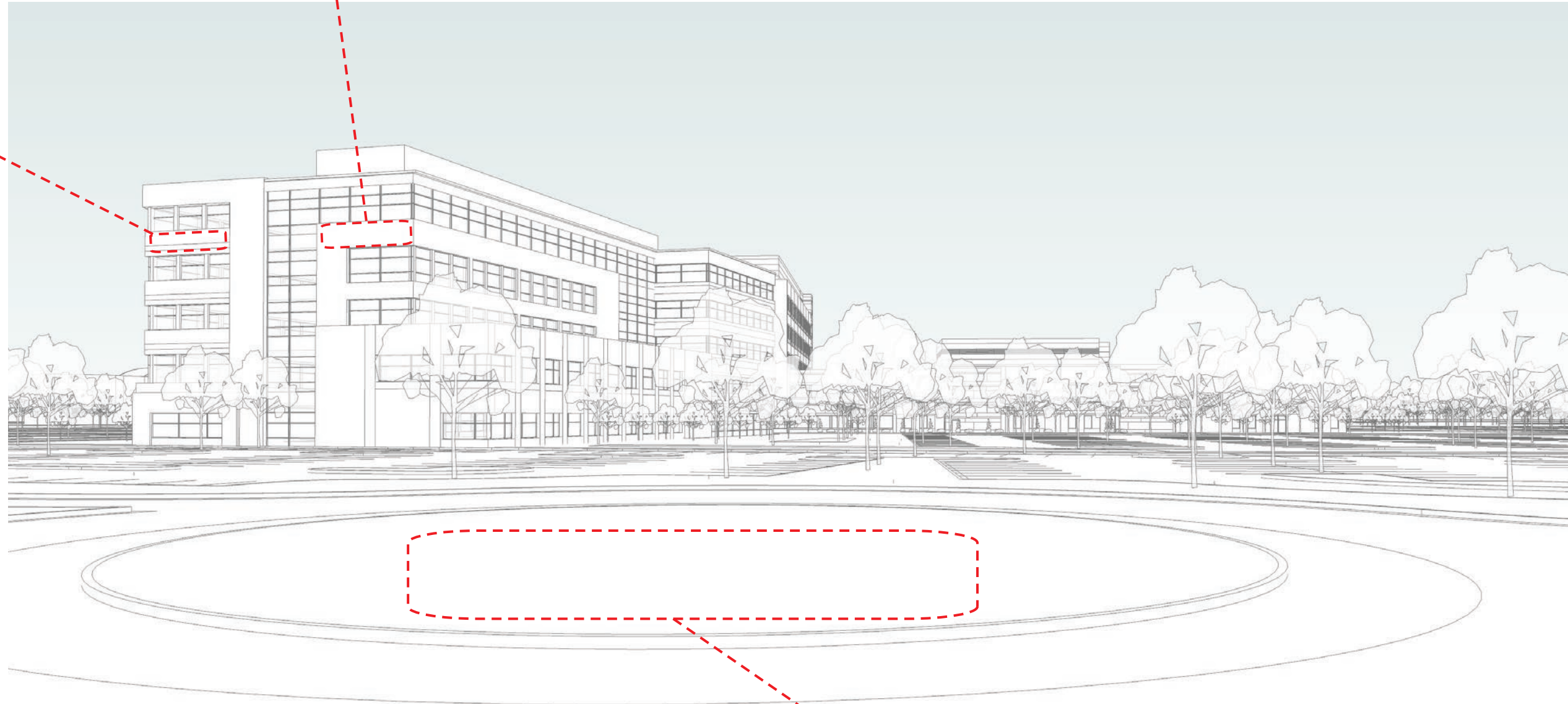
Sign: OSB-1

- **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

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

Project No.
213030.00
Sheet Title

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East IMBh Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
Sheet No.

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

Identity-Branding—St. Elizabeth's Hospital

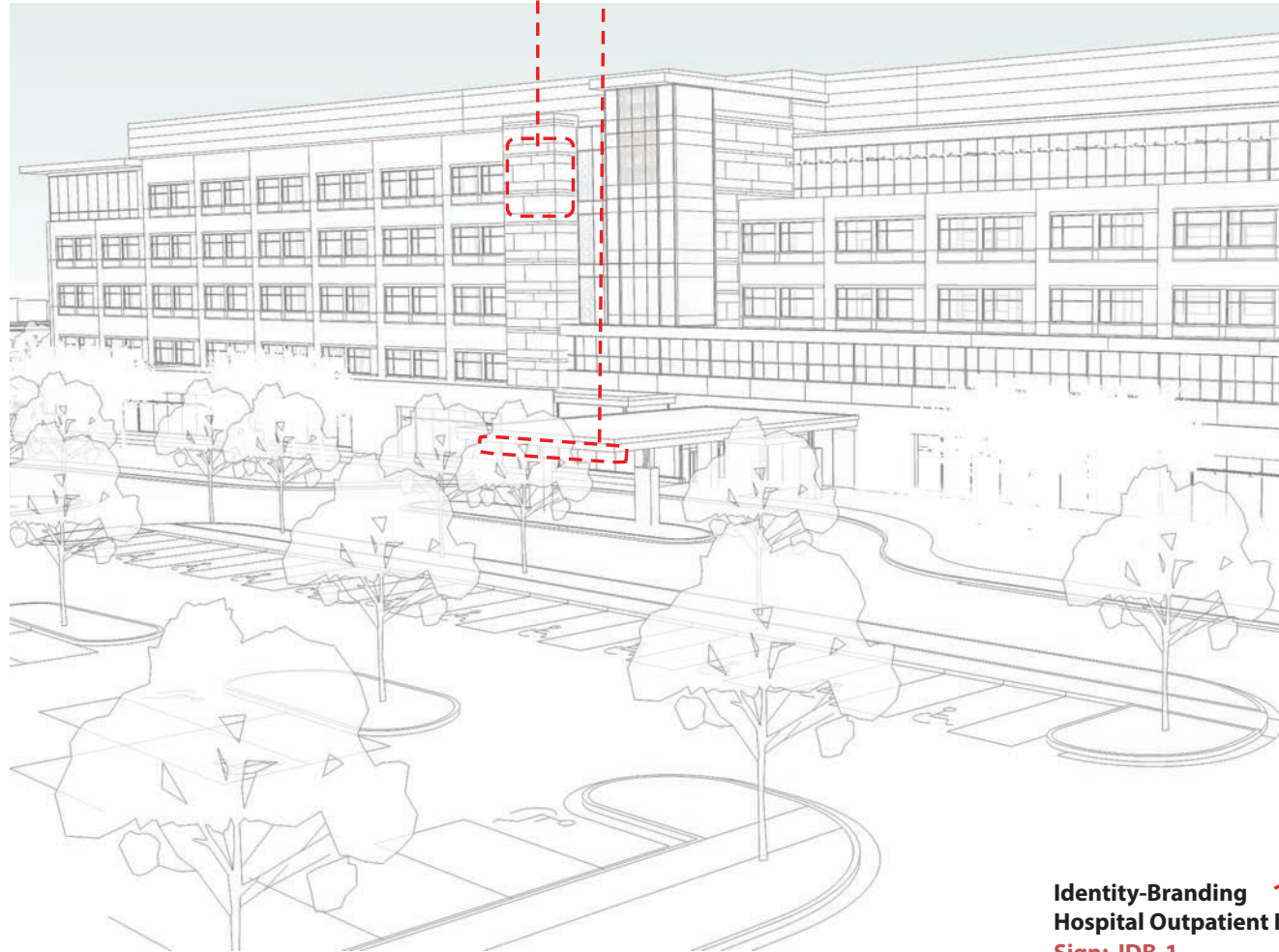
Sign: SEB-3

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

DESTINATION - Canopy Sign

Sign: C-2

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



Southeast View - Hospital Main Entrance

Identity-Branding 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

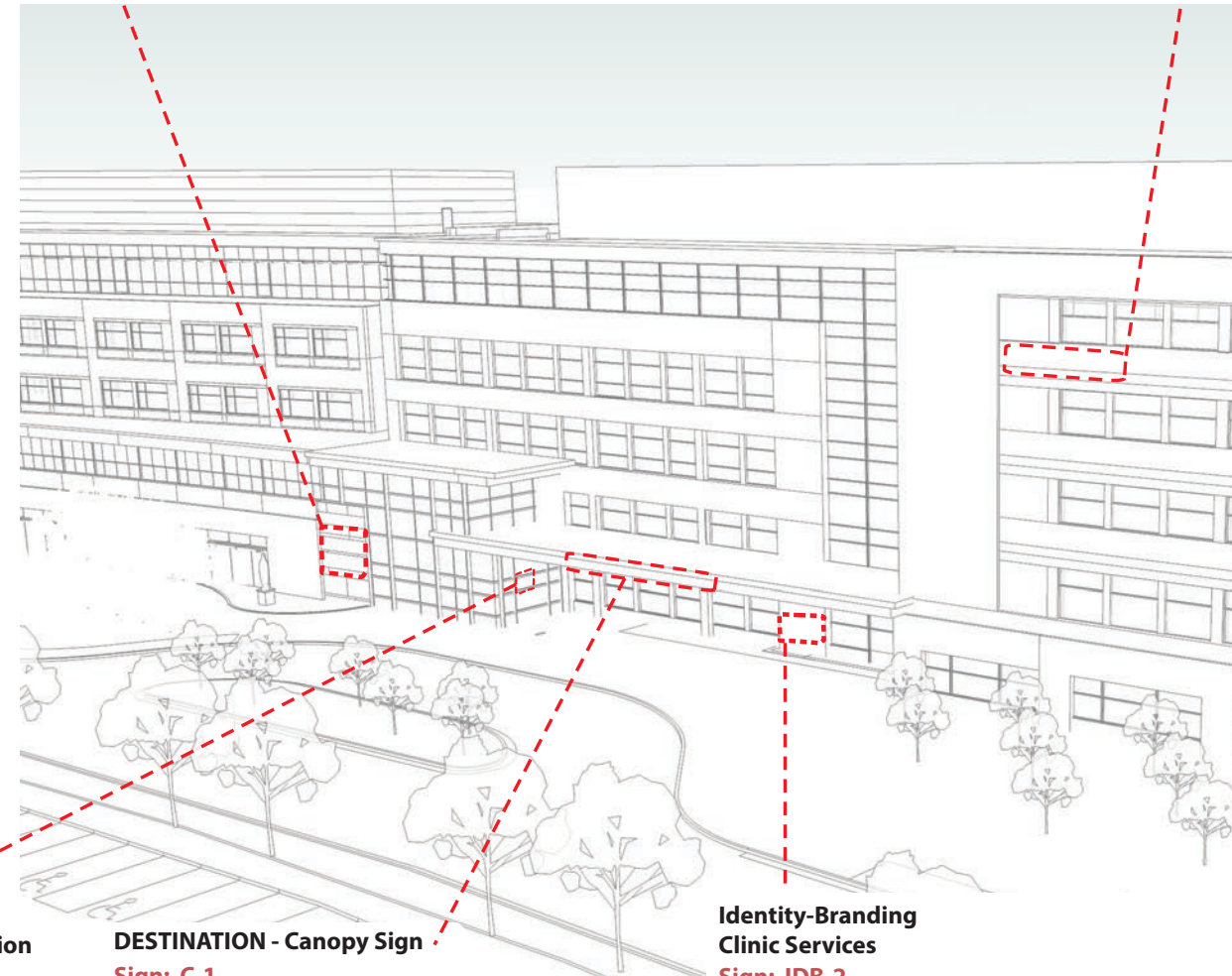
Sign: SEB-2

- **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

Identity-Branding—Outpatient Services

Sign: OSB-2

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



Southeast View - Outpatient Services

DESTINATION - Canopy Sign

Sign: C-1

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

Identity-Branding Clinic Services

Sign: IDB-2

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

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date

September 18, 2014

HSBS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

Project No.

213030.00

Sheet Title

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Wirth Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
Sheet No.

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

Identity-Branding—St. Elizabeth's Hospital

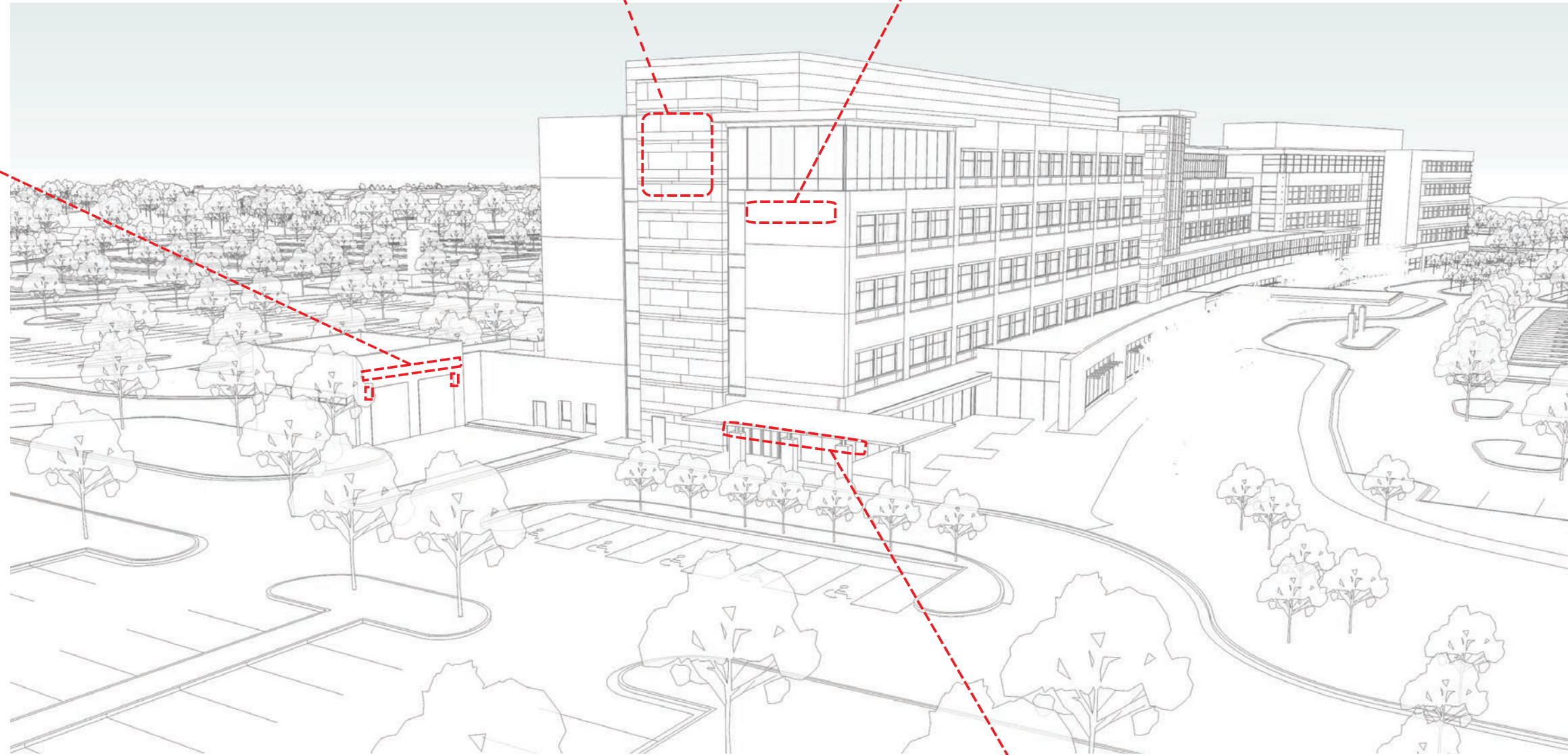
Sign: SEB - 4

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

Identity-Emergency Department

Sign: ED

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



West View

Destination - Ambulance Garage

Sign: AMB

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

DESTINATION - Canopy Sign

Sign: C-3

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

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

Project No.
213030.00
Sheet Title

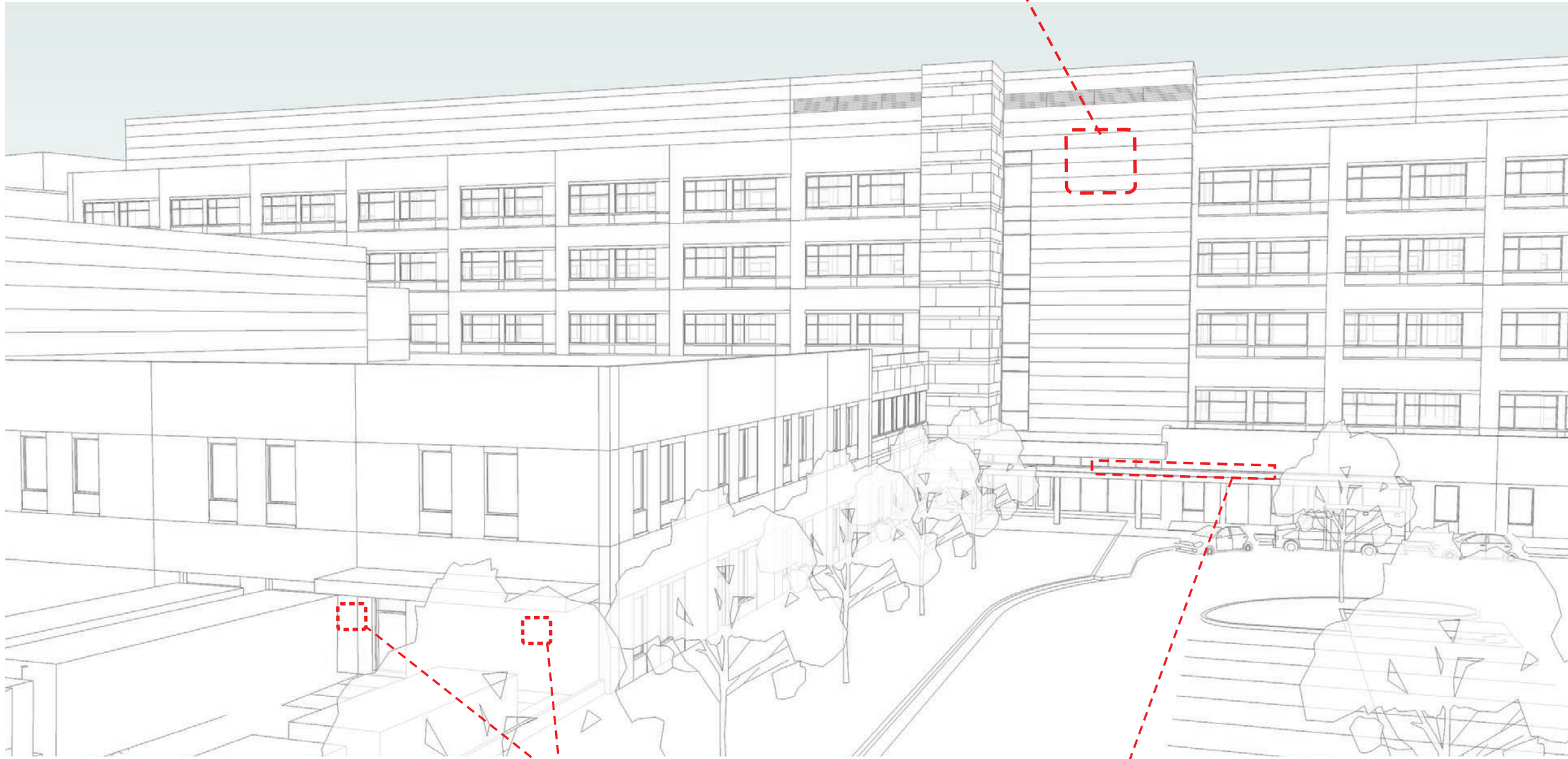
Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2800 Fax 414.272.2000
44 East Hill Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
Sheet No.

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

Identity-Branding—St. Elizabeth's Hospital

Sign: SEB - 5

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



North View

Destination-Loading Dock

Sign: LD-1 and 2

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

DESTINATION - Canopy Sign

Sign: C-4

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

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

PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date

September 18, 2014

HSBS ST. ELIZABETH'S
HOSPITAL
OF FALLON, IL

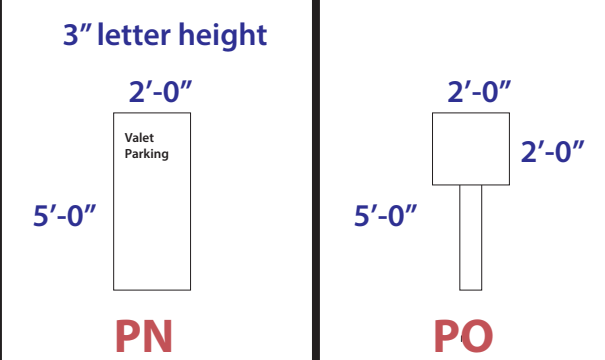
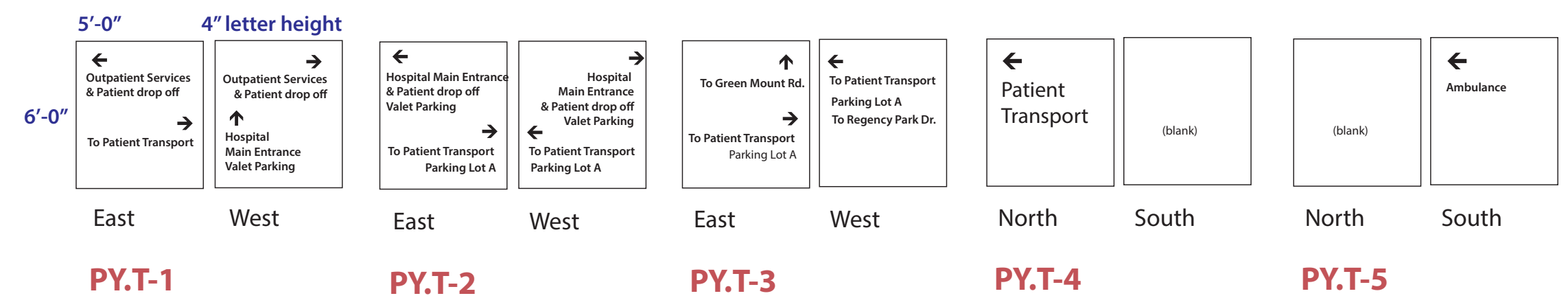
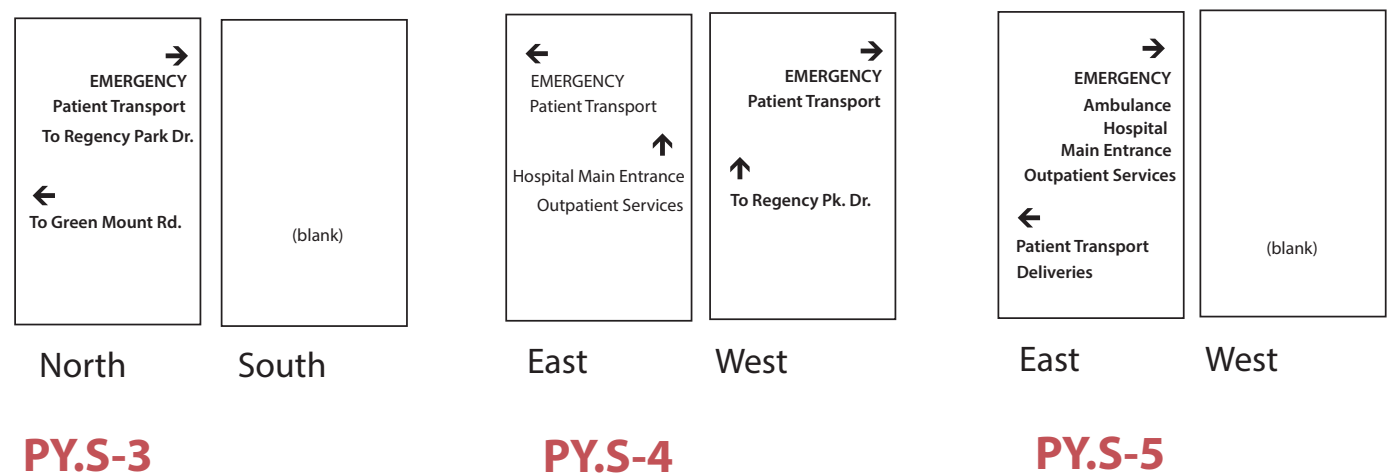
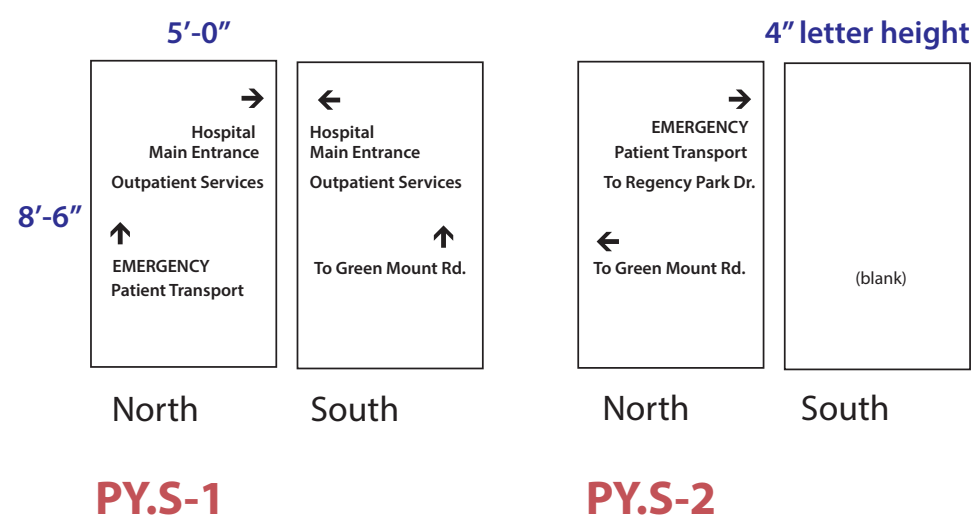
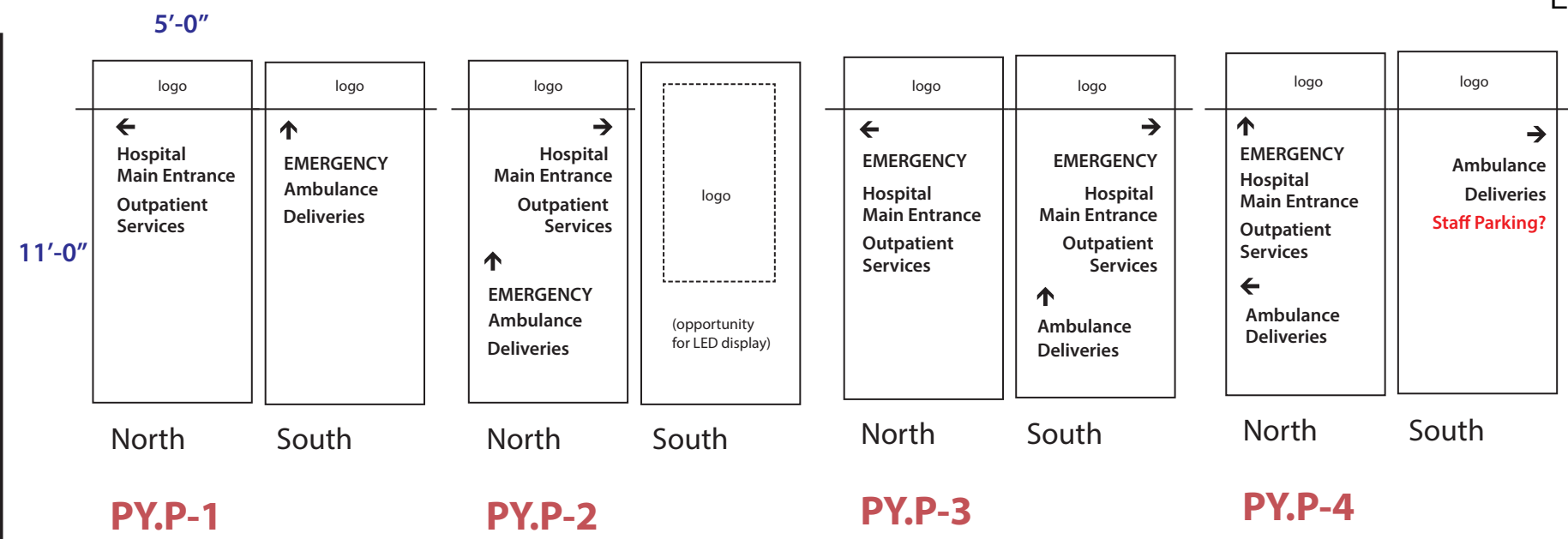
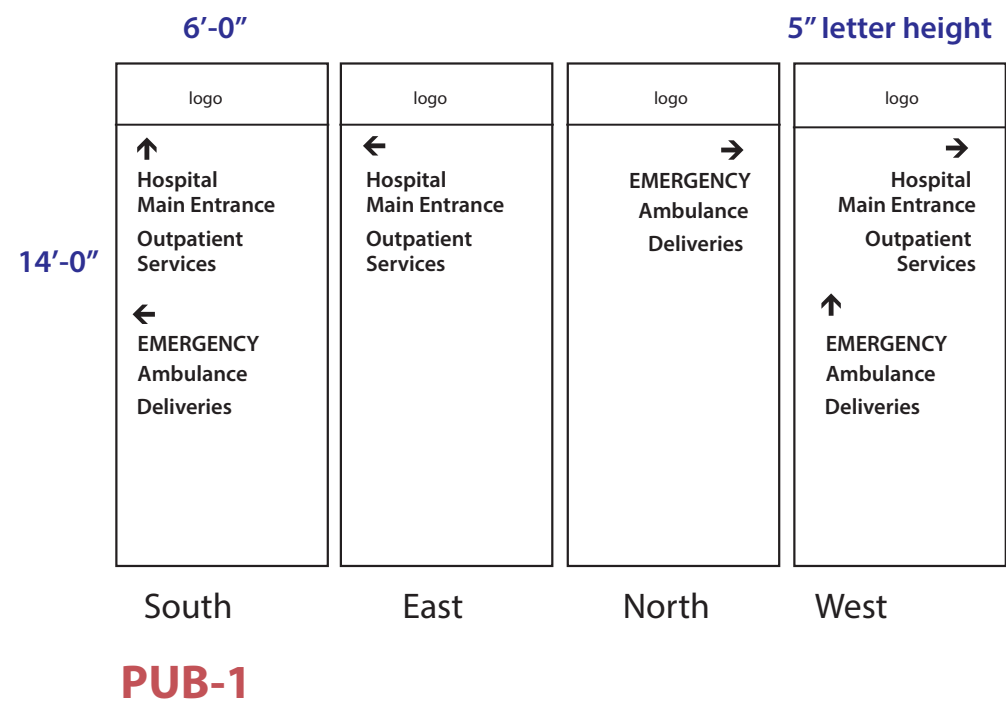
Project No.

213030.00

Sheet Title

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Mills Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.0300 Fax 608.263.0317

Sheet No.



PLANNED USE SUBMITTAL -
NOT FOR
CONSTRUCTION

Revisions

Drawing Date
September 18, 2014

HSHS ST. ELIZABETH'S HOSPITAL
OF FALLON, IL

Project No.
213030.00
Sheet Title

Copyright © 2014 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East 100th Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317
Sheet No.

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



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Walter Denton, City Administrator
Date: October 6, 2014
Subject: P2014-07: St. Elizabeth's Hospital, Planned Use – 1st Reading

List of committees that have reviewed: The Planning Commission held a public hearing on the above referenced application at their September 23, 2014 meeting. The Commission voted 4-ayes and 0-nays to approve the requested Planned Use application for St. Elizabeth's Hospital, subject to the conditions recommended by staff. The Community Development Committee reviewed this application at its September 29, 2014 meeting and recommended approval with a vote of 6-0.

Background

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

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

Legal Considerations, if any: None

Budget Impact: None

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING
DISTRICTS OF THE CITY OF
O’FALLON, ILLINOIS
(DEVELOPMENT KNOWN AS
“GANDER MOUNTAIN) TO BE
LOCATED AT 1234 CENTRAL
PARK DRIVE ON PARCEL
NUMBERS: 03-36.0-201-009,
03-36.0-201-010 & 03-36.0-201-017**

WHEREAS, the applicant, Brooks-Amaden, has filed an application requesting approval of a planned use rezoning to authorize a 52,000 square foot retail store located on Parcels 03-36.0-201-009, 03-36.0-201-010 & 03-36.0-201-017 at 1234 Central Park Drive in O’Fallon; and

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

WHEREAS, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on September 23, 2014, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 4 ayes to 0 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS, on September 29, 2014 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 6 ayes to 0 nays.

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

Section 1. That upon the effective date of this Ordinance, the described property, known as “Gander Mountain”, be henceforth classified as zoning district B-1(P) Planned Community Business District, with the following conditions shall be satisfied, in addition to all other applicable requirements, as a condition of authority for the zoning approval granted under this Ordinance:

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 northwest. The physical connection will not be required unless mutually agreed to by the lot owner and the owner of Lot 23L.

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

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

Passed by the City Council this _____ day of _____ 2014.

ATTEST: Approved by the Mayor this _____ day
 (seal) of _____ 2014.

 Philip A. Goodwin, City Clerk

 Gary L. Graham, Mayor

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

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



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

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

Applicable Ordinances, Documents and Reports

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

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

Community Development Department

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

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

Discussion Points/Issues

Land Use

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

Traffic Circulation/Parking

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

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

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

Utilities and Drainage

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

Building and Site Improvements

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

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

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

Landscaping and Buffer Requirements

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

Sidewalk

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

Signage

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

Variances

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

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

Review and Approval Criteria

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

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

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

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

3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The new sporting goods store will not negatively affect adjacent properties. The Central Park Drive corridor is a commercial corridor with a variety of retail, service and restaurant businesses.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan. The design of the buildings meets the intent of the Commercial Design Handbook.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare.
6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The proposed building is similar to and will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

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

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Site Plans
- Attachment 5 – Building Elevations



Planned Use / Re-Zoning Application

CITY OF O'FALLON

AUG 29 2014

DATE PAID \$500.00

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

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

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

APPLICANT INFORMATION:

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

DESIGN PROFESSIONAL INFORMATION:

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

Nick Messina
SIGNATURE OF APPLICANT

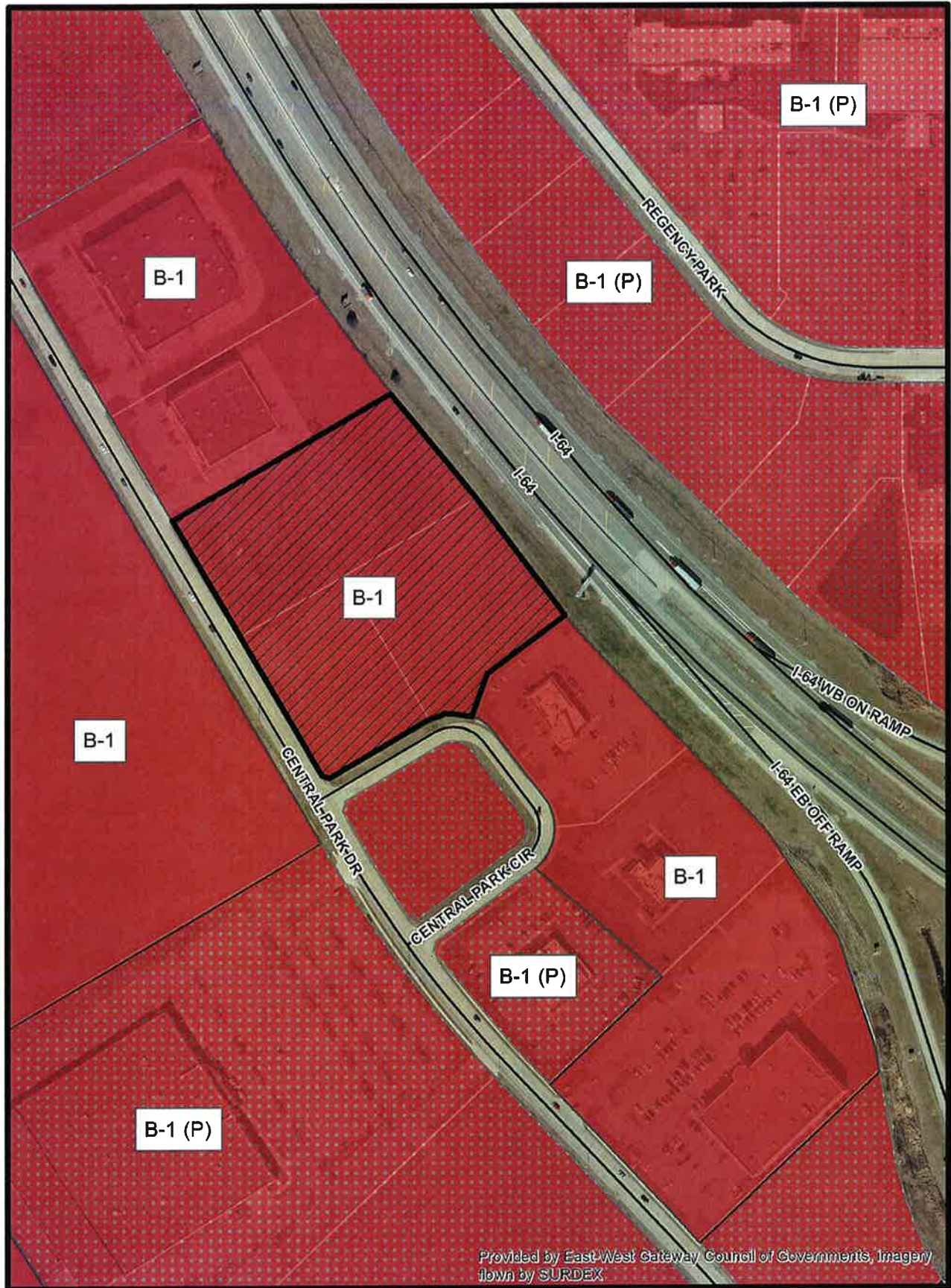
Don Ferris
SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY
DATE RECEIVED: Aug 22, 2014 PROJECT ID #: P2014-08
APPLICATION RECEIVED BY: T. Shekell STAFF ASSIGNED: _____
APPLICATION FEE: \$500.00 PLAN REVIEW FEE DEPOSIT REC'D: 900000

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



P2014-08: Gander Mountain - Surrounding Land Use Map



Provided by East-West Gateway Council of Governments, Imagery
town by SURDEX.

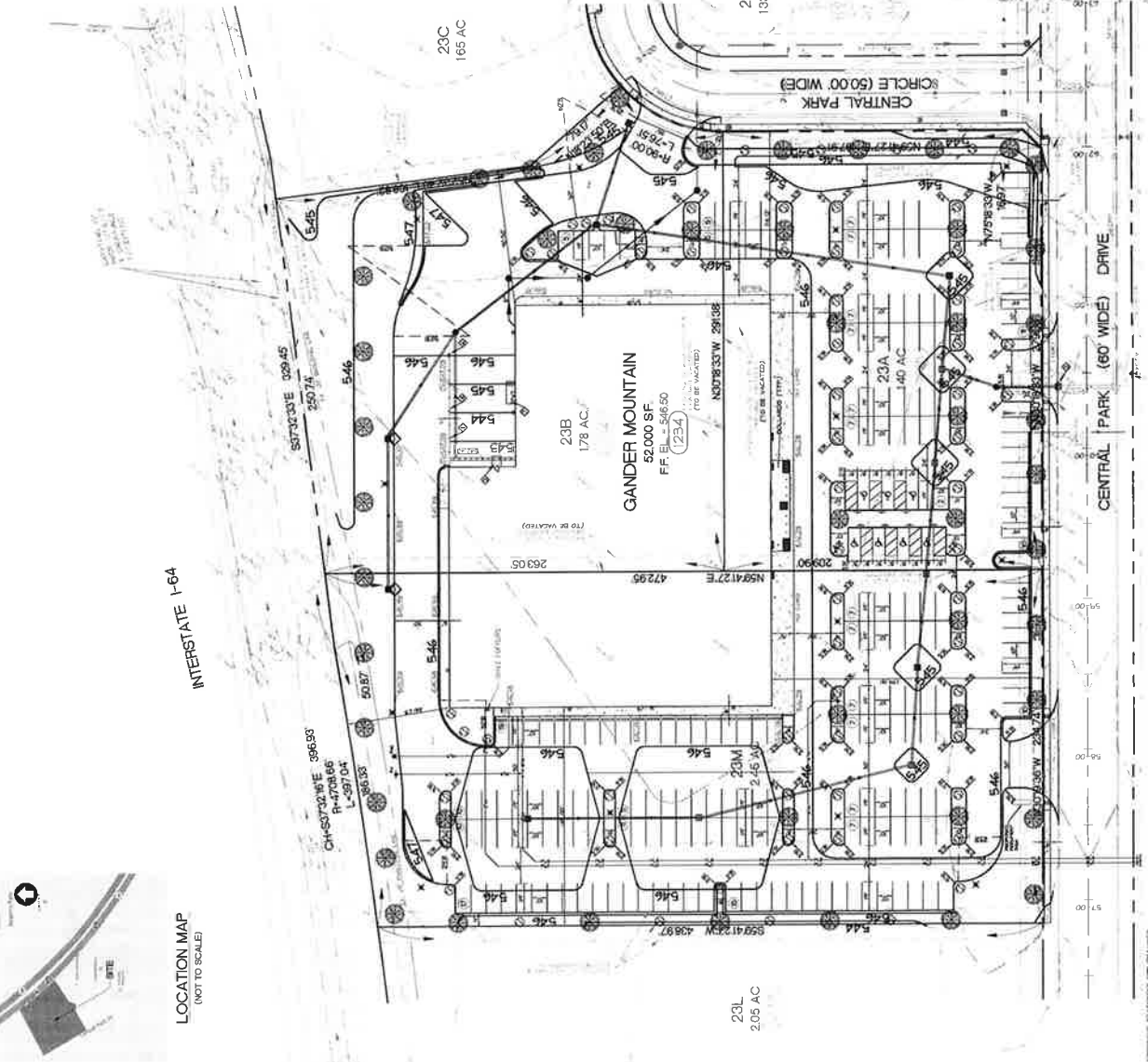
 Subject Property

0 140 280 560 840 Feet





LOCATION MAP
(NOT TO SCALE)



PRELIMINARY SITE PLAN

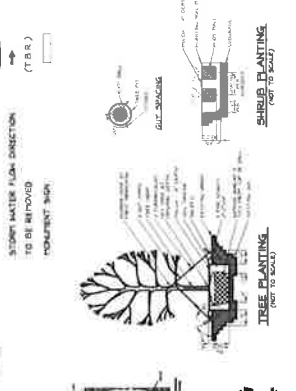
LOT 23A + 23B OF CENTRAL PARK PLAZA
3RD ADDITION AND OUTLOT 1 OF CENTRAL
PARK PLAZA, 4TH ADDITION, 1ST AMENDMENT AND
LOT 23M OF CENTRAL PARK PLAZA, 3RD ADDITION,
4TH AMENDMENT, A RESUBDIVISION OF LOT 23K OF
CENTRAL PARK PLAZA, 3RD ADDITION, 3RD AMENDMENT,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



GRAPHIC SCALE
1" = 100'-0"

| EXISTING | DESCRIPTION | NEW |
|----------|-----------------------------|----------|
| (Symbol) | CONTOUR | 350 |
| (Symbol) | SPOT ELEVATION | (Symbol) |
| (Symbol) | SEWER INLET | (Symbol) |
| (Symbol) | SEWER MANHOLE | (Symbol) |
| (Symbol) | WATER MAIN | (Symbol) |
| (Symbol) | WATER VALVE | (Symbol) |
| (Symbol) | GAS | (Symbol) |
| (Symbol) | FIRE HYDRANT CONNECTION | (Symbol) |
| (Symbol) | ELECTRIC | (Symbol) |
| (Symbol) | TELEPHONE | (Symbol) |
| (Symbol) | CENTRAL POINT | (Symbol) |
| (Symbol) | LIGHT STANDOFF | (Symbol) |
| (Symbol) | FENCE | (Symbol) |
| (Symbol) | CONCRETE PAVEMENT | (Symbol) |
| (Symbol) | ADJUNCT PAVEMENT | (Symbol) |
| (Symbol) | UNDERGROUND | (Symbol) |
| (Symbol) | ADDRESS | (Symbol) |
| (Symbol) | STREET WATER FLOW DIRECTION | (Symbol) |
| (Symbol) | TO BE BUILT | (Symbol) |
| (Symbol) | POWERTOP SIGN | (Symbol) |

- RELINQUISH
- RAILING 3" O HIGH
- REMOVE TYPE S FRAME & GRATE
- TRASH CONTRACTOR
- CONCRETE RETAINING WALL
- INSTALL DEEP ROOT AERIAL BARBERS
- 6" (6) INCH CONCRETE FILL, EMBEDDED
- BOLLARD WITH VENT. COVER (6x2)
- PLATFORM AND STEPS WITH HANDRAIL
- EMPLOYEE ENTRANCE

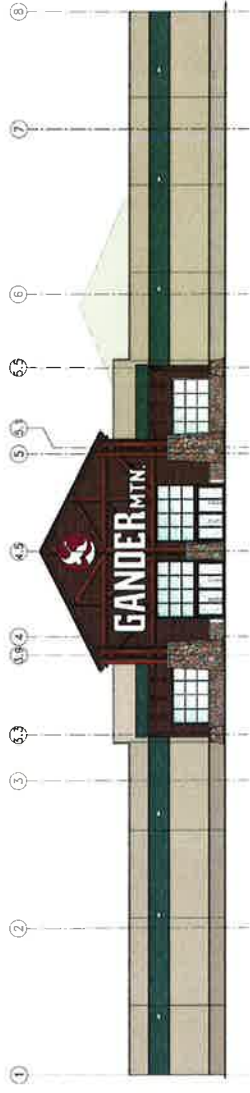


The Preliminary Site Plan for a Retail Center, Lots 23A & 23B of Central Park Plaza, 3rd Addition, 1st Amendment, and Lot 23C of Central Park Plaza, 3rd Addition, 4th Amendment, and Lot 23D of Central Park Plaza, 3rd Addition, 4th Amendment, City of O'Fallon, St. Clair County, Illinois was approved by the City of O'Fallon, Illinois on 11/20/2018.

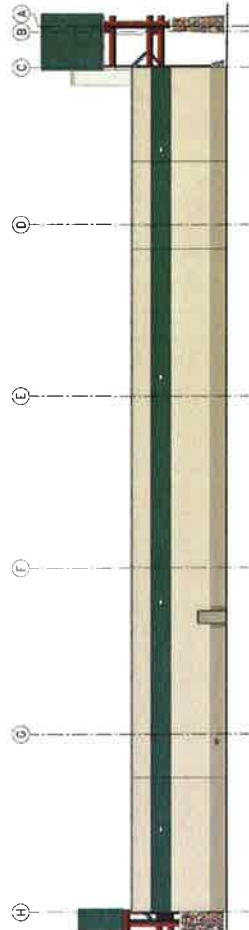
City Clerk

Date

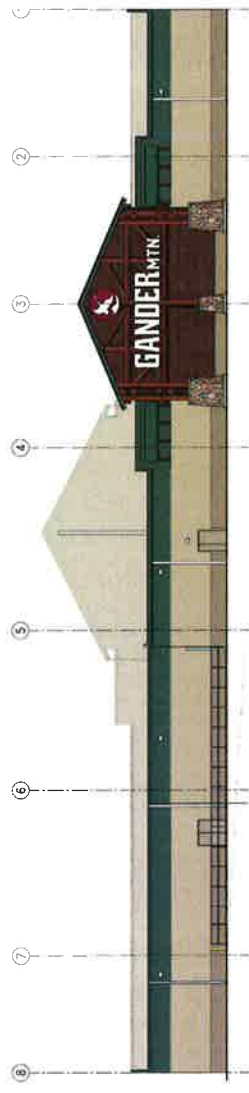
| NO. | REVISION | DATE |
|-----|---------------------------|------------|
| 1 | ISSUED FOR PERMIT | 11/20/2018 |
| 2 | REVISED PER CITY COMMENTS | 12/10/2018 |
| 3 | REVISED PER CITY COMMENTS | 1/10/2019 |
| 4 | REVISED PER CITY COMMENTS | 2/10/2019 |
| 5 | REVISED PER CITY COMMENTS | 3/10/2019 |
| 6 | REVISED PER CITY COMMENTS | 4/10/2019 |
| 7 | REVISED PER CITY COMMENTS | 5/10/2019 |
| 8 | REVISED PER CITY COMMENTS | 6/10/2019 |
| 9 | REVISED PER CITY COMMENTS | 7/10/2019 |
| 10 | REVISED PER CITY COMMENTS | 8/10/2019 |
| 11 | REVISED PER CITY COMMENTS | 9/10/2019 |
| 12 | REVISED PER CITY COMMENTS | 10/10/2019 |
| 13 | REVISED PER CITY COMMENTS | 11/10/2019 |
| 14 | REVISED PER CITY COMMENTS | 12/10/2019 |
| 15 | REVISED PER CITY COMMENTS | 1/10/2020 |
| 16 | REVISED PER CITY COMMENTS | 2/10/2020 |
| 17 | REVISED PER CITY COMMENTS | 3/10/2020 |
| 18 | REVISED PER CITY COMMENTS | 4/10/2020 |
| 19 | REVISED PER CITY COMMENTS | 5/10/2020 |
| 20 | REVISED PER CITY COMMENTS | 6/10/2020 |
| 21 | REVISED PER CITY COMMENTS | 7/10/2020 |
| 22 | REVISED PER CITY COMMENTS | 8/10/2020 |
| 23 | REVISED PER CITY COMMENTS | 9/10/2020 |
| 24 | REVISED PER CITY COMMENTS | 10/10/2020 |
| 25 | REVISED PER CITY COMMENTS | 11/10/2020 |
| 26 | REVISED PER CITY COMMENTS | 12/10/2020 |
| 27 | REVISED PER CITY COMMENTS | 1/10/2021 |
| 28 | REVISED PER CITY COMMENTS | 2/10/2021 |
| 29 | REVISED PER CITY COMMENTS | 3/10/2021 |
| 30 | REVISED PER CITY COMMENTS | 4/10/2021 |
| 31 | REVISED PER CITY COMMENTS | 5/10/2021 |
| 32 | REVISED PER CITY COMMENTS | 6/10/2021 |
| 33 | REVISED PER CITY COMMENTS | 7/10/2021 |
| 34 | REVISED PER CITY COMMENTS | 8/10/2021 |
| 35 | REVISED PER CITY COMMENTS | 9/10/2021 |
| 36 | REVISED PER CITY COMMENTS | 10/10/2021 |
| 37 | REVISED PER CITY COMMENTS | 11/10/2021 |
| 38 | REVISED PER CITY COMMENTS | 12/10/2021 |
| 39 | REVISED PER CITY COMMENTS | 1/10/2022 |
| 40 | REVISED PER CITY COMMENTS | 2/10/2022 |
| 41 | REVISED PER CITY COMMENTS | 3/10/2022 |
| 42 | REVISED PER CITY COMMENTS | 4/10/2022 |
| 43 | REVISED PER CITY COMMENTS | 5/10/2022 |
| 44 | REVISED PER CITY COMMENTS | 6/10/2022 |
| 45 | REVISED PER CITY COMMENTS | 7/10/2022 |
| 46 | REVISED PER CITY COMMENTS | 8/10/2022 |
| 47 | REVISED PER CITY COMMENTS | 9/10/2022 |
| 48 | REVISED PER CITY COMMENTS | 10/10/2022 |
| 49 | REVISED PER CITY COMMENTS | 11/10/2022 |
| 50 | REVISED PER CITY COMMENTS | 12/10/2022 |
| 51 | REVISED PER CITY COMMENTS | 1/10/2023 |
| 52 | REVISED PER CITY COMMENTS | 2/10/2023 |
| 53 | REVISED PER CITY COMMENTS | 3/10/2023 |
| 54 | REVISED PER CITY COMMENTS | 4/10/2023 |
| 55 | REVISED PER CITY COMMENTS | 5/10/2023 |
| 56 | REVISED PER CITY COMMENTS | 6/10/2023 |
| 57 | REVISED PER CITY COMMENTS | 7/10/2023 |
| 58 | REVISED PER CITY COMMENTS | 8/10/2023 |
| 59 | REVISED PER CITY COMMENTS | 9/10/2023 |
| 60 | REVISED PER CITY COMMENTS | 10/10/2023 |
| 61 | REVISED PER CITY COMMENTS | 11/10/2023 |
| 62 | REVISED PER CITY COMMENTS | 12/10/2023 |
| 63 | REVISED PER CITY COMMENTS | 1/10/2024 |
| 64 | REVISED PER CITY COMMENTS | 2/10/2024 |
| 65 | REVISED PER CITY COMMENTS | 3/10/2024 |
| 66 | REVISED PER CITY COMMENTS | 4/10/2024 |
| 67 | REVISED PER CITY COMMENTS | 5/10/2024 |
| 68 | REVISED PER CITY COMMENTS | 6/10/2024 |
| 69 | REVISED PER CITY COMMENTS | 7/10/2024 |
| 70 | REVISED PER CITY COMMENTS | 8/10/2024 |
| 71 | REVISED PER CITY COMMENTS | 9/10/2024 |
| 72 | REVISED PER CITY COMMENTS | 10/10/2024 |
| 73 | REVISED PER CITY COMMENTS | 11/10/2024 |
| 74 | REVISED PER CITY COMMENTS | 12/10/2024 |
| 75 | REVISED PER CITY COMMENTS | 1/10/2025 |
| 76 | REVISED PER CITY COMMENTS | 2/10/2025 |
| 77 | REVISED PER CITY COMMENTS | 3/10/2025 |
| 78 | REVISED PER CITY COMMENTS | 4/10/2025 |
| 79 | REVISED PER CITY COMMENTS | 5/10/2025 |
| 80 | REVISED PER CITY COMMENTS | 6/10/2025 |
| 81 | REVISED PER CITY COMMENTS | 7/10/2025 |
| 82 | REVISED PER CITY COMMENTS | 8/10/2025 |
| 83 | REVISED PER CITY COMMENTS | 9/10/2025 |
| 84 | REVISED PER CITY COMMENTS | 10/10/2025 |
| 85 | REVISED PER CITY COMMENTS | 11/10/2025 |
| 86 | REVISED PER CITY COMMENTS | 12/10/2025 |
| 87 | REVISED PER CITY COMMENTS | 1/10/2026 |
| 88 | REVISED PER CITY COMMENTS | 2/10/2026 |
| 89 | REVISED PER CITY COMMENTS | 3/10/2026 |
| 90 | REVISED PER CITY COMMENTS | 4/10/2026 |
| 91 | REVISED PER CITY COMMENTS | 5/10/2026 |
| 92 | REVISED PER CITY COMMENTS | 6/10/2026 |
| 93 | REVISED PER CITY COMMENTS | 7/10/2026 |
| 94 | REVISED PER CITY COMMENTS | 8/10/2026 |
| 95 | REVISED PER CITY COMMENTS | 9/10/2026 |
| 96 | REVISED PER CITY COMMENTS | 10/10/2026 |
| 97 | REVISED PER CITY COMMENTS | 11/10/2026 |
| 98 | REVISED PER CITY COMMENTS | 12/10/2026 |
| 99 | REVISED PER CITY COMMENTS | 1/10/2027 |
| 100 | REVISED PER CITY COMMENTS | 2/10/2027 |
| 101 | REVISED PER CITY COMMENTS | 3/10/2027 |
| 102 | REVISED PER CITY COMMENTS | 4/10/2027 |
| 103 | REVISED PER CITY COMMENTS | 5/10/2027 |
| 104 | REVISED PER CITY COMMENTS | 6/10/2027 |
| 105 | REVISED PER CITY COMMENTS | 7/10/2027 |
| 106 | REVISED PER CITY COMMENTS | 8/10/2027 |
| 107 | REVISED PER CITY COMMENTS | 9/10/2027 |
| 108 | REVISED PER CITY COMMENTS | 10/10/2027 |
| 109 | REVISED PER CITY COMMENTS | 11/10/2027 |
| 110 | REVISED PER CITY COMMENTS | 12/10/2027 |
| 111 | REVISED PER CITY COMMENTS | 1/10/2028 |
| 112 | REVISED PER CITY COMMENTS | 2/10/2028 |
| 113 | REVISED PER CITY COMMENTS | 3/10/2028 |
| 114 | REVISED PER CITY COMMENTS | 4/10/2028 |
| 115 | REVISED PER CITY COMMENTS | 5/10/2028 |
| 116 | REVISED PER CITY COMMENTS | 6/10/2028 |
| 117 | REVISED PER CITY COMMENTS | 7/10/2028 |
| 118 | REVISED PER CITY COMMENTS | 8/10/2028 |
| 119 | REVISED PER CITY COMMENTS | 9/10/2028 |
| 120 | REVISED PER CITY COMMENTS | 10/10/2028 |
| 121 | REVISED PER CITY COMMENTS | 11/10/2028 |
| 122 | REVISED PER CITY COMMENTS | 12/10/2028 |
| 123 | REVISED PER CITY COMMENTS | 1/10/2029 |
| 124 | REVISED PER CITY COMMENTS | 2/10/2029 |
| 125 | REVISED PER CITY COMMENTS | 3/10/2029 |
| 126 | REVISED PER CITY COMMENTS | 4/10/2029 |
| 127 | REVISED PER CITY COMMENTS | 5/10/2029 |
| 128 | REVISED PER CITY COMMENTS | 6/10/2029 |
| 129 | REVISED PER CITY COMMENTS | 7/10/2029 |
| 130 | REVISED PER CITY COMMENTS | 8/10/2029 |
| 131 | REVISED PER CITY COMMENTS | 9/10/2029 |
| 132 | REVISED PER CITY COMMENTS | 10/10/2029 |
| 133 | REVISED PER CITY COMMENTS | 11/10/2029 |
| 134 | REVISED PER CITY COMMENTS | 12/10/2029 |
| 135 | REVISED PER CITY COMMENTS | 1/10/2030 |
| 136 | REVISED PER CITY COMMENTS | 2/10/2030 |
| 137 | REVISED PER CITY COMMENTS | 3/10/2030 |
| 138 | REVISED PER CITY COMMENTS | 4/10/2030 |
| 139 | REVISED PER CITY COMMENTS | 5/10/2030 |
| 140 | REVISED PER CITY COMMENTS | 6/10/2030 |
| 141 | REVISED PER CITY COMMENTS | 7/10/2030 |
| 142 | REVISED PER CITY COMMENTS | 8/10/2030 |
| 143 | REVISED PER CITY COMMENTS | 9/10/2030 |
| 144 | REVISED PER CITY COMMENTS | 10/10/2030 |
| 145 | REVISED PER CITY COMMENTS | 11/10/2030 |
| 146 | REVISED PER CITY COMMENTS | 12/10/2030 |
| 147 | REVISED PER CITY COMMENTS | 1/10/2031 |
| 148 | REVISED PER CITY COMMENTS | 2/10/2031 |
| 149 | REVISED PER CITY COMMENTS | 3/10/2031 |
| 150 | REVISED PER CITY COMMENTS | 4/10/2031 |
| 151 | REVISED PER CITY COMMENTS | 5/10/2031 |
| 152 | REVISED PER CITY COMMENTS | 6/10/2031 |
| 153 | REVISED PER CITY COMMENTS | 7/10/2031 |
| 154 | REVISED PER CITY COMMENTS | 8/10/2031 |
| 155 | REVISED PER CITY COMMENTS | 9/10/2031 |
| 156 | REVISED PER CITY COMMENTS | 10/10/2031 |
| 157 | REVISED PER CITY COMMENTS | 11/10/2031 |
| 158 | REVISED PER CITY COMMENTS | 12/10/2031 |
| 159 | REVISED PER CITY COMMENTS | 1/10/2032 |
| 160 | REVISED PER CITY COMMENTS | 2/10/2032 |
| 161 | REVISED PER CITY COMMENTS | 3/10/2032 |
| 162 | REVISED PER CITY COMMENTS | 4/10/2032 |
| 163 | REVISED PER CITY COMMENTS | 5/10/2032 |
| 164 | REVISED PER CITY COMMENTS | 6/10/2032 |
| 165 | REVISED PER CITY COMMENTS | 7/10/2032 |
| 166 | REVISED PER CITY COMMENTS | 8/10/2032 |
| 167 | REVISED PER CITY COMMENTS | 9/10/2032 |
| 168 | REVISED PER CITY COMMENTS | 10/10/2032 |
| 169 | REVISED PER CITY COMMENTS | 11/10/2032 |
| 170 | REVISED PER CITY COMMENTS | 12/10/2032 |
| 171 | REVISED PER CITY COMMENTS | 1/10/2033 |
| 172 | REVISED PER CITY COMMENTS | 2/10/2033 |
| 173 | REVISED PER CITY COMMENTS | 3/10/2033 |
| 174 | REVISED PER CITY COMMENTS | 4/10/2033 |
| 175 | REVISED PER CITY COMMENTS | 5/10/2033 |
| 176 | REVISED PER CITY COMMENTS | 6/10/2033 |
| 177 | REVISED PER CITY COMMENTS | 7/10/2033 |
| 178 | REVISED PER CITY COMMENTS | 8/10/2033 |
| 179 | REVISED PER CITY COMMENTS | 9/10/2033 |
| 180 | REVISED PER CITY COMMENTS | 10/10/2033 |
| 181 | REVISED PER CITY COMMENTS | 11/10/2033 |
| 182 | REVISED PER CITY COMMENTS | 12/10/2033 |
| 183 | REVISED PER CITY COMMENTS | 1/10/2034 |
| 184 | REVISED PER CITY COMMENTS | 2/10/2034 |
| 185 | REVISED PER CITY COMMENTS | 3/10/2034 |
| 186 | REVISED PER CITY COMMENTS | 4/10/2034 |
| 187 | REVISED PER CITY COMMENTS | 5/10/2034 |
| 188 | REVISED PER CITY COMMENTS | 6/10/2034 |
| 189 | REVISED PER CITY COMMENTS | 7/10/2034 |
| 190 | REVISED PER CITY COMMENTS | 8/10/2034 |
| 191 | REVISED PER CITY COMMENTS | 9/10/2034 |
| 192 | REVISED PER CITY COMMENTS | 10/10/2034 |
| 193 | REVISED PER CITY COMMENTS | 11/10/2034 |
| 194 | REVISED PER CITY COMMENTS | 12/10/2034 |
| 195 | REVISED PER CITY COMMENTS | 1/10/2035 |
| 196 | REVISED PER CITY COMMENTS | 2/10/2035 |
| 197 | REVISED PER CITY COMMENTS | 3/10/2035 |
| 198 | REVISED PER CITY COMMENTS | 4/10/2035 |
| 199 | REVISED PER CITY COMMENTS | 5/10/2035 |
| 200 | REVISED PER CITY COMMENTS | 6/10/2035 |
| 201 | REVISED PER CITY COMMENTS | 7/10/2035 |
| 202 | REVISED PER CITY COMMENTS | 8/10/2035 |
| 203 | REVISED PER CITY COMMENTS | 9/10/2035 |
| 204 | REVISED PER CITY COMMENTS | 10/10/2035 |
| 205 | REVISED PER CITY COMMENTS | 11/10/2035 |
| 206 | REVISED PER CITY COMMENTS | 12/10/2035 |
| 207 | REVISED PER CITY COMMENTS | 1/10/2036 |
| 208 | REVISED PER CITY COMMENTS | 2/10/2036 |
| 209 | REVISED PER CITY COMMENTS | 3/10/2036 |
| 210 | REVISED PER CITY COMMENTS | 4/10/2036 |
| 211 | REVISED PER CITY COMMENTS | 5/10/2036 |
| 212 | REVISED PER CITY COMMENTS | 6/10/2036 |
| 213 | REVISED PER CITY COMMENTS | 7/10/2036 |
| 214 | REVISED PER CITY COMMENTS | 8/10/2036 |
| 215 | REVISED PER CITY COMMENTS | 9/10/2036 |
| 216 | REVISED PER CITY COMMENTS | 10/10/2036 |
| 217 | REVISED PER CITY COMMENTS | 11/10/2036 |
| 218 | REVISED PER CITY COMMENTS | 12/10/2036 |
| 219 | REVISED PER CITY COMMENTS | 1/10/2037 |
| 220 | REVISED PER CITY COMMENTS | 2/10/2037 |
| 221 | REVISED PER CITY COMMENTS | 3/10/2037 |
| 222 | REVISED PER CITY COMMENTS | 4/10/2037 |
| 223 | REVISED PER CITY COMMENTS | 5/10/2037 |
| 224 | REVISED PER CITY COMMENTS | 6/10/2037 |
| 225 | REVISED PER CITY COMMENTS | 7/10/2037 |
| 226 | REVISED PER CITY COMMENTS | 8/10/2037 |
| 227 | REVISED PER CITY COMMENTS | 9/10/2037 |
| 228 | REVISED PER CITY COMMENTS | 10/10/2037 |
| 229 | REVISED PER CITY COMMENTS | 11/10/2037 |
| 230 | REVISED PER CITY COMMENTS | 12/10/2037 |
| 231 | REVISED PER CITY COMMENTS | 1/10/2038 |
| 232 | REVISED PER CITY COMMENTS | 2/10/2038 |
| 233 | REVISED PER CITY COMMENTS | 3/10/2038 |
| 234 | REVISED PER CITY COMMENTS | 4/10/2038 |
| 235 | REVISED PER CITY COMMENTS | 5/10/2038 |
| 236 | REVISED PER CITY COMMENTS | 6/10/2038 |
| 237 | REVISED PER CITY COMMENTS | 7/10/2038 |
| 238 | REVISED PER CITY COMMENTS | 8/10/2038 |
| 239 | REVISED PER CITY COMMENTS | 9/10/2038 |
| 240 | REVISED PER CITY COMMENTS | 10/10/2038 |
| 241 | REVISED PER CITY COMMENTS | 11/10/2038 |
| 242 | REVISED PER CITY COMMENTS | 12/10/2038 |
| 243 | REVISED PER CITY COMMENTS | 1/10/2039 |
| 244 | REVISED PER CITY COMMENTS | 2/10/2039 |
| 245 | REVISED PER CITY COMMENTS | 3/10/2039 |
| 246 | REVISED PER CITY COMMENTS | 4/10/2039 |
| 247 | REVISED PER CITY COMMENTS | 5/10/2039 |
| 248 | REVISED PER CITY COMMENTS | 6/10/2039 |
| 249 | REVISED PER CITY COMMENTS | 7/10/2039 |
| 250 | REVISED PER CITY COMMENTS | 8/10/2039 |
| 251 | REVISED PER CITY COMMENTS | 9/10/2039 |
| 252 | REVISED PER CITY COMMENTS | 10/10/2039 |
| 253 | REVISED PER CITY COMMENTS | 11/10/2039 |
| 254 | REVISED PER CITY COMMENTS | 12/10/2039 |
| 255 | REVISED PER CITY COMMENTS | 1/10/2040 |
| 256 | REVISED PER CITY | |



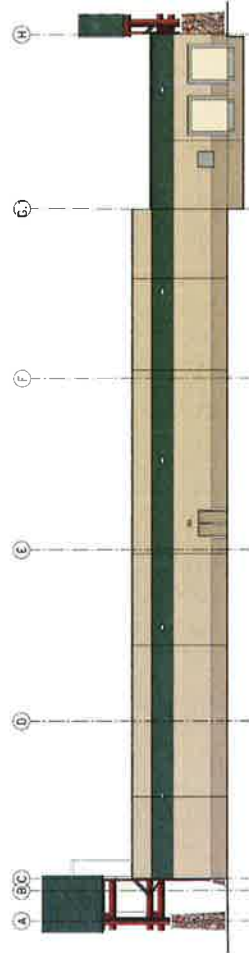
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

GANDER.MTN. - O'Fallon, IL

08-17-14





CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Walter Denton, City Administrator
Date: October 6, 2014
Subject: P2014-08: Gander Mountain, Planned Use – 1st Reading

List of committees that have reviewed: The Planning Commission held a public hearing on the above referenced application at their September 23, 2014 meeting. The Commission voted 4-ayes and 0-nays to approve the requested Planned Use application for Gander Mountain, subject to the conditions recommended by staff. The Community Development Committee reviewed this application at its September 29, 2014 meeting and recommended approval with a vote of 6-0.

Background

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

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

Gander Mountain is requesting Tax Increment Financing. The project is located in the Central Park TIF on a lot with a 50/50 split with the school districts and other taxing bodies. Currently, staff is negotiating with Gander Mountain on the Redevelopment Agreement.

Legal Considerations, if any: None

Budget Impact: None

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 northwest. The physical connection will not be required unless mutually agreed to by the lot owner and the owner of Lot 23L.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF
O’FALLON, ILLINOIS AUTHORIZING
THE ESTABLISHMENT OF A ROUTE
50/SCOTT TROY ROAD TAX
INCREMENT FINANCING “INTERESTED
PARTIES” REGISTRIES AND ADOPTING
REGISTRATION RULES FOR THESE
REGISTRIES**

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

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

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

WHEREAS on September 29, 2014, the Community Development Committee of the City Council reviewed the registries ordinance and recommended approval with a vote of 6 to 0.

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

Section 1. The above recitals are incorporated herein and made a part hereof.

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

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

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

Exhibit A: The City of O'Fallon, Illinois

TIF Interested Parties Registry Registration Rules

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIF INTERESTED PARTIES REGISTRATION FORM

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

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

PART A: CITY RESIDENT REGISTRATION (Please Print)

Name:

Street Address:

City State Zip:

Home Telephone:

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

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

Please return this form to:

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

PART B: ORGANIZATION REGISTRATION (Please Print)

Organization Name:

Contact Name:

Street Address:

City State Zip:

Phone Number:

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

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

Signature/Title _____ Date _____

Please return this form to:

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

ORDINANCE NO. _____

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

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

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

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

WHEREAS on September 29, 2014, the Community Development Committee of the City Council reviewed the registries ordinance and recommended approval with a vote of 6 to 0.

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

Section 1. The above recitals are incorporated herein and made a part hereof.

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

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

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

Exhibit A: The City of O'Fallon, Illinois

TIF Interested Parties Registry Registration Rules

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIF INTERESTED PARTIES REGISTRATION FORM

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

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

PART A: CITY RESIDENT REGISTRATION (Please Print)

Name:

Street Address:

City State Zip:

Home Telephone:

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

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

Please return this form to:

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

PART B: ORGANIZATION REGISTRATION (Please Print)

Organization Name:

Contact Name:

Street Address:

City State Zip:

Phone Number:

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

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

Signature/Title _____ Date _____

Please return this form to:

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



DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
5:30 PM Monday, September 29, 2014

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

CALL TO ORDER: 5:30 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht (chair), Gene McCoskey (vice chair), Jerry Mouser, David Cozad, Ray Holden and Harlan Gerrish. *Other Elected Officials Present:* Mayor Graham, Herb Roach, Richie Meile, John Drolet, Courtney Cardona, and Kevin Hagarty. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Jim Cavins, Anne Stevenson, Jessica Warden, Grant Litteken, and Justin Randall. *Visitors:* Josh Phillips, Taylor Cincotta, Charles Pitts, Dave Witter, Susan Witter, Kim Sabella, Debbie Arell-Martinez, Vern Malare, Robert Booher, Sean Stephenson, Amy Balance, Susan Beeler, Keith Sparks, Paul Homann, and Dean Oelze.

- II) **Approval of Minutes from Previous Meeting**– All ayes. Motion carried.

- III) **Items Requiring Council Action**
 - A. St. Elizabeth's Hospital – Planned Use (1st Reading) – Justin Randall provided a brief overview of the St. Elizabeth's Planned Use application. Ted Shekell explained in more detail the City's responsibilities and the construction timeline. The committee discussed the Planned Use application and recommended approval of the special event with a vote of 6-0.

 - B. Gander Mountain – Planned Use (1st Reading) – Justin Randall provided a brief overview of the Gander Mountain Planned Use application. Ted Shekell informed the committee that staff was still in negotiations with the development over the TIF redevelopment agreement, but they would be requesting TIF money, just unsure what amount at this point. The committee discussed the Planned Use application and recommended approval of the special event with a vote of 6-0.

 - C. Route 50/Scott Troy TIF Study and Inducement Resolution – Ted Shekell provided a brief overview of the TIF study, inducement resolution and the process of studying the property to determine if the site is TIF eligible. Dean Oelze provided the committee with a brief overview of the total development with an ice rink / aquatic center in the first phase and retail / office / restaurant development on the balance of the property as phase two. The committee discussed the request for the TIF study and inducement resolution and recommended approval with a vote of 6-0.

 - D. Downtown Plan (Resolution) – Ted Shekell provided a brief overview of the issues facing downtown O'Fallon and explained that every successful downtown has two things; a plan to provide organization and goals and a financing mechanism. Shekell explained that staff went through a long process of interview a number of companies and staff believes BDI is the right fit for the community and completing the downtown planning process. The committee discussed the contract and recommended approval with a vote of 6-0.

 - E. Central City TIF Study and Inducement Resolution – Ted Shekell provided a brief overview of the TIF study, inducement resolution and process of the study. Shekell provided the committee

with the reasoning behind the shape of the TIF study area and the next steps, indicating that not all of the properties would be TIF eligible and may have to create separate TIFs. The committee discussed the request for the TIF study and inducement resolution and recommended approval with a vote of 6-0.

- F. Lincoln Avenue and State Street Lot - Ted Shekell provided a brief overview of the issue at the corner of Lincoln Avenue and State Street. Staff provided a brief review of some of the historic land uses of the property. Shekell then showed two designs for the potential intermediate use of a parking lot created by the Public Works Department and the rough cost estimates associated. The committee recommended to staff that Option B, which included landscaping areas and repaving the entire lot, would be the preferred design. Staff indicated that they would work with the Public Works Department to get a bid package put together.

IV) Other Business - None

MEETING ADJOURNED: 7:10 PM

NEXT MEETING: October 13, 2014 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Walter Denton, City Administrator
Date: October 6, 2014
Subject: Lincoln Avenue and State Street Lot - (Motion)

List of committees that have reviewed: The Community Development Committee reviewed this proposal at its September 29, 2014 meeting and recommended the Department of Public Works to move forward with Option B with a vote of 6 to 0.

Background

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

The Public Works Department has provided two parking alternative with rough cost estimates for each:

Option A (11 Parking Spaces) – Asphalt pavement between alley and concrete pavement and striping of parking lot.

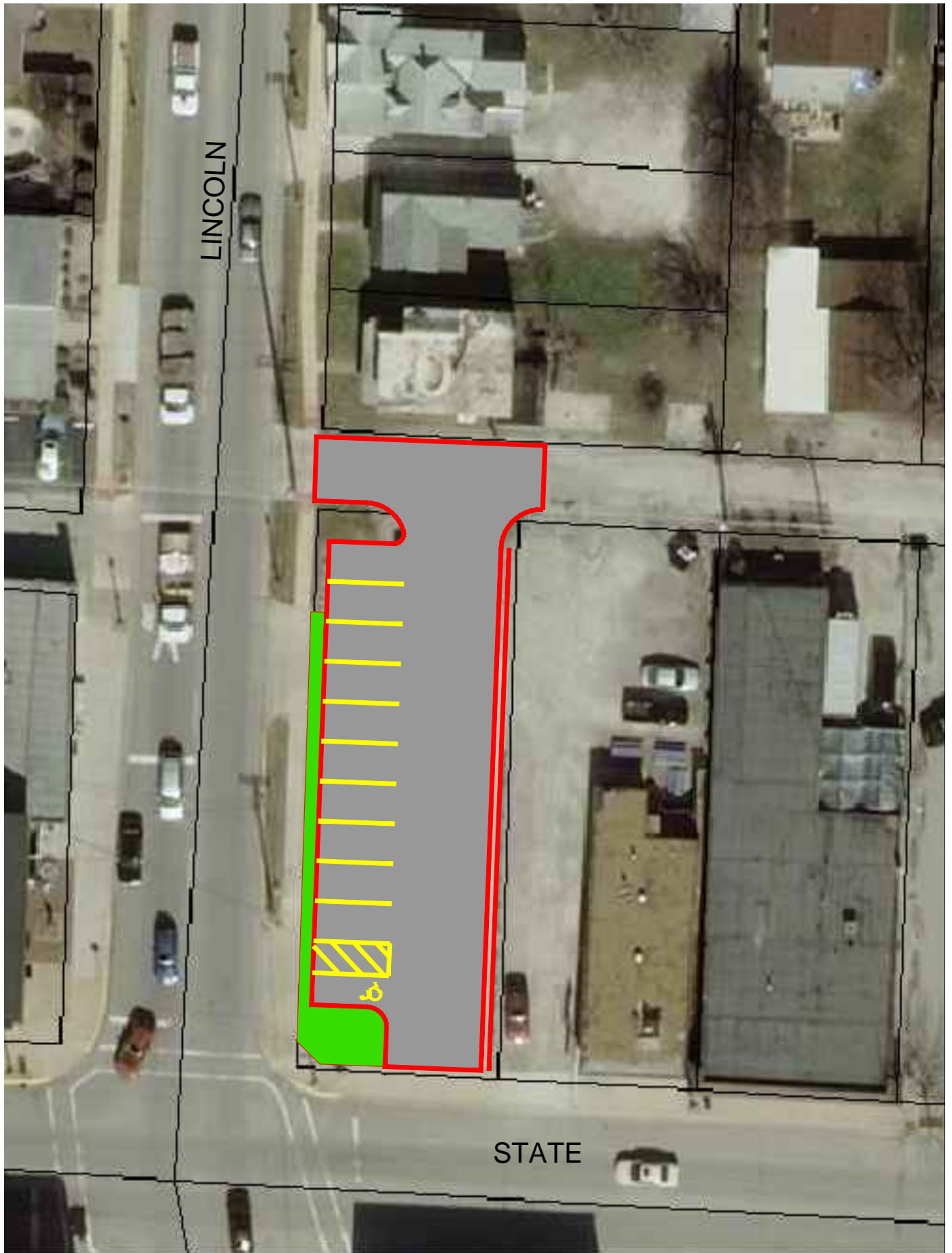
| | |
|-----------------------------|----------------|
| 130 SY Asphalt Pavement | \$5,000 |
| <u>Striping and Signage</u> | <u>\$1,000</u> |
| Total | \$6,000 |

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

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

Legal Considerations, if any: None

Budget Impact: The cost for Option B is estimated at \$16,750.



LINCOLN

STATE



DRAFT

**Public Works Committee
Minutes
6:00 P.M.; September 22, 2014**

Minutes of a meeting of the City of O'Fallon's Public Works Committee, held in the Community Room of the Public Safety Building, City Hall, 285 N. Seven Hills Road, O'Fallon, Illinois on September 22, 2014.

CALL TO ORDER: Time: 6:06 P.M.

ROLL CALL: MEMBERS: Meile, Cozad, Bennett, Roach, Drolet
NON-COMMITTEE ALDERMEN: Hagarty; True, Gerrish, Holden, Albrecht
STAFF LIAISON: Bell, Sullivan, Bowman, Shewmaker, Nolan, Taylor, Denton, Evans
GUESTS: Vern Malare, Andy Brockhahn, Matt Ebert, Mike Henry, Scott Munie, Dan Weidner, Karl Kombrink, Curt Suydam, Stewart Drolet, Ed Owens, Jim Smith, Lindsey Rushing, Susan Rushing, Galyn Rushing, Kate Riley, Charles Pitts, John Halstead, K. Welch

Minutes from August 25, 2014 were approved.

- Item 1:** **AI:** Lochmueller Group Street Proposal – Staff have the item on hold until the next meeting. Staff has other projects taking precedence at this time. Staff has not spoken to the consultant on reworking the proposal. (Open)
- Item 2:** **AI:** City Building Fire Alarms – Moved to Community Development Committee. (Closed)
- Item 3:** **AI:** Resolution of Support for Community Development Block Grant Funding - Purchase of Pipe Material for Public Safety Building Detention/Howard-Lee-Estate Area Drainage – Staff reminded the Committee about the Community Block Grant that we received in a previous grant cycle. Staff also previously presented a letter from St. Clair County that informed us that we no longer qualified for this type of grant without resubmission of qualification. Staff did not feel it would be a benefit to spend the money for the survey needed for the qualification package as there is no guarantee of future funding being awarded to the City. As a result, the City's consultant contacted St. Clair County regarding the requirements for expenditure of the existing grant funds. St. Clair County wants a resolution of support for the use of the project funds for purchase of the piping materials for completion of the project. The FY15 approved budget does contain funding for the project's design and accomplishment. The design work should be completed by the end of next month. Work will be done most likely in-house and in phases, as labor and equipment is available. (Closed)

Motion: Committee recommends approval of the Resolution of Support.

POI: Point of Information
AI: Action Item

Item 4: AI: CSX Easement Procurement at State Street Railroad Crossing – Staff has been in a go mode for this project to start for over 6 months. CSX has been finding something else that needs to be done prior to starting the project at every corner in the process. A CSX representative had previously discussed payment for an easement for the road that serves Rohr Field. Staff was able to pull historical photos showing that road was used by CSX's predecessor for access to a railroad water tower for steam engines. However, an easement will be needed for the sidewalk portion of the project in the amount of \$2,700.00. This easement should be the last obstacle for the project. City Attorney Dale Funk would like a resolution in place for historical records. (Closed)

Motion: Committee recommends approval of \$2,700.00 for the easement to CSX Railroad.

Item 4: AI: Proposal for Presidential Street Drainage Remediation, Phase 1 Design – Staff presented an agreement from Rhutasel & Associates that the Committee requested. The design agreement is for Phase 1 only in the amount of \$60,900 plus some reimbursables. Funding is available in the FY15 budget due to other projects not moving forward at this time. The execution of the project work will need to be a budget item for FY16. (Closed)

Motion: Committee recommends approval of the agreement to Rhutasel & Associates in the amount of \$60,900.00 plus reimbursables.

Item 5: Hwy 50/Old Collinsville Road Intersection, Right Turn Lanes Design Proposal – Staff presented an agreement from Rhutasel & Associates for design. The project has been approved for Congestion Mitigation Air Quality (CMAQ) funding. It also has the East-West Gateway approval for the project. Staff will need to talk to the City of Fairview Heights about a Letter of Understanding showing the percentage each City would pay for their local portion as it is another joint project with Fairview Heights. City of O'Fallon is normally the lead agency on these type of projects.

Motion: Committee recommends approval of the agreement contingent on the Letter of Understanding with the City of Fairview Heights with Rhutasel & Associates in the amount of \$67,000.00.

Item 6: POI: Wastewater Treatment Plant Air Break Switch Replacement and New Pole Installation – The Director of Public Works has signed the proposal under emergency action for \$26,836.00. The last time the Wastewater Treatment Plant (WWTP) went down due to transformer problem, the use of the existing switch shut down a portion of Lebanon. The City owns the transformers & the substation at the WWTP. Ameren will only allow their approved contractors to work on the equipment. The Ameren contractor is J.F. Electric Incorporated. This is a non-negotiable situation. The Air Break

Switch disconnects the high voltage feed, and the existing switch is no longer usable. (Closed)

Item 7: POI: GPS Tracking of Snow Vehicles – A brief synopsis of the problems with the old software was provided. Due to its infrequent updating (ping rate), it would show trucks going through houses versus along snow routes. As a result, preparation of the FY15 budget included a software and hardware upgrade. The new software and system will have a faster ping rate (providing better tracking), pavement temperature tracking for the trucks equipped to read it, snow plow engine statistics, tracking of tons of salt used per lane mile and will operate on our GIS mapping in the future. The mapping feature in the future will be available for general public viewing in the winter of 2015/16. The upgrade to the new software and system are roughly within the costs of the previous system with the addition of tracking units on vehicles not monitored in the past making the conversion slightly more expensive than the past two years of operation. (Closed)

ADJOURNMENT: 7:15 P.M.

PREPARED BY: Heide Bell

Next regular meeting is scheduled for Monday, October 27, 2014 at 7:00 P.M., to be held in the Community Room at the Public Safety Building.

**FINANCE AND ADMINISTRATION
MEETING MINUTES
5:30 P.M. Monday, September 22, 2014**

Minutes of a regular meeting of the Finance and Administration Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois on September 22, 2014.

CALL TO ORDER: 5:30pm

ROLL CALL: COMMITTEE MEMBERS: Bennett, Chairman, Albrecht, Drolet, Gerrish
Absent: McCoskey
NON-COMMITTEE ALDERMEN: Holden, Meile, Roach, Hagarty, Cozad
STAFF LIAISON: Evans, Denton, Gentry
GUESTS: Malare

Approval Minutes: - July 28, 2014 Motion Albrecht, Second Gerrish All **Ayes. Motion carried.**

Items Requiring Council Action: None

Other Business:

Item A: IT Update: IT Manager, Dan Gentry presented the September 2014 Information Technology Status Report. (Was included in Finance Committee Packet) The information provided a synopsis of activities and areas of focus for activities during the current fiscal year to date. One of the major topics discussed was the phone upgrade and the savings the city is or will be realizing. It was suggested that IT provide a monthly or quarterly report similar to the WAR report that the Public Works Director, Dennis Sullivan, provides.

Other: Alderman Drolet attended a several seminars at the IML Conference and suggested that they could be topic of discussion at future finance committee meetings. These topics include fraud prevention and crisis management. He also suggested reviewing our social media policy. Staff will make note of topics.

Motion to Adjourn: Albrecht, Second Gerrish **All Ayes. Motion carried.**

Next Meeting: TBD

ADJOURNMENT: 6:04p.m. PREPARED BY: Sandy Evans