

## 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 Matt Smallheer Ward 4

Richie Meile Ward 1 Michael Bennett Ward 5

Jerry Albrecht Ward 2 Courtney Marsh Ward 5

Robert Kueker Ward 2 Ray Holden Ward 6

Jerry Mouser Ward 3 Ned Drolet 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, December 7, 2015  
7:00 P.M. – Council Chambers

#### I. CALL TO ORDER

#### II. PLEDGE OF ALLEGIANCE

#### III. ROLL CALL

#### IV. APPROVAL OF MINUTES – [November 16, 2015](#)

#### V. PUBLIC HEARING – Annexation agreement with Clarence Robb and Reta Phillips for approximately 44.54 acres located at 10458, 10464, and 10470 Rieder Road, Lebanon, 04-23.0-400-007;04-23.0-400-010;04-23.0-400-011

#### 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

#### C. Mayor's Report

#### VII. RESOLUTIONS –

**ITEM 1** – Resolution authorizing the Director of Public Works/City Engineer – Jeff Taylor or Administrative Assistant to the Director of Public Works – Heide Bell to sign Illinois Department of Transportation (IDOT) Motor Fuel Tax (MFT) documentation needed for annual MFT General Maintenance or Road Projects

**ITEM 2** – Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) local agency agreement for Federal Participation for the construction of a roundabout at the intersection of Milburn School Road at Simmons Road & Fairwood Hills Road in the amount of \$786,000, Section 12-00059-04-PV

**ITEM 3** – Resolution authorizing the Mayor to execute an agreement with SCI Engineering, Inc. for the material testing related to the Milburn School Road at Simmons Road/Fairwood Hills Road Roundabout Project (Section 12-00059-04-PV) in an amount of \$6,588.40

**ITEM 4** – Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) Local Agency agreement for Federal participation for the improvements at the intersection of West Highway 50 and Old Collinsville Road, as well as authorizing the City Clerk to execute an IDOT resolution form approving the use of Local Motor Fuel Tax (MFT) Funds in the amount of \$67,000 for support of project, section 14-00067-00-PV

**ITEM 5** – Resolution authorizing the Mayor to execute an agreement with Rhutasel & Associates, Inc. for the construction staking and material testing for the Exit 14 Interchange improvements Section 10-00062-00-LS in an amount of \$5,000

**ITEM 6** – Resolution authorizing the Mayor to execute an agreement with Rhutasel & Associates, Inc. for the construction staking related to the West Highway 50 congestion improvements, Section 06-00058-00-PV in an amount of \$12,600

**ITEM 7** – Resolution authorizing the Mayor to execute an agreement with SCI Engineering, Inc. for the material testing related to the West Highway 50 congestion improvements, Section 06-00058-00-PV in an amount of \$4,548

**ITEM 8** – Resolution authorizing the Mayor to execute an agreement with Oates Associates, Inc. for the Southview Subdivision (Rebecca Area) drainage rehabilitation project construction services in the amount of \$12,000

**ITEM 9** – Resolution authorizing the Mayor to execute an agreement with George L. Crawford & Associates (d/b/a CBB) for the design of the North Green Mount Road at Central Park Drive improvements (Section 15-00071-00-PV) in an amount not to exceed \$114,642.80

**ITEM 10** – Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) Local Agency agreement for Federal participation for the N. Green Mount Road at Central Park Drive improvements, as well as authorizing the City Clerk to execute an IDOT resolution form approving use of local Motor Fuel Tax (MFT) funds in the amount of \$114,750 for support of the project, Section 15-00071-00-PV

**ITEM 11** – Resolution authorizing the Mayor to execute a Local Agency Agreement for Jurisdictional Transfer for 3,379 feet of North Green Mount Road

**ITEM 12** – Resolution approving and accepting a subdivision of land to be known as the Kurtz Farm Estates

**ITEM 13** – Resolution authorizing the Mayor to sign annexation agreements with Reta C. Phillips and Clarence E. Robb for 10458, 10464 & 10470 Rieder Road

## **VIII. ORDINANCES**

### **A. 1<sup>st</sup> reading –**

**ITEM 14** – Ord. amending Ord. 623, Zoning, for 399 North Seven Hills Road

**ITEM 15** – Ord. amending Ord. 623, Zoning, development known as Stone Bridge Estates located in the previously approved Stone Bridge Master Development Plan

**ITEM 16** – Ord. amending Ord. 623, Zoning, development known as Academy Sports located at 1574 West Highway 50

**ITEM 17** – Ord. providing for the Annual Levy for the fiscal year commencing on the first day of May 1, 2015 and ending on the thirtieth day of April 2016

**B. 2<sup>ND</sup> Reading –**

**ITEM 18** – Ord. declaring certain vehicles and equipment as surplus property pursuant to 65 ILCS 5/11-76-4

**ITEM 19** – Ord. amending Chapter 78, Schedule I, No Parking Zones regarding Hilltop Lane

**ITEM 20** – Ord. authorizing a first amendment to the Communications Site Lease Agreement between the City and SBA Steel, LLC for the purpose of authorizing a sublease to Verizon Wireless LLC

**ITEM 21** – Ord. amending and supplementing Ordinance 3890, which provided for the issuance of General Obligation Bonds, Series 2015 and providing for a levy of taxes to pay the principal of and interest on such bonds, and related matters

**IX. STANDING COMMITTEES**

1. Community Development – *Minutes attached* – **Motion** to approve the Special Event request from Syberg's to hold a Kruz 4 Kids Stuff the Trailer on December 10 – December 13, 2015 at specified times
2. Public Works – **Motion** approving the purchase of a pre-treatment and deicing sprayer from Woody's Municipal Supply in the amount of \$10,159
3. Public Safety
4. Finance and Administration – *Minutes attached*
  - A) **Motion** to approve Warrant #338 in the amount of \$3,406,452.73
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; Setting of a price for sale or lease of property owned by the public body; 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 November 16, 2015**

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

Philip Goodwin, City Clerk, called the roll: Gene McCoskey, present; Richie Meile, present; Jerry Albrecht, present; Robert Kueker, present; Jerry Mouser, present; Kevin Hagarty, present; Herb Roach, present; Matthew Smallheer, present; Michael Bennett, present; Courtney Marsh, excused; Ray Holden, present; Ned Drolet, present; David Cozad, present; Harlan Gerrish, present. A quorum was declared present.

**APPROVAL OF MINUTES:** Mayor Graham asked for approval of the minutes. Motion was made by J. Albrecht and seconded by K. Hagarty to approve the minutes of November 2, 2015. All ayes. Motion carried.

**PUBLIC HEARING** – None scheduled.

**RESIDENTS:** Mayor Graham asked if anyone wished to come forward to speak to the Council.

Terry Lysakowski mentioned that he attended the meeting on November 5<sup>th</sup> at the Katy Cavins Community Center. He said it was poorly attended. He said we do not need the project as it will duplicate services.

Vern Malare thanked the police department for the wonderful job on the Police Academy, as he just finished the fourth class. He thoroughly enjoyed it and thanked Chief Van Hook, Captain Berry, and Chief Saunders.

Mayor Graham said it cost taxpayers \$72 a year for the Sports Park. He said it is paid by motel/hotel tax.

**REPORTS:**

**Clerk’s Report:** P. Goodwin asked for a motion to approve the requests from the Knights of Columbus to conduct a raffle for a turkey and ham from November through November 20, 2015 and a raffle for a turkey and ham from November through December 18, 2015. Motion by M. Bennett and seconded by J. Mouser to approve the requests. All ayes. Motion carried.

**Mayor’s Report:** Mayor Graham had nothing to report.

**RESOLUTIONS:**



Motion by J. Albrecht and seconded by M. Bennett to approve item 1 – a Resolution supporting the selection of the Scott AFB (St. Clair County) site for the National Geospatial-Intelligence Agency (NGA West) proposed facility.

Mayor Graham stated that Senator Durbin was at Scott AFB today. He said St. Clair County donated 200 additional acres to the NGA project. Senator Durbin said he would do all he could to bring them here. They will come out next March with the ruling.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 0. Motion carried.

## **ORDINANCES:**

### **1st Reading –**

Motion by J. Albrecht and seconded by G. McCoskey to consider on 1<sup>st</sup> Reading, items 2-5 under the Omnibus Agreement. All ayes. Motion carried.

J. Albrecht read the following ordinances:

Item 2, an Ordinance declaring certain vehicles and equipment as surplus property pursuant to 65 ILCS 5/11-76-4.

Item 3, an Ordinance amending Chapter 78, Schedule I, No Parking Zones regarding Hilltop Lane.

Item 4, an ordinance authorizing a first amendment to the Communications Site Lease Agreement between the City and SBA Steel, LLC for the purpose of authorizing a sublease to Verizon Wireless LLC.

Item 5, an ordinance amending and supplementing Ordinance 3890, which provided for the issuance of General Obligation Bonds, Series 2015 and providing for a levy of taxes to pay the principal of and interest on such bonds, and related matters.

Motion by J. Albrecht and seconded by J. Mouser to approve on 1<sup>st</sup> Reading, items 2 – 5 under the previous Omnibus Agreement.

R. Kueker asked S. Evans about the levy schedule. He asked if it would be enough of a levy to pay off the bonds, and she replied that we will. The TIF covers twenty three years. Mayor Graham reiterated that is the hospital bonds. It is a three hundred million project with 1100 jobs. It is a great investment.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 0. Motion carried.

Mayor Graham announced that Alderman Meile informed him that the county is moving forward to transfer Green Mount Road to us.

## **2<sup>nd</sup> Reading –**

Motion by J. Albrecht and seconded by K. Hagarty to approve on 2nd Reading, Item 6, an Ordinance designating as a Local Historic Landmark, 101 Dartmouth Drive.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 0. Motion carried.

Motion by J. Albrecht and seconded by J. Mouser to take Item 7 from the table. All ayes. Motion carried.

Motion by J. Albrecht and seconded by G. McCoskey to approve on 2<sup>nd</sup> Reading Item 7, an Ordinance amending Code of Ordinances, Chapter 120, Residential Rental Licenses, as amended.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 0. Motion carried.

## **STANDING COMMITTEES –**

**Community Development:** Motion by J. Albrecht and seconded by J. Mouser to approve the Special Event Permit request for St. Judes's Crusaders Charity Christmas Tree Lot from November 27<sup>th</sup> – December 23, 2015 at 406 W. Hwy 50 (Gator's Frozen Custard) with conditions. All ayes. Motion carried.

J. Albrecht said the next meeting will be November 23rd at 6:00 p.m. at the Public Safety Building.

**Public Works:** G. McCoskey stated the next meeting will be held November 23rd at 7:00 p.m. at the Public Safety Building.

**Public Safety:** K. Hagarty said that they will meet December 14th at 5:00 p.m. at the Public Safety Building.

**Finance/Administration:** M. Bennett announced they will meet at 5:00 p.m. for the next scheduled meeting to discuss the tax levy and the auditors will be at the meeting.

M. Bennett said they met prior to this meeting. Motion by M. Bennett and seconded by J. Albrecht to approve Warrant #337 in the amount of \$816,126.25.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 0. Motion carried.

**Parks and Environment:** R. Holden said they will meet Monday, December 14th at 5:30 p.m. at the Public Safety Building.

**EXECUTIVE SESSION:** Mayor Graham announced there is no closed session tonight.

**ADJOURNMENT:** Motion by J. Albrecht and seconded by J. Mouser to adjourn. All ayes. Motion carried.

The meeting was adjourned at 7:16 p.m.

Submitted by,

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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 2015 -

**AUTHORIZING THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER - JEFF TAYLOR  
OR ADMINISTRATIVE ASSISTANT TO THE DIRECTOR OF PUBLIC WORKS - HEIDE  
BELL TO SIGN ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) MOTOR FUEL  
TAX (MFT) DOCUMENTATION NEEDED FOR ANNUAL MFT GENERAL MAINTENANCE  
OR ROAD PROJECTS**

**WHEREAS**, the City of O'Fallon, a municipal corporation, needs to allow the Director of Public Works or the Administrative Assistant to the Director of Public Works to be able to sign all parts of the MFT documentation for IDOT approval, and

**WHEREAS**, Jeff Taylor or Heide Bell can perform the necessary MFT documentation required for the following documents,

BLR 09150: Request for Expenditure/Authorization of Motor Fuel Tax Funds

BLR 15110: Credit Transaction for Motor Fuel Tax Account

BLR 14310: Municipal Maintenance Expenditure Statement

BLR 13510: Final Report of Improvement Constructed Under the Illinois Highway Code

BLR 05612: Request for Construction Engineering Services Performed by Local Agency Employees

**WHEREAS**, the City of O'Fallon, a municipal corporation, needs to show support for the funding used on items allowable under MFT regulations.

**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 MFT IDOT Documents mentioned above.

Passed and approved this 7th day of December 2015.

ATTEST:

Approved:

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

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



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – Signature Authorization for IDOT Documentations

**List of committees that have reviewed:** Public Works

**Background:** IDOT requires a resolution in order to authorize signatory other than the mayor on IDOT forms. The forms in this resolution have been previously executed by the Director of Public Works and the Administrative Assistant to the Public Works Director.

**Legal Considerations, if any:** Normal legal considerations regarding IDOT documentation.

**Budget Impact:** None.

**Staff recommendation:** Staff recommends execution of the RESOLUTION in support of the IDOT Signatory Authorizations for Jeff Taylor and Heide Bell.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO SIGN AN ILLINOIS DEPARTMENT OF  
TRANSPORTATION (IDOT) LOCAL AGENCY AGREEMENT FOR FEDERAL  
PARTICIPATION FOR THE CONSTRUCTION OF A ROUNDABOUT AT THE  
INTERSECTION OF MILBURN SCHOOL ROAD AT SIMMONS ROAD &  
FAIRWOOD HILLS ROAD IN THE AMOUNT OF \$786,000.00, SECTION 12-00059-04-  
PV**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need to construct a roundabout at the intersection of Milburn School Road at Simmons Road / Fairwood Hills Road, and,

**WHEREAS**, the City of O'Fallon, a municipal corporation, needs a formal agreement with IDOT to carry out that work.

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

The City of O'Fallon authorizes its appropriate representatives to sign the IDOT agreement for Federal Participation for the construction of the roundabout at the intersection of Milburn School Road at Simmons Road/Fairwood Hills Road.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – IDOT Local Agency Agreement for Federal Participation for the Milburn School Road at Simmons Road / Fairwood Hills Road Roundabout in the amount of \$786,000

**List of committees that have reviewed:** Public Works

**Background:** The Milburn School Road at Simmons Road/Fairwood Hills Road Roundabout Project is scheduled for a January 2016 IDOT Letting and is currently planned for construction in the summer of 2016. This document is the construction funding agreement which stipulates the CMAQ and Local Public Agency MFT funds allocated for the project.

**Legal Considerations, if any:** None beyond providing IDOT the documentation needed to show support of the agreement.

**Budget Impact:** Funding is provided by the local MFT and CMAQ.

**Staff recommendation:** Staff recommends executing the Resolution with IDOT, providing the paperwork they need for administration of the project.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH SCI ENGINEERING, INC., FOR THE MATERIAL TESTING RELATED TO THE MILBURN SCHOOL ROAD AT SIMMONS ROAD / FAIRWOOD HILLS ROAD ROUNDABOUT PROJECT (SECTION 12-00059-04-PV), IN AN AMOUNT OF \$6,588.40**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for testing services related to the Milburn School Road at Simmons Road / Fairwood Hills Road Roundabout project , and

**WHEREAS**, SCI Engineering, Inc., 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 SCI Engineering, Inc., agreement for the testing in an amount of \$6,588.40 for the material testing services related to the Milburn School Road at Simmons Road / Fairwood Hills Road Roundabout project.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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





## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – Agreement with SCI Engineering, Inc. for Material Testing Services for the Milburn School Road at Simmons Road / Fairwood Hills Roundabout.

**List of committees that have reviewed:** Public Works

**Background:** The Milburn School Road at Simmons Road / Fairwood Hills Road Roundabout Project is scheduled for a January 2016 IDOT Letting and is currently planned for construction in the summer of 2016. This agreement with SCI Engineering, Inc. will be for material testing required by IDOT.

**Legal Considerations, if any:** None beyond that for obtaining professional engineering services.

**Budget Impact:** Funds from local MFT allotments will be used to cover the upfront costs of the consultant's work. 80% of the costs will then be reimbursed through the CMAQ grant.

**Staff recommendation:** Staff recommends execution of the RESOLUTION for support of testing services contract with SCI Engineering, Inc., in an amount of \$6,588.40.00.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO SIGN AN ILLINOIS DEPARTMENT OF  
TRANSPORTATION (IDOT) LOCAL AGENCY AGREEMENT FOR FEDERAL  
PARTICIPATION FOR THE IMPROVEMENTS AT THE INTERSECTION OF WEST  
HIGHWAY 50 & OLD COLLINSVILLE ROAD, AS WELL AS AUTHORIZING THE  
CITY CLERK TO EXECUTE AN IDOT RESOLUTION FORM APPROVING USE OF  
LOCAL MOTOR FUEL TAX (MFT) FUNDS IN THE AMOUNT OF \$67,000.00 FOR  
SUPPORT OF THE PROJECT, SECTION 14-00067-00-PV**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need to make improvements at intersection of West Highway 50 and Old Collinsville Road, and,

**WHEREAS**, the City of O'Fallon, a municipal corporation, needs a formal agreement with IDOT to carry out that work.

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

The City of O'Fallon authorizes its appropriate representatives to sign the IDOT Local Agency Agreement for Federal Participation for the intersection improvements at West Highway 50 and Old Collinsville Road and approve the use of MFT funds to accomplish these improvements.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – IDOT Local Agency Agreement for Federal Participation and IDOT Resolution for the Use of Local Motor Fuel Tax (MFT) Funding for the Intersection of West Highway 50 at Old Collinsville Road

**List of committees that have reviewed:** Public Works

**Background:** With the growth of both Fairview Heights and O'Fallon, the subject intersection is subject to more traffic flow. Traffic on Old Collinsville Road (OCR) leg, north of the intersection has increased on average even more. To service that traffic, a grant application was made to provide right-turn lanes for traffic heading south on OCR wishing to go west toward central Fairview Heights and for traffic heading west on Hwy 50 desiring to go north on OCR. The CMAQ grant was approved and will cover 80% of the project costs. These agreements are for the preliminary engineering of the project.

**Legal Considerations, if any:** None beyond providing IDOT the documentation needed to show support of the agreement.

**Budget Impact:** Funding is provided by the local MFT and CMAQ.

**Staff recommendation:** Staff recommends executing the Agreement and the Resolution with IDOT, providing the paperwork they need for administration of the project.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH RHUTASEL  
& ASSOCIATES, INC., FOR THE CONSTRUCTION STAKING & MATERIAL  
TESTING FOR TO THE EXIT 14 INTERCHANGE IMPROVEMENTS SECTION  
10-00062-00-LS IN AN AMOUNT OF \$5,000.00**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering services for staking and testing of the Exit 14 Aesthetics Improvements, and

**WHEREAS**, Rhutasel & Associates, Inc., can 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, Inc., agreement for staking and testing in an amount of \$5,000.00.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – Agreement with Rhutasel & Associates, Inc for Construction Staking and Material Testing for the Exit 14 Interchange Improvements.

**List of committees that have reviewed:** Public Works

**Background:** The Exit 14 Interchange Improvements Project is scheduled for a January 2016 IDOT Letting and is currently planned for construction in the spring of 2016. This agreement with Rhutasel & Associates, Inc. will be for construction staking and material testing required by IDOT.

**Legal Considerations, if any:** None beyond that for obtaining professional engineering services.

**Budget Impact:** Funds from local MFT allotments will be used to cover the upfront costs of the consultant's work. 80% of the costs will then be reimbursed through the CMAQ grant.

**Staff recommendation:** Staff recommends execution of the RESOLUTION for support of engineering services contract with Rhutasel & Associates, Inc., in an amount of \$5,000.00.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH RHUTASEL  
& ASSOCIATES, INC., FOR THE CONSTRUCTION STAKING RELATED TO THE  
WEST HIGHWAY 50 CONGESTION IMPROVEMENTS, SECTION 06-00058-00-PV, IN  
AN AMOUNT OF \$12,600.00**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering services for staking and testing of the West Highway 50 Congestion Improvements, and

**WHEREAS**, Rhutasel & Associates, Inc., can 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, Inc., agreement for staking in an amount of \$12,600.00.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION –Agreement with Rhutasel & Associates, Inc. for Construction Staking for the West Highway 50 Congestion Improvements.

**List of committees that have reviewed:** Public Works

**Background:** The West Highway 50 Congestion Improvements Project is scheduled for a January 2016 IDOT Letting and is currently planned for construction in 2016. This agreement with Rhutasel & Associates, Inc. will be for construction staking.

**Legal Considerations, if any:** None beyond that for obtaining professional engineering services.

**Budget Impact:** Funds from local MFT allotments will be used to cover the upfront costs of the consultant's work. 80% of the costs will then be reimbursed through the CMAQ grant.

**Staff recommendation:** Staff recommends execution of the RESOLUTION for support of engineering services contract with Rhutasel & Associates, Inc., in an amount of \$12,600.00.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH SCI  
ENGINEERING, INC., FOR THE MATERIAL TESTING RELATED TO THE WEST  
HIGHWAY 50 CONGESTION IMPROVEMENTS, SECTION 06-00058-00-PV, IN AN  
AMOUNT OF \$4,548.00**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering services for testing of the West Highway 50 Congestion Improvements, and

**WHEREAS**, SCI Engineering, Inc., can 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 SCI Engineering, Inc., agreement for testing in an amount of \$4,548.00.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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





## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – Agreement with SCI Engineering, Inc. for Material Testing for the West Highway 50 Congestion Improvements.

**List of committees that have reviewed:** Public Works

**Background:** The West Highway 50 Congestion Improvements Project is scheduled for a January 2016 IDOT Letting and is currently planned for construction in 2016. This agreement with SCI Engineering, Inc. will be for the material testing required by IDOT.

**Legal Considerations, if any:** None beyond that for obtaining professional engineering services.

**Budget Impact:** Funds from local MFT allotments will be used to cover the upfront costs of the consultant's work. 80% of the costs will then be reimbursed through the CMAQ grant.

**Staff recommendation:** Staff recommends execution of the RESOLUTION for support of testing services contract with SCI Engineering, Inc., in an amount of \$4,548.00.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH OATES ASSOCIATES, INC., FOR THE SOUTHVIEW SUBDIVISION (REBECCA AREA) DRAINAGE REHABILITATION PROJECT CONSTRUCTION SERVICES IN THE AMOUNT OF \$12,000.00**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering construction services for the Rebecca Drive area of the Southview Subdivision, and

**WHEREAS**, Oates Associates, Inc., 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 Oates Associates, Inc., agreement for the Southview Subdivision (Rebecca Area) Drainage Rehabilitation Project Construction Services, in the amount of \$12,000.00.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – Agreement with Oates Associates, Inc. for the Southview Subdivision (Rebecca Area) Drainage Rehabilitation Project Construction Services

**List of committees that have reviewed:** Public Works

**Background:** The project is located in the area around the intersection of Rebecca Drive and Southview Drive. The project consists of storm sewer pipe and inlet replacement with slip lining of larger existing pipe sections. The area is prone to sinkholes and the existing storm sewer pipes are failing. Oates Associates, Inc. will provide construction phase services with this agreement that will include construction staking and testing.

**Legal Considerations, if any:** None beyond that for obtaining professional engineering services.

**Budget Impact:** Funding was reserved in the FY16 Public Works Prop S Budget.

**Staff recommendation:** Staff recommends execution of the RESOLUTION for support of engineering construction services contract with Oates Associates, in an amount of \$12,000.00.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH GEORGE L. CRAWFORD & ASSOCIATES (D/B/A CBB) FOR THE DESIGN OF THE N. GREEN MOUNT ROAD AT CENTRAL PARK DRIVE IMPROVEMENTS (SECTION 15-00071-00-PV) IN AN AMOUNT NOT TO EXCEED \$114,642.80.00**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering services to design the improvements to the intersection of N. Green Mount Road at Central Park Drive, and

**WHEREAS**, CBB 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 CBB agreement for the design of the improvements to the intersection of N. Green Mount Road at Central Park Drive in an amount not to exceed \$114,642.80.


Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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

 <b>Illinois Department of Transportation</b> <b>Local Public Agency Agreement for Federal Participation</b>	Local Public Agency City of O'Fallon	State Contract	Day Labor	Local Contract XXX	RR Force Account
	Section 15-00071-00-PV	Fund Type CMAQ		ITEP, SRTS, or HSIP Number(s)	
Construction		Engineering		Right-of-Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
		P-98-315-15	CMM-5011(482)		

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "LPA", and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LPA jointly propose to improve the designated location as described below. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the LPA, approved by the STATE and the STATE's policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "FHWA".

**Location**

Local Name Green Mount Rd Route FAU 9170 Length 0.3 Mi.  
Termini Intersection @ Central Park Drive

Current Jurisdiction City of O'Fallon / St. Clair County TIP Number 6639-16 Existing Structure No \_\_\_\_\_

**Project Description**

Preliminary engineering associated with the proposed intersection improvements.

**Division of Cost**

Type of Work	CMAQ	%	%	LPA	%	Total
Participating Construction	( )	( )	( )	( )	( )	
Non-Participating Construction	( )	( )	( )	( )	( )	
Preliminary Engineering	91,800	( * )	( )	22,950	( BAL )	114,750
Construction Engineering	( )	( )	( )	( )	( )	
Right of Way	( )	( )	( )	( )	( )	
Railroads	( )	( )	( )	( )	( )	
Utilities	( )	( )	( )	( )	( )	
Materials	( )	( )	( )	( )	( )	
<b>TOTAL</b>	<b>\$ 91,800</b>			<b>\$ 22,950</b>		<b>\$ 114,750</b>

\* 80% CMAQ Funds Not To Exceed \$91,800

**NOTE:** The costs shown in the Division of Cost table are approximate and subject to change. The final LPA share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

If funding is not a percentage of the total, place an asterisk in the space provided for the percentage and explain above.

**Local Public Agency Appropriation**

By execution of this Agreement, the LPA attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the LPA share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum (required for State-let contracts only)

**Method of Financing (State Contract Work Only)**

- METHOD A---Lump Sum (80% of LPA Obligation) \_\_\_\_\_  
METHOD B--- \_\_\_\_\_ Monthly Payments of \_\_\_\_\_ due by the \_\_\_\_\_ of each successive month.  
METHOD C---LPA's Share \_\_\_\_\_ divided by estimated total cost multiplied by actual progress payment.

(See page two for details of the above methods and the financing of Day Labor and Local Contracts)

## Agreement Provisions

### THE LPA AGREES:

- (1) To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, and the **STATE** and the **FHWA**, if required.
- (2) To provide for all utility adjustments, and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Agency Highway and Street Systems.
- (3) To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
- (4) To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, an addendum is required.
- (5) To maintain or cause to be maintained, in a manner satisfactory to the **STATE** and the **FHWA**, the completed improvement, or that portion of the completed improvement within its jurisdiction as established by addendum referred to in item 4 above.
- (6) To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
- (7) To maintain, for a minimum of 3 years after final project close-out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the department; and the **LPA** agrees to cooperate fully with any audit conducted by the Auditor General and the **STATE**; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the **STATE** for the recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
- (8) To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
- (9) To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
- (10) (State Contracts Only) That the method of payment designated on page one will be as follows:
  - Method A - Lump Sum Payment. Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the **LPA**'s estimated obligation incurred under this Agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA**'s obligation (including any nonparticipating costs) within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.
  - Method B - Monthly Payments. Upon award of the contract for this improvement, the **LPA** will pay to the **STATE**, a specified amount each month for an estimated period of months, or until 80% of the **LPA**'s estimated obligation under the provisions of the Agreement has been paid, and will pay to the **STATE** the remainder of the **LPA**'s obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.
  - Method C - Progress Payments. Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA**'s share of the construction cost divided by the estimated total cost, multiplied by the actual payment (appropriately adjusted for nonparticipating costs) made to the contractor until the entire obligation incurred under this Agreement has been paid.Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C, shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to **LPA** on this or any other contract. The **STATE**, at its sole option, upon notice to the **LPA**, may place the debt into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.
- (11) (Local Contracts or Day Labor) To provide or cause to be provided all of the initial funding, equipment, labor, material and services necessary to construct the complete project.
- (12) (Preliminary Engineering) In the event that right-of-way acquisition for, or actual construction of, the project for which this preliminary engineering is undertaken with Federal participation is not started by the close of the tenth fiscal year following the fiscal year in which the project is federally authorized, the **LPA** will repay the **STATE** any Federal funds received under the terms of this Agreement.
- (13) (Right-of-Way Acquisition) In the event that the actual construction of the project on this right-of-way is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the project is federally authorized, the **LPA** will repay the **STATE** any Federal Funds received under the terms of this Agreement.

- (14) (Railroad Related Work Only) The estimates and general layout plans for at-grade crossing improvements should be forwarded to the Rail Safety and Project Engineer, Room 204, Illinois Department of Transportation, 2300 South Dirksen Parkway, Springfield, Illinois, 62764. Approval of the estimates and general layout plans should be obtained prior to the commencement of railroad related work. All railroad related work is also subject to approval by the Illinois Commerce Commission (ICC). Final inspection for railroad related work should be coordinated through appropriate IDOT District Bureau of Local Roads and Streets office.
- Plans and preemption times for signal related work that will be interconnected with traffic signals shall be submitted to the ICC for review and approval prior to the commencement of work. Signal related work involving interconnects with state maintained traffic signals should also be coordinated with the IDOT's District Bureau of Operations.
- The **LPA** is responsible for the payment of the railroad related expenses in accordance with the **LPA**/railroad agreement prior to requesting reimbursement from IDOT. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets office.
- Engineer's Payment Estimates shall be in accordance with the Division of Cost on page one.
- (15) And certifies to the best of its knowledge and belief its officials:
- (a) are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
  - (c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, local) with commission of any of the offenses enumerated in item (b) of this certification; and
  - (d) have not within a three-year period preceding the Agreement had one or more public transactions (Federal, State, local) terminated for cause or default.
- (16) To include the certifications, listed in item 15 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
- (17) (State Contracts) That execution of this agreement constitutes the **LPA's** concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
- (18) That for agreements exceeding \$100,000 in federal funds, execution of this Agreement constitutes the **LPA's** certification that:
- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement;
  - (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress, in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions;
  - (c) The **LPA** shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- (19) To regulate parking and traffic in accordance with the approved project report.
- (20) To regulate encroachments on public right-of-way in accordance with current Illinois Compiled Statutes.
- (21) To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with current Illinois Compiled Statutes.
- (22) To complete this phase of the project within three (3) years from the date this agreement is approved by the **STATE** if this portion of the project described in the Project Description does not exceed \$1,000,000 (five years if the project costs exceed \$1,000,000).
- (23) To comply with the federal Financial Integrity Review and Evaluation (FIRE) program, which requires States and subrecipients to justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months.
- To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.
- (24) The **LPA** will submit supporting documentation with each request for reimbursement from the **STATE**. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, and personnel and direct cost summaries and other documentation supporting the requested reimbursement amount (Form BLRS 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of this phase of the improvement or from the date of the previous invoice, which ever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed.

- (25) The **LPA** shall provide the final report to the appropriate **STATE** district within twelve months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result in the immediate close-out of the project and loss of further funding.
- (26) (Single Audit Requirements) That if the **LPA** expends \$750,000 or more a year in federal financial assistance they shall have an audit made in accordance with 2 CFR 200. **LPAs** expending less than \$750,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the **STATE** (Office of Finance and Administration, Audit Coordination Section, 2300 South Dirksen Parkway, Springfield, Illinois, 62764), within 30 days after the completion of the audit, but no later than one year after the end of the **LPA's** fiscal year. The CFDA number for all highway planning and construction activities is 20.205.

Federal funds utilized for construction activities on projects let and awarded by the **STATE** (denoted by an "X" in the State Contract field at the top of page 1) are not included in a **LPA's** calculation of federal funds expended by the **LPA** for Single Audit purposes.

- (27) That the **LPA** is required to register with the System for Award Management or SAM (formerly Central Contractor Registration (CCR)), which is a web-enabled government-wide application that collects, validates, stores, and disseminates business information about the federal government's trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: <https://www.sam.gov/portal/public/SAM/#1>.

The **LPA** is also required to obtain a Dun & Bradstreet (D&B) D-U-N-S Number. This is a unique nine digit number required to identify subrecipients of federal funding. A D-U-N-S number can be obtained at the following website: <http://fedgov.dnb.com/webform>.

#### THE STATE AGREES:

- (1) To provide such guidance, assistance and supervision and to monitor and perform audits to the extent necessary to assure validity of the **LPA's** certification of compliance with Titles II and III requirements.
- (2) (State Contracts) To receive bids for the construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement, after receipt of a satisfactory bid.
- (3) (Day Labor) To authorize the **LPA** to proceed with the construction of the improvement when Agreed Unit Prices are approved, and to reimburse the **LPA** for that portion of the cost payable from Federal and/or State funds based on the Agreed Unit Prices and Engineer's Payment Estimates in accordance with the Division of Cost on page one.
- (4) (Local Contracts) For agreements with Federal and/or State funds in engineering, right-of-way, utility work and/or construction work:
- (a) To reimburse the **LPA** for the Federal and/or State share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the **LPA**;
- (b) To provide independent assurance sampling, to furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors of steel, cement, aggregate, structural steel and other materials customarily tested by the **STATE**.

#### IT IS MUTUALLY AGREED:

- (1) Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions.
- (2) That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this Agreement.
- (3) This Agreement shall be binding upon the parties, their successors and assigns.
- (4) For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT – assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT – assisted contracts. The **LPA's** DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this Agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for



enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.). In the absence of a USDOT – approved LPA DBE Program or on State awarded contracts, this Agreement shall be administered under the provisions of the STATE's USDOT approved Disadvantaged Business Enterprise Program.

- (5) In cases where the STATE is reimbursing the LPA, obligations of the STATE shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable Federal Funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
- (6) All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.

**ADDENDA**

Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.

Number 1- Location Map

(Insert Addendum numbers and titles as applicable)

The LPA further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all Addenda indicated above.

**APPROVED**

Local Public Agency

Gary L. Graham

Name of Official (Print or Type Name)

Mayor

Title (County Board Chairperson/Mayor/Village President/etc.)

(Signature)

Date

The above signature certifies the agency's TIN number is 37-6001979 conducting business as a Governmental Entity.

DUNS Number 100970073

**APPROVED**

State of Illinois  
Department of Transportation

Randall S. Blankenhorn, Secretary

Date

By:

Aaron A. Weatherholt, Deputy Director of Highways

Date

Omer Osman, Director of Highways/Chief Engineer

Date

William M. Barnes, Chief Counsel

Date

Jeff Heck, Chief Fiscal Officer (CFO)

Date

**NOTE:** If the LPA signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.



BE IT RESOLVED, by the City Council of the  
City \_\_\_\_\_ of O'Fallon Illinois  
Council or President and Board of Trustees  
City, Town or Village

that the following described street(s) be improved under the Illinois Highway Code:

Name of Thoroughfare	Route	From	To
North Green Mount Road	FAP 9170	Intersection	Central Park Drive

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of Intersection and traffic signal improvements to both North Green Mount Road and Central Park Drive to provide dual left turns on Central Park Drive, dual left turns on North Green Mount to Central Park Drive and a dedicated right turn lane for Southbound Green Mount Road. Sidewalk connection will be Made from existing terminus on NGMR to CPP and on CPP, north side to the commercial entrance. The resolution Preliminary Engineering. and shall be constructed varies) wide and be designated as Section 15-00071-00-PV

2. That there is hereby appropriated the (additional  Yes  No) sum of One Hundred Fourteen Thousand Six Hundred Forty-Two and 80/100 Dollars ( \$114,750.00 ) for the improvement of said section from the municipality's allotment of Motor Fuel Tax funds.

3. That work shall be done by Contract ; and,  
Specify Contract or Day Labor

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit two certified copies of this resolution to the district office of the Department of Transportation.

Approved \_\_\_\_\_

Date \_\_\_\_\_

Department of Transportation

Regional Engineer \_\_\_\_\_

I, Philip A. Goodwin Clerk in and for the  
City of O'Fallon  
City, Town or Village  
County of St. Clair , hereby certify the  
foregoing to be a true, perfect and complete copy of a resolution adopted  
by the City Council  
Council or President and Board of Trustees  
at a meeting on December 7, 2015  
Date  
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this  
\_\_\_\_\_ day of \_\_\_\_\_  
(SEAL)  
\_\_\_\_\_ City, Town, or Village Clerk



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter, Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – IDOT Local Agency Agreement for Federal Participation and IDOT Resolution for the Use of Local Motor Fuel Tax (MFT) Funding for the N. Green Mount Road at Central Park Drive Improvements.

**List of committees that have reviewed:** Public Works

**Background:** With the growth along Central Park, this intersection is subject to more traffic flow. To service that traffic, a grant application was made to provide dual left-turn lanes for traffic heading north on Green Mount Road, dual left-turn lanes for traffic heading east on Central Park, right-turn lane for traffic heading south on Green Mount Road, and pedestrian improvements, which include crosswalks across the south and west legs of the intersection. The CMAQ grant was approved and will cover 80% of the project costs. These agreements are for the preliminary engineering of the project.

**Legal Considerations, if any:** None beyond providing IDOT the documentation needed to show support of the agreement.

**Budget Impact:** Funding is provided by the local MFT and CMAQ.

**Staff recommendation:** Staff recommends executing the Agreement and the Resolution with IDOT, providing the paperwork they need for administration of the project.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO SIGN AN ILLINOIS DEPARTMENT OF  
TRANSPORTATION (IDOT) LOCAL AGENCY AGREEMENT FOR FEDERAL  
PARTICIPATION FOR THE N. GREEN MOUNT ROAD AT CENTRAL PARK DRIVE  
IMPROVEMENTS AS WELL AS AUTHORIZING THE CITY CLERK TO EXECUTE  
AN IDOT RESOLUTION FORM APPROVING USE OF LOCAL MOTOR FUEL TAX  
(MFT) FUNDS IN THE AMOUNT OF \$114,750.00.00 FOR SUPPORT OF THE  
PROJECT, SECTION 15-00071-00-PV**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need to improve the intersection of N. Green Mount Road at Central Park Drive, and

**WHEREAS**, the City of O'Fallon, a municipal corporation, needs a formal agreement with IDOT to carry out that work.

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

The City of O'Fallon authorizes its appropriate representatives to sign the IDOT Local Agency Agreement for Federal Participation for the improvements to the intersection of N. Green Mount Road at Central Park Drive and approve the use of MFT funds to accomplish these improvements.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE A LOCAL AGENCY AGREEMENT  
FOR JURISDICTIONAL TRANSFER FOR 3,379 FEET OF NORTH GREEN MOUNT  
ROAD**

**WHEREAS**, the City of O'Fallon, a municipal corporation, is agreeable to executing the jurisdictional transfer agreement with St. Clair County, and

**WHEREAS**, the location of the portion of North Green Mount Road, County Highway 89 is described as follows:

Commencing at the northerly limits of the Illinois Department of Transportation Access Control for the I-64 Interchange at North Green Mount Road, Station 11+350.00 as shown on Plat Book 125 Page 30, and extending north approximately 0.64 mile to the southerly edge of US Highway 50.

**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 Local Agency Agreement for Jurisdiction Transfer of 3,379 feet of North Green Mount Road.

Passed and approved this 7<sup>th</sup> day of December 2015.

ATTEST:

Approved:

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

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



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** RESOLUTION – Jurisdictional Transfer of North Green Mount Road

**List of committees that have reviewed:** Public Works

**Background:** Due to increased traffic on North Green Mount Road between Highway 50 and Regency Park/Pierce and development along this corridor the City is planning to widen this section of roadway. Rather than a typical 5-lane road the current plan is to construct a boulevard which has two northbound and two southbound lanes with a dividing island. This center island will help to ease congestion and make the roadway safer by limiting access and will also allow for the installation of landscaping for aesthetics. St. Clair County has indicated that they would not allow the construction of a boulevard on a County Highway. Therefore, the City proposed the jurisdictional transfer of the road from the County. The County Board approved the jurisdictional transfer at their November 30, 2015 meeting.

**Legal Considerations, if any:** None beyond acceptance of right-of-way transfer from the County to the City.

**Budget Impact:** Increased street maintenance costs to the City of O'Fallon for snow & ice removal, landscaping and mowing, traffic signal maintenance, sweeping, and crack sealing on the roadway.

**Staff recommendation:** Staff recommends passage of the resolution to for the acceptance of the jurisdictional transfer of North Green Mount Road from St. Clair County.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**A RESOLUTION APPROVING AND ACCEPTING A SUBDIVISION OF LAND TO BE  
KNOWN AS THE "KURTZ FARM ESTATES" BY THE CITY OF O'FALLON,  
ILLINOIS**

**WHEREAS**, the minor subdivision has been reviewed by the city planning and engineering staff and staff finds the minor subdivision acceptable; and

**WHEREAS**, the Community Development Committee reviewed the minor subdivision at the November 23, 2015 meeting and voted 6-0 to recommend approval; and

**WHEREAS**, the minor subdivision of Kurtz Farm Estates will create a new 2.056-acre lot and 0.907-acre lot with utility easements; and

**WHEREAS**, the proposed minor subdivision complies with the general requirements as set forth in the City's Ordinances, including the general provisions of Chapter 154: Subdivisions of the City of O'Fallon Code of Ordinance.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF  
THE CITY OF O'FALLON AS FOLLOWS:**

- 1) That the above described Kurtz Farm Estates Minor Subdivision, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 2) That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois a copy of this resolution, along with a copy of the plat and the recording expense shall be borne by the person(s) requesting approval of the plat; and
- 3) This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this \_\_\_\_ day of  
\_\_\_\_\_ 2015.

Attest:

Approved:

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

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



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator

**Date:** December 7, 2015

**Subject:** P2015-15: Kurtz – Zoning Amendment & Minor Subdivision – 1<sup>st</sup> Reading & Resolution

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**List of committees that have reviewed:** The Planning Commission held a public hearing on the above referenced application at their November 10, 2015 meeting. The Commission voted 8-ayes and 0-nays to approve the requested zoning application for Kurtz. The Community Development Committee reviewed the zoning amendment and minor subdivision at its November 23, 2015 meeting and recommended approval with a vote of 6-ayes to 0-nays.

### **Background**

The petitioner, Richard and Kathryn Kurtz has filed a petition to rezoning and subdivide their property located at 399 North Seven Hills Road, Parcel Number 04-20.0-400-006, having approximately 2.96 acres. The subject property is approximately 2.96 acres in size and is zoned A - Agriculture District, with an existing single family residence. The parcels surrounding the property to the north and east are located in unincorporated St. Clair County (zoned as Rural Residential - RR3), while the majority of the property to the south and west are zoned Single Family Residential, including the Cedar Meadows subdivision (zoned SR-2) to the west and The Estates at Prairie Crossing (zoned SR-1B) to the south.

In conjunction with this zoning amendment, a minor subdivision will be recorded creating two lots. One lot will consist of 2.056 acres and the second lot will consist of 0.907 acres. The applicant proposes to subdivide the 0.90-acre piece of land so they can sell the ground for the construction of a new single family residence. Overall, the plat meets the area and balk requirements of the city's codes, but a few minor additions to the plat will be completed prior to the City signing off on the plat.

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 both the Zoning Amendment and minor subdivision for 399 North Seven Hills Road, Parcel Number 04-20.0-400-006.



## PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement (Agreement) is made and entered into this 9 day of November 2015, by and among Clarence E. Robb & Reta Phillis ("Owner") and the City of O'Fallon (the "City") a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and City Council (collectively, "Corporate Authorities").

A. Owner is the owner of record of a certain **residential** parcels of real property (Parcel IDs: 04-23.0-400-010 & 04-23.0-400-007) 10464 & 10470 Rieder Road, Lebanon, IL 62254, and are contiguous to or are expected to be contiguous to the City of O'Fallon in St. Clair County, Illinois, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Parcels"). mail to: 10458 Rieder Rd, Lebanon, IL 62254

B. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Pre-Annexation Agreement in substance and form the same as this Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the City.

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants and agreements herein contained, and in compliance with the ordinances, codes, and regulations of the City in effect as of the date hereof, or as may hereinafter be enacted, the parties hereto hereby agree as follows:

1. **Annexation.** Owner has filed with the City Clerk a Petition for Annexation of the Parcels to the City conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the City. A copy of said Petition is attached hereto as Exhibit C and made a part hereof. To the extent that the Parcels are not yet contiguous to the City, Owners agree to execute such additional Petition in the future as may be required by the City upon the Parcels becoming contiguous to the City boundary. Subject to the requirements and conditions herein and satisfaction of the conditions of the Petition for Annexation, the City agrees to annex the Parcels by agreement pursuant to 65 ILCS 5/11-15.1-1, *et seq.* Owners have filed with the City Clerk a preliminary Plat of Annexation, which contains an accurate map of the Parcel, which Plat is attached hereto as **Exhibit B** and made a part hereof. This annexation is not for the purpose of a new residential development

2. **Water Supply.** From the effective date of this Agreement, the City shall supply fresh, potable water service (if applicable and when available) to the Parcels in quantities and pressure sufficient in all respects to serve the needs of the Parcel and the persons therein and subject to otherwise applicable usage charges, fees and regulations, provided that any change in the use of the property is subject to and in compliance with the provisions of the City's ordinances and regulations, whether prior to or after annexation the effective date of the annexation.

### 3. Miscellaneous

- (a) This Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that the obligations to the City shall survive such termination to the extent not inconsistent with 65 ILCS 5/11-15.1-1.
- (b) Upon annexation, the parcels shall be zoned to the City zoning classification equivalent to the County zoning in place at the time of the annexation. The Owner shall retain the right to petition to rezone their property, pursuant to the laws of the City, during the term of the agreement. The City agrees that it will not seek to rezone the Parcels to another zoning district classification without the written petition of the Owner for the duration of the agreement.
- (c) Pole barn type construction and metal sided buildings shall be allowed for any new lawful agricultural or accessory structure.
- (d) Livestock can be had and maintained on the Parcels as provided for by requirements of the Agricultural zoning district provided that the property is zoned within that district.

- (e) Burning of yard waste generated from the Parcels shall be allowed on the Parcels in accordance with the laws of the City of O'Fallon.
- (f) The Parcels shall be subject to all laws, codes, ordinances, fees, annexation fees, taxes, usage charges, and regulations of the City, now existing or as may hereinafter be amended, enacted or enforced, and nothing herein shall be interpreted to limit the enforceability or application of such; provided that the required annexation fee of \$2,250 per unit shall NOT apply to the Parcels and be required to be paid until the Parcels is rezoned at the request of the property owner or the Parcels is developed as a new subdivision.
- (g) This Agreement and the obligations of Owner hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcels, and may be recorded.
- (h) The undersigned persons whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation as their own free acts and deeds and/or the free acts and deeds of such municipal corporation after opportunity to consult with legal counsel.
- (i) The City may terminate this Agreement prior to effective date of the Annexation on written notice to the Owner if deemed by the City appropriate in the public interest, in which event the obligations of all parties pursuant to this Agreement shall thereafter cease.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

ATTEST:

CITY OF O'FALLON  
A Municipal Corporation,  
County of St. Clair  
State of Illinois

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

OWNER:  
Clarence E. Robb

State of Illinois

OWNER  
ATTEST:  
By: C. E. Robb  
Name: C. E. Robb  
Title: OWNER

County of St. Clair

This instrument was acknowledged before me on  
November 9, 2015 by Clarence E. Robb  
and Reta C. Phillips  
Vicki A. Evans  
Notary Public

By: Reta C. Phillips  
Name: Reta C. Phillips  
Title: Owner



## **LIST OF EXHIBITS**

- A. Legal Description of Parcels
- B. Plat of Annexation
- C. Annexation Petition

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PARCELS**

- A. 10464 Rieder Road: OFALLON TWP SEC 23W 132 FT LT 10 SE IN DK 2526-208 & 2663-668 EX  
A021111556 2.98717868 acres
- B. 10470 Rieder Road: OFALLON TWP SECTION 23, LOT/SEC-23-SUBL/TWP-2N-BLK/RG7-W PT LT  
10 PT SE AS IN BK 2526-208 PCL1  
3.036724 acre

**EXHIBIT B  
PLAT OF PARCELS**



**EXHIBIT C  
ANNEXATION PETITIONS**

**PETITION FOR ANNEXATION**

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

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

PARCEL NUMBER(S): 04-23.0-400-010 & 04-23.0-400-007

ADDRESS(ES): 10464 & 10470 Rieder Road, Lebanon, IL 62254

1. The territory hereinbefore described is not within the corporate limits of any municipality.
2. The territory hereinbefore described is contiguous to the City of O'Fallon, St. Clair County, Illinois.
3. There are 3 electors residing on the territory hereinbefore described.  
*2 at 10464 Rieder Rd 1 at 10470 Rieder Rd*
4. The Petitioner are the sole owners of record of all land within the territory hereinbefore described, and it has also executed this Petition as such owners.
5. This Petition is conditioned on the provisions of a certain Annexation Agreement between the City of O'Fallon by and through its Mayor and City Council and Petitioner.

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

DATED: 11-9-15

*Reta C Phillips*  
*owner*

OWNER: *C. E. Robb*

PRINT: Clarence E. Robb

*Reta C. Phillips*

State of Illinois  
County of St. Clair

SUBSCRIBED AND SWORN to before me this 9<sup>th</sup> day of November, 2015.



CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO SIGN ANNEXATION AGREEMENTS WITH  
RETA C. PHILLIPS AND CLARENCE E. ROBB FOR 10458, 10464 & 10470  
RIEDER ROAD**

**WHEREAS**, the proposed annexation agreements have been filed with the City Clerk of the City of O'Fallon by Reta C. Phillips and Clarence E. Robb for 10458, 10464 & 10470 Rieder Road, more specifically Parcel Numbers 04-23.0-400-011, 04-23.0-400-010 and 04-23.0-400-007; and

**WHEREAS**, the proposed annexation agreements have been reviewed and have been determined to be beneficial to the public welfare; and

**WHEREAS**, the proposed annexation agreements were reviewed at the November 23, 2015 Community Development Committee meeting and approved with a vote of 6-0; and

**WHEREAS**, a public hearing on such terms of the annexation agreements were held on December 7, 2015, before the O'Fallon City Council.

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

- 1) The Mayor is authorized to sign the annexation agreements between the City of O'Fallon and Reta C. Phillips and Clarence E. Robb for 10458, 10464 & 10470 Rieder Road in substantially the form of the agreements attached to and made an integral and continuing part of this resolution by reference.
- 2) The City of O'Fallon hereby agrees with all terms and conditions as indicated therein.
- 3) This resolution shall be come effective immediately upon its adoption by the City Council.

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

Attest:

Approved:

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

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



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** December 7, 2015

**Subject:** Pre-annexation Agreement, 10458, 10464 & 10470 Rieder Road (RESOLUTION)

---

**List of committees that have reviewed:** The Community Development Committee reviewed the pre-annexation agreement at its November 23, 2015 meeting and unanimously recommended it for approval.

### **Background**

The petitioners, Reta C. Phillips and Clarence E. Robb has filed a petition to enter into an annexation agreement for the properties located at 10458, 10464 and 10470 Rieder Road, Parcel Numbers 04-23.0-400-011, 04-23.0-400-010 and 04-23.0-400-007, totaling approximately 44.52 acres. The parcels are currently zoned A (Agricultural District) in St. Clair County. The properties will be zoned A, Agricultural District upon its annexation to the City of O'Fallon. The petitioner is seeking a residential water tap for the property.

There are two attached annexation agreements. The agreement for 10458 Rieder Road includes a free residential water tap that was offered due to the property owner granting the city an easement for a 12 inch water main along Rieder Road. The other agreement is for 10464 and 10470 Rieder Road, which does not include the free residential water tap language.

A public hearing will be held at the City Council meeting on Monday, December 7, 2015 at 7:00 pm. At that same meeting, a resolution will be presented authorizing the Mayor to sign the annexation agreement.

**Legal Considerations:** None

**Budget Impact:** The cost of one residential water tap: \$2,750 - \$3,000.

### **Staff Recommendation**

Staff recommends approval of the pre-annexation agreement for 10458, 10464 and 10470 Rieder Road, Parcel Numbers 04-23.0-400-011, 04-23.0-400-010 and 04-23.0-400-007,



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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE  
CITY OF O'FALLON, ILLINOIS FOR  
399 NORTH SEVEN HILLS ROAD,  
PARCEL NUMBER: 04-20.0-400-006**

**WHEREAS**, the applicants, Richard and Kathryn Kurtz have filed a petition with the City of O'Fallon for a zoning change of the property currently located at 399 North Seven Hills Road in the City of O'Fallon, as "SR-1B" Single Family Residential Dwelling District; and

**WHEREAS**, the applicant has filed an application with the City of O'Fallon, Illinois pursuant to the requirements of all applicable laws; and

**WHEREAS**, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on November 10, 2015, in accordance with state statute, and recommended to approve the petitioner's request to obtain SR-1B, Single Family Residential Dwelling District zoning for the property with a vote of 8-ayes to 0-nays; and

**WHEREAS**, on November 23, 2015 the Community Development Committee of the City Council reviewed the requested rezoning and recommended approval with a vote of X-ayes to X-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. Approval of the Zoning Amendment.** That upon the effective date of this Ordinance, the described property, known as "399 North Seven Hills Road", be henceforth classified as zoning district SR-1B Single Family Residential Dwelling District.

**Section 2. Filing.** 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.

**Section 3. Passage.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\*\*\*\*\*

ATTEST:

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

(seal)

of \_\_\_\_\_ 2015.

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

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

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									





MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: November 10, 2015
SUBJECT: P2015-15: Kurtz

Location: 399 North Seven Hills Road, O'Fallon, IL
Applicant: Richard and Kathryn Kurtz
Owner: Richard and Kathryn Kurtz
Submitted: October 19, 2015

Background & Executive Summary

The subject property is approximately 2.96 acres in size and is zoned A - Agriculture District, with an existing single family residence. The parcels surrounding the property to the north and east are located in unincorporated St. Clair County (zoned as Rural Residential - RR3), while the majority of the property to the south and west are zoned Single Family Residential, including the Cedar Meadows subdivision (zoned SR-2) to the west and The Estates at Prairie Crossing (zoned SR-1B) to the south.

In conjunction with this zoning amendment, a minor subdivision will be recorded creating two lots. One lot will consist of 2.056 acres and the second lot will consist of 0.907 acres. The applicant proposes to subdivide the 0.90-acre piece of land so they can sell the ground for the construction of a new single family residence.

The property must be rezoned because the applicant desires to subdivide a 0.90-acre parcel off of the parent parcel, and the minimum lot size in the Agriculture District is 3 acres. Therefore, the entire 2.96 acres needs to be rezoned to SR-1B Single Family Residential Dwelling District, since neither of the subdivided lots would meet the 3 acres minimum lot size of the Agricultural District and only one of the lots would meet the 1-acre minimum lot size of the RR, Rural Residential District.

Existing Conditions

Surrounding Zoning:

North: St. Clair Co. RR3 & O'Fallon A
East: St. Clair Co. RR3 & O'Fallon A
South: SR-1B
West: SR-1 & SR-2

Surrounding Land Use:

North: A farmstead and Carriel Junior High School.
East: Farmland and single-family residences in the Seven Hills Estates subdivision.
South: Single-family residences in the Estates at Prairie Crossing
West: Single-family residences on large tracts of land and within the Cedar Meadow subdivision.

---

## **Applicable Ordinances, Documents and Reports**

### **O'Fallon Comprehensive Plan:**

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Single Family Residential. The proposed rezoning to SR-1B, Single Family Residential Dwelling District is consistent with the Comprehensive Plan.

### **Code of Ordinances:**

The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the SR-1B, Single Family Residential Dwelling District requirements.

### **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.

---

## **Rezoning Discussion Points**

### **General Discussion:**

The property consists of 2.96 acres on the west side of Seven Hills Road, just north of the Estates at Prairie Crossing subdivision. The Comprehensive Plan for the Seven Hills Road Sub-Area and Corridor Plans identified appropriate land uses in the area from Troy-O'Fallon Road south near Old Vincennes Trail would primarily be low density single-family uses, institutional uses agricultural land with limited livestock and open space uses.

Additionally, the Future Land Use map designates the subject property as Single Family Residential. Single Family Residential Land Use Category designated land should be suburban in character, with full infrastructure and sewer connections. The subject property is a prime example for the mixture of land uses along Seven Hills Road and a rezoning to the SR-1B Single Family Residential Dwelling District is the appropriate zoning district to achieve the goals and objectives of the Comprehensive Plan.

### **Ingress and Egress**

The existing driveway off Seven Hills Road will remain, with a second driveway proposed with the new residential construction project.

### **Utilities**

The property is served by the City of O'Fallon for water and sanitary sewer service. The construction of a new home on the 0.90 acre lot will require sanitary sewer service. A proposed Sewer Line Easement has been provide through the property to provide access to an existing sewer main.

---

## **Criteria for considering General Rezoning applications:**

In considering any application for rezoning, the Commission and the Governing Body may give consideration to the criteria stated below to the extent they are pertinent to the particular application. The Commission and Governing Body also may consider other factors that may be relevant to a particular application. The rezoning of the subject property appears to meet each of the following zoning criteria:

- a) the existing uses and zoning of nearby property;
- b) the extent to which property values are diminished by the particular zoning restrictions;

- c) the extent to which the destruction of property values of plaintiff promote the health, safety, morals or welfare of the public;
  - d) the relative gain to the public as compared to the hardship imposed upon the individual property owner;
  - e) the suitability of the subject property for the zoned purposes;
  - f) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property;
  - g) the care that the community has taken to plan its land use development, and
  - h) the community need for the proposed use.
- 

### **Conclusion and Recommendation**

Staff recommends approval of the requested rezoning to the SR-1B, Single-Family Residential Dwelling District.

### **Attachments**

1. Project Application & Proposed Subdivision
2. Zoning Map
3. Surrounding Land Use Map

PETITION FOR ZONING AMENDMENT

Community Development Department, O'Fallon City Hall  
255 South Lincoln Avenue, 2<sup>nd</sup> Floor  
O'Fallon, IL 62269 Phone (618) 624-4500 Ext. 4

Amendment Request No. P2015-15  
Date: 10-19-15

Date set for hearing: 11/10/15 (Do not write in this space -- For office use only)  
Date hearing held: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Recommendation of Planning Commission:  
( ) Denied  
( ) Approved  
( ) Approved with modification  
Date: \_\_\_\_\_

Perm. Parcel No. 04-200-400-006 FALLON  
Fee paid: \$ 250<sup>00</sup> Date: 10/19/15  
Building Permit App. No. \_\_\_\_\_  
Action by City Council: DATE PAID  
( ) Denied  
( ) Approved  
( ) Approved with modification  
Date: \_\_\_\_\_

**INSTRUCTIONS TO APPLICANTS:** PLEASE PRINT. All information required by the application must be completed and submitted herewith. Applicants are encouraged to visit the Community Development Department for any assistance needed in completing this form.

- 1. Name of property owner(s): Richard + Kathryn Kurtz Phone: 618-334-0592  
Mailing address: 399 N. 7 Hills Rd. O'Fallon, IL E-Mail: rgkmkurtz@yahoo
- 2. Applicant's name: Same as Above Phone: 618  
Mailing address: \_\_\_\_\_ E-Mail: \_\_\_\_\_
- 3. Property interest of applicant (Owner, Contractor, etc.): Owner
- 4. Address of property: 399 N. 7 Hills Rd. O'Fallon, IL Parcel (Tax) ID #: 04200400006
- 5. Present use of property: Agricultural w/ 1 house Present Zone District: A  
Proposed use of property: Residential w/ 2 houses Proposed Zone District: SR1B
- 6. Zone District Classifications of adjacent properties: A & SR1B
- 7. Area of land rezoning requested for: 3.19 acres/square feet.

8. This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.

9. An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

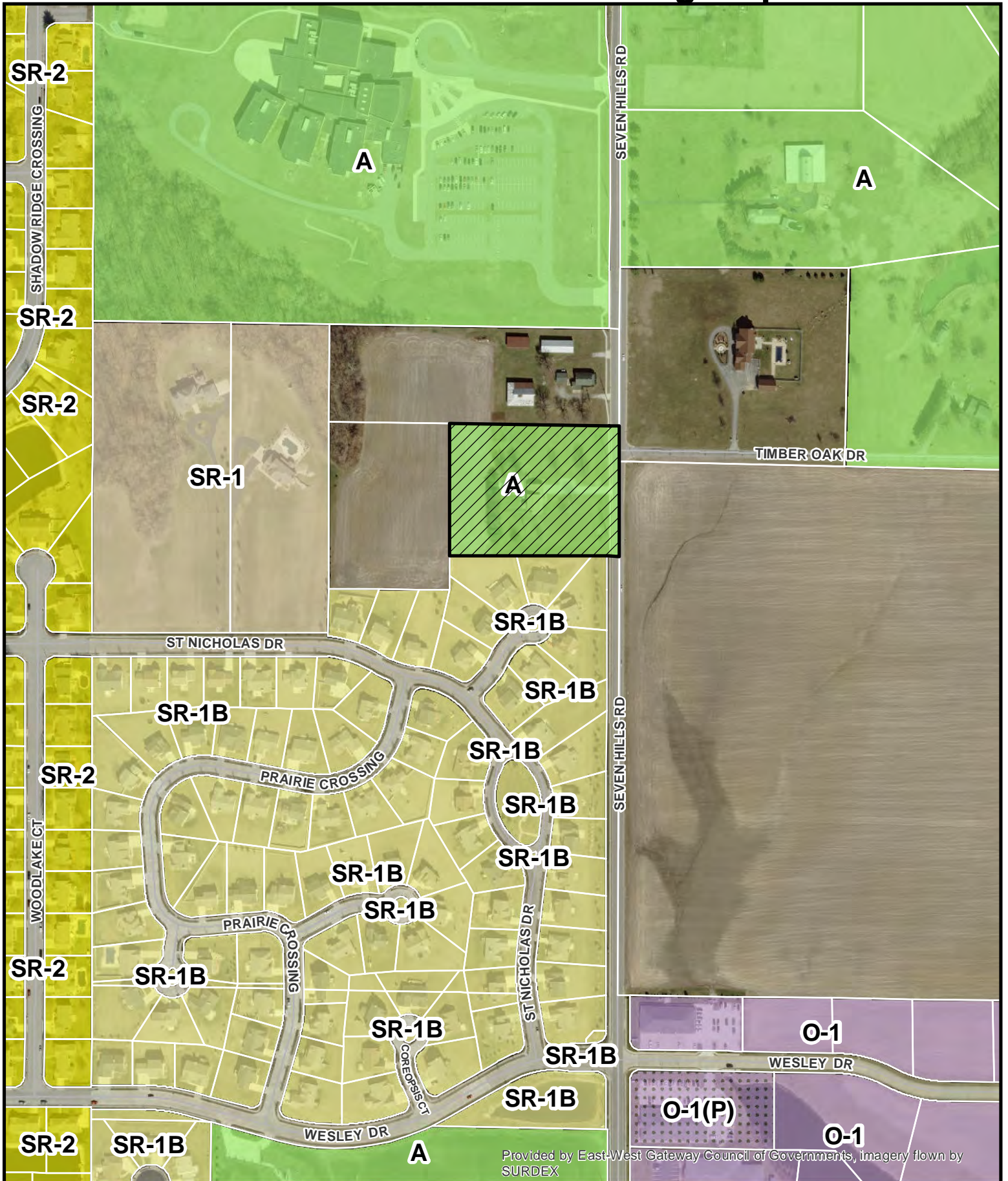
I consent that the entry in or upon the premises described in this application by any authorized official of O'Fallon, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: 10-19-15 Signature of Applicant: Kathryn Kurtz  
Date: 10-19-15 Signature of Owner: Richard G. Kurtz Kathryn M. Kurtz

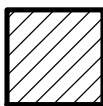




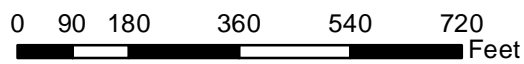
# P2015-15: Kurtz - Zoning Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject Property

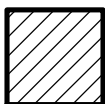




# P2015-15: Kurtz - Surrounding Land Use Map



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



Subject Property

0 90 180 360 540 720 Feet



CITY OF O'FALLON  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE  
CITY OF O'FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
"STONE BRIDGE ESTATES")  
LOCATED IN THE PREVIOUSLY  
APPROVED STONE BRIDGE  
MASTER DEVELOPMENT PLAN**

**WHEREAS**, Stone Bridge Estates ("Subdivision"), a residential development in the City of O'Fallon, IL ("City"), was previously zoned as part of a Master Plan Development ("MPD") by and through Ordinance No. 3344 (and any other amendments, resolutions or variances that may have been approved in connection therewith) (herein collectively the "Ordinance");

**WHEREAS**, the Ordinance approves a development plan and sets forth conditions for the church site, the 110 villa units and the 63 single-family residences (which was mistakenly stated as 62 units in the Ordinance) located on an approximately 66.8 acre tract of land located near Hartman Lane and Three Rivers Drive ("Overall Tract");

**WHEREAS**, the Ordinance sets forth certain requirements of the single-family detached residential portion of the Overall Tract that is zoned SR-1B(P) and includes elevations approved to be constructed in this single-family detached residential portion of the project;

**WHEREAS**, McBride Stone Bridge, LLC ("McBride") is currently under contract to purchase 55 lots (being Lot Nos. 1, 2, 4 through 14, 17 through 22, 25 through 32, 34 through 48, 50, and 52 through 63) ("McBride Lots") of the 63 detached single-family residential lots that are subject to the Ordinance;

**WHEREAS**, the applicant, McBride, has filed an application requesting approval of an amended planned use rezoning to authorize construction of single family residential homes on the McBride Lots in accordance with the McBride's home plans as submitted with the application and to clarify certain conditions in the Ordinance due to the current stage of development of the Subdivision and the change in builders;

**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**, McBride submitted the Application and Narrative for approval by the City outlining the revised agreed-upon provisions; and

**WHEREAS**, McBride requests the following amendments to the Ordinance with respect only to the McBride Lots; and

**WHEREAS**, the City of O'Fallon does not have an ordinance placing a minimum or maximum size for any residential dwelling unit meeting all applicable building codes; and

**WHEREAS**, the City of O'Fallon does not have an ordinance that regulates the type of exterior materials required for any residential dwelling unit meeting all applicable building codes.

**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. Approval of Amendment to Zoning Ordinance.** With respect to the McBride Lots only, the Ordinance is hereby amended per the following conditions:

- (a) There are 63 approved and platted lots in Stone Bridge Estates, as opposed to the previously mistakenly stated 62 lots;
- (b) The attached elevations are permitted to be constructed on any of the McBride Lots;
- (c) Any provision regarding construction materials and minimum and maximum square footage requirements for dwelling units noted in any previous ordinance governing Stone Bridge Estates are hereby rescinded and shall be considered inapplicable and unenforceable;
- (d) For each home constructed by McBride, if and only if the home is actually constructed, McBride will contribute \$866.19 per home to the City's park fund;
- (e) The setbacks for the homes will be 25' front, 25' rear and 15' between homes, with the exception that Lots 1 through 7 can have a 20' front setback in order to accommodate the construction of a deck on the back of the homes; and
- (f) The requirements of the southbound turn lane on Hartman Lane and the stub street along the west side of the development have been constructed according to plan and meet the requirements of the City. The drive aisle providing secondary access to Hartman Lane will not be required of McBride and its nonexistence shall not prevent McBride from obtaining building and/or occupancy permits within the Stone Bridge Estates subdivision.

Conflicting ordinances or pertinent portions thereof in effect at the time this ordinance takes effect are hereby repealed.







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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Community Development Director  
**DATE:** November 10, 2015  
**PROJECT:** P2015-14: Amended Stone Bridge Estates, Planned Use

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**Location:** Stone Bridge Estates subdivision, off of Hartman Lane and Three Rivers Drive  
**Ward:** 5  
**Applicant:** Jeannie Aumiller, McBride Stone Bridge, LLC  
**Owner:** Stone Bridge Estates Development Company, LLC  
**Submitted:** October 5, 2015

### **Introduction & Background**

The applicant, McBride & Son Homes, is requesting a revised planned use ordinance from the City Council regarding new single-family home elevations the company is proposing to construct at Stone Bridge Estates, which is located in the same Planned Development as Stone Bridge Villas on Hartman Lane. The original Planned Development approved by Council granted that certain single-family home elevations would be built on the 63 lots in the Estates. These were homes proposed to be built by the owner of the project at that time, Rev Casey, who has since relinquished ownership of the single family Estates lots through foreclosure on the development by the bank. Since then a resolution was passed by the City Council in 2010 to approve revised elevations to Dettmer Homes. Dettmer Homes constructed 8 single-family residences. Should the elevations proposed by McBride & Son Homes be approved as a part of an amended planned use, the infrastructure is in place to begin building immediately on the remaining 55 single-family lots.

McBride & Son Homes have been building homes in the St. Louis metro area for over 60 years. McBride is currently building in O'Fallon at the Stone Briar subdivision off Old Collinsville Road. McBride & Son Homes are proposing to build their Bayside and Oakwood series of single-family homes, with sodded lots, a street tree and front lawn plantings. McBride & Son Homes proposes building single-family homes in the Estates; however, their home elevations are not the same exact ones originally approved by the City Council in the planned use development and subsequently amended by resolution for Dettmer Homes.

The purpose of the amended planned use is to provide McBride & Sons with a clean zoning approval for their construction project.

## Discussion Points/Issues

### Land Use / Traffic Circulation / Utilities

The application will still only permit single-family residences in the Stone Bridge Estates subdivision. No changes to the traffic circulation or utilities have been proposed from the original approval. All 63 lots are platted and all improvements have been constructed as required. Sidewalks will be required with each new home permitted approved for McBride & Son Homes. The full detailed analysis of the site and previous elevations can be found in the previous recorded Ordinance #3344, attached to this report.

### Elevations & Existing Approvals

The original elevations approved with the planned use and the amended elevations (from 2010) have been attached to the report. McBride & Son Homes had a number of concerns regarding attachments to Ordinance #3344 to have clarified in an amended approval.

- An exhibit attached to the ordinance indicates the intent was to construct homes in the 1,800 – 2,400 square foot size range. McBride & Son Homes would like to construct a minimum square footage of 1,500 square feet (not including basement), with no maximum range.
  - The City does not have an ordinance that places a minimum or maximum size on a house meeting all building codes. If any requirements on sizing are within private covenants or restrictions, the City does not regulate those private agreements.
- An exhibit attached to the ordinance indicates the exterior materials will contain brick and siding. McBride & Son Homes would like to clarify that brick, siding or a combination of both, may be used on each residence constructed.
  - The City does not have an ordinance that requires certain types of exterior building materials on a house meeting all building codes. If any requirements on sizing are within private covenants or restrictions, the City does not regulate those private agreements.
- The required park fee was \$64,770 for the Stone Bridge Estates development (calculates to \$866.19 per lot). McBride & Son Homes would like that the park fund is \$866.19 per home constructed by McBride & Son.
  - The \$866.19 / lot constructed by McBride & Son Homes is consistent with the approved ordinance.
- In 2012 a variance was granted for Lot 1 – 7 to reduce the front setback to 20 feet. The variance runs with the ground, however can be included in the revised ordinance. All other lots will meet the required SR-1B setbacks of 25-foot front, 25-foot rear and 7.5-foot sides.

### Agreement with Stone Bridge Villas HOA

Although not a requirement of the City, McBride & Son Homes has worked with the Stone Bridge Villas Home Owners Association to reach an agreement with the Villas based on a previous agreement between the Villas HOA and Dettmer Homes (agreement attached). In the agreement McBride & Son Homes agreed to only construct single story homes on Lots 1-7 due to the grade differentials between the Estates and Villas, Additionally, for any home constructed on Lots 1 – 14 (lots adjoining the Villas) will have earth-toned colored exteriors, shutters, a 5-foot vinyl fence along the rear yard and a fee of \$428.57 per lot will be paid to the Villas HOA for tree plantings. In return, the Villas does not have any approval rights for square footage, architectural style and materials used by McBride & Son Homes in the Stone Bridge Estates Subdivision. Thus, with this agreement the Villas HOA has agreed with the proposed change in the elevations proposed by McBride & Son Homes.

### Staff Recommendation

Staff believes the elevations are consistent enough with the originally approved elevations in the Stone Bridge Estate development and recommends approval of the amended planned use, with the following conditions:

1. A variance to Lot 1-7 to reduce the front setback to 20 feet.
2. A Park Fee of \$866.19 shall be collected for each home permit approved for McBride & Son Homes

3. The sidewalk associated with the lot will be constructed with each home permit approved for McBride & Son Homes.
4. All other required improvements have been constructed previously.

### **Attachments**

Attachment 1 – Project Application, Narrative & Elevations

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Signed agreement from Stone Bridge Villas Homeowners Association

Attachment 5 – Ordinance #3344 approving Stone Bridge Master Planned Development (2005)

Attachment 6 – Resolution 2010-23 approving minor revision for Dettmer Homes Elevations (2010)

### **Community Development Department**

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





Planned Use / Re-Zoning Application

NAME OF PROJECT: Stone Bridge Estates
ADDRESS/GENERAL LOCATION: near Hartman Lane and Three Rivers Drive
SUBDIVISION NAME & LOT NUMBER(S): Stone Bridge Estates
Lot Nos. 1, 2, 4 thru 14, 17 thru 22, 25 thru 32, 34 thru 48, 50, 52 thru 63
PARCEL NUMBER(S):

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

- Planned Use - Revisions to Master Planned Development
Re-Zoning (Standard Map Amendment)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: SR-1B
PROPOSED ZONING: SR-1B
PROPOSED # OF LOTS:
PROPOSED # OF DWELLING UNITS:
PROPOSED NUMBER OF BUILDINGS:
PROPOSED GROSS FLOOR AREA:
AREA IN ACRES:
PRESENT USE:

APPLICANT INFORMATION:

NAME: Jeannie Aumiller
COMPANY: McBride Stone Bridge, LLC
ADDRESS: 16091 Swingby Ridge Ste. 300
Chesterfield, MO 63017
PHONE: 314-336-0209
FAX:
EMAIL: jaumiller@mcbridehomes.com

DESIGN PROFESSIONAL INFORMATION:

NAME:
COMPANY:
ADDRESS:
PHONE:
FAX:
EMAIL:

Signature of Jeannie M. Aumiller

Signature of Design Professional

STAFF USE ONLY
DATE RECEIVED:
APPLICATION RECEIVED BY:
APPLICATION FEE:
PROJECT ID #:
STAFF ASSIGNED:
PLAN REVIEW FEE DEPOSIT REC'D:



## **Attachment to Re-Zoning Application**

### **Stone Bridge Estates**

The employee owners of McBride & Son Homes are proud to have the opportunity to build homes in the Stone Bridge Estates subdivision in the City of O'Fallon. McBride has a long history of successful partnerships with the City of O'Fallon on outstanding residential developments, including the Stone Briar subdivision. McBride Stone Bridge, LLC ("McBride") currently has 55 of the 63 single-family detached lots under contract. McBride is proposing to construct homes on these lots in the Stone Bridge Estates subdivision with minimal clarifications and changes to the Master Plan Development zoning that is currently in place for the entire development which is a 66.8 acre tract of land that included a church site, 110 villa units and 63 detached single-family residential units. McBride will be constructing its popular Bayside and Oakwood series of single-family detached homes. McBride includes fully-sodded lots, one street tree, and approximately ten plants/shrubs in a mulched area in the front yard of each lot to provide a very pleasing and welcoming appearance.

McBride is requesting the City's approval for revisions to the SR-1B Master Plan Development Zoning Ordinance covering all 55 lots McBride has under contract.

**Revised Zoning Ordinance:** McBride requests the City's approval to amend the Zoning Ordinance over the 55 lots McBride has under contract for the following reasons:

- The current Zoning Ordinance mistakenly states that there are 62 detached single-family residences, when in fact there are 63 planned and platted detached single-family residences pursuant to the record plat previously approved by the City.
- The current Zoning Ordinance approves the elevations from previous builders' homes. The previous builder(s) are no longer completing the build-out of the subdivision and, therefore, McBride is requesting that its elevations be approved.
- The current Zoning Ordinance states that the square footage of the homes will be between 1,800 and 2,400 sq. ft. (which square footage may have been intended to include basement square footage). McBride is requesting that the minimum square footage be 1,500 square feet (not including basements) and that there be no maximum square footage.
- The current Zoning Ordinance states that the exterior materials will contain brick and siding. McBride would like to clarify that brick, siding, or a combination of both, may be used on each residence constructed.
- The current Zoning Ordinance states a park fund contribution of \$64,770 is required for the overall development. McBride would like to clarify that the park fund contribution is \$866.19 per home constructed by McBride.
- The current Zoning Ordinance discusses setbacks for the SR-1B as being 25' front, 25' rear and 15' between homes and an exception was made for Lots 1 through 7 to have a 20' front setback in order to accommodate the construction of a deck on the back of the homes (as granted per Variance No. ZH02012-02). McBride would like to confirm the setbacks in the amended ordinance.

- The current Zoning Ordinance requires a southbound turn lane on Hartman Lane, a stub street along the west side of the development, and a drive aisle providing secondary access to Hartman Lane. McBride would like to clarify that these requirements have been satisfied and nothing further will be required of McBride for the development.
- The City indicated to McBride that there was an agreement between the previous builder and the Stone Bridge Villas HOA regarding the construction of homes on Lots 1 through 7. McBride met with the Stone Bridge Villas HOA and reached an agreement which is memorialized in a letter agreement signed by the parties.

# Royal II

## The Bayside Series



Country Colonial



Provincial



Colonial



Renaissance

# MCBRIDE & SON HOMES

*A Company Owned by its Employees*



# Ashford

## *The Bayside Series*



Classic



Prairie



American Colonial



Traditional



French Colonial



Renaissance

# MCBRIDE & SON HOMES

*A Company Owned by its Employees*

# Maple

## *The Bayside Series*



Country Colonial



Craftsman



Colonial



Provincial

# **MCBRIDE** **& SON** **HOMES**

*A Company Owned by its Employees*

# *Berwick*

## *The Bayside Series*



Classic



Craftsman



Prairie



Tudor



Country II

# **MCBRIDE** **& SON** **HOMES**

*A Company Owned by its Employees*



# *Sterling*

## *The Bayside Series*



Classic



Prairie



Revival



Tudor



Country



Craftsman

# **MCBRIDE** **& SON** **HOMES**

*A Company Owned by its Employees*



# *Hickory*

## *The Oakwood Series*



Country Colonial



Colonial I



Provincial



Colonial II

# **MCBRIDE** **& SON** **HOMES**

*A Company Owned by its Employees*

# Cambridge

## The Oakwood Series



Country Colonial



Colonial II



Colonial III



French Provincial



French Colonial II

# MCBRIDE & SON HOMES

*A Company Owned by its Employees*

# *Magnolia*

## *The Oakwood Series*



Country Colonial



Colonial



French Colonial



French Provincial

**MCBRIDE**  
**& SON**  
**HOMES**

*A Company Owned by its Employees*





# *Hermitage II*



## *The Oakwood Series*



Country Colonial



Colonial II



Provincial



Plantation II



American Colonial



Traditional II

**MCBRIDE**  
**& SON**  
**HOMES**

*A Company Owned by its Employees*

# *Sequoia*

## *The Oakwood Series*



Colonial



French Colonial



American Colonial



Provincial



Renaissance

# **MCBRIDE** **& SON** **HOMES**

*A Company Owned by its Employees*

# Nottingham

## The Oakwood Series



Classic



Colonial



French Colonial



Provincial



American Colonial

# MCBRIDE & SON HOMES

*A Company Owned by its Employees*



# *Pin Oak*

## *The Oakwood Series*



Country Colonial



American Colonial



Traditional



Renaissance



Craftsman



Rustic Craftsman

# **MCBRIDE** **& SON** **HOMES**

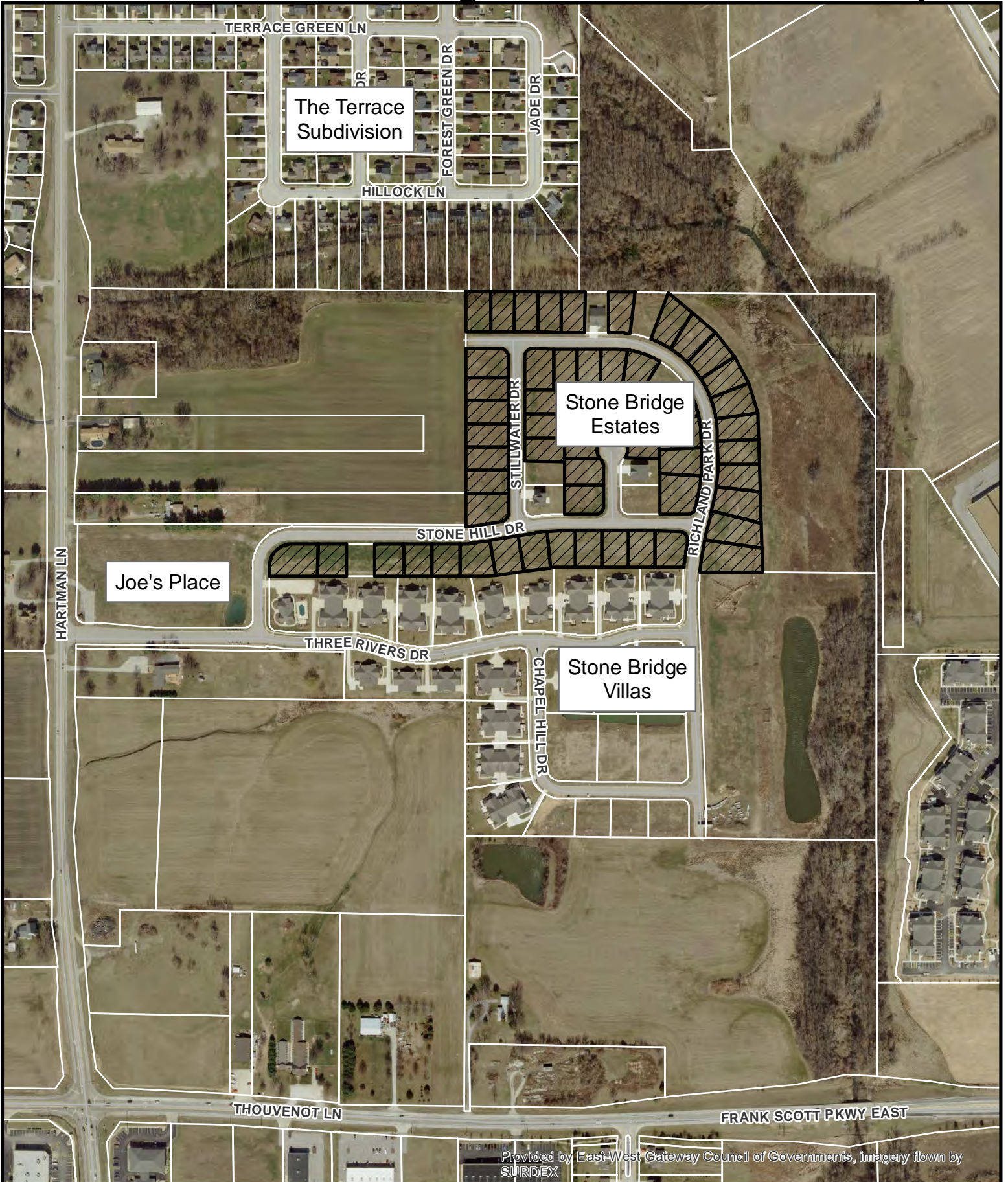
*A Company Owned by its Employees*



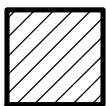




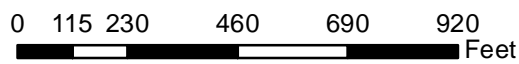
# P2015-14: Stone Bridge Estates - Land Use Map



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



Subject Properties



16091 Swingley Ridge Road  
Suite 300  
Chesterfield, MO 63017



636-537-2000  
Fax 636-537-2546

Aaron Windholz  
Direct Dial: (314) 336-0234

October 2, 2015

Houston Handley, President  
Carroll Wheeldon, Secretary  
Tim McCann, Treasurer  
Stone Bridge Villas Homeowners Association

**Re: Letter Agreement regarding Stone Bridge Estates**

Dear Directors:

First of all, I want to thank you for meeting with me and Jon Kelley on September 2, 2015 to discuss this matter. We very much appreciate your time and we enjoyed meeting with you and understanding your concerns and requests related to the Stone Bridge Estates homes. As we discussed in that meeting, McBride Stone Bridge, LLC ("McBride") is under contract for the option to purchase the remaining vacant lots in Stone Bridge Estates ("Estates"). Through the process of due diligence, McBride was made aware by the City of O'Fallon ("City") that the Stone Bridge Villas Homeowners Association ("Villas HOA"), on behalf of the Stone Bridge Villas homeowners, made requests to the previous homebuilder, Dettmer Homes, concerning the homes to be constructed in Stone Bridge Estates. The purpose of the September 2, 2015 meeting was to understand exactly what the requests of the Villas HOA are with regard to the homes in the Estates and to memorialize the agreement in a letter for the purpose of clarification and providing information to the City. This letter agreement shall set forth the entire agreement between McBride and the Villas HOA regarding the homes in the Estates.

1. McBride shall not offer for sale or build any plans on lots 1 through 7 of the Estates that are more than one-story in height. The Villas HOA does not desire and is not granted any approval rights on any specific lot or plan for any lots within the Estates, including, but not limited to, square footage of any homes located within the Estates or architectural style or materials used on any lots located within the Estates.
2. Any home that McBride constructs on Lots 1 through 14 of the Estates shall have earth-tone-colored exteriors and all exterior windows will have shutters to match the style of the rest of the home (except where shutters will not fit, such as on bay windows).
3. Should McBride construct a home on any of lots 1 through 14 of the Estates, McBride will cause to be constructed a 5' tall vinyl fence along the rear property line of such lot, common with the property line of the corresponding villa lot. Such fence will be maintained by the Estates homeowners' association.



4. If, and only if, McBride constructs and closes on the sale of the home to a customer on any of lots 1 through 14 of the Estates, McBride will pay \$428.57 per lot to the Villas HOA following such closing of each such lot. This payment is made for the Villas HOA to purchase and plant trees on the villas property side of the fence installed on the common property line as discussed in Item No. 2 of this letter agreement. The maintenance of the trees will be the responsibility of the Villas HOA.

By signature below, the Villas HOA, for and on behalf of the owners of the Stone Bridge Villas, represent and warrant that the items listed above represent the entirety of the requests made by the Villas HOA and represent the entire agreement governing the development and building within the Estates. This agreement supercedes and replaces any previous agreements entered into by between the Villas HOA and any owner, developer or homebuilder, including, but not limited to, Dettmer Homes, related to the Estates.

Yours very truly,

McBRIDE STONE BRIDGE, LLC

By:

Aaron Windholz  
Project Manager

Agreed and consented to by:

Stone Bridge Villas Homeowners Association

By: Houston Handley  
Director: Houston Handley, President

By: Carroll B. Wheeldon  
Director: Carroll Wheeldon, Secretary

By: Tim McCann  
Director: Tim McCann, Treasurer

Dated: October 7<sup>th</sup>, 2015

A01918106

CLERK'S CERTIFICATE

BOOK 4199 PAGE 1831

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR ) ss.  
CITY OF O'FALLON )

120-7-528

I, PHILIP A. GOODWIN, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 3344 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 6th day of June 2005, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinances of the City kept by myself, a book labeled Ordinances 3319 -

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 30 day of JUNE 2005.

(SEAL)

PHILIP A. GOODWIN,  
City Clerk  
City of O'Fallon  
St. Clair County, Illinois



36

**ORDINANCE NO. 3344**

**BOOK 4199 PAGE 1832**

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O'Fallon,  
Illinois [Planned Use Development known  
as "Stone Bridge Master Planned  
Development" Parcel Numbers  
(03-36.0-300-023 and 03-36.0-300-024)]**

**WHEREAS**, the applicants, Reverend Jerry Casey, MCC Enterprises at Illinois Inc., and John Holthaus, Stone Bridge Villas, LLC, are requesting to develop a Master Plan Development consisting of 62 single-family residences, 110 villa units and a 5.5 acre church site, and the applicant proposes to rezone the property from A, Agriculture to SR-1B, Single-Family Residence Dwelling District and MR-1(P) Planned Two, Three, and Four-Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit B); 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 2052, "Planned Uses"; and

**WHEREAS**, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on April 12, 2005, in accordance with state statute, and recommended to deny the petitioner's request to obtain SR-1B and MR-1(P) District zoning for the property subject to the conditions as outlined in the report from the Planning Commission, attached hereto and declared to be an inseparable part hereof (Exhibit A); and,

**WHEREAS**, following the public hearing on April 12, 2005, the applicants revised the Stone Bridge Master Planned Development, thereby eliminating the condition to grant variances for the front and rear setbacks of the villa development; and,

**WHEREAS**, on April 25, 2005, the Community Development Committee of the City Council reviewed the revised Stone Bridge Master Planned Development and recommended the project for denial; and,

**WHEREAS**, the applicant has agreed to develop the property and buildings in accordance with the attached Preliminary Site Plan, along with the building types and materials included in Exhibit B, and consistent with the recommendations of staff, and all applicable laws, including City Ordinance 2052 regulating Interim Planned Uses, in a manner considerate of adjoining properties, and to protect the general public safety, health, and welfare.

**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. Approval of the Zoning Amendment and Preliminary Site Plan.** That upon the effective date of this Ordinance, the described property, known as “Stone Bridge Master Planned Development” Planned Use, be henceforth classified as zoning district SR-1B, Single-Family Residence Dwelling District and MR-1(P) Planned Two, Three, and Four-Family Residence Dwelling District, from its present A, Agricultural zoning designation and that said development be approved as a Planned Development and constructed in accordance with the proposed Preliminary Site Plan and the conditions set forth in Exhibit A. The terms and conditions of the approval are as follows:

1. The villa development shall include minimum 25’ front and 25’ rear yard setbacks, minimum 15’ utility easements along the front and rear property lines, a street with a minimum pavement width of 30’ in a 54’ City right-of-way and a sidewalk on both sides of the streets.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22’ in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development. This entrance shall be for emergency access only at this time.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.
5. All grading, street and utility construction shall be done in a single phase for the entire planned development.
6. A southbound left turn lane and any other necessary improvements shall be constructed on Hartman Lane as part of the infrastructure requirements for this development in order to protect the general public health, safety, and welfare.

**Section 2. Filing.** 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.

**Section 3. Passage.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this 6th day of June 2005.

\*\*\*\*\*

ATTEST:  
(seal)

Approved by the Mayor this 6th day  
of June 2005.

    
Philip A. Goodwin, City Clerk of Clair County, Illinois Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmidt	Medford	Mayor Graham	SUB TOTALS
Aye				X		X	X	X	4
Nay		X	X						2
Absent	X				X				2

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye			X	X		X	X	4	8
Nay	X	X			X			3	5
Absent								0	2




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 MEMORANDUM
 

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**TO:** Community Development Committee  
**FROM:** Lisa Reime, Planner  
**THRU:** Ted Shekell, Director of Planning and Zoning  
**DATE:** April 22, 2005  
**SUBJECT:** Stone Bridge Master Planned Development - Planning Commission Update

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**Planning Commission Update**

The Planning Commission held a public hearing on the above referenced application at their Tuesday, April 12, 2005 meeting. The Commission voted 2 - yes and 6 - no, to recommend approval with the following conditions:

1. The villa development shall include minimum 20' front and 20' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 42' City right-of-way and a sidewalk on one side of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.

Following the public hearing, the developer revised the villa portion of the Master Plan. The density of the villas has been further reduced to 110 villa units and no variances would be required for the revised development plan. All streets with the single-family subdivision and the villa development will meet City standards and will be public streets. The developer has submitted a proposal which outlines the revisions to the plan.

**Staff Recommendation:** Staff recommends approval of the Stone Bridge Villas and Estates Development.



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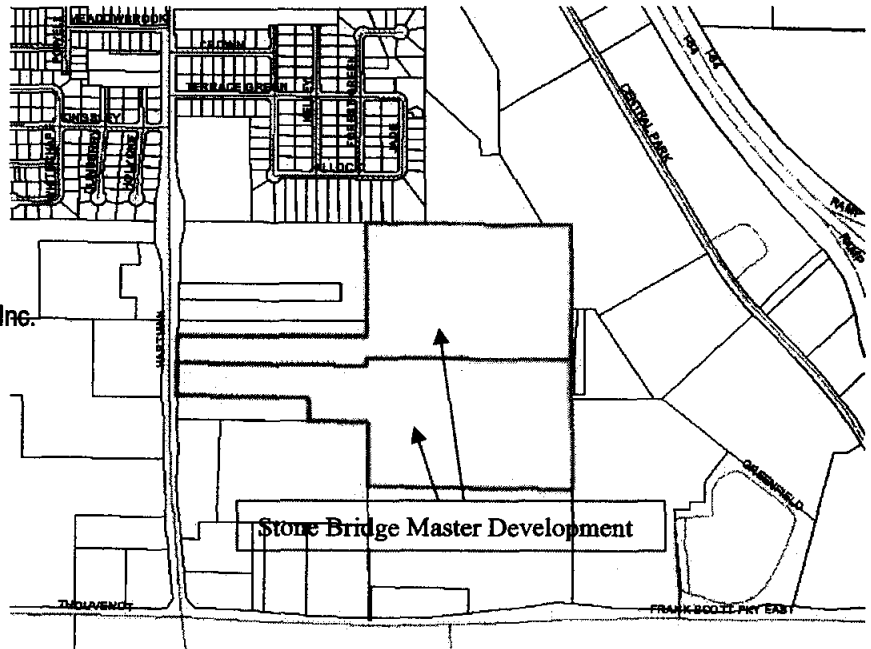
**PROJECT REPORT**

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**TO:** Planning Commission  
**FROM:** Lisa Reime, Planner  
**THRU:** Residential Zoning and Subdivision Subcommittees  
Ted Shekell, Director of Planning and Zoning  
**DATE:** April 4, 2005  
**SUBJECT:** P2005-08: Stone Bridge Master Planned Development – Zoning Amendment

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**Location:** Hartman Lane, north of Frank Scott Parkway  
**Applicants:** Stone Bridge Villas, LLC  
John Holthaus  
14562 Burnley Court  
Chesterfield, MO 63017  
Rev. Jerry Casey  
MCC Enterprises & Illinois Inc.  
9500 B Collinsville Road  
Collinsville, IL 62234  
**Owners:** Same as above  
**Submitted:** February 18, 2005 (paid)  
**Subcommittees:** Residential Zoning  
Subdivision Review



**Project Summary**

The applicants, John Holthaus, Stone Bridge Villas, LLC, and Rev. Jerry Cased, MCC Enterprises & Illinois, Inc., have filed an application requesting approximately 66.80 acres of land be rezoned from A, Agricultural District, to MR-1(P), Planned Two, Three and Four-Family Residence Dwelling District, and SR-1B, Single-Family Residence Dwelling District. The property is comprised of two parcels, located on the east side of Hartman Lane, approximately 1,500 feet north of Frank Scott Parkway. Each parcel includes approximately 200' of frontage along Hartman Lane, 33.4 acres in size and irregular shaped. The property will be served by the City of O'Fallon water and by Caseyville Township sanitary sewer.

The proposal includes a residential development consisting of condominiums, or villas, marketed to retirees and pre-retirees to be developed on Parcel #1 (the parcel to the south). The development is an Empmark franchisee which has been constructed all across the country. The plan includes the construction of 32 buildings; 31-4 unit villas, 1-2 unit villas and a clubhouse, for a total of 126 dwelling units. Fourteen off-street parking spaces will be constructed adjacent to the club house. The villa units range in size from 1,321 square feet of living space to 1,856 square feet of

living space. The construction of the villa units will include wood frame construction, architectural shingles, brick and siding. Each unit will include an attached two-car garage. The villas development includes 9.29 acres of open space and flood plain, which is located on the eastern portion of the property. The applicant is proposing to construct a 30' wide public street in 42' of City right-of-way and a 4' sidewalk on one side of the street. They are requesting a variance from the City's requirement of 54' of right-of-way to 42' of right-of-way. This development is similar to the proposal submitted by Mr. Holthaus a few months ago for the Villas of Hartman Lane and requires the MR-1(P) zoning. The first proposal included 144 villa units, 24' private streets and no sidewalks within the development. This proposal was subsequently withdrawn by Mr. Holthaus.

The Stone Bridge Master Planned Development also includes a single-family residential subdivision to be developed on Parcel #2 (the parcel to the north). The plan includes the construction of 62 single-family dwelling units on lots with a minimum lot size of 10,000 square feet. The size of the dwelling units will range in size from 1,800 sq. ft. to 2,400 sq. ft. The construction of these homes will be wood frame construction, architectural shingles, brick and siding. The applicant is proposing to construct a 30' wide public street in 54' of City r-o-w and 4' sidewalks on both sides of the street as required by the subdivision ordinance. The flood plain which is located on the second parcel will remain undisturbed by the developer. This development requires the SR-1B zoning.

The parcels will also provide five (5) acres of land for a third use - a community church. The proposed church will be a 20,000 sq. ft. facility and a parking lot. The construction of the church will match the construction of the villas and the single-family residential lots. The church will be required to come before the Planning Commission and the City Council when they are farther along with their plans to receive zoning approval. The property reserved for the church will provide the Stone Bridge Master Planned Development with a secondary access onto Hartman Lane.

The Stone Bridge Master Planned Development has access from Hartman Lane. The applicants are proposing to construct a street, approximately 700 feet in length from Hartman Lane to the entrance of the villas development. This section of street would be constructed in accordance with the City's street standards and would include 60' of right-of-way and a 37'2" pavement width. As noted, the five acres devoted to the church will provide a secondary access to the development, although the access will remain a private drive aisle. This secondary entrance will be constructed during the first phase of the development in order to provide secondary emergency access to the development.

#### **Applicable Ordinances, Documents and Reports**

**Applicable Ordinances: Zoning Ordinance and Interim Planned Use Ordinance.** The proposed residential development is subject to Article XIX Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the MR-1, Two, Three, and Four-Family Residence Dwelling District and the SR-1B, Single-Family Residence Dwelling District requirements. Public Notice of this project has been fulfilled in accordance with Section 8.03 and 8.04 of the City of O'Fallon Zoning Ordinance. 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 Planning and Zoning Department.

**Applicable Documents: O'Fallon Comprehensive Plan.** The Comprehensive Plan Future Land Use Map depicts the subject property as Single-Family Residential, except for a small portion of the parcel to be used for the villas development, which is depicted as Neighborhood Residential. The density of Single-Family Residential is no more than 3 dwelling units per acre and is to include single-family detached dwellings or cluster type of subdivisions as a planned use. The density of Neighborhood Residential is no more than 7 dwelling units per acre and is reserved for single-family detached and single-family attached (villas) as planned use.

The Comprehensive Plan includes several goals and objectives that are relevant to the proposed development. The development is consistent with a land use, design, and community appearance goal which states, "to preserve the character and stability of existing neighborhoods, encourage a balanced range of housing options, and promote the continued development of new, high quality residential developments in our growth areas." An objective of this goal is to "encourage the development of residential options for senior citizens of varying incomes and lifestyles, including supportive living facilities, and master planned residential communities with amenities needed and desired by that population." An economic development goal of the City is "to promote responsible, high quality residential and non-residential development and encourage the expansion of existing commercial and industrial activities in a manner that maximizes existing financial and economic resources and minimizes the need for new facilities and services." A policy which is found under the Community Development Policies recommends requiring multiple routes of ingress and egress for major residential developments to accommodate emergency vehicles while ensuring that these routes are not designed to become collector routes for non-emergency traffic.

### Discussion Points/Issues

The Residential Zoning and Subdivision Review Sub-Committees met with the applicant on site on March 11, 2005, to discuss the project and issues detailed below. Additional issues have been identified through further staff review and have been included in the discussion below. The following persons were present:

Mary Schmidt, Planning Commission  
John Holthaus, Stone Bridge Villas, LLC  
Ted Shekell, Planning Director, City of O'Fallon  
Gene McCoskey, Planning Commission

Brian Harris  
Ken Pinzke, Planning Commission  
Lisa Reime, Planner  
Rev. Jerry Casey, MCC Enterprises @ Illinois, Inc.

### Access and Circulation

City staff and the Planning Commission had a concern with the developer's first proposal in regard to the villa development having only primary access to the property. The Stone Bridge Master Planned Development depicts one primary entrance from Hartman Lane which will be built to City street standards and a secondary access from Hartman Lane which consists of private drive aisle through the five acres of land reserved for the church. The developer of the single family development (Parcel #2), was asked to stub a street to the west of the single family development to eventually provide a second access to Hartman Lane and has complied with this request.

The applicants are proposing to construct a street, approximately 700 feet in length from Hartman Lane to the entrance of the villas development. This section of street would be constructed in accordance with the City's street standards and would include 60' of right-of-way and a 37'2" pavement width. The applicants are proposing to construct a 30' wide public street in 42' of City right-of-way and a 4' sidewalk on one side of the street in the villa development and a 30' wide public street in 54' of City r-o-w and 4' sidewalks on both sides of the street as required by the subdivision ordinance in the single-family residential development. It was discussed with the applicants that either the right-of-way width or the setback requirements could be modified in the villas. City staff preferred that the right-of-way be platted and 15' utility easements dedicated and that the variance could be granted on the front or rear yard setbacks.

A traffic study was required for the original proposal for the villa development and has been conducted based on the new development. The study indicated that the developments warrant a left turn lane, southbound on Hartman Lane. This improvement should be recommended as a condition for approval.

### Setbacks and Utility Easements

The MR-1 District requires 25' front and rear yard setbacks. It is recommended that setbacks be granted in the villa development allowing a 20' front yard setback and a 20' rear yard setback in order to have flexibility in locating and

constructing the actual villa units. A minimum fifteen foot (15') utility easement is proposed along the front and rear yards of each villa lot.

A twenty foot (20') front and rear yard setback will allow the developer to accommodate a 42' right-of-way for the street and maintain 15' utility easements along the front and rear yards. Twenty foot (20') front and rear setbacks have been approved for similar villa developments including Villas at Hearthstone and Cambridge Condominiums.

#### Park Space Requirements

In accordance with the new Subdivision and Development Control Ordinance, 2.54 acres of park land would be required for this development. The villa development includes a clubhouse, pool and open space on 1.34 acres which can meet ½ of (1.27 acres) of the park requirement. The developers have stated that they will make a cash contribution in lieu of additional park space within the developments to meet the park requirement, which would equal approximately \$64,770 to the City's park fund.

#### Correspondence Received

As of the date of this report, staff received two phone calls from Alton Seabolt, residing at 1201 Hillock Lane, and Kory Best, residing at 1213 Hillcock Lane. Mr. Seabolt expressed his opposition to the project and Mr. Best asked general questions about the project and expressed some concerns with the project. Attached is a letter and Resolution adopted by the Central School District #104, Board of Education on February 14, 2005 stating its opposition to MR Zoning in its district's boundaries. This letter and Resolution were received in response to the applicant's, Mr. Holthaus, first proposal for the Villas at Hartman Lane development. No correspondence has been received from Central School District for the Stone Bridge Master Planned Development.

**Review and Approval Criteria:** Section 19.050(B) of the Interim Planned Development Ordinance lists several criteria for evaluating planned uses. The project appears to meet the review and approval criteria as it applies to this development in the following manner:

- The proposed development meets all applicable zoning standards set forth in the O'Fallon Zoning Regulations in regards to site development, except for the variances noted in this report.
- The proposed development is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
- Development of these parcels will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties. Proper planning of utilities, access, and drainage for this development is crucial in allowing these neighboring properties to develop property.
- The Development incorporates adequate ingress and egress and an internal circulation pattern that minimizes traffic congestion.
- The site accommodates the buildings, parking, and streets with appropriate open space and safe ingress and egress.
- The proposed development meets the minimum dimension of areas of lots, and yards set forth in the applicable SR-1B district regulations and the MR-1 district regulations, except the front and rear yard setbacks for the villa development as noted in the report.
- The proposed architecture is harmonious with the surrounding residential development.

## Conclusion and Recommendation

### Summary

- Project meets all applicable sections of the City of O'Fallon Zoning Regulations, except the 25' front and the rear yard setbacks. A 20' front yard setback and a 20' rear yard setback are proposed in the Villas. A 20' front and rear yard setback were approved for similar villa developments, i.e., Villas at Hearthstone and Cambridge Condominiums.
- The residential development is in harmony with the Comprehensive Plan and the future land use recommendations for the property which included Single-Family Residential and Neighborhood Residential land uses.
- The residential development is of acceptable design and quality.

### Recommendation

Approval of the Preliminary Development Plan with the following conditions:

1. The villa development shall include minimum 20' front and 20' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 42' City right-of-way and a sidewalk on one side of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.

Respectfully Submitted,

Residential Zoning and Subdivision Review Committees

### Attachments

- Attachment 1 – Applicant Narrative
- Attachment 2 – Site Plan, Grading Plan, Utility Plan and Landscape Plan
- Attachment 3 – Zoning Map
- Attachment 4 – Central School Letter and Resolution

RECEIVED FEB 18 2005

**STONEBRIDGE  
A MASTER PLANNED DEVELOPMENT  
PRELIMINARY DEVELOPMENT PLAN NARRATIVE**

**DENSITY**

The proposed Stonebridge Development consists of approximately 66.88 acres of agricultural land along Hartman Lane in O'Fallon, Illinois. The enclosed master planned development indicates three distinct uses. There are the Stonebridge Villas which include 31 (4 unit) residential buildings, one 2 unit residential building, and clubhouse with pool for a total of 126 dwelling units. There are the Stonebridge Estates which are 62 single family residential lots with a minimum of 10,000 square feet. The third use is the 5.40 acre site for the proposed Stonebridge Community Church.

The proposed villa units range in size from 1321 sq ft to 1985 sq ft and each has a 2 car garage. The construction of these villa homes includes wood frame construction, architectural shingles, brick and siding. Pictures of a similar development have been previously submitted. The proposed clubhouse will match the exterior of the houses. The site will include substantial landscaping around the clubhouse and pool and throughout the development. The proposed entrance sign will be a monument similar to pictures previously submitted.

The proposed estate lots will consist of single family homes ranging in size from 1800 sq ft to 2400 sq ft. The construction of these homes will be wood frame construction, architectural shingles, brick and siding.

The proposed community church will be a 20,000 square foot facility with parking lot. The construction of the church will match the construction of the villas and the estate lots.

**OPEN SPACE**

Approximately 13.74 acres of the project site is located within the floodplain. This area will not be impacted by the development and will become a prairie grass restoration area. The villas have approximately 4.13 acres of open space or park space. The total green space provided by this development is almost 18 acres which is approximately 27% of the project site reserved for open space. Per the proposed code requirements the required park space for this development is approximately 2.48 acres. This is based on 126 units at 1.97 persons per unit and 62 units at 2.83 persons for a total of 423.68 persons. At 6 acres per 1000 persons this development would require 2.54 acres. The proposed development exceeds this requirement.

**TOPOGRAPHY**

The existing topography is shown on the preliminary development plan submitted for review and approval by the City of O'Fallon. The site topography shows an existing drainage pattern from west to east to a tributary to Richland Creek. The proposed grading will generally match the existing topography.

**ACCESS**

The development will include public streets within 40', 50' and 60' wide right-of-ways as shown on the plans. Sidewalks have been incorporated into the site plan on one side of the street within the villa development and on both sides of the street within the estates section. The proposed

street widths within the development is 30' from back of curb to back of curb. The pavement will be asphalt or concrete. The proposed preliminary master plan shows a secondary entrance from Hartman Lane at the north end of the property that will serve as emergency access into the development and as a secondary access to the Church parking lot. A revised traffic study will be completed for the master planned development and the entrances will be designed and construction per the recommendations of the traffic study.

#### **UTILITIES AND INFRASTRUCTURE**

Storm sewers will be designed to carry storm water flows from the roadways to the detention facilities. Stormwater detention will be designed for the project and will be handled within the three proposed ponds shown on the development plan. Field tiles encountered during construction will be connected to the proposed storm sewers and pipe to the nearest detention facility.

Sanitary sewer service will be provided by Caseyville Township through the 15" Central Park Plaza trunk line. The capacity of the existing sanitary sewer trunk line will accommodate the flows from the proposed development.

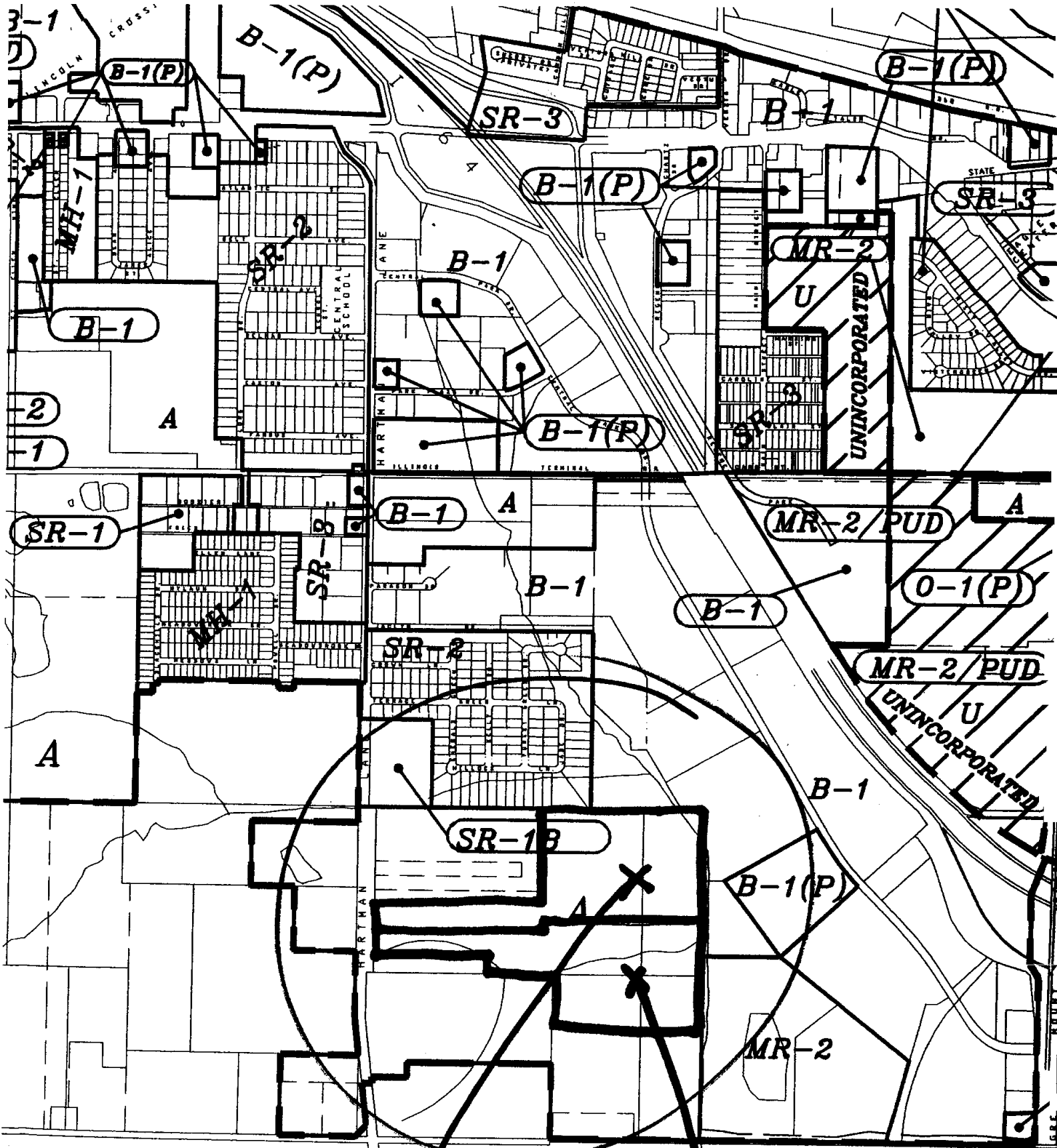
The existing waterline is along Hartman Lane and watermain extensions will be included throughout the site to serve the buildings and to provide adequate fire protection.

Both electric and gas services are available to the site and owned by Ameren IP. Telephone service is available through SBC and cable is available through Charter.

#### **SUMMARY**

The development will be designed in accordance with the City of O'Fallon and the St. Clair County requirements.

Stone Bridge Villas LLC and MCC Enterprises at Illinois Inc., the developers are requesting Planning Commission and City Council approval of the submitted preliminary master planned development application.



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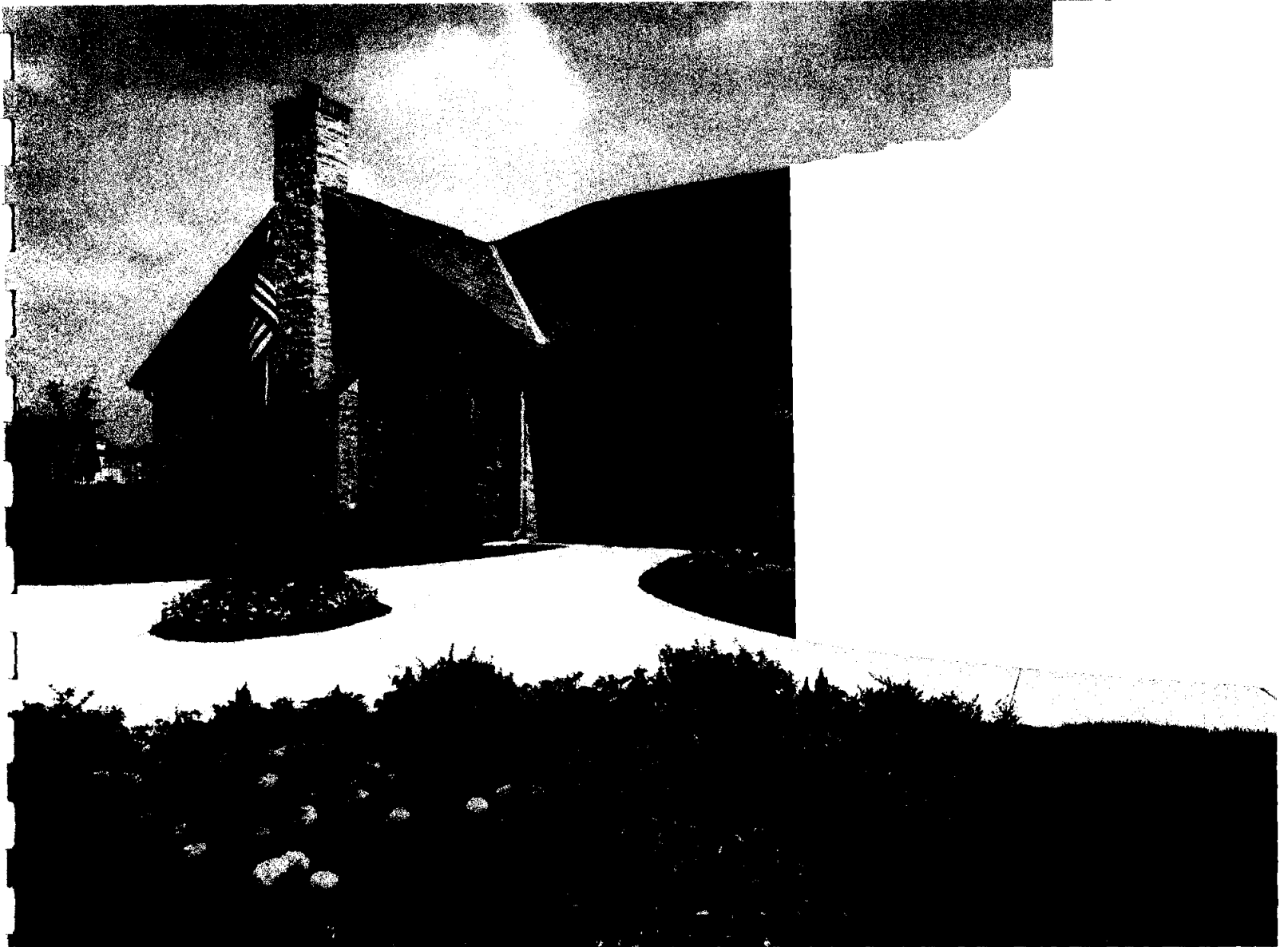
BOOK 4199 PAGE 1844



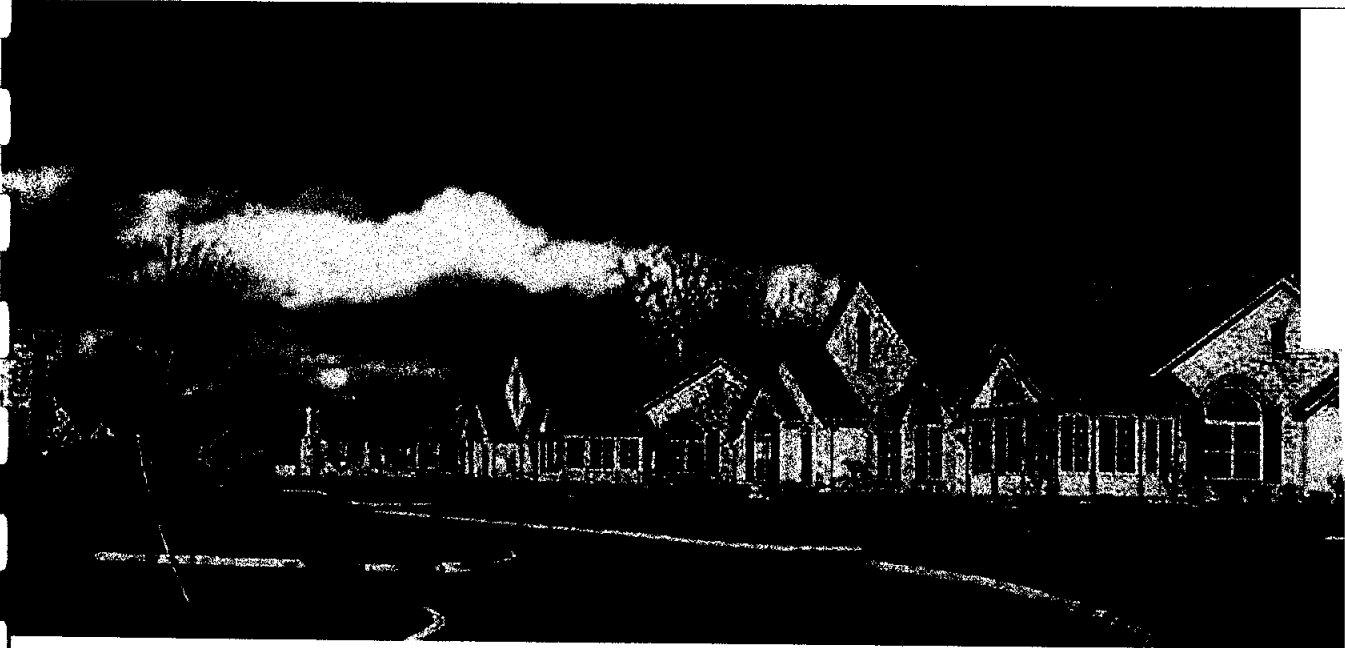
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BOOK 4199 PAGE 1846



BOOK 4199 PAGE 1847



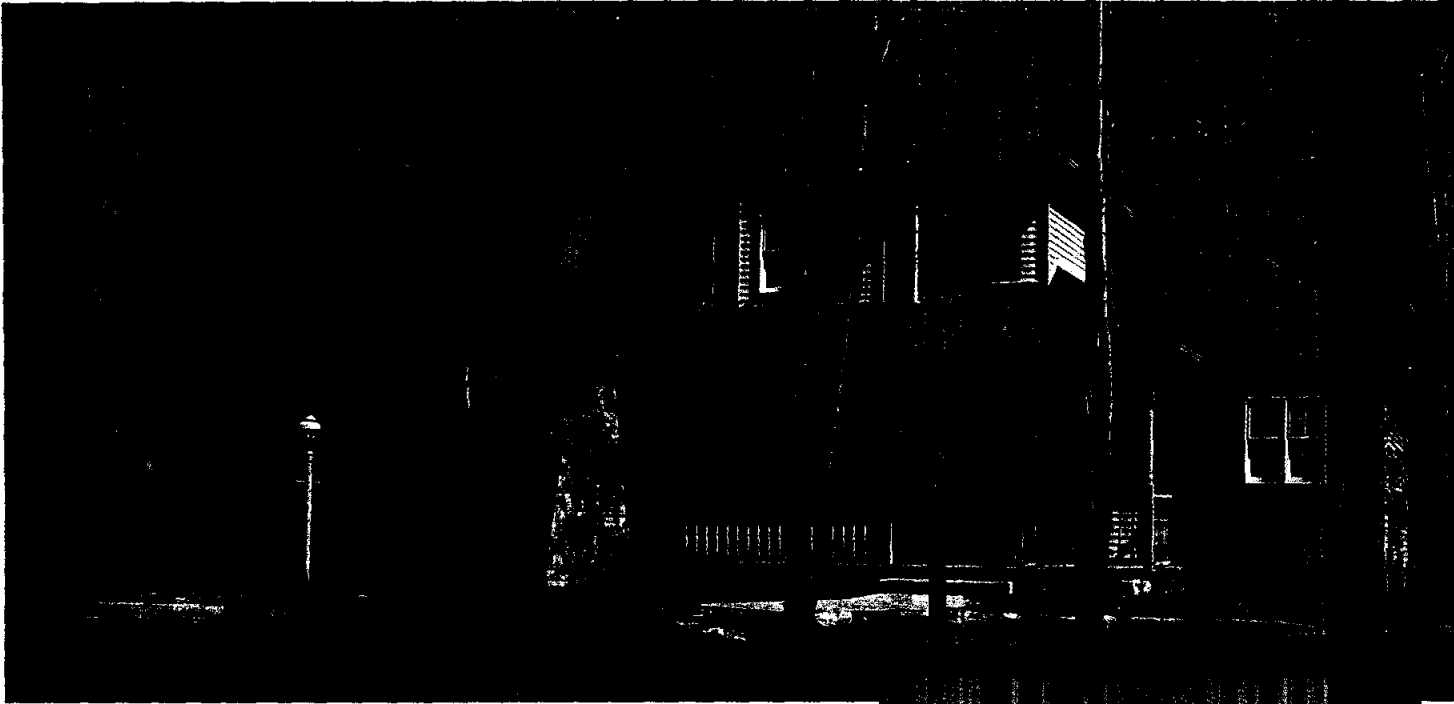


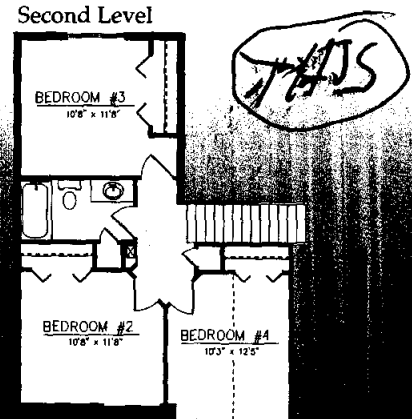
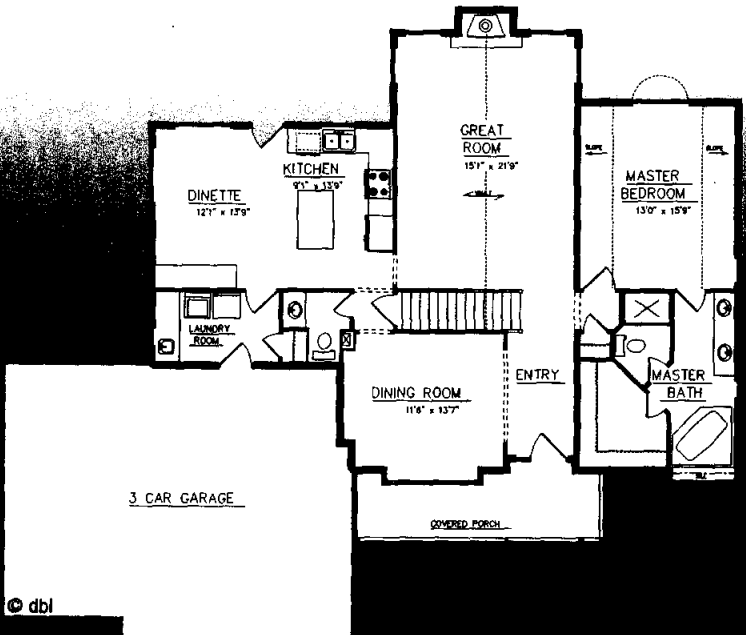
photo courtesy of Design Basics, Inc.

# Laramie



The Laramie's two story entry offers lovely views of the formal dining room with its boxed window and recessed hutch space and of the great room with its fireplace framed by transom-

topped windows. An arched window and a sloped ceiling enhance the master bedroom, and a skylight brings a pleasing touch to the master bath.



Laramie Plan No. 2285-44UBC

House plans proposed for Stonebridge Villas, single-family detached.  
- Received 5/27/05

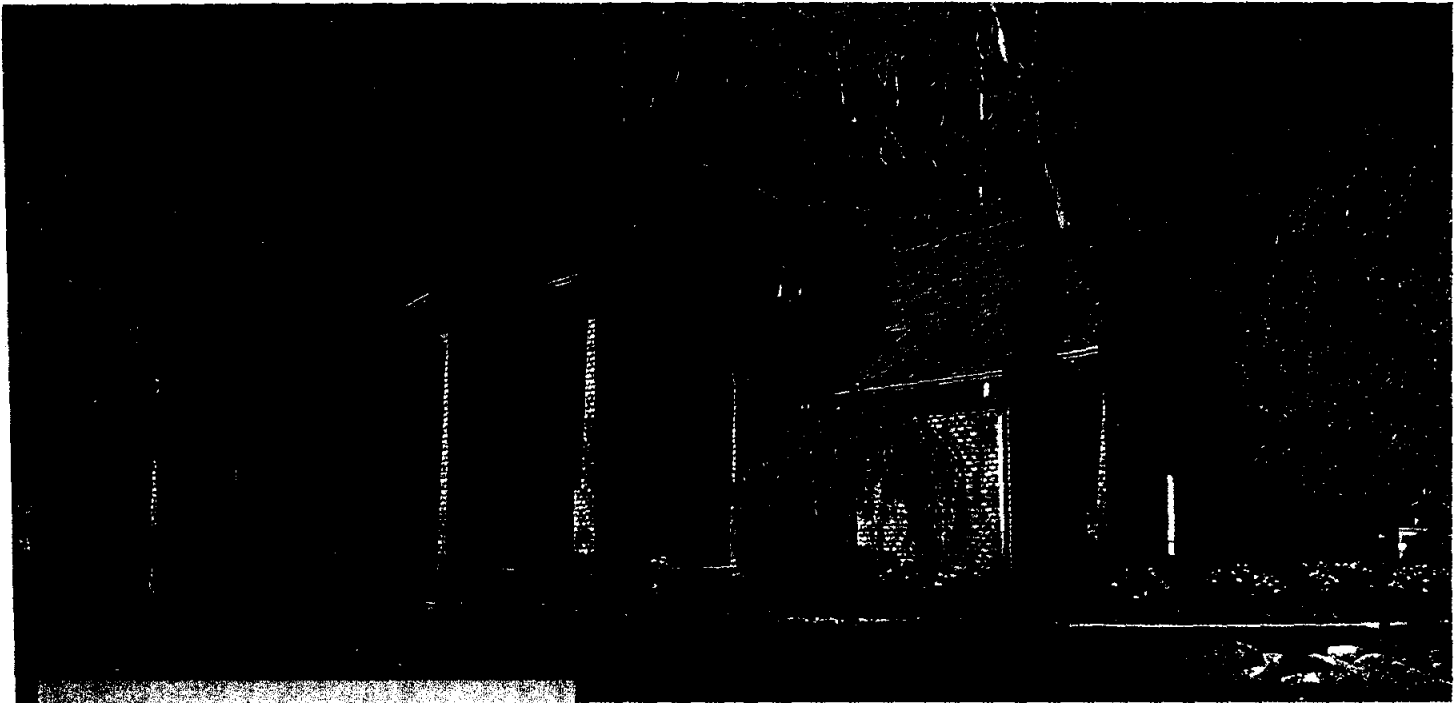


photo courtesy of Design Basics, Inc.

# Lakeville



Tall ceilings and bountiful windows give the Lakeville an airy, spacious sense. Entertaining will come naturally with a covered porch, complete with skylights, and a large gathering room with a

built-in entertainment center, snack bar, and planning desk. Other welcome amenities include a wet bar in the great room and two pantries in the kitchen.



Lakeville Plan No. 2778-44UBC





photo courtesy of Design Basics, Inc.

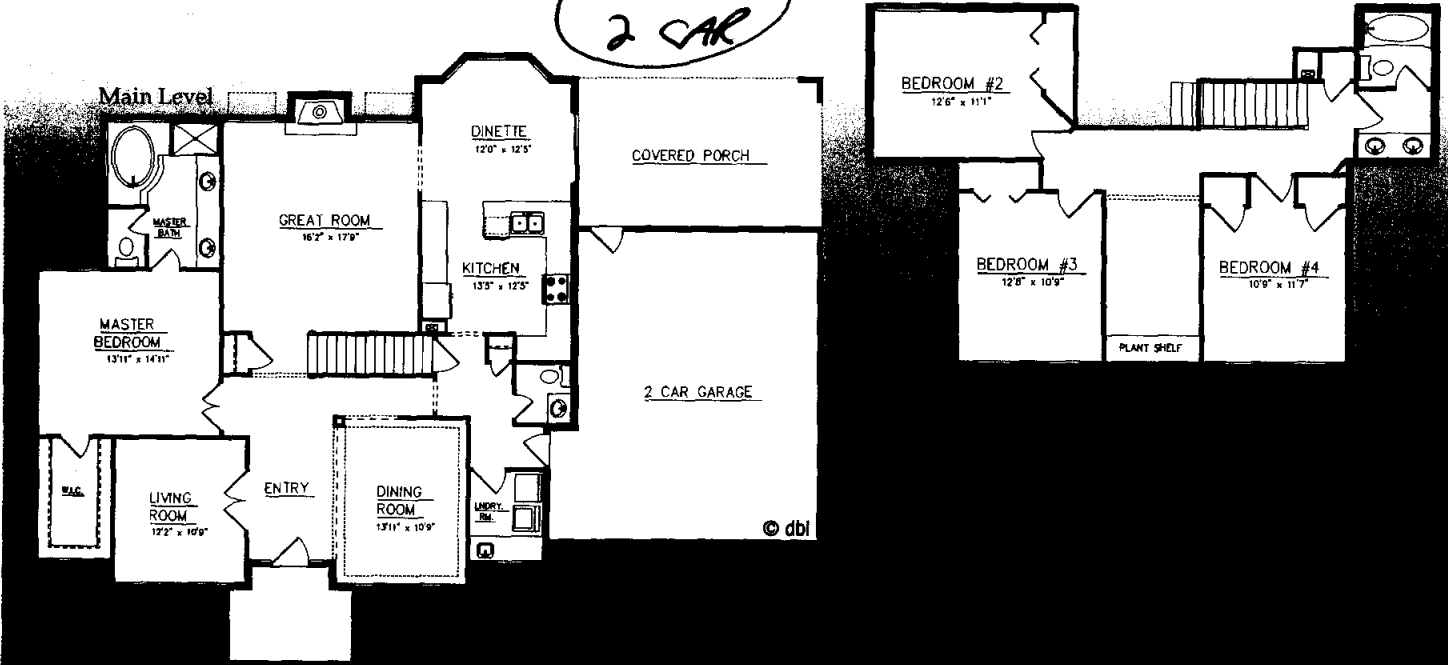
# Hamilton

The Hamilton offers a formal dining room that is defined by ceiling treatments and flooring materials. The kitchen features a wrap-around counter with lazy

susan, large pantry, and a handy built-in desk. Double doors open to a majestic master bedroom and luxurious bath.



*7415  
2 CAR*



Hamilton Plan No. 2702-44UBC





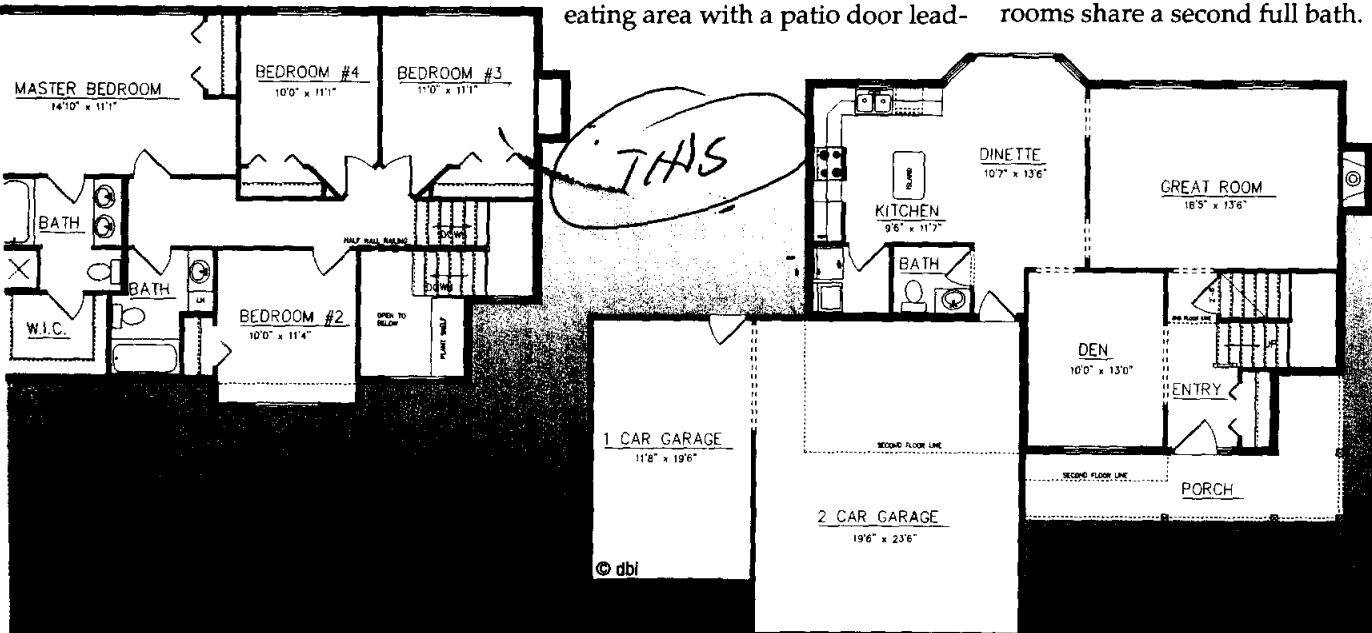
photo courtesy of Design Basics, Inc.

# Sheboygan

A wrap-around porch sets a welcoming tone. The front foyer views a den and a U-shaped staircase. Beyond the entry, windows and a fireplace bring style to the great room. Two cased openings link the great room to a bayed eating area with a patio door lead-

ing to the backyard. A center island provides extra workspace in the kitchen.

On the second floor, an over-sized master bedroom features two closets, a tub, double vanity and shower. Three secondary bedrooms share a second full bath.



Sheboygan Plan No. 1752-44UBC



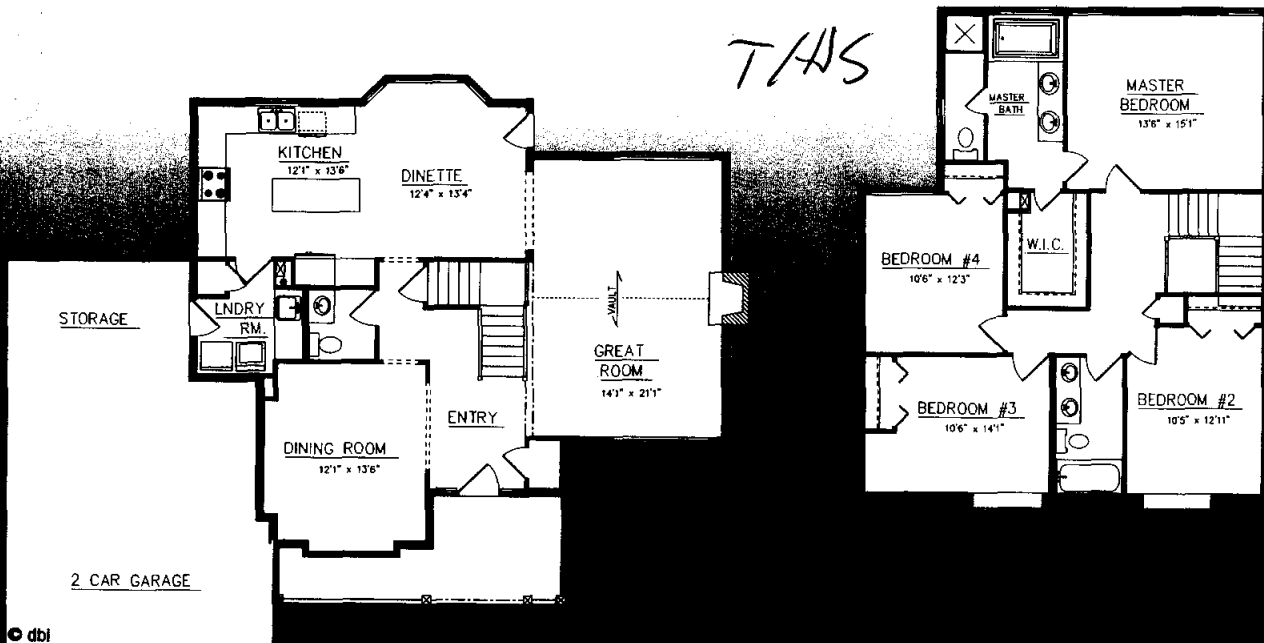


# Spirit Lake

photo courtesy of Design Basics, Inc.

A vaulted ceiling and large windows give the Spirit Lake's great room a unique look. The dining room enjoys a boxed window along with a special hutch

space. A laundry room with a coat closet and a soaking sink serves as a mud entry from the garage, which features an extra space for storage or a work area.



© dbi



Spirit Lake Plan No. 1019-44UBC



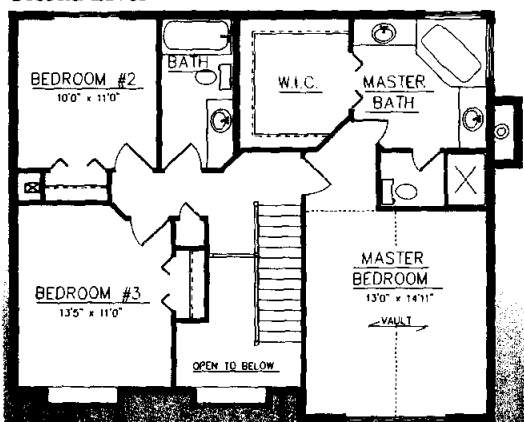
Photo courtesy of Deben Fictus, Inc.



# New Richmond

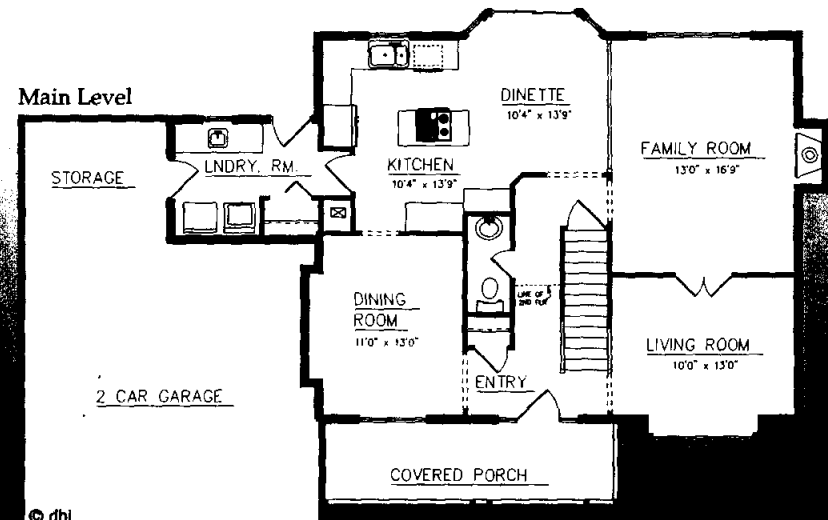
The New Richmond has a distinctive design personality that is complemented by a large covered porch with a wood railing. The living room is accented by the warmth of a boxed window and French doors leading to a cozy family room. The large laundry room provides practical access from the garage, kitchen, or outdoors.

Second Level



*THIS*

Main Level



## New Richmond Plan No. 2619-44UBC





photo courtesy of Design Basics, Inc.

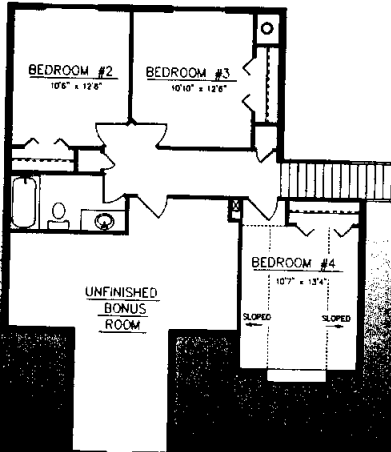
# Chamberlain



The Chamberlain's two sided fireplace spreads a cozy sense throughout the great room and breakfast area. A trayed ceiling and a triple window create a stylish master bedroom. The

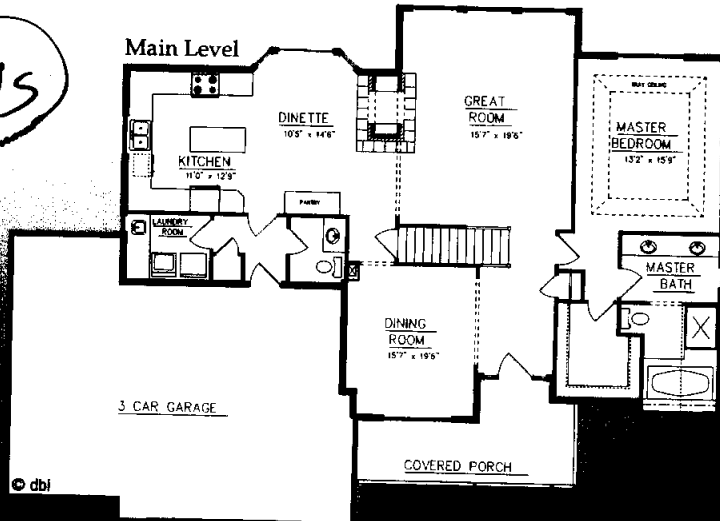
master bath includes a window seat, his-and-hers vanities and a sunlit whirlpool. On the second level, an unfinished bonus room is available for storage or expansion.

Second Level



THIS

Main Level



Chamberlain Plan No. 3249-44UBC





photo courtesy of Design Basics, Inc.

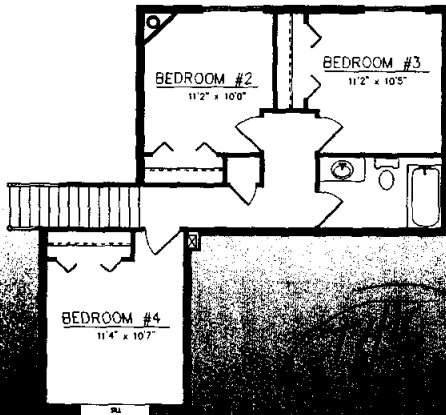
# Manchester

A striking great room sets the Manchester apart: a ceiling that soars, stacked windows and a see-thru fireplace. Beside it, the bayed breakfast area is bright and cozy with a roomy snack bar and

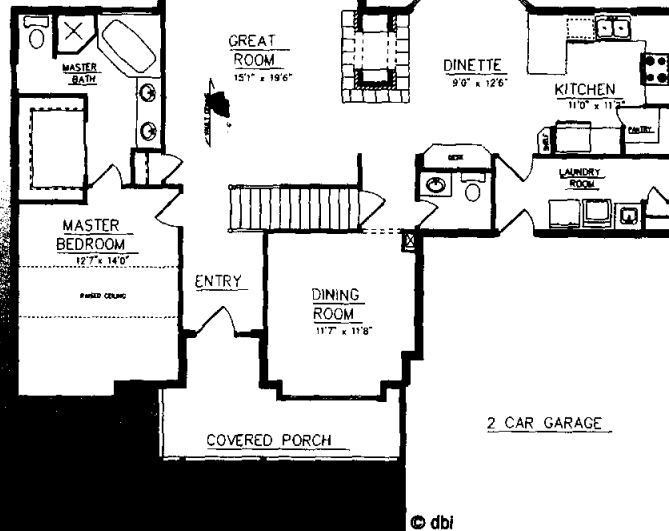
planning desk. On the other side of the home, a tall sloped ceiling and a boxed window add drama in the master bedroom, which is served by a spacious bath with corner whirlpool.



Second Level



Main Level



Manchester Plan No. 1380-44UBC



**STONE BRIDGE VILLAS**

Stone Bridge Villas has placed under contract a 33 acre tract of ground fronting on the east side of Hartman Lane just north of Frank Scott Parkway in O'Fallon, Illinois. Stone Bridge Villas plans to construct 2 and 3 bedroom garden villa homes which will be primarily marketed to "empty nesters" (both retirees and pre-retirees) and to rising young executives and single and single again homebuyers who are looking for a more carefree lifestyle. These homes will come in four basic styles and will contain between 1325 and 1926 square feet of living space and will sell at a price of \$170,000 to \$215,000. Stone Bridge Villas is an Epcon franchisee and the villas to be constructed on the property have been constructed all across the country and have been very successful toward this particular market niche. This type of product is new to the area and our market studies indicate that these villas should be very popular among the residents of O'Fallon, Illinois.

One of the key aspects of the Stone Bridge community will be the extensive landscaping that will be located throughout the project. There will be numerous landscaped areas with colorful flowerbeds and borders along each building. There will also be several prominent water features and a stone bridge at the entrance. The Residence Association will perform all of the exterior maintenance, snow removal, lawn care and landscaping tasks. A large clubhouse will be centrally located within the Stone Bridge community that will offer residents a large lounge area for social activities, a swimming pool and a fully equipped fitness center. The streets located throughout the Stone Bridge community will be private streets that will be maintained by the Residence Association that will levy monthly assessments for the maintenance of the clubhouse, private streets and common landscaped areas. The Residence Association will maintain appropriate reserves to deal with anticipated and unanticipated expenses that may arise with regard to the streets, clubhouse and other common areas.

The buildings will be constructed in such a way so that each villa enters on its own side of the building, so that architecturally, each villa will look like a large single family home as you approach the main entrance of each villa. An oversized two-car attached garage will serve each villa. The garages are designed so that the garage doors will not generally be visible from the street. Each garage will be extra deep to provide an additional storage area. All garages will be dry walled and painted on the inside. Most of the villas will be constructed so as to have cathedral ceilings, however some of the units will have flat, 9 foot high, ceilings, depending upon the style of villa that the homeowner selects. The bathrooms and kitchens will have "custom home" features that have been carefully selected to create a high quality appearance and to minimize future maintenance.

Stone Bridge Villas intends to hire 2 full-time sales agents who will sell the villas from an office area to be located within the clubhouse. It is our hope to commence sales activities in May, 2005 and to start construction of the clubhouse and the display units shortly thereafter. We feel confident that the City of O'Fallon will be very pleased with these villas and that these villas will constitute a nice addition to the City.

LEGAL DESCRIPTION

BOOK 4199 PAGE 1857

STONE BRIDGE MASTER PLANNED DEVELOPMENT

BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF OTTALON, ST. CLAIR COUNTY, ILLINOIS

LAND SURVEYOR/ENGINEER: THOUVENOT, WADE & MOERCHEN, INC. 4840 OLD COLLINGSVILLE ROAD SWANSEA, ILLINOIS 62226  
OWNER/SUBDIVIDER: STONEBRIDGE VILLAS, LLC 530 HAWYVILLE CENTRE DR, SUITE 220 ST. LOUIS, MISSOURI 63141



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

CORPORATE OFFICE: 4840 OLD COLLINGSVILLE RD. SWANSEA, ILLINOIS 62226  
WATERLOO OFFICE: 1118 EAST THIRD STREET WATERLOO, ILLINOIS 62298  
ST. LOUIS OFFICE: 1001 CRANG ROAD, SUITE 200 ST. LOUIS, MISSOURI 63148

TRACT 1  
PART OF THE SOUTHWEST 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:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1748.32 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON A NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1327.99 FEET TO A WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ON SAID WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 50.38 FEET TO A NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON SAID NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1262.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16 (A.K.A. HARRIMAN LANE); THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16, A DISTANCE OF 203.21 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2581 ON PAGE 983; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, ON SAID SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2581 ON PAGE 983 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1262.51 FEET TO A WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3018 ON PAGE 1013; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST, ON SAID WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3018 ON PAGE 1013, A DISTANCE OF 753.64 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS EAST, ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 1528.24 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33.41 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

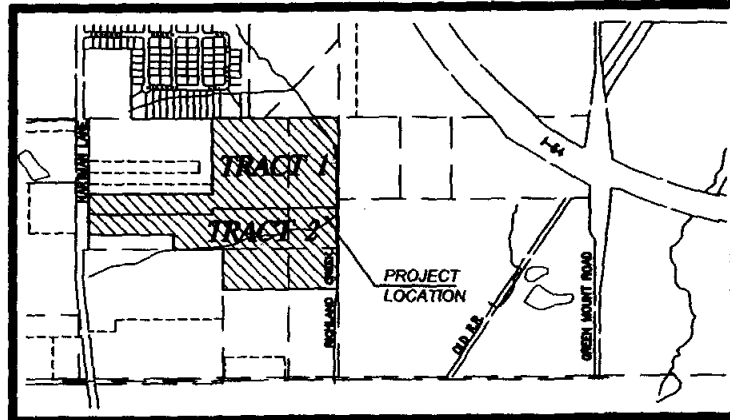
TRACT 2  
PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FROM SAID POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 861.67 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3471 ON PAGE 947; THENCE NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, ON SAID NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3471 ON PAGE 947, A DISTANCE OF 1327.39 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526; THENCE NORTH 00 DEGREES 04 MINUTES 29 SECONDS EAST, ON SAID EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526, A DISTANCE OF 434.26 FEET TO THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526; THENCE NORTH 89 DEGREES 18 MINUTES 47 SECONDS WEST, ON SAID NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 2587 ON PAGE 526, A DISTANCE OF 401.31 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 4030 ON PAGE 578; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS EAST, ON SAID EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 4030 ON PAGE 578, A DISTANCE OF 156.48 FEET TO A SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON SAID SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 860.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16 (A.K.A. HARRIMAN LANE); THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 16, A DISTANCE OF 203.21 FEET TO A NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, ON SAID NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1262.20 FEET TO A WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST, ON SAID WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 50.38 FEET TO A NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, ON SAID NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 3956 ON PAGE 1728, A DISTANCE OF 1327.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33.44 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.



VICINITY MAP NOT TO SCALE

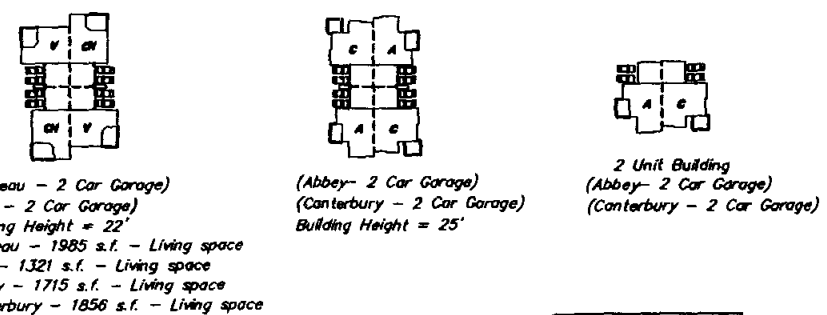
INDEX

SHEET NAME	SHEET NUMBER
COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
UTILITY PLAN	4
LANDSCAPE PLAN	5

- LEGEND
- 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED
  - - - EASEMENT LINE
  - FOUND IRON PIPE/PI
  - FOUND CONC. MONUMENT
  - CONC. MONUMENT SET
  - IRON PIPE SET

SITE DATA/SUMMARY TABLE

GROSS SITE AREA	66.85 AC.
R/W AREA	8.19 AC.
NET AREA	58.66 AC.
NUMBER OF BUILDINGS	96
1 CLUBHOUSE W/ POOL	(1) CLUBHOUSE
24 (4) UNIT ABBEY/CANTERBURY	(96) UNITS
7 (2) UNIT ABBEY/CANTERBURY	(14) UNITS
SINGLE FAMILY LOTS	(63) LOTS/UNITS
TOTAL UNITS	173 UNITS
24 ABBEY/CANTERBURY @ 8730.63 SQ FT	209,727.12 SQ FT
7 ABBEY/CANTERBURY @ 4168.63 SQ FT	29,180.41 SQ FT
CLUBHOUSE W/ POOL	5,362 SQ FT
25% MAX. LOT COVERAGE FOR 10,000 SQ FT CHURCH	63(0.25)10,000 = 157,500 SQ FT
TOTAL BUILDING SQ FT	20,000 SQ FT
GROSS DENSITY	421,769.53 SQ FT = 9.68 ACRES
NET DENSITY	2.59 D.U.A.
PROPOSED GROSS FLOOR AREA	2.95 D.U.A.
PERCENTAGE OF LOT COVERAGE	9.68 ACRES / 58.66 ACRES = 16.5%
EXISTING ZONING	A
PROPOSED ZONING	MR-1 & SR1-B
TOTAL OPEN SPACE & FLOODPLAIN	20.14± AC.

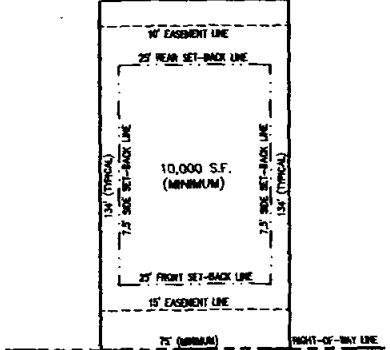


(Chateau - 2 Car Garage)  
(Villa - 2 Car Garage)  
Building Height = 22'  
Chateau - 1985 s.f. - Living space  
Villa - 1321 s.f. - Living space  
Abbey - 1715 s.f. - Living space  
Canterbury - 1856 s.f. - Living space

BUILDING TYPES

No Scale  
NOTE: Each building shall be composed of a mix of the following unit types: Villa (V), Chateau (CH), Abbey (A) or Canterbury (C). Units mix is subject to change based on demand.

All Units Have 2 Car Garages  
Maximum Building Height=25'



TYPICAL SINGLE FAMILY LOT

CITY COUNCIL APPROVAL:  
THE PRELIMINARY SITE PLAN FOR THE STONEBRIDGE MASTER PLANNED DEVELOPMENT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OTTALON, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

- AMENITIES FOR HOMEOWNERS
- CLUBHOUSE
  - POOL
  - LAKE

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION

COVER SHEET  
PLANNED UNIT DEVELOPMENT  
STONE BRIDGE MASTER PLANNED DEVELOPMENT  
CITY OF OTTALON  
ST. CLAIR COUNTY, ILLINOIS

REV	DATE	DESCRIPTION
1	07/10/05	ISSUED PROJECT SHEET
2	07/10/05	REVISED PER PLANNING DEPARTMENT COMMENTS
3	07/10/05	REVISED PER CITY AND CHURCH USE AND COMMENTS

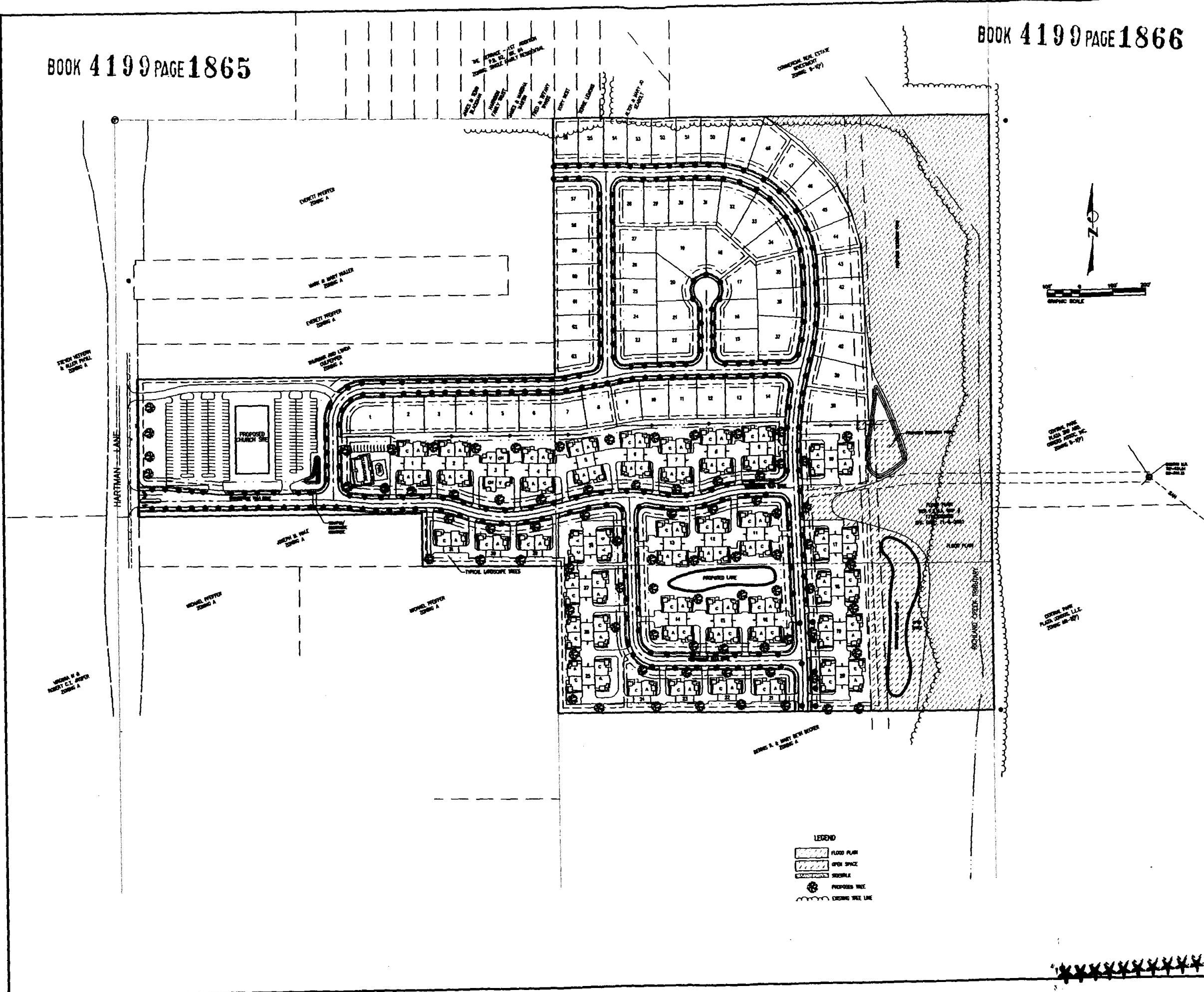
OWNER	RECORD	SHEET
DESIGNED BY		1
CHECKED BY		
APPROVED BY		
PROJECT NUMBER	001040030	OF 5 SHEETS
DATE FOR REVIEW		
DATE FOR RECORD		
SHEET PLAN	05/04/2005 7:45am	











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



**CORPORATE OFFICE**  
4840 OLD COLLINGSVILLE RD.  
SPRINGFIELD, ILLINOIS 62228  
TEL (618) 624-4400  
FAX (618) 624-6658  
corp@twm-inc.com

**WATERLOO OFFICE**  
118 EAST THIRD STREET  
WATERLOO, ILLINOIS 62298  
TEL (618) 830-5050  
FAX (618) 830-3030  
waterloo@twm-inc.com

**ST. LOUIS OFFICE**  
1001 CROWE ROAD, SUITE 240  
ST. LOUIS, MISSOURI 63146  
TEL (314) 236-5052  
FAX (314) 872-2154  
stlouis@twm-inc.com

**PROFESSIONAL RESPONSIBILITY**

I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that this is a true and correct copy of the original plan and specification on file in my office.

DATE: 5/24/05

BY: [Signature]

**STATEMENT OF RESPONSIBILITY**

I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that this is a true and correct copy of the original plan and specification on file in my office.

DATE: 5/24/05

BY: [Signature]

TITLE: LANDSCAPE PLAN  
PROJECT: PLANNED UNIT DEVELOPMENT

STONE BRIDGE MASTER PLANNED DEVELOPMENT  
CITY OF O'FALLON  
ST. CLAIR COUNTY, ILLINOIS

REV	DATE	DESCRIPTION
1	5/24/05	ISSUED PROJECT SHEET
2	5/24/05	ISSUED FOR PLANNING REVIEW COMMENTS
3	5/24/05	ISSUED PRELIMINARY LAYOUT AND CLARIFICATIONS

DESIGN BY:	REV:	SHEET:
DRAWN BY:		5
CHECKED BY:		
APPROVED BY:		

PROJECT NUMBER: 001040103 OF 5 SHEETS  
 ISSUED FOR REVIEW  ISSUED FOR RECORD  
 ISSUED FOR CONSTRUCTION  RECORD DRAWING  
 SHEET PLAN: 5/24/05 7:44am

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2010 - 23

**A RESOLUTION DETERMINING THAT PROPOSED HOME ELEVATIONS FOR  
STONEBRIDGE ESTATES ARE CONSIDERED "MINOR CHANGES" PURSUANT TO  
THE PROVISIONS OF THE CITY'S PLANNED USE ORDINANCE AND THE  
AGREEMENTS AND PROVISIONS ATTACHED HERETO**

**WHEREAS**, Scott Dettmer of Dettmer Homes proposes to build certain single family detached homes in the subdivision known as Stonebridge Estates; and

**WHEREAS**, the owner of the lots in Stonebridge Estates, Gregory Dix representing Equity South LLC, is in agreement with the proposed elevations and terms or agreement; and

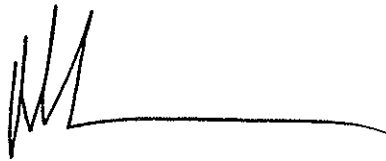
**WHEREAS**, the Community Development Committee, after carefully reviewing the matter, voted 3-0 to recommend the proposed elevations be considered "Minor Changes" by the full City Council at its meeting on April 12, 2010.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF  
THE CITY OF O'FALLON AS FOLLOWS:**

- 1) The single family house elevations and the terms and conditions pertaining to their construction, which are attached and made an integral and continuing part of this Resolution, are hereby considered as "Minor Changes" to the original approved Planned Use for the Stonebridge Subdivision, and are hereby accepted and authorized; and
- 2) That the City Clerk be and is hereby directed to file a copy of this Resolution; and
- 3) This Resolution shall become effective immediately upon its adoption by the City Council.

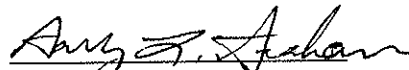
Resolved by the Mayor and City Council of the City of O'Fallon this 19<sup>th</sup> day of  
April, 2010.

Attest:



Philip A. Goodwin, City Clerk

Approved:

  
Gary L. Graham, Mayor

RECEIVED APR 27 2010

April 10, 2010

City of O'Fallon  
Mr. Ted Shekell  
255 South Lincoln Avenue  
O'Fallon, Illinois 62269

Dear Mr. Shekell:

Dettmer Homes, Equity South, LLC & the Stone Bridge Villas Homeowners Association have come to the following agreement. As part of this agreement the Stone Bridge Villas homeowners will not oppose the request by Dettmer Homes to amend the PUD to allow for the construction of additional home plans in the Estates.

- 1.) Villa homeowners agree to allow the construction of all elevations on the Livingston II, Thornton, Thornton II, Hancock II, Washington, Huntington II, Monroe, Madison, Truman, & Kennedy plans.
- 2.) The smallest floor plan offered by Dettmer Homes will be 1,878 square feet.
- 3.) All homes in the Estates to have Architectural Shingles with the same colors as the villa homes. This will be incorporated into the subdivision indentures to insure that any roof replacements in future years will also be obligated to follow this.
- 4.) Indentures & Home Owners Association will be created for Stone Bridge Estates, with a position on the board for a villa resident (most likely to be a member of the Board of the Villa HOA, but not a requirement). This position would be appointed by the Villa HOA Board, and not an elected position. The remaining 3 seats on the board will be filled by Estates homeowners. These indentures will be recorded prior to the first home closing in the Estates. A working relationship between the HOA's will be set forth in the Indentures that will allow for cost sharing for the maintenance and repair of common entry areas and other mutually beneficial features such as entry monuments, and any landscaping along Three Rivers Drive between Hartman Lane and Stone Hill Drive.
- 5.) The intention would be to ban all outdoor storage sheds and similar structures, with the exception of playgrounds, swing sets, and other play related items, provided they are kept in good repair, and are made of durable and appropriate materials
- 6.) Lots 1-14 shall have the following restrictions:
  - a. No outside storage buildings allowed.
  - b. No doghouses or dog pens allowed
  - c. No above ground pools allowed
  - d. A 5' tall vinyl fence will be installed along the rear property line common with the villa lots. Maintenance of this fence will be responsibility of Estates HOA. Color will be coordinated with Villa HOA and is intended to be of a similar color to the villa homes. This fence will be constructed with each individual home as they are built.
  - e. Dettmer Homes will make a contribution of \$428.57 upon the closing of each home on lots 1-14 to the Villa HOA for the purchase and planting of trees on the villa side



of the fence. These trees will be the responsibility of the villas HOA. This will be for a grand total of 60 trees. (60 trees x \$100 per tree = \$6,000, then divide by 14 lots = \$428.57 per lot).

- f. Earth tone exterior colors will only be allowed. These colors would be Clay, Tan, & Mist. Any additional colors would be decided in a meeting between the Villa HOA & Dettmer Homes.
  - g. All exterior windows will have shutters to match the style of the rest of the home. In certain cases, shutters may not fit (i.e. bay window). Dettmer Homes agrees to make a good faith attempt to fit the shutters on wherever possible.
- 7.) The exterior colors of lot 1 will be similar to the exterior colors on the existing villas.
- 8.) The approval of the specific floor plans does not apply to lots 1-7. Those lots will be withheld from this agreement, except as otherwise mentioned, until additional meetings can be held to determine the feasibility of building certain styles and sizes of homes. Lots 1-7 will not be offered for sale initially. If a specific buyer comes forward for one of these lots prior to a final agreement covering homes to be built on lots 1-7, Dettmer Homes will meet with the Villa HOA to review the specific plan and details and discuss whether or not it is an appropriate plan. Lots 1-7 will be limited to plans that are only 1-story tall, plus the walk-out, at the rear building wall. These homes may be smaller than 1,878 square feet if agreed to by the Villa HOA once specific plans are presented.

In general; Dettmer Homes, the Stone Bridge Estates HOA, and the Stone Bridge Villas HOA, agree to work together on any future changes, revisions, or issues that were not foreseen at the time of this agreement using the intent of this agreement as a guideline.



Scott Dettmer  
Owner  
Dettmer Homes of Illinois, LLC



Equity South, LLC





































































Call me today!  
COLUMBIA  
CHIN WALKER  
404-523-8200

803





















## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator

**Date:** December 7, 2015

**Subject:** P2015-14: Amended Stone Bridge Estates, Planned Use – 1<sup>st</sup> Reading

---

**List of committees that have reviewed:** The Planning Commission held a public hearing on the above referenced application at their November 10, 2015 meeting. The Commission voted 8-ayes and 0-nays to approve the requested Amended Planned Use application for McBride & Sone Homes, subject to the conditions recommended by staff. The Community Development Committee reviewed the amended planned use at its November 23, 2015 meeting and recommended approval with a vote of 6-ayes to 0-nays.

### **Background**

The applicant, McBride & Son Homes, is requesting a revised planned use ordinance from the City Council regarding new single-family home elevations the company is proposing to construct at Stone Bridge Estates, which is located in the same Planned Development as Stone Bridge Villas on Hartman Lane. The original Planned Development approved by Council granted that certain single-family home elevations would be built on the 63 lots in the Estates. These were homes proposed to be built by the owner of the project at that time, Rev Casey, who has since relinquished ownership of the single family Estates lots through foreclosure on the development by the bank. Since then a resolution was passed by the City Council in 2010 to approve revised elevations to Dettmer Homes. Dettmer Homes constructed 8 single-family residences. Should the elevations proposed by McBride & Son Homes be approved as a part of an amended planned use, the infrastructure is in place to begin building immediately on the remaining 55 single-family lots.

McBride & Son Homes have been building homes in the St. Louis metro area for over 60 years. McBride is currently building in O'Fallon at the Stone Briar subdivision off Old Collinsville Road. McBride & Son Homes are proposing to build their Bayside and Oakwood series of single-family homes, with sodded lots, a street tree and front lawn plantings. McBride & Son Homes proposes building single-family homes in the Estates; however, their home elevations are not the same exact ones originally approved by the City Council in the planned use development and subsequently amended by resolution for Dettmer Homes.

The purpose of the amended planned use is to provide McBride & Sons with a clean zoning approval for their construction project.

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

**Legal Considerations, if any:** None

**Budget Impact:** Park Fee of \$866.19 for each home permit approved for McBride & Son Homes.

**Staff Recommendation:** Staff believes the elevations are consistent enough with the originally approved elevations in the Stone Bridge Estate development and recommends approval of the amended planned use, with the following conditions:

1. A variance to Lot 1-7 to reduce the front setback to 20 feet.
2. A Park Fee of \$866.19 shall be collected for each home permit approved for McBride & Son Homes
3. The sidewalk associated with the lot will be constructed with each home permit approved for McBride & Son Homes.
4. All other required improvements have been constructed previously.



CITY OF O’FALLON  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING DISTRICTS  
OF THE CITY OF O’FALLON,  
ILLINOIS (DEVELOPMENT KNOWN  
AS “ACADEMY SPORTS”) LOCATED  
AT 1574 WEST HIGHWAY 50**

**WHEREAS**, Academy Sports + Outdoors, a commercial development in the City of O’Fallon, IL, which was previously zoned as part of a Planned Use Application by and through Ordinance No. 3882, pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

**WHEREAS**, the applicant, Rosalyn Holderfield of ID Associates, Inc., has filed an application requesting approval of an amended planned use rezoning to authorize construction of a 63,000 square foot, sporting good retail store at 1574 West Highway 50 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 November 10, 2015, 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 8 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 November 23, 2015 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 amending Ordinance No. 3882, the described property, known as “Academy Sports”, be henceforth, classified as zoning district B-1(P) Planned Community Business District with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting.
2. A variance to allow the front elevation to have three wall signs.
3. A variance to allow 561.8 square feet on the front elevation (facing Highway 50) and 337.13 square feet on the rear elevation (facing Interstate 64).

**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 \_\_\_\_\_ 2015.

\*\*\*\*\*

ATTEST:

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

(seal)

of \_\_\_\_\_ 2015.

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

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

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



---

## PROJECT REPORT

---

**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Community Development Director  
**DATE:** November 10, 2015  
**PROJECT:** P2015-16: Academy Sports, Planned Use

---

**Location:** 1574 West Highway 50  
**Ward:** 5  
**Applicant:** ID Associates, Inc., Rosalyn Holderfield  
**Owner:** Lincoln Crossing, LLC, Stephen DeRiesthal  
**Submitted:** October 19, 2015

### **Introduction & Background**

In April of 2015, Lincoln Crossing, LLC filed an application requesting a planned use for a parcel of land at 1574 West Highway 50 zoned B-1(P), Planned Community Business District for the construction of a new 62,943 square foot Academy Sports sporting goods store. The planned use was approved as presented to the Planning Commission and City Council. However, as final design of the building proceeded, the developer and sign consultants for the project realized the previous submittal incorrectly indicated their sign package would meet the sizing requirements of the City's codes. As indicated by the previous submittal and email from the developer, they were focused on getting the number signs allowed on the building and not the required square footage of the signage required by Academy Sports.

### **Discussion Points/Issues**

#### **Land Use / Traffic Circulation / Parking / Utilities**

No changes to the building, traffic circulation, parking or utilities have been proposed from the first submittal. The plan is for the construction of 62,943 square foot sporting goods store. The full detailed analysis of the site and building can be found in the previous Plan Commission Report for P2015-05, attached to this report.

#### **Signage**

The original sign package submitted included a building elevation, which has not changed. However, the developer incorrectly assumed the sign square footage, focusing on assuring the front elevation would be approved with three signs "Academy Sports + Outdoors" and two Academy logos to the right and left of the entrance, which consists of an "A". As the final details have been moving forward, the square footage of the signs on the front and rear elevations have been finalized and do not meet the City's 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 proposed sign package is requesting for the front elevation (facing Highway 50) to include the



"Academy Sports + Outdoors" at 451.8 square feet with two Academy logos totaling 55 square feet each. The total requested signage on the front elevation is 561.8 square feet. The rear elevation is proposing one sign, "Academy Sports + Outdoors" at 337.13 square feet.

### Variiances

The requested variances to Parking Lot Design and allowing three signs in the front elevation are still proposed and detailed analysis of the previously requested variance can be found in the previous Plan Commission Report for P2015-05, attached to this report.

*Maximum square footage of signage:* The project as proposed would be allowed up to three sides of the building to have up to 300 square feet of signage. The front building elevation is requesting a total of 561.8 square feet consisting of one large wall sign (451.8 square feet) with two smaller wall signs (55 square feet each) to either side. The rear building elevation is requesting one sign totaling 337.13 square feet. The developer has provided additional information to justify the increase in allowed signage, citing the location of the building is over 600 feet from the frontage on Highway 50 and 600 feet from the frontage on Interstate 64. The distance from these two major thoroughfares greatly reduces visibility of the store fronts should the development be required to meet the 300 square foot requirement.

Additionally, as proposed the signage on the front elevation would only account for approximately 5.5% of the total front wall elevation and the proposed signage on the rear elevation would only account for approximately 4% of the total rear wall elevation. City staff has reviewed the overall sign package and compared the request to a previous request of another retailer with similar characteristics, the recently approved Gander Mountain. Gander Mountain requested 431.5 square feet on the front elevation (approximately 6.7% of the wall area) and 231.5 square feet on the rear elevation (approximately 4.2% of the wall area). Overall staff found the proposed the sign package is not out of scale in terms of percentage of wall coverage from past approvals and believes the sign package is not out of character 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 the existing parking lot and the proposed signage outlined 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. 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 Highway 50 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 meets the area-bulk requirements set forth in the B-1 Community Business District.*

#### **Staff Recommendation**

Staff recommends approval of the amended planned use, with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting (previously approved).
2. A variance to allow the front elevation to have three wall signs (previously approved).
3. A variance to allow 561.8 square feet on the front elevation (facing Highway 50) and 337.13 square feet on the rear elevation (facing Interstate 64) (current request).

#### **Attachments**

- Attachment 1 – P2015-05 Plan Commission Report
- Attachment 2 – Project Narrative
- Attachment 3 – Sign Package
- Attachment 4 – Email from Developer



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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Community Development Director  
**DATE:** April 28, 2015  
**PROJECT:** P2015-05: Academy Sports, Planned Use

---

Location: 1574 West Highway 50

Ward: 5

Applicant/Owner: Lincoln Crossing, LLC, Chris Mulloy

Submitted: April 2, 2015

### Introduction

Lincoln Crossing, LLC has filed an application requesting a planned use for a parcel of land at 1574 West Highway 50 zoned B-1(P), Planned Community Business District for the construction of a new 62,943 square foot Academy Sports sporting goods store. The property has an existing 24,000 square foot Pet Smart and 15,000 square foot retail strip center with Crown Vision Center, Great Clips, Boost Mobile and Rainbow as tenants and associated parking. The site will be developed with the new store building to the west of the existing Pet Smart, which will be downsized to approximately 19,500 square feet. The Academy Sports building will utilize the existing parking lot as constructed.

### Existing Conditions

#### Surrounding Zoning:

North: B-1  
East: B-1(P)  
South: B-1  
West: B-1(P)

#### Surrounding Land Use:

North: St. Clair Auto Mall.  
East: Walmart Supercenter.  
South: Vacant Payless and Dairy Queen, McDonalds.  
West: Home Depot, Culver's and St. Clair Auto Mall.

Please see the attached maps for more detailed information on surrounding zoning and land uses.

### Applicable Ordinance, 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 sporting goods retail store.

Code of Ordinances: The proposed 62,943 square foot retail store 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.

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

Community Development Department

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

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 62,943 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. The subject property is surrounded by commercial uses along Highway 50. The subject property is identified as *Regional Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan.

#### Traffic Circulation/Parking

*Ingress and Egress:* The proposed development has three existing access points onto Highway 50, one of which is a lighted intersection. Additionally, the site has two access points to the adjoining Home Depot site to the west. 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 62,943 square foot sporting goods store requires 252 parking spaces. The development is utilizing an existing parking lot in the Lincoln Crossing shopping center. The parking lot is currently striped with 9.5-foot wide parking spaces and the lot is in need of some repair. The parking plan indicates a portion of the lot will be resealed and a majority of the lot will be milled and repaved. The parking plan has proposed 254 spaces, including 4 accessible spaces. The site plan indicated that 144 parking spaces will be striped at a width of 10 feet and a length of 19 feet and 106 spaces will be striped at a width of 9.5 feet and a length of 19 feet. The 10 foot wide spaces will be closest to the building to a point 17 spaces out and then transition down to 9.5 feet. The Illinois Accessibility Code will require the site to provide an additional 3 accessible parking spaces and locate the spaces closest to the entrance of the building. Overall, the entire site (Academy, Pet Smart and the retail strip center) has 440 parking spaces and requires 380 parking spaces, so the site as a whole still exceeds the parking requirements. The parking regulations require the site to provide parking spaces striped at 10-foot wide and as proposed the parking lot striping would need a variance.

*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 west will need to be verified, however, there are existing access points indicating the easement exists.

#### Utilities and Drainage

Public water and sanitary sewer is available to serve the subject property. Water will be provided by the City of O'Fallon, while sanitary sewer will be provided by Caseyville Township Sewer District. Stormwater will flow to new inlets within the lot and be piped into the regional detention constructed to the north of the building. Drainage calculations and reports will be required during final development plan review and will meet City requirements to ensure the volume of the pond can accommodate the proposed development.

#### Building and Site Improvements

The building elevations have been submitted with the planned use application. The majority of the building is constructed of concrete tilt wall panels with textured paints. The entrance will be an EIFS textured wall finish with a large glass entry and a burnished block base along the front elevation. Over the entrance is a large "Academy Sports + Outdoors" sign with a logo on both sides of the entrance. The side and rear of the building has a dark gray band of painted block at the base and near the top is a red/white/blue band of painted block. The overall appearance of the building is mostly consistent with the Commercial Design Handbook design recommendations.

Sidewalks: The site was developed with sidewalks along Highway 50.



### Landscaping and Buffer Requirements

Under the original improvements of the site, the development included landscaping around parking lot and drive aisles, as well as the required landscaping within the parking lot islands. The site does not have all of the required landscape islands at the end of parking rows. Additionally, there are a number of rows of parking that exceed the requirement of providing an island after 20 consecutive parking spaces. The developer has requested to use the existing parking lot as constructed.

### Lighting

Parking lot lighting will remain as constructed, which some are located outside of landscape islands. All lighting standards must be in proper working order. The developer has requested to use the existing parking lot as constructed.

### Signage

The plan indicates the development will add a panel to the existing Lincoln Crossing monument sign along Highway 50 and the monument sign along Interstate 64. 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 front elevation has the text "Academy Sports + Outdoors" and two Academy logos to the right and left of the entrance, which consists of an "A".

The developer has indicated the signage proposed above and to the sides of the entrance will meet the 300 square foot maximum per elevation according to the sign regulations. However, the code allows for only one wall sign per elevation and the "A" logos are separated far enough from the main sign to be considered separate signs, thus the requested "A" logos will require a variance request. At this time, no other signage has been proposed for the other two elevations.

### Hours of Operation

There are no proposed limitations of the hours of operation on the site.

### Variances

*Parking Lot Design:* Section 158.142 requires parking spaces to be striped at 10 feet in width. Section 158.143 requires lighting in parking lots to be constructed within landscape islands. Section 158.144 requires landscape islands at the end of every parking row and a landscape island after 20 consecutive parking spaces.

The site is utilizing an existing parking lot with a number of limitations hindering the site from meeting all of the regulations of a new parking lot. The existing parking lot is limited in size do to the infill nature of the site. There is no area for the parking lot to be expanded to allow for all 10-foot wide parking spaces and landscape islands at all locations required in a new parking lot. Additionally, it is not practical to tear out the existing pavement to add landscape islands and move the existing lighting into landscape islands. The developer has made an attempt to increase the conformity of the existing parking lot.

*Signage:* The sign code allows one wall sign at a maximum of 300 square feet. The front building elevation is requesting one large wall sign with two smaller wall signs to either side. The developer indicates the proposed signage would not exceed the allowed 300 square feet. 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,  
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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. 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 Highway 50 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 meets the area-bulk requirements set forth in the B-1 Community Business District.*

### **Staff Recommendation**

Staff recommends approval of the use, with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting.
2. A variance to allow the front elevation to have three wall signs, not to exceed 300 square feet in total size.

### **Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Land Use Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevations

Attachment 6 – Sign Package



Planned Use / Re-Zoning Application

NAME OF PROJECT: Lincoln Crossing - Academy Sports

ADDRESS/GENERAL LOCATION: 1574 W Hwy 50

SUBDIVISION NAME & LOT NUMBER(S): Lot 1 - Subdivision of Lot 1 of the Resubdivision of Part of Lot 1 of Lincoln Crossing

PARCEL NUMBER(S): 03-26.0-201-006

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

- Planned Use (checked)
Re-Zoning (Standard Map Amendment)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1 (P)
PROPOSED ZONING: B-1 (P)
PROPOSED # OF LOTS: 1
PROPOSED # OF DWELLING UNITS: N/A
PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED GROSS FLOOR AREA: 62,943
AREA IN ACRES: 12.46
PRESENT USE: General Retail/Parking

APPLICANT INFORMATION:

NAME: Chris Mulloy
COMPANY: Lincoln Crossing, LLC
ADDRESS: 225 W Washington Street Indianapolis IN 46204
PHONE: 317-263-8179
FAX: 317-263-2333
EMAIL: CMulloy@Simon.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Nathan Winslow
COMPANY: American Structurepoint, Inc.
ADDRESS: 7260 Shadeland Station Indianapolis IN 46256
PHONE: 317-547-5580
FAX: 317-543-0270
EMAIL: nwinslow@structurepoint.com

Signature of Chris Mulloy
SIGNATURE OF APPLICANT

Signature of Nathan Winslow
SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY
DATE RECEIVED:
APPLICATION RECEIVED BY:
APPLICATION FEE:
PROJECT ID #:
STAFF ASSIGNED:
PLAN REVIEW FEE DEPOSIT REC'D:



## Lincoln Crossing – Academy Sports Project Narrative

The subject property is located at 1574 W Highway 50 and is zoned B-1(P). Existing on the site is a PetSmart store with an adjoining retail strip center. The area located between I-64 and its intersection with US 50 W is solidly commercial: a Walmart Supercenter is located directly east to the property with a hardware store and Sam’s Club just beyond; a Home Depot is adjacent to the west. Commercial uses line the north side of US 50 including eating establishments and general retail. Uses south of US 50 are a mix of commercial and single-family residential.

The project includes partial demolition (about 4,500 sq. ft.) of the existing PetSmart store to allow for construction of a nearly 62,943 sq. ft. Academy Sports + Outdoor retail sporting goods location. Like the PetSmart and Walmart, Academy will face south with frontage on US 50. The large existing parking lot functioned as shared parking among the strip center, Walmart and PetSmart. The lot will be re-striped and no additional parking will be added to the existing 364 spaces to accommodate the new use; the parking lot landscape islands will remain. Loading docks will be added on the north side of the proposed building. Construction will span the location of the old PetSmart, strip center, as well as the vacant lot east of the Home Depot location.

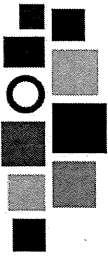
The existing divided entrance to from US 50 will remain in its current location and will continue to provide unrestricted access onto US 50. The landscaped median will also remain.

The City of O’Fallon permits up to 300 sq. ft. of signage per building side at this location. Signage will include Academy’s large “A” logo. Additional signage will be located on the existing pylon sign along I-64 frontage.

Sanitary utilities exist to adequately serve the project. A sanitary sewer line and water main (guided by the Illinois EPA) will be relocated to accommodate the limits of the project. Stormwater drainage will continue to be directed through storm inlets to pipes along US 50 or to the large retention area and behind Walmart. Gas service will be provided from existing infrastructure located on-site. The existing overhead electric will be buried northwest of the proposed building north of the access drive and another line will be buried on the west side of the building.







AMERICAN  
**STRUCTUREPOINT**  
INC.

April 6, 2015

Mr. Justin Randall  
City of O'Fallon, IL  
255 S. Lincoln Avenue  
O'Fallon, IL 62269

Re: Lincoln Crossing – Academy Sports, request for parking variance

Dear Mr. Randall:

American Structurepoint, Inc., on behalf of our client, WP Glimcher, Inc., respectfully request a variance for a combination of 9.5' and 10' wide parking stalls associated with the development of the Lincoln Crossing – Academy Sports project.

The proposed project requires a minimum of 251 parking spaces and includes the development of the final undeveloped outlot that is part of the Lincoln Crossing retail center. The parking lots were constructed and striped with the previous developments and were designed to serve the future development of the aforementioned property. The existing parking lot intended to serve the proposed development provided the required 251 parking spaces, but did not meet the minimum 10'x19' parking stall dimension as required by the City Zoning Ordinance.

In order to maintain the minimum 251 parking spaces and meet the intent of the Zoning Ordinance to the maximum extent possible, a variance will be required to allow for 103 of the 251 parking spaces to be 9.5' in width. These parking stalls will be the most remote and least used stalls within the parking lot.

Meeting the full extent of the parking requirements set forth in the Zoning Ordinance would create a significant hardship due to the utility and landscaping infrastructure (sewers, lighting, landscaping and ATM drive-thru) already in place and would create little benefit to the regular consumer. The proposed striping would be an improvement over existing conditions by locating the smaller parking stalls near the rear of the parking lot.

At this time, we ask to be placed on the agenda for the next Plan Commission meeting.

We appreciate your time and consideration of our request. Please call me at (317) 547-5580 if you have any questions.

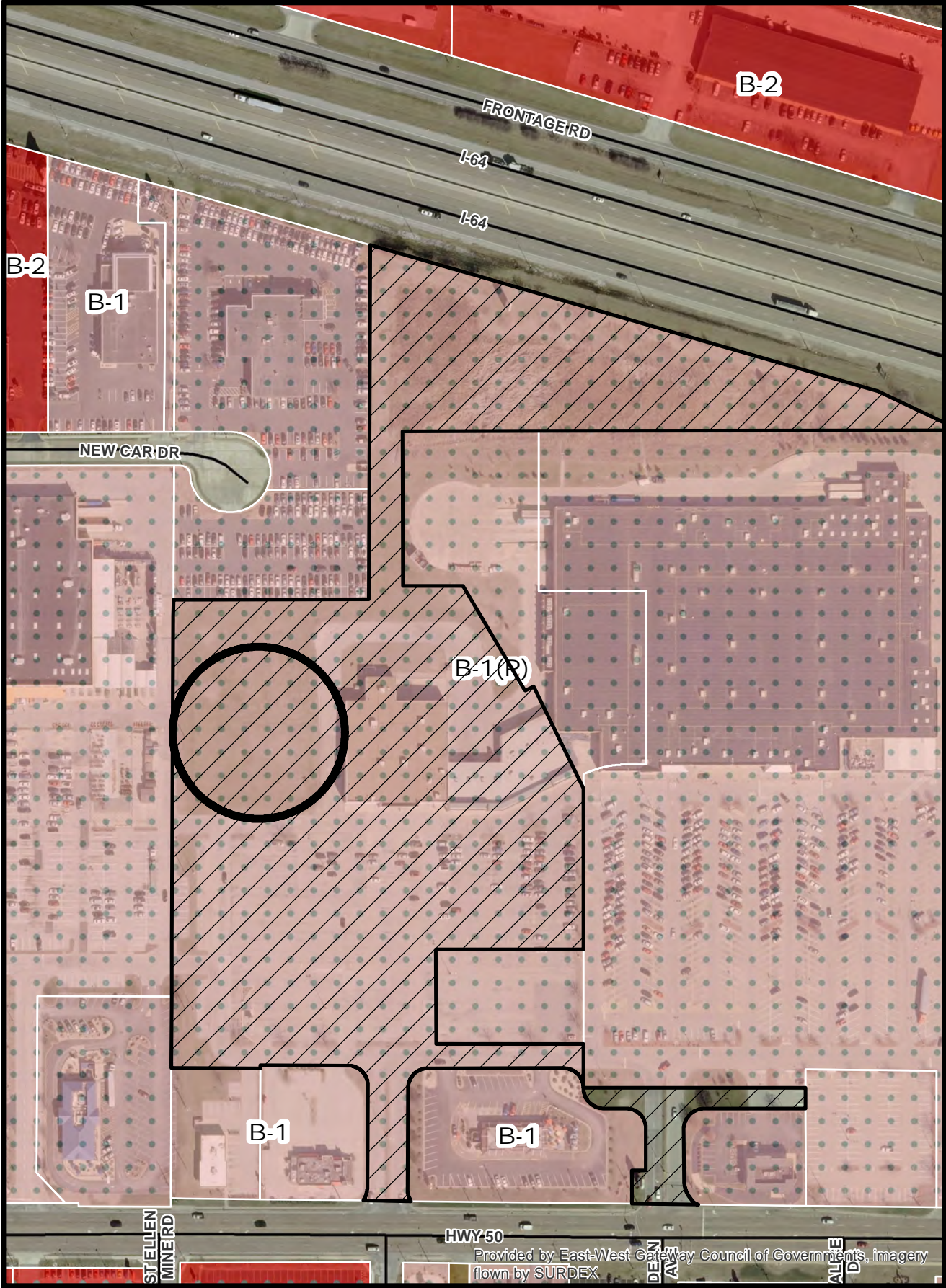
Very truly yours,  
American Structurepoint, Inc.

Nathan Winslow, PE  
Senior Project Engineer

201302324

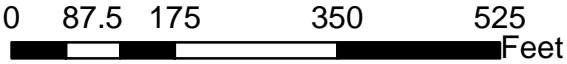


# P2015-05: Academy Sports - Zoning Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX

-  Subject Property
-  Area of Construction



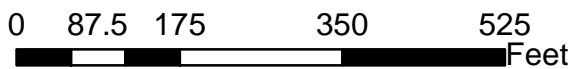


# P2015-05: Academy Sports - Land Use Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX

-  Subject Property
-  Area of Construction



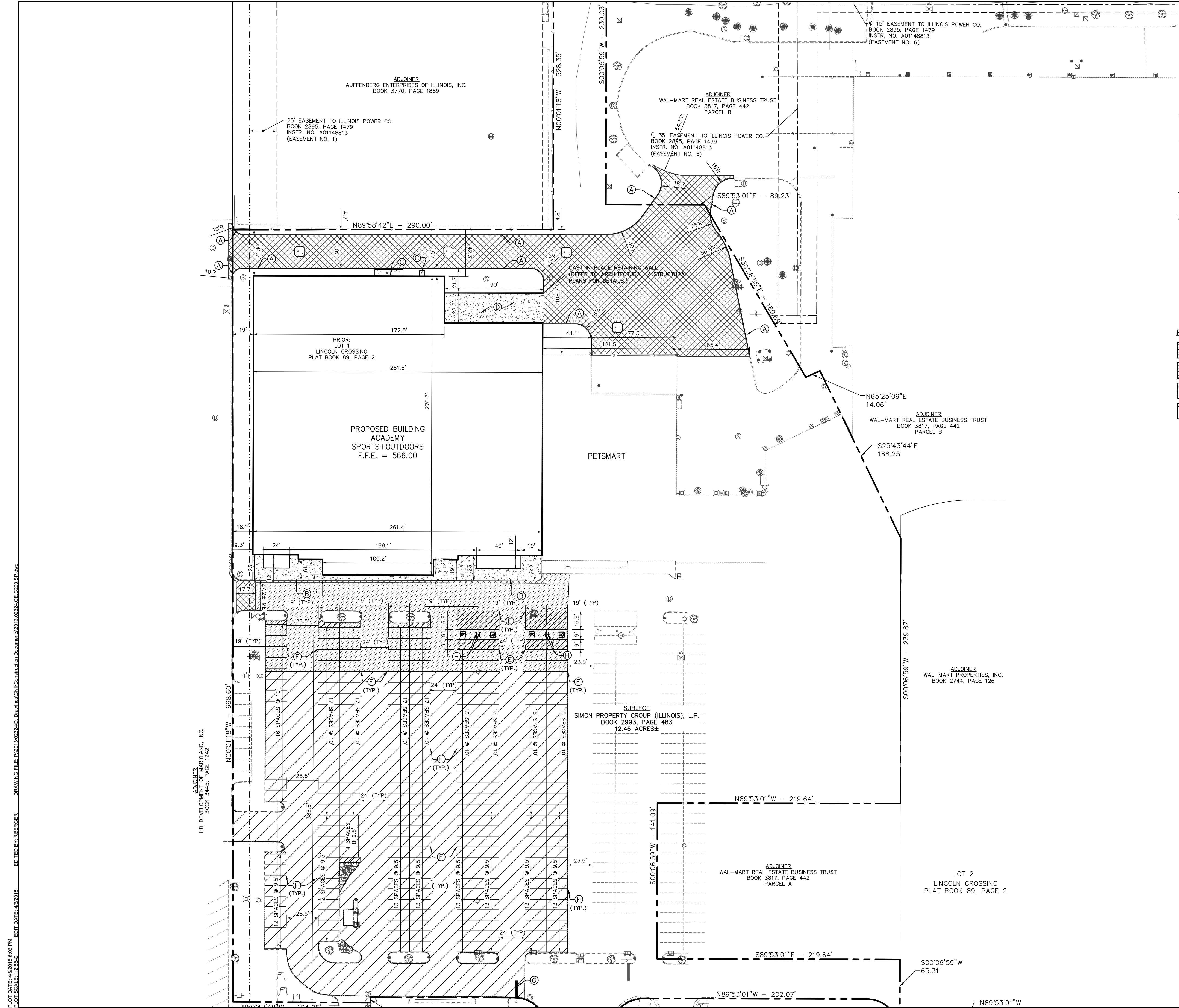












**EX. LEGEND**

- BEEHIVE INLET
- BUSH
- CURB INLET
- CLEAN OUT
- COMBINATION POLE
- DRAINAGE MANHOLE
- DOWN SPOUT
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER BOX
- ELECTRIC CROSS BOX
- FIRE HYDRANT
- GAS METER
- GAS MARKER SIGN
- HOSE BIB
- INLET
- LIGHT POLE
- MANHOLE
- POST
- RIGHT OF WAY MONUMENT
- SIGN
- SANITARY MANHOLE
- STAND PIPE
- STUMP
- TELEPHONE PEDESTAL
- TRANSFORMER
- TREE
- TRAFFIC MANHOLE
- TELEPHONE CROSS BOX
- WATER METER
- WATER MANHOLE
- WATER MARKER SIGN
- WATER VALVE
- BURIED TELEVISION LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED UNKNOWN LINE
- BURIED WATER LINE
- REINFORCED CONCRETE PIPE
- PLASTIC PIPE
- PLASTIC PIPE
- TOP OF RIM ELEVATION
- INVERT ELEVATION

**PROPOSED SITE LEGEND**

- SEAL COAT FOR PAVEMENT; NO RESURFACING
- HEAVY DUTY PAVEMENT
- CONCRETE
- 1.5" MILL & RESURFACE ASPHALT PAVEMENT
- 6" STRAIGHT CONCRETE CURB
- CONCRETE SIDEWALK
- CONCRETE STOOP
- CONCRETE TRUCK APRON
- 4" SOLID YELLOW PAINT
- 4" SOLID WHITE PAINT
- 24" SOLID WHITE STOP BAR
- RE-LOCATED EXISTING HANDICAP SIGN

**GENERAL NOTES:**  
 FOR ALL GENERAL NOTES SEE SHEET C002.  
 WHERE PROPOSED PAVEMENT STRIPING IS SHOWN WITHOUT MILL AND RESURFACE, THE EXISTING STRIPING IS TO BE REMOVED AND REPLACED AS SHOWN

**CAUTION !!**  
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

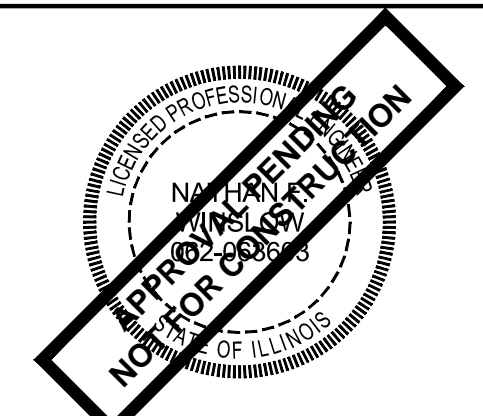
1 (800) 892-0123  
 CALL TOLL FREE  
 - J.U.L.I.E. -

**WP GLIMCHER**  
 225 W. WASHINGTON STREET  
 INDIANAPOLIS, IN 46204

**AMERICAN STRUCTUREPOINT INC.**  
 7260 Shadeland Station | Indianapolis, Indiana 46256  
 TEL 317.547.5580 | FAX 317.543.0270  
 www.structurepoint.com

**LINCOLN CROSSING ACADEMY SPORTS**

1574 W. HIGHWAY 50  
 O'Fallon, Illinois



CERTIFIED BY

ISSUANCE INDEX	
DATE:	04-06-2015
PROJECT PHASE:	DESIGN DEVELOPMENT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

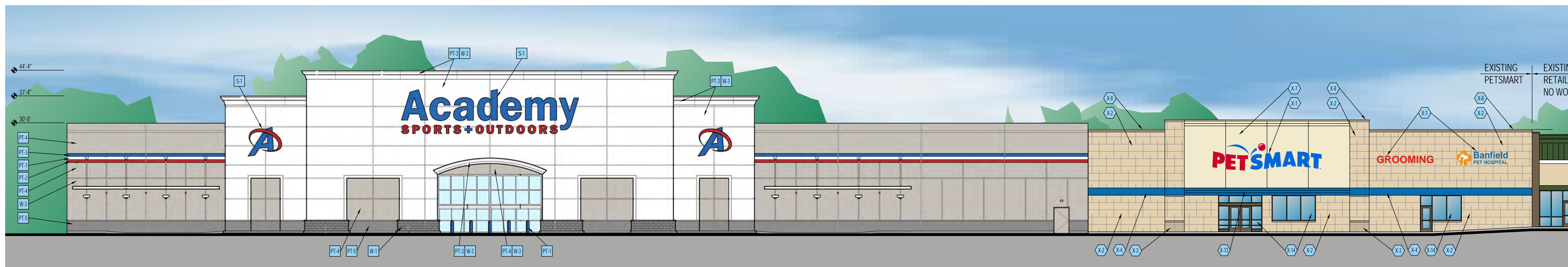
Project Number 2015.02324

**SITE PLAN**

**C200**

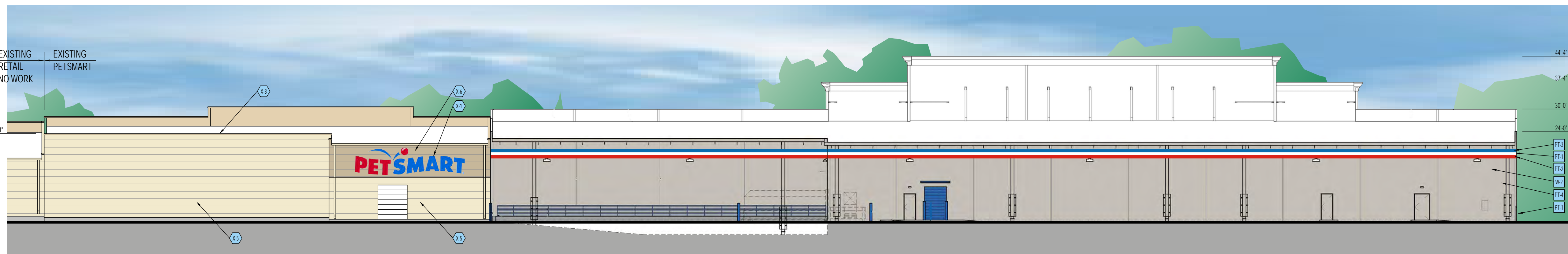
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 EDITED BY: RBERGER  
 EDIT DATE: 4/6/2015





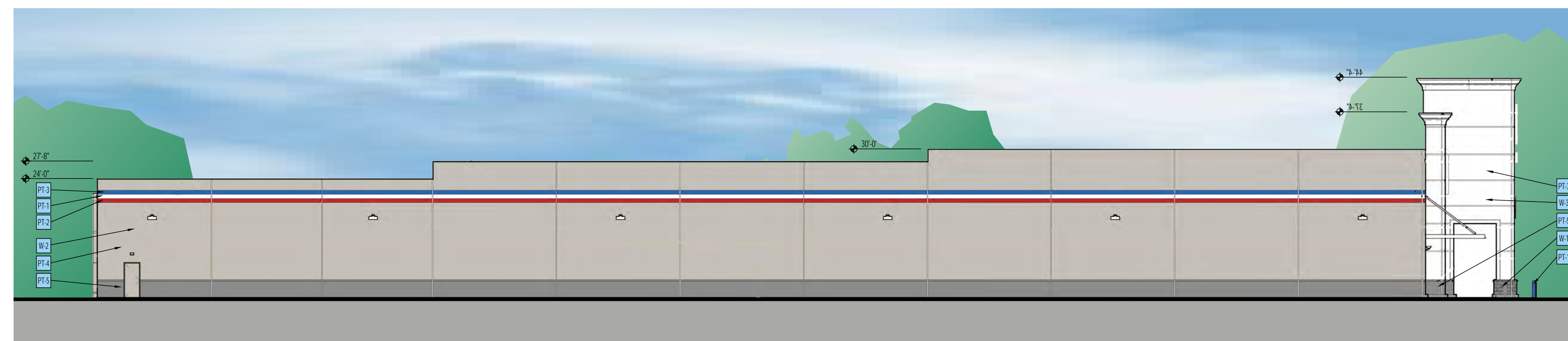
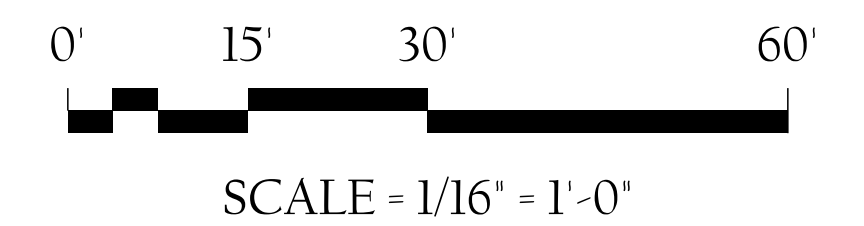
FRONT ELEVATION  
SOUTH ELEVATION

PETSMART FINISHES	
X-1	EXISTING ILLUMINATED SIGNAGE WALL MOUNTED
X-2	EXISTING SPLIT FACE BLOCK MEDIUM TAN
X-3	EXISTING SPLIT FACE BLOCK DARK TAN
X-4	EXISTING SMOOTH FACE BLOCK MEDIUM BLUE
X-5	EXISTING SMOOTH FACE BLOCK LIGHT TAN
X-6	EXISTING SMOOTH FACE BLOCK MEDIUM TAN
X-7	EXISTING EIFS SYSTEM LIGHT TAN
X-8	EXISTING METAL COPING MEDIUM TAN
X-9	NEW SMOOTH FACE BLOCK LIGHT TAN - MATCH EXISTING
X-10	NEW SMOOTH FACE BLOCK MEDIUM BLUE - MATCH EXISTING
X-11	NEW SMOOTH FACE BLOCK MEDIUM TAN - MATCH EXISTING
X-12	NEW METAL COPING MEDIUM TAN - MATCH EXISTING
X-13	EXISTING EIFS SYSTEM MEDIUM BLUE
X-14	EXISTING STOREFRONT WITH GLAZING DARK BRONZE



REAR ELEVATION  
NORTH ELEVATION

PROPOSED OVERALL ELEVATIONS



SIDE ELEVATION  
WEST ELEVATION

ACADEMY FINISHES	
ACADEMY PAINT FINISHES	
PT-1	SW CM ACADEMY BLUE
PT-2	SW 6867 FIREWORKS
PT-3	SW 7005 PURE WHITE
PT-4	SW 7641 COLONNADE GRAY
PT-5	SW CM ACADEMY DARK GRAY
WALL MATERIAL	
W1	BURNISHED BLOCK HEADWATERS GREYSTONE 4"x8"x16" BLOCK & SILL BLOCK
W2	CONCRETE TILT WALL PANELS TEXTURED PAINT
W3	EIFS TEXTURED WALL FINISH
S-1	ILLUMINATED SIGNAGE WALL MOUNTED

PROPOSED RENOVATION OF:



LINCOLN CROSSING

1570 WEST U.S. 50  
O'FALLON, ILLINOIS 62269

WASHINGTON PRIME

225 WEST WASHINGTON STREET  
INDIANAPOLIS, INDIANA 46204-3438  
www.simon.com

Lamson & Condon  
ARCHITECTURE / INTERIOR DESIGN  
(317) 266-9830  
www.lamsoncondon.com

CITY SUBMITTAL  
APRIL 6, 2015





1818 HWY. M  
 BARNHART, MO 63012  
 PH: 636-464-0200  
 FAX: 636-464-9990  
 WWW.PIROSSIGNS.COM  
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER  
 LINCOLN CROSSING  
 JOB LOCATION  
 O'FALLON ILL  
 CONTACT  
 PROJECT  
 PYLON REHAB  
 SALES PERSON  
 DAVID BRAND JR  
 DATE  
 01-27-15  
 RENDERING #  
 15-5014-1  
 SCALE  
 NOTED  
 DRAWN BY  
 BARKHURST  
 SAVED AS  
 LINCLN CRSSNG ENT SIGN

REVISION DATE  
 020515 DMF  
 REVISION(S) A

Replaced routed faces with new cabinets over existing and skinning the cabinets to appear as one. Also added lexan faces decorated with vinyls/prints.



- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS \_\_\_\_\_

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### Pylon Sign Rehab SCALE: 1/4"=1'

REFACE EXISTING STRUCTURE WITH (2) NEW ALUMINUM CABINETS SANDWICHING THE EXISTING CABINETS. THE TWO NEW CABINETS WILL BE SKINNED ON THE TOP, SIDES AND BOTTOM TO APPEAR AS A SINGLE UNIT. NEW CABINETS TO HAVE WHITE LEXAN FACES DECORATED WITH VINYL OR DIGITAL PRINTS. CLEAN PREP AND PAINT REMAINING STRUCTURE (COLORS TBD).

REPAIR AND/OR REPLACE INTERNAL LIGHTING AS NEEDED.

SIGN TO BE UL LISTED.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





1818 HWY. M  
 BARNHART, MO 63012  
 PH: 636-464-0200  
 FAX: 636-464-9990  
 WWW.PIROSSIGNS.COM  
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER  
 LINCOLN CROSSING  
 JOB LOCATION  
 O'FALLON ILL  
 CONTACT  
 PROJECT  
 PYLON REHAB  
 SALES PERSON  
 DAVID BRAND JR  
 DATE  
 02-06-15  
 RENDERING #  
 15-5014-2  
 SCALE  
 NOTED  
 DRAWN BY  
 BARKHURST  
 SAVED AS  
 LINCLN CRSSNG ENT SIGN

REVISION DATE  
 021215 EI  
 REVISION(S) B  
 Replaced routed faces with new cabinets over existing and skinning the cabinets to appear as one. Also added lexan faces decorated with vinyls/prints.  
 B Changed size of cabinet to make 45 OAH and 12'6" wide



APPROVED AS IS  
 APPROVED AS NOTED  
 REVISE & RESUBMIT

INITIALS \_\_\_\_\_

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



### Pylon Sign Rehab SCALE: 1/8"=1'

REFACE EXISTING STRUCTURE WITH (2) NEW ALUMINUM CABINETS SANDWICHING THE EXISTING CABINETS. THE TWO NEW CABINETS WILL BE SKINNED ON THE TOP, SIDES AND BOTTOM TO APPEAR AS A SINGLE UNIT. NEW CABINETS TO HAVE WHITE LEXAN FACES DECORATED WITH VINYL OR DIGITAL PRINTS. CLEAN PREP AND PAINT REMAINING STRUCTURE (COLORS TBD).

REPAIR AND/OR REPLACE INTERNAL LIGHTING AS NEEDED.

SIGN TO BE UL LISTED.





Planned Use / Re-Zoning Application

NAME OF PROJECT: Academy Sports
ADDRESS/GENERAL LOCATION: 1574 West Highway 50
SUBDIVISION NAME & LOT NUMBER(S): Lot 1 - Subdivision of Lot 1 of the Resubdivision of Part of Lot 1 of Lincoln Crossing
PARCEL NUMBER(S): 03-26.0-201-006

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1(P)
PROPOSED ZONING: B-1(P)
PROPOSED # OF LOTS: 1
PROPOSED # OF DWELLING UNITS: N/A
PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED GROSS FLOOR AREA: 62,943
AREA IN ACRES: 12.46
PRESENT USE: General Retail/Parking

APPLICANT INFORMATION:

NAME: Rosalyn Holderfield
COMPANY: ID Associates, Inc.
ADDRESS: 1771 Industrial Road
Dothan, AL 36303
PHONE: 334.836.1736
FAX:
EMAIL: ros@idassociatesinc.com

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: N/A
COMPANY:
ADDRESS:
PHONE:
FAX:
EMAIL:

SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY
DATE RECEIVED:
APPLICATION RECEIVED BY:
APPLICATION FEE:
PROJECT ID#:
STAFF ASSIGNED:
PLAN REVIEW FEE DEPOSIT REC'D:



*Builders of  
Identification  
Solutions*

1771 Industrial Road  
Dothan, AL 36303  
Phone: 334-836-1400  
Fax: 334-836-1401

October 19, 2015

City of O'Fallon City Council  
O'Fallon City Hall  
Community Development Department  
255 South Lincoln Avenue, 2<sup>nd</sup> Floor  
O'Fallon, IL 62269

RE: Letter of Intent for Sign Variance Application  
Academy Sports + Outdoors  
I-64 & US 50

**ZONED B-1**

ID Associates (representative for Academy Sports + Outdoors) is seeking relief from Article 8: Sign Regulations of City of O'Fallon Zoning Ordinance for the following items:

1. Section 158.166 (B) Wall Sign Regulations: The sign area of each such sign and the total cumulative wall signage shall not exceed 10% of the wall area of the face of the building on which the sign is attached. No individual sign shall exceed 300 Square feet in sign area.

Sign Proposal and Justification:

1. Section 158.166 (B) Wall Sign Regulations: We are proposing one wall sign "Academy Sports + Outdoors", 451.8 square feet, and two identical "A" logos, 55 square feet each for the front/south façade that faces Highway 50. The proposed square footage represents approximately 5.5% of the front wall area. The area of building façade is approx. 10,000 square feet of wall area.

The building front is setback from Highway 50 approximately six hundred (600') feet (length of two football fields) and visibility will be further hindered by the outparcels along Highway 50 frontage. The proposed signage will provide exposure to this major thoroughfare.

2. Section 158.166 (B) Wall Sign Regulations: We are proposing one wall sign "Academy Sports + Outdoors", 337.13 square feet, on the rear elevation to provide exposure to Interstate 64. The proposed square footage represents approximately 4% of the rear wall area. The area of building façade is approx. 7,800 square feet of wall area.

The building front is setback from Interstate 64 approximately six hundred (600') feet (length of two football fields) and visibility will be further hindered by the outparcels along Interstate 64 frontage. The proposed signage will provide exposure to this major thoroughfare.



Criteria Justification:

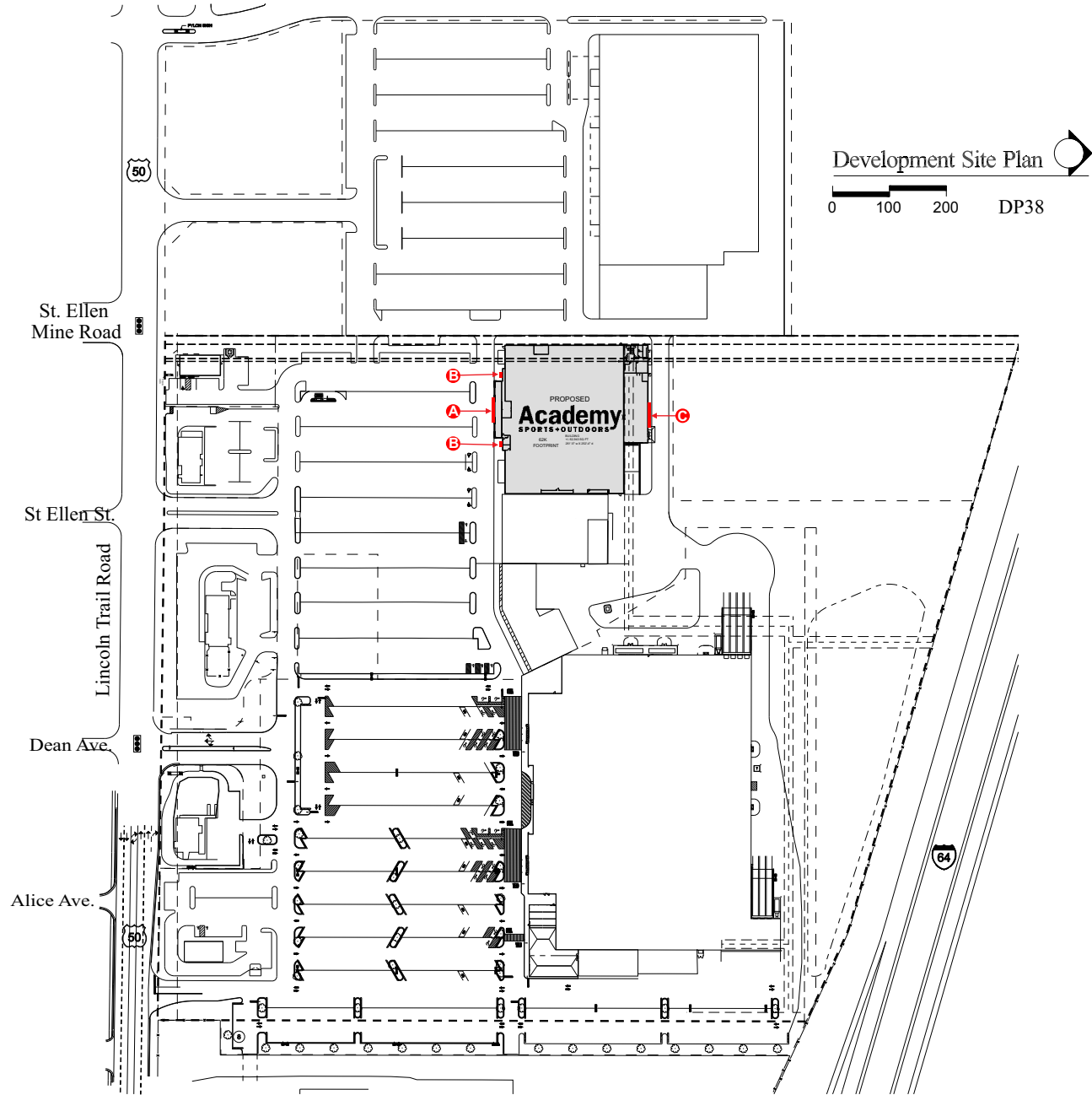
- a. Our sign request special circumstances are derived from our building size (excess of 62,000 square feet) and the wall area (approx. 10,000 square feet). We are also setback from the major roadway at approximately 600 feet.
- b. Strict application will deny our ability to adequately provide exposure to Highway 50 and potential customers.
- c. The proposed building and signs are both a part of Academy Sports + Outdoors national branding and facility size.
- d. Allowing our requested signs will not adversely affect the public health, safety or welfare (it will actually provide a safer driving experience by being able to see and read our signs); it will not alter the essential character of the neighborhood.

The Academy Sports + Outdoors building is approximately 62,000 square feet. Overall the proposed wall signs are proportioned to a building of this size and are aesthetically pleasing from the surrounding business neighborhood.

We appreciate your consideration of our sign request.

Respectfully,

Rosalyn Holderfield  
ID Associates, Inc  
Agent for the Applicant



**DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**

**I.D. ASSOCIATES**

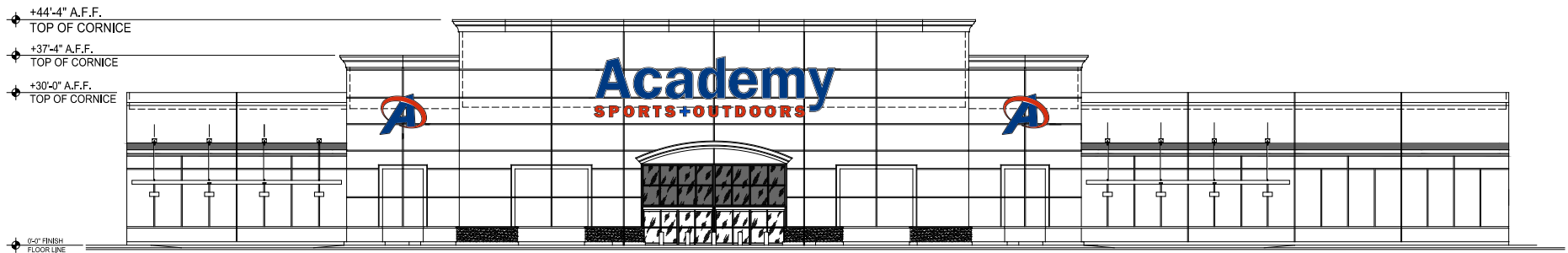
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303  
 PH (888) 303-5534 · FAX (334) 836-1401  
 www.idassociatesinc.com



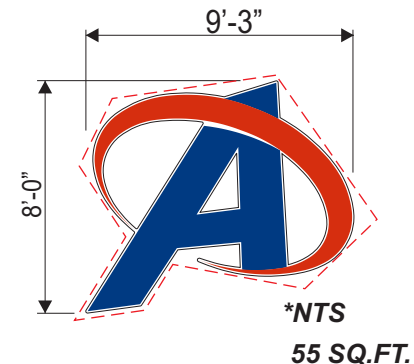
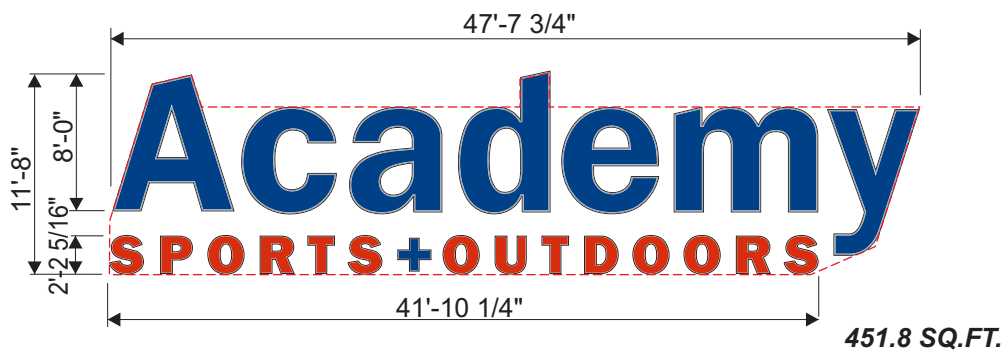
**CLIENT:** **ACADEMY SPORTS**  
**LOCATION:** O'FALLON, IL  
**ACCOUNT REP:** LACY

**STORE #:**  
**SCALE:** AS NOTED  
**DRAWING #:** ASO-O'FALLON IL-R3-VARIANCE

**DRAWN BY:** *Amy Burns*  
**DATE:** 5-11-15  
**REV #:** R3 10/19/15 DMS  
 REV TO REMOVE PYLON'S OFF SITE PLAN FOR VARIANCE



**FRONT ELEVATION**  
Scale: 1/32" = 1'-0"



**A** Illuminated Channel Letter Display-Stacked Format

**“ACADEMY”**  
FLAT POLYCARBONATE FACE  
ALUMINUM CHANNEL LETTER  
INTERNALLY ILLUMINATED W/ LED'S  
SELF CONTAINED POWER SOURCE

**“SPORTS + OUTDOORS”**  
FLAT POLYCARBONATE FACE  
ALUMINUM CHANNEL LETTER  
INTERNALLY ILLUMINATED W/ LED'S  
SELF CONTAINED POWER SOURCE

**B** Illuminated Logo Cabinet Display

**“LOGO”**  
FLAT POLYCARBONATE FACE  
ALUMINUM CHANNEL LETTER-INTERNALLY ILLUMINATED  
W/ TETRA MAX WHITE LED  
SELF CONTAINED POWER SOURCE

561.8 TOTAL SFT

**DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**

**I.D. ASSOCIATES**

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PH (888) 303-5534 · FAX (334) 836-1401  
www.idassociatesinc.com



**CLIENT:** ACADEMY SPORTS  
**LOCATION:** O'FALLON, IL  
**ACCOUNT REP:** LACY

**STORE #:**  
**SCALE:** AS NOTED  
**DRAWING #:** ASO-O'FALLON IL-R3-VARIANCE

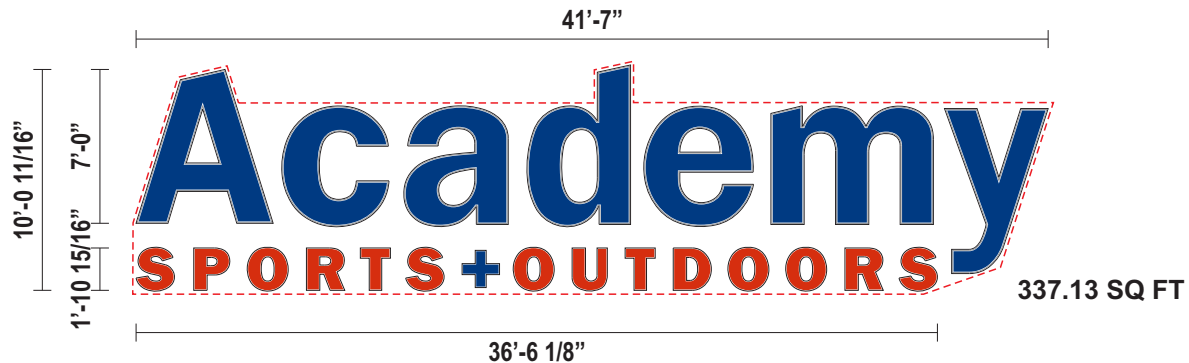
**DRAWN BY:** Amy Burns  
**DATE:** 5-11-15  
**REV #:** R3 10/19/15 DMS  
NO CHANGES TO THIS PAGE.  
REV TO REMOVE PYLON PAGES





**REAR ELEVATION**

Scale: 1/32" = 1'-0"



**Illuminated Channel Letter Display-Stacked Format**

**"ACADEMY"**  
 FLAT POLYCARBONATE FACE  
 ALUMINUM CHANNEL LETTER  
 INTERNALLY ILLUMINATED W/ LED'S  
 SELF CONTAINED POWER SOURCE

**"SPORTS + OUTDOORS"**  
 FLAT POLYCARBONATE FACE  
 ALUMINUM CHANNEL LETTER  
 INTERNALLY ILLUMINATED W/ LED'S  
 SELF CONTAINED POWER SOURCE

**DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**

**I.D. ASSOCIATES**

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 PH (888) 303-5534 · FAX (334) 836-1401  
 www.idassociatesinc.com



<b>CLIENT:</b>	<b>ACADEMY SPORTS</b>	<b>STORE #:</b>		<b>DRAWN BY:</b>	<i>Amy Burns</i>
<b>LOCATION:</b>	O'FALLON, IL	<b>SCALE:</b>	AS NOTED	<b>DATE:</b>	5-11-15
<b>ACCOUNT REP:</b>	LACY	<b>DRAWING #:</b>	ASO-O'FALLON IL-R3-VARIANCE	<b>REV #:</b>	R3 10/19/15 DMS NO CHANGES TO THIS PAGE, REV TO REMOVE PYLON PAGES



**1** PROPOSED BUILDING FRONT  
OFF US 50

**DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**

**I.D.** ASSOCIATES

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PH (888) 303-5534 · FAX (334) 836-1401  
www.idassociatesinc.com



<b>CLIENT:</b>	<b>ACADEMY SPORTS</b>	<b>STORE #:</b>	<b>DRAWN BY:</b>	<i>Amy Burns</i>
<b>LOCATION:</b>	O'FALLON, IL	<b>SCALE:</b>	NONE	<b>DATE:</b>
<b>ACCOUNT REP:</b>	LACY	<b>DRAWING #:</b>	ASO-O'FALLON IL-VS-VARIANCE PAGE	
			<b>REV #:</b>	R3 10/08/15 DMS REV TO MAKE PAGE SEPARATE FOR VARIANCE

## Justin Randall

---

**From:** Stephen deRiesthal <Stephen.deRiesthal@wpglimcher.com>  
**Sent:** Tuesday, November 03, 2015 9:07 AM  
**To:** Justin Randall  
**Subject:** Academy Sign Variance - Lincoln Crossing

Justin....This note acknowledges that Landlord is aware of and approves of Academy's request related to the square footage of sign area for its planned store in Lincoln Crossing. Please note that when Landlord pursued the previously approved variance related to Academy signage, our focus was on the approval of the number of signs on the building and not the required square footage of such signage by Academy.

Thank you for your continued assistance with the project. Steve

### **STEPHEN T. DERIESTHAL**

Vice President – Development, CLC Division

### **WP GLIMCHER**

225 W. Washington Street

Indianapolis, IN 46204

(w) 317-263-7152

(m) 317-437-8783

(f) 317-263-2363

[stephen.deriesthal@wpglimcher.com](mailto:stephen.deriesthal@wpglimcher.com)

wpglimcher.com

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## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator

**Date:** December 7, 2015

**Subject:** P2015-16: Academy Sports, Planned Use – 1<sup>st</sup> Reading

---

**List of committees that have reviewed:** The Planning Commission held a public hearing on the above referenced application at their November 10, 2015 meeting. The Commission voted 8-ayes and 0-nays to approve the requested Amended Planned Use application for Academy Sports, subject to the conditions recommended by staff. The Community Development Committee reviewed the amended planned use at its November 23, 2015 meeting and recommended approval with a vote of 6-ayes to 0-nays.

### **Background**

In April of 2015, Lincoln Crossing, LLC filed an application requesting a planned use for a parcel of land at 1574 West Highway 50 zoned B-1(P), Planned Community Business District for the construction of a new 62,943 square foot Academy Sports sporting goods store. The planned use was approved as presented to the Planning Commission and City Council. However, as final design of the building proceeded, the developer and sign consultants for the project realized the previous submittal incorrectly indicated their sign package would meet the sizing requirements of the City's codes. As indicated by the previous submittal and email from the developer, they were focused on getting the number signs allowed on the building and not the required square footage of the signage required by Academy Sports.

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 amended planned use, with the following conditions:

1. A variance to allow the parking lot to be striped according to the site plan and allowing the parking lot to remain as constructed, in terms of existing landscape islands and lighting (previously approved).
2. A variance to allow the front elevation to have three wall signs (previously approved).
3. A variance to allow 561.8 square feet on the front elevation (facing Highway 50) and 337.13 square feet on the rear elevation (facing Interstate 64) (current request).

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

**AN ORDINANCE PROVIDING FOR THE ANNUAL LEVY FOR THE CITY OF O'FALLON, COUNTY OF ST. CLAIR, ILLINOIS FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY 1, 2015 AND ENDING ON THE THIRTIETH DAY OF APRIL 2016**

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

**SECTION 1.** That there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**GENERAL FUND REBATES AND MISCELLANEOUS**

	<b>Department: 01 - Expenses</b>	
4301	SpecBusnDistrict-Rebate	10,000.00
4311	Sales Tax Reb-Newbold	1,500.00
4390	Professional Service	137,200.00
4423	Service Charges	11,000.00
4886	Rotary Van Expense	20,000.00
4304	Cell Tower Refund-Grn Mnt	10,400.00
4809	Miscellaneous Expense	500.00
4790	Transfers	1,893,400.00
	<b>Department Total: 01 - Expenses</b>	<b>\$2,084,000.00</b>

**ADMINISTRATION**

	<b>Department: 50 - Administration</b>	
4000	Salaries	872,995.00
4001	Part Time Salaries	34,390.00
4002	Seasonal Wages	4,680.00
4030	Hospitalization Insurance	199,545.00

4031	Dental Insurance	12,730.00
4032	Life Insurance	735.00
4060	Unemployment Compensation	7,700.00
4210	Workmen Comp Insurance	4,090.00
4230	Telephone	6,565.00
4290	Travel Expense	22,000.00
4320	Training	15,000.00
4416	Dues	7,000.00
4670	Maintenance Supplies	700.00
4220	General Insurance	19,700.00
4330	Postage	7,500.00
4340	Computer Services	50,075.00
4345	IT Support/Services	19,455.00
4350	Printing & Publishing	12,000.00
4351	Recording Fees	0.00
4360	Accounting Services	6,000.00
4380	Legal Services	15,000.00
4390	Professional Service	11,500.00
4640	Computer Supplies	200.00
4650	Office Supplies	12,000.00
4680	Operating Supplies	1,000.00
4710	Publications	1,500.00
4801	Recognition Dinner	0.00
4811	Officers Expense	20,000.00
4954	Equipment Lease Payment	6,075.00
4809	Miscellaneous Expense	2,000.00
4840	Equipment	5,000.00
4821	Reserve	0.00
4955	Loan payment-principal	0.00
<b>Department Total: 50 - Administration</b>		<b>\$1,377,135.00</b>

POLICE  
DEPARTMENT

**Department: 51 - Police Department**

4000	Salaries	4,031,270.00
4001	Part Time Salaries	225,000.00
4005	Overtime Wages	170,000.00
4030	Hospitalization Insurance	940,000.00
4031	Dental Insurance	57,300.00
4032	Life Insurance	4,000.00
4060	Unemployment Compensation	15,100.00
4210	Workmen Comp Insurance	100,000.00



4690	Uniforms	70,000.00
4230	Telephone	25,425.00
4240	Teletype	26,700.00
4260	Utilities	65,720.00
4290	Travel Expense	8,000.00
4320	Training	50,000.00
4416	Dues	3,200.00
4100	Maintenance Bldgs	50,000.00
4110	Maintenance Vehicles	78,000.00
4120	Maintenance Equipment	32,000.00
4150	Maintenance Grounds	12,000.00
4655	Equipment- Non-capital	43,000.00
4670	Maintenance Supplies	1,000.00
4220	General Insurance	89,820.00
4330	Postage	2,000.00
4340	Computer Services	174,030.00
4345	IT Support/Services	80,175.00
4350	Printing & Publishing	7,000.00
4360	Accounting Services	5,000.00
4380	Legal Services	30,000.00
4390	Professional Service	20,000.00
4530	DARE-Controlled Substance	1,500.00
4640	Computer Supplies	500.00
4650	Office Supplies	8,000.00
4660	Gasoline & Oil	130,000.00
4680	Operating Supplies	15,000.00
4700	Food	1,500.00
4710	Publications	800.00
4783	Insurance Deductible	4,000.00
4852	Firing Range	5,000.00
4954	Equipment Lease Payment	45,640.00
4050	Rewards	1,000.00
4853	PD Seized Fund Expense	80,000.00
4833	Vehicles	65,000.00
4840	Equipment	122,100.00
4955	Loan payment-principal	65,735.00
5000	Interest - Loans	4,225.00
	<b>Department Total: 51 - Police Department</b>	<b>\$6,965,740.00</b>

STREET  
DEPARTMENT

**Department: 52 - Street Department**

4000	Salaries	767,900.00
4001	Part Time Salaries	1,720.00
4002	Seasonal Wages	18,800.00
4005	Overtime Wages	74,580.00
4036	Temporary Help	59,095.00
4006	Contracted Services	0.00
4030	Hospitalization Insurance	215,000.00
4031	Dental Insurance	13,400.00
4032	Life Insurance	1,000.00
4060	Unemployment Compensation	4,635.00
4210	Workmen Comp Insurance	75,000.00
4690	Uniforms	8,000.00
4230	Telephone	6,925.00
4260	Utilities	20,000.00
4270	Street Lighting	300,000.00
4310	Garbage Disposal	1,000.00
4290	Travel Expense	4,200.00
4320	Training	4,000.00
4416	Dues	2,400.00
4100	Maintenance Bldgs	20,000.00
4101	Maintenance Bldgs Excess	0.00
4110	Maintenance Vehicles	50,000.00
4115	In House Service for Vehicle Maintenance	(10,000.00)
4120	Maintenance Equipment	30,000.00
4130	Maintenance Streets	515,000.00
4131	Street Capital Improvement	0.00
4140	Maintenance Sidewalks	12,000.00
4141	Maintenance Storm Water	200,000.00
4142	Stormwater Asst Program	2,500.00
4150	Maintenance Grounds	70,000.00
4160	Maintenance Utility System	0.00
4170	Maintenance Stop Lights	6,000.00
4200	Tree Removal	12,000.00
4655	Equipment- Non-capital	10,000.00
4670	Maintenance Supplies	90,000.00
4190	Snow Removal	150,000.00
4220	General Insurance	74,850.00

4280	Rental	3,000.00
4330	Postage	2,000.00
4340	Computer Services	53,275.00
4345	IT Support/Services	17,700.00
4350	Printing & Publishing	3,000.00
4360	Accounting Services	6,500.00
4365	General Services	40,000.00
4370	Engineering Services	100,000.00
4380	Legal Services	25,000.00
4390	Professional Service	5,000.00
4414	Signage	40,000.00
4630	Right of Way	5,000.00
4640	Computer Supplies	1,000.00
4650	Office Supplies	4,000.00
4660	Gasoline & Oil	55,000.00
4680	Operating Supplies	40,000.00
4685	Landscaping Supplies	4,000.00
4710	Publications	200.00
4783	Insurance Deductible	5,000.00
4954	Equipment Lease Payment	10,910.00
4809	Miscellaneous Expense	2,000.00
4807	Easements	5,000.00
4810	Buildings	50,000.00
4833	Vehicles	55,000.00
4840	Equipment	41,500.00
4884	Improvements Other Than Bldg	112,000.00
4191	Labor Reimb.to Water	6,000.00
4192	Labor Reimb.to Wastewater	2,000.00
4193	Equip-Reimb.to Wastewater	1,000.00
4194	Equip-Reimb.to Water	3,000.00
4821	Reserve	0.00
4955	Loan payment-principal	0.00
	<b>Department Total: 52 - Street Department</b>	<b>\$3,508,090.00</b>

FACILITIES

**Department: 53 - Facilities**

4000	Salaries	68,015.00
4005	Overtime Wages	1,530.00
4030	Hospitalization Insurance	21,970.00
4031	Dental Insurance	1,440.00
4032	Life Insurance	60.00



4060	Unemployment Compensation	500.00
4210	Workmen Comp Insurance	2,525.00
4690	Uniforms	600.00
4230	Telephone	500.00
4260	Utilities	50,000.00
4310	Garbage Disposal	1,000.00
4290	Travel Expense	400.00
4320	Training	500.00
4100	Maintenance Bldgs	25,000.00
4110	Maintenance Vehicles	2,000.00
4120	Maintenance Equipment	500.00
4140	Maintenance Sidewalks	0.00
4150	Maintenance Grounds	10,000.00
4200	Tree Removal	500.00
4655	Equipment- Non-capital	12,000.00
4670	Maintenance Supplies	15,000.00
4190	Snow Removal	1,000.00
4360	Accounting Service	200.00
4370	Engineering Services	10,000.00
4380	Legal Services	0.00
4390	Professional Service	2,400.00
4660	Gasoline & Oil	1,000.00
4680	Operating Supplies	4,000.00
4685	Landscaping Supplies	1,000.00
4809	Miscellaneous Expense	200.00
4810	Buildings	66,000.00
4840	Equipment	5,000.00
4884	Improvements Other than Bldg	35,200.00
	<b>Department Total: 53 - Facilities</b>	<b>\$340,040.00</b>

COMMUNITY DEVELOPMENT

**Department: 56 - Planning & Zoning**

4000	Salaries	580,025.00
4001	Part Time Salaries	51,560.00
4005	Overtime Wages	1,000.00
4006	Contracted Service	12,000.00
4030	Hospitalization Insurance	111,205.00
4031	Dental Insurance	6,575.00
4032	Life Insurance	600.00
4060	Unemployment Compensation	1,945.00
4210	Workmen Comp Insurance	2,040.00

4690	Uniforms	2,200.00
4230	Telephone	7,060.00
4290	Travel Expense	7,000.00
4300	Automobile Allowance	1,500.00
4320	Training	7,000.00
4416	Dues	3,500.00
4110	Maintenance Vehicles	3,700.00
4120	Maintenance Equipment	300.00
4655	Equipment- Non-capital	2,200.00
4670	Maintenance Supplies	400.00
4220	General Insurance	23,135.00
4280	Rental	0.00
4330	Postage	7,000.00
4340	Computer Services	50,865.00
4345	IT Support/Services	10,200.00
4350	Printing & Publishing	3,000.00
4351	Recording Fees	1,500.00
4360	Accounting Services	4,500.00
4380	Legal Services	25,000.00
4390	Professional Service	18,000.00
4395	Nuisance Abatements	18,000.00
4640	Computer Supplies	1,000.00
4650	Office Supplies	2,500.00
4660	Gasoline & Oil	8,500.00
4680	Operating Supplies	700.00
4710	Publications	5,500.00
4783	Insurance Deductible	0.00
4954	Equipment Lease Payment	4,975.00
4809	Miscellaneous Expense	500.00
4833	Vehicles	19,000.00
4821	Reserve	0.00
4955	Loan payment-principal	11,240.00
5000	Interest - Loans	700.00
<b>Department Total: 56 - Planning &amp; Zoning</b>		<b>\$1,017,625.00</b>

FIRE & POLICE COMMISSION

**Department: 57 - Fire & Police Commission**

4290	Travel Expense	250.00
4416	Dues	400.00
4330	Postage	300.00
4390	Professional Service	22,000.00

**Department Total: 57 - Fire & Police Commission      \$22,950.00**

ECONOMIC DEVELOPMENT

**Department: 58 - Economic Development**

4000	Salaries	51,000.00
4006	Contracted Services	12,000.00
4030	Hospitalization Insurance	4,740.00
4031	Dental Insurance	340.00
4032	Life Insurance	40.00
4060	Unemployment Compensation	300.00
4210	Workmen Comp Insurance	150.00
4230	Telephone	1,875.00
4290	Travel Expense	8,000.00
4320	Training	25,000.00
4416	Dues	8,000.00
4330	Postage	12,000.00
4345	IT Support/Services	16,750.00
4350	Printing & Publishing	16,000.00
4380	Legal Services	5,000.00
4390	Professional Service	85,000.00
4650	Office Supplies	1,000.00
4710	Publications	1,000.00
4854	Special Awards	0.00
4882	Development Projects	65,000.00
4809	Miscellaneous Expense	500.00
4821	Reserve	0.00
4955	Loan payment-principal	0.00
	<b>Department Total: 58 - Economic Development</b>	<b>\$313,695.00</b>

CEMETERY

**Department: 59 - Cemetery**

4000	Salaries	46,500.00
4001	Part Time Salaries	0.00
4002	Seasonal Wages	15,000.00
4005	Overtime Wages	1,850.00
4030	Hospitalization Insurance	9,135.00
4031	Dental Insurance	615.00
4032	Life Insurance	65.00
4060	Unemployment Compensation	325.00
4210	Workmen Comp Insurance	2,200.00
4690	Uniforms	500.00

4230	Telephone	500.00
4260	Utilities	1,800.00
4320	Training	350.00
4100	Maintenance Bldgs	5,000.00
4110	Maintenance Vehicles	2,000.00
4120	Maintenance Equipment	2,500.00
4150	Maintenance Grounds	3,000.00
4200	Tree Removal	1,200.00
4655	Equipment- Non-capital	3,500.00
4670	Maintenance Supplies	1,500.00
4190	Snow Removal	250.00
4220	General Insurance	900.00
4280	Rental	1,000.00
4350	Printing & Publishing	100.00
4380	Legal Services	0.00
4390	Professional Service	2,000.00
4650	Office Supplies	250.00
4660	Gasoline & Oil	4,500.00
4675	Chemicals	400.00
4680	Operating Supplies	250.00
4685	Landscaping Supplies	750.00
4710	Publications	0.00
4883	Markers & Vases	1,000.00
4891	Tree Program	200.00
4809	Miscellaneous Expense	250.00
4840	Equipment	0.00
4884	Improvements Other Than Bldg	25,000.00
4821	Reserve	0.00
4955	Loan payment-principal	0.00
5000	Interest - Loans	0.00
<b>Department Total: 59 - Cemetery</b>		<b>\$134,390.00</b>

**Grand Total General Fund: \$15,763,665**  
**Income from other sources: \$13,834,079**

**Total Amount of Section 1 to be raised by Levy: \$1,929,586**

**SECTION 2:** That in addition to the foregoing items in Section 1 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day



of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**I.M.R.F.**

	<b>Department: 01 - Expenses</b>	
4080	IMRF Payments	580,000.00
4790	Transfers	1,349,586.00
	<b>Department Total: 01 - Expenses</b>	<b>\$1,929,586.00</b>

**Income from Other Source** **\$0**  
**Total Amount of Section 2 to be raised by Levy:** **\$1,929,586**

**SECTION 3:** That in addition to the foregoing items in Section 1 and 2 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**PARK FUND**

	<b>Department: 01 - Expenses</b>	
4023	O & S Baseball Umpires	16,100.00
4000	Salaries	436,000.00
4001	Part Time Salaries	14,750.00
4002	Seasonal Wages	5,000.00
4003	Camp ChooChoo Seasonal	33,000.00
4004	Camp Cavins Seasonal	100,000.00
4005	Overtime Wages	10,000.00
4007	Let's Play Sports Seasonl	25,000.00
4008	Concessions Seasonal	0.00
4009	Seasonal Park Maintenance	120,000.00
4014	Jr.Panther Basketball	1,600.00
4015	KIXX Soccer Seasonal	11,000.00
4016	O & S Soccer Wages	10,000.00
4017	O & S Basketball Wages	10,000.00
4018	Mighty Ball Wages	1,000.00
4019	Park Security Wages	1,000.00
4025	Music 90 Expense	0.00
4030	Hospitalization Insurance	160,000.00
4031	Dental Insurance	6,985.00
4032	Life Insurance	500.00
4060	Unemployment Compensation	1,940.00
4210	Workmen Comp Insurance	8,000.00

4690	Uniforms	5,000.00
4230	Telephone	7,580.00
4260	Utilities	29,000.00
4310	Garbage Disposal	500.00
4290	Travel Expense	9,750.00
4320	Training	10,800.00
4416	Dues	2,600.00
4100	Maintenance Bldgs	9,500.00
4101	Maintenance Bldgs Excess	0.00
4110	Maintenance Vehicles	10,000.00
4120	Maintenance Equipment	13,500.00
4130	Maintenance Streets	2,500.00
4150	Maintenance Grounds	20,000.00
4152	Maintenance I-64 ROW	5,000.00
4200	Tree Removal	5,000.00
4655	Equipment- Non-capital	12,750.00
4670	Maintenance Supplies	8,000.00
4190	Snow Removal	4,500.00
4220	General Insurance	19,200.00
4280	Rental	2,000.00
4330	Postage	200.00
4340	Computer Services	50,075.00
4345	IT Support/Services	34,945.00
4350	Printing & Publishing	10,000.00
4360	Accounting Services	5,000.00
4380	Legal Services	3,000.00
4390	Professional Service	30,000.00
4414	Signage	2,000.00
4423	Service Charges	6,000.00
4430	Baseball/Softball Program	27,500.00
4432	Tennis Program	2,000.00
4434	Diamond Care	7,500.00
4435	Donations	2,000.00
4451	Recreation Programs	7,000.00
4452	Adult Prog Rec Supp/Serv	15,000.00
4453	Preschool Prog/Supp/servi	12,000.00
4454	Youth Prog.-shiloh coop	20,500.00
4455	Teen Programs/Supp/Servic	1,000.00
4456	Youth Sport Programs	215,000.00
4457	Adult Sport Programs	5,000.00
4460	Special Event Program/sup	6,000.00

4461	Let's Play Camp Program	28,000.00
4602	Arts Program	19,000.00
4603	Garden Club Program	8,000.00
4604	KIXX Program/Fundraising	40,000.00
4640	Computer Supplies	4,000.00
4650	Office Supplies	4,800.00
4660	Gasoline & Oil	22,500.00
4675	Chemicals	4,500.00
4680	Operating Supplies	9,000.00
4685	Landscaping Supplies	10,500.00
4700	Food	1,800.00
4710	Publications	0.00
4720	Playground Equipment	2,500.00
4721	Hesse Park Improvements	272,000.00
4722	Community Park Improvements	87,400.00
4723	St.Ellen Park Prof Serv	0.00
4724	Rock Springs Park	8,500.00
4725	Thoman Park	500.00
4726	Ogles Creek Park	1,000.00
4727	Savanah Hills Park	2,000.00
4729	Summer Camp	17,500.00
4783	Insurance Deductible	500.00
4861	Community Center	30,000.00
4954	Equipment Lease Payment	11,710.00
4605	Styx Programming/Fundraising	5,000.00
4809	Miscellaneous Expense	2,000.00
4833	Vehicles	65,000.00
4840	Equipment	18,000.00
4884	Improvements Other Than Bldg	0.00
4821	Reserve	0.00
4955	Loan payment-principal	5,740.00
5000	Interest - Loans	50.00
	<b>Department Total: 01 - Expenses</b>	<b>\$2,292,275.0</b>
		<b>0</b>

SWIMMING

	<b>Department: 03 - Swimming Pool</b>	
4000	Salaries	10,100.00
4001	Part Time Salaries	55,000.00
4002	Seasonal Wages	3,200.00
4005	Overtime Wages	200.00
4007	Let's Play Sports Seasonl	0.00

4008	Concessions Seasonal	7,000.00
4030	Hospitalization Insurance	3,200.00
4031	Dental Insurance	300.00
4032	Life Insurance	30.00
4060	Unemployment Compensation	300.00
4210	Workmen Comp Insurnace	300.00
4690	Uniforms	1,000.00
4230	Telephone	200.00
4260	Utilities	6,000.00
4320	Training	1,200.00
4100	Maintenance Bldgs	2,000.00
4101	Maintenance Bldgs Excess	1,000.00
4120	Maintenance Equipment	2,500.00
4150	Maintenance Grounds	200.00
4175	Maintenance Pool	4,000.00
4655	Equipment- Non-capital	5,000.00
4670	Maintenance Supplies	1,500.00
4220	General Insurance	3,250.00
4345	IT Support/Services	3,000.00
4350	Printing & Publishing	200.00
4390	Professional Service	5,000.00
4650	Office Supplies	350.00
4675	Chemicals	10,000.00
4680	Operating Supplies	1,000.00
4681	Swimming Lesson Supplies	100.00
4700	Food	8,800.00
4705	Beverages	3,200.00
4809	Miscellaneous Expense	350.00
4840	Equipment	5,000.00
4821	Reserve	0.00

**Department Total: 03 - Swimming Pool    \$144,480.00**

SPORTS  
COMPLEX

**Department: 07 - Sports Complex**

4000	Salaries	145,000.00
4001	Part Time Salaries	14,000.00
4002	Seasonal Wages	3,500.00
4005	Overtime Wages	3,500.00
4007	Let's Play Sports Seasonal	0.00
4008	Concessions Seasonal	52,000.00
4009	Seasonal Park Maintenance	140,000.00



4030	Hospitalization Insurance	65,000.00
4031	Dental Insurance	4,500.00
4032	Life Insurance	200.00
4060	Unemployment Compensation	325.00
4210	Workmen Comp Insurance	1,230.00
4690	Uniforms	3,000.00
4230	Telephone	720.00
4260	Utilities	80,000.00
4290	Travel Expense	500.00
4320	Training	1,200.00
4416	Dues	200.00
4100	Maintenance Bldgs	6,000.00
4110	Maintenance Vehicles	2,000.00
4120	Maintenance Equipment	8,000.00
4130	Maintenance Streets	5,000.00
4150	Maintenance Grounds	35,000.00
4200	Tree Removal	250.00
4655	Equipment- Non-capital	38,000.00
4670	Maintenance Supplies	5,000.00
4190	Snow Removal	500.00
4220	General Insurance	700.00
4280	Rental	1,000.00
4330	Postage	100.00
4350	Printing & Publishing	250.00
4390	Professional Service	4,500.00
4414	Signage	3,000.00
4434	Diamond Care	20,000.00
4457	Adult Sport Programs	25,000.00
4640	Computer Supplies	1,500.00
4641	Computer Hardware - AS400	0.00
4650	Office Supplies	750.00
4660	Gasoline & Oil	11,000.00
4675	Chemicals	8,000.00
4680	Operating Supplies	8,000.00
4681	Swimming Lesson Supplies	0.00
4685	Landscaping Supplies	10,000.00
4700	Food	60,000.00
4705	Beverages	60,000.00
4710	Publications	0.00
4720	Playground Equipment	1,750.00
4809	Miscellaneous Expense	500.00

4833	Vehicles	0.00
4840	Equipment	33,500.00
4884	Improvements Other Than Bldg	180,000.00
4989	Transfers	340,000.00
4821	Reserve	0.00
4955	Loan payment-principal	2,590.00
5000	Interest - Loans	25.00
<b>Department Total: 07 - Sports Complex</b>		<b>\$1,386,790.00</b>
		<b>0</b>

**Total:** **\$3,823,545**  
**Income from other sources:** **\$1,893,959**

**Total Amount of Section 3 to be raised by Levy:** **\$1,929,586**

**SECTION 4:** That in addition to the foregoing items in Section 1 -3 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**FIRE DEPARTMENT FUND**

<b>Department: 01 - Expenses</b>		
4000	Salaries	253,000.00
4001	Part Time Salaries	50,300.00
4005	Overtime Wages	655.00
4030	Hospitalization Insurance	64,795.00
4031	Dental Insurance	4,200.00
4032	Life Insurance	240.00
4060	Unemployment Compensation	325.00
4210	Workmen Comp Insurance	4,040.00
4020	Pension	94,000.00
4690	Uniforms	36,000.00
4230	Telephone	21,645.00
4260	Utilities	36,800.00
4290	Travel Expense	9,800.00
4320	Training	22,000.00
4416	Dues	1,600.00
4100	Maintenance Bldgs	60,000.00
4110	Maintenance Vehicles	51,000.00
4120	Maintenance Equipment	32,000.00

4150	Maintenance Grounds	7,500.00
4170	Maintenance Stop Lights	0.00
4655	Equipment- Non-capital	57,000.00
4670	Maintenance Supplies	10,500.00
4054	Fire Runs & Fees	201,000.00
4220	General Insurance	50,000.00
4330	Postage	1,750.00
4340	Computer Services	97,360.00
4345	IT Support/Services	60,000.00
4350	Printing & Publishing	500.00
4360	Accounting Services	2,000.00
4372	Physicals	8,500.00
4380	Legal Services	6,000.00
4390	Professional Service	10,000.00
4640	Computer Supplies	500.00
4650	Office Supplies	4,500.00
4660	Gasoline & Oil	29,500.00
4680	Operating Supplies	14,600.00
4710	Publications	1,310.00
4783	Insurance Deductible	0.00
4954	Equipment Lease Payment	29,395.00
4833	Vehicles	0.00
4840	Equipment	122,100.00
4841	Equipment Reserve	50,000.00
4790	Transfers	8,826.00
4821	Reserve	75,000.00
4955	Loan payment-principal	263,170.00
5000	Interest - Loans	76,175.00
<b>Department Total: 01 - Expenses</b>		<b>\$1,929,586.0</b>
		<b>0</b>

**Total:** **\$1,929,586**  
**Income from other sources:** **\$0**  
**Total Amount of Section 4 to be raised by Levy:** **\$1,929,586**

**SECTION 5:** That in addition to the foregoing items in Section 1-4 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**POLICE PENSION FUND**

<b>Department: 01 - Expenses</b>		
4020	Pension	648,160.00
4320	Training	5,000.00
4416	Dues	1,500.00
4360	Accounting Services	2,500.00
4372	Physicals	3,000.00
4380	Legal Services	7,000.00
4423	Service Charges	0.00
4750	Investment Manager fee	26,000.00
4800	Filing Fees-Annual Report	3,000.00
4022	Refund Contributions	10,000.00
4809	Miscellaneous Expense	5,000.00
4790	Transfers	12,426.00
4751	Investments	1,206,000.00

**Department Total: 01 - Expenses \$1,929,586.00**

**Total: \$1,929,586**  
**Income from other sources: \$0**

**Total Amount of Section 5 to be raised by Levy: \$1,929,586**

**SECTION 6:** That in addition to the foregoing items in Section 1-5 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SOCIAL SECURITY FUND**

<b>Department: 01 - Expenses</b>		
4012	Social Security	840,100.00
4790	Transfers	1,089,486.00

**Department Total: 01 - Expenses \$1,929,586.00**

**Income from other sources: \$0**  
**Total Amount of Section 6 to be raised by Levy: \$1,929,586**

**SECTION 7:** That in addition to the foregoing items in Section 1-6 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars, said amount shall be



raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**AMBULANCE SERVICE (E.M.S)**

**Department: 01 - Expenses**

4000	Salaries	863,120.00
4001	Part Time Salaries	135,000.00
4005	Overtime Wages	292,000.00
4030	Hospitalization Insurance	320,955.00
4031	Dental Insurance	18,095.00
4032	Life Insurance	1,125.00
4060	Unemployment Compensation	4,510.00
4210	Workmen Comp Insurance	30,000.00
4690	Uniforms	15,000.00
4230	Telephone	12,560.00
4260	Utilities	64,000.00
4290	Travel Expense	12,000.00
4320	Training	16,000.00
4100	Maintenance Bldgs	50,000.00
4110	Maintenance Vehicles	35,000.00
4120	Maintenance Equipment	23,000.00
4150	Maintenance Grounds	2,500.00
4655	Equipment- Non-capital	15,000.00
4670	Maintenance Supplies	2,000.00
4220	General Insurance	30,000.00
4330	Postage	2,000.00
4340	Computer Services	107,940.00
4345	IT Support/Services	39,360.00
4350	Printing & Publishing	1,250.00
4360	Accounting Services	5,000.00
4380	Legal Services	18,000.00
4390	Professional Service	82,000.00
4640	Computer Supplies	500.00
4650	Office Supplies	3,500.00
4660	Gasoline & Oil	40,000.00
4680	Operating Supplies	38,000.00
4710	Publications	1,000.00
4954	Equipment Lease Payment	15,730.00
4550	Overpayment Refunds	12,000.00
4840	Equipment	155,800.00

4790	Transfers	0.00
4981	Transfer to Capital Improvements	0.00
4821	Reserve	0.00
4955	Loan payment-principal	30,050.00
5000	Interest – Loans	3,360.00
<b>Department Total: 01 - Expenses</b>		<b>\$2,497,355.00</b>

**Total:** \$2,497,355  
**Income from other sources:** \$567,769

**Total Amount of Section 7 to be raised by Levy:** \$1,929,586

**SECTION 8:** That in addition to the foregoing items in Section 1-7 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **TWO THOUSAND** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SPECIAL SERVICE AREA #1 FUND (GEORGETOWN)**

4150	Maintenance Grounds	\$1,700
4360	Accounting Services	\$100
4370	Engineering Services	\$100
4390	Other Professional Service	\$100
<b>TOTAL</b>		<b>\$2,000</b>
<b>Income from other sources:</b>		<b>\$0</b>

**Total Amount of Section 8 to be raised by Levy:** \$2,000

**SECTION 9:** That in addition to the foregoing items in Section 1-8 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **THREE THOUSAND** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SPECIAL SERVICE AREA #2 FUND (COUNTRYSIDE GLEN)**

4150	Maintenance Grounds	\$1,500
4360	Accounting Services	\$250

4370	Engineering Services	\$250
4390	Other Professional Service	\$1,000
		<hr/>
	<b>TOTAL</b>	<b>\$3,000</b>
	<b>Income from other sources:</b>	<b>\$0</b>

**Total Amount of Section 9 to be raised by Levy: \$3,000**

**SECTION 10:** That in addition to the foregoing items in Section 1-9 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **TWO THOUSAND** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SPECIAL SERVICE AREA #3 FUND (LINCOLNSHIRE)**

4150	Maintenance Grounds	\$1,500
4360	Accounting Services	\$100
4370	Engineering Services	\$200
4390	Other Professional Service	\$200
		<hr/>
	<b>TOTAL</b>	<b>\$2,000</b>
	<b>Income from other sources:</b>	<b>\$0</b>

**Total Amount of Section 10 to be raised by Levy: \$2,000**

**SECTION 11:** That in addition to the foregoing items in Section 1-10 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE THOUSAND TWO HUNDRED** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SPECIAL SERVICE AREA #4 FUND (O'FALLON MEADOWS)**

4150	Maintenance Grounds	\$900
4360	Accounting Services	\$100
4370	Engineering Services	\$100
4390	Other Professional Service	\$100
		<hr/>
	<b>TOTAL</b>	<b>\$1,200</b>
	<b>Income from other sources:</b>	<b>\$0</b>

**Total Amount of Section 11 to be raised by Levy: \$1,200**

**SECTION 12:** That in addition to the foregoing items in Section 1-11 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **THREE THOUSAND** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SPECIAL SERVICE AREA #5 FUND (EAGLE RIDGE)**

4150	Maintenance Grounds	\$1,700
4360	Accounting Services	\$500
4370	Engineering Services	\$300
4390	Other Professional Service	\$500
		<hr/>
	<b>TOTAL</b>	<b>\$3,000</b>
	<b>Income from other sources:</b>	<b>\$0</b>

**Total Amount of Section 12 to be raised by Levy: \$3,000**

**SECTION 13:** That in addition to the foregoing items in Section 1-12 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **TWO THOUSAND** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SPECIAL SERVICE AREA #6 FUND (CAMBRIDGE COMMON)**

4150	Maintenance Grounds	\$1,000
4360	Accounting Services	\$200
4370	Engineering Services	\$500
4390	Other Professional Service	\$300
		<hr/>
	<b>TOTAL</b>	<b>\$2,000</b>
	<b>Income from other sources:</b>	<b>\$0</b>

**Total Amount of Section 13 to be raised by Levy: \$2,000**

**SECTION 14:** That in addition to the foregoing items in Section 1-13 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **TWO THOUSAND** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary



expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**SPECIAL SERVICE AREA #7 FUND (GREENMOUNT)**

4150	Maintenance Grounds	\$1,500
4360	Accounting Services	\$100
4370	Engineering Services	\$200
4390	Other Professional Service	\$200
		<hr/>
	<b>TOTAL</b>	<b>\$2,000</b>
	<b>Income from other sources:</b>	<b>\$0</b>

**Total Amount of Section 14 to be raised by Levy: \$2,000**

**SECTION 15:** That in addition to the foregoing items in Section 1-14 hereof, that there is hereby levied a tax upon all taxable property in the City of O'Fallon, County of St. Clair, Illinois, the sum of **ONE MILLION NINE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED EIGHTY SIX** dollars, said amount shall be raised by taxation upon said property according to its valuation as the same is assessed for State and County purposes for the current year, which said amount is levied to defray the necessary expenses and liabilities of said City as provided by the Annual Appropriation Ordinance for the fiscal year of said City, beginning on the 1st day of May, 2015 and ending on the 30th day of April, 2016 and the said levy shall be as follows:

**LIBRARY FUND 04**

	<b>Department: 01 - Expenses</b>	
4000	Salaries	275,210.00
4001	Part Time Salaries	252,880.00
4012	Social Security	40,400.00
4030	Hospitalization Insurance	51,000.00
4031	Dental Insurance	3,120.00
4032	Life Insurance	310.00
4060	Unemployment Compensation	1,295.00
4210	Workmen Comp Insurance	4,090.00
4020	Pension	45,000.00
4230	Telephone	6,080.00
4260	Utilities	30,000.00
4290	Travel Expense	3,000.00
4320	Training	5,000.00
4416	Dues	1,000.00
4100	Maintenance Bldgs	54,610.00
4120	Maintenance Equipment	12,000.00
4150	Maintenance Grounds	7,000.00

4160	Maintenance Utility Syste	0.00
4655	Equipment- Non-capital	2,000.00
4670	Maintenance Supplies	3,000.00
4220	General Insurance	22,000.00
4330	Postage	4,000.00
4340	Computer Services	37,895.00
4345	IT Support/Services	6,600.00
4350	Printing & Publishing	3,000.00
4360	Accounting Services	5,000.00
4380	Legal Services	2,585.00
4390	Professional Service	8,000.00
4412	Furnishings	0.00
4460	Special Event Program/sup	20,000.00
4640	Computer Supplies	2,000.00
4650	Office Supplies	15,000.00
4680	Operating Supplies	4,000.00
4710	Publications	170,000.00
4954	Equipment Lease Payment	7,440.00
4580	Contingencies	2,165.00
4810	Buildings	1,286,390.00
4821	Reserve	0.00
4955	Loan payment-principal	0.00
	<b>Department Total: 01 - Expenses</b>	<b>\$2,393,070.00</b>
		<b>0</b>

**Total:** **\$2,393,070**  
**Income from other sources:** **\$463,484**  
**Total Amount of Section15 to be raised by Levy::** **\$ 1,929,586**

**SECTION 16:** That the City Clerk of the City of O'Fallon, St. Clair County, Illinois is hereby directed to file with the County Clerk of the County of St. Clair and State of Illinois, a certified copy of this ordinance as approved by law.

**SECTION 17:** That this Ordinance shall be in full force and effect from and after its passage and approval.

**APPROVED:**

\_\_\_\_\_  
**GARY L. GRAHAM, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PHILIP GOODWIN, CITY CLERK**

**PASSED:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_

<b>ROLL CALL:</b>	Albrecht	Bennett	Cozad	Drolet	Holden	Kueker	McCoskey	<b>SUB TOTALS</b>
<b>Aye</b>								
<b>Nay</b>								
<b>Absent</b>								

<b>ROLL CALL:</b>	Mouser	Marsh	Hagarty	Gerrish	Meile	Roach	Smallheer	<b>SUB TOTALS</b>	<b>SUM OF TOTALS</b>
<b>Aye</b>									
<b>Nay</b>									
<b>Absent</b>									

**CITY OF O'FALLON**

**CERTIFICATION OF TAX LEVY ORDINANCE**

The undersigned, duly elected, qualified and acting City Clerk of the City of O'Fallon, St. Clair County, Illinois does hereby certify that the attached hereto is a true and correct copy of the Tax Levy Ordinance of said City for the fiscal year beginning May 1, 2015 and ending April 30, 2016 as adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

This certification is made and filed pursuant to the requirements of IRS Ch. 24, par 8-3-1 and on behalf of the City of O'Fallon, St. Clair County, Illinois. This certification must be filed by the last Tuesday of December. The attached Tax Levy Ordinance was adopted pursuant to and in compliance with the provisions of Section 4 through 7 of the "Truth in Taxation Act", P.A. 82-102 of the IRS Ch. 120, par. 861-869.1)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ATTEST:**

\_\_\_\_\_  
Philip Goodwin, City Clerk

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ATTEST:**

\_\_\_\_\_  
Tom Holbrook, County Clerk



**CITY OF O'FALLON, ILLINOIS**

**CERTIFICATION OF THE TRUTH IN TAXATION REQUIREMENTS**

The undersigned presiding officer of the City of O'Fallon, does hereby certify that the levy ordinance, a copy of which is attached hereto, was adopted pursuant to, and in compliance with or inapplicability of the provisions of Sections 4 through 7 of the "Truth in Taxation Act". P.A. 82-102 (IRS Chap. 120, pp. 861 - 869.1)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

ATTEST:

\_\_\_\_\_  
Philip Goodwin, City Clerk

Filed this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Tom Holbrook, County Clerk



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor and City Council  
**From:** Sandy Evans, Director of Finance  
Walter Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** Ordinances Establishing 2015 Annual Tax Levy

**List of committees that have reviewed:** Finance and Administration

**Background:** The annual Tax Levy must be filed with the county by the last Tuesday in December. The rate setting EAV is the base for the next years estimate as provided by the county which they project to be \$657,023,224, a 2.5% increase in EAV over last year. However, with the passage of the new legislation providing 100% exemption for 70% disabled veterans, this will reduce our EAV by \$18,673,000. This amount is based on those veterans currently receiving the \$5000 exemption and may increase next year. The county is also expecting to apply a 1.0082% multiplier for O'Fallon Township and a .9985% multiplier for Caseyville Township, thereby creating a 1% average multiplier increasing the EAV by approximately \$6,500,000. Due to the large number of petitions filed with the Board of Review to review property assessments resulting in possible loss of assessed values, the projected EAV was reduced by \$1,725,000,000. Therefore, our estimated rate setting EAV for 2015 is \$643,195,456, which is approximately a .3% increase from last year.

At the Finance Committee meeting, a proposed tax levy was presented, which showed the levy request amount to be close to the same amount requested as the previous year for all funds except for IMRF, Social Security and the library. IMRF was increased by approximately \$73,000, Social Security by approximately \$58,000 and the library by \$43,500. The committee approved the total tax levy request of \$6,576,030 for both the City and Library. (See attachment A)

Due to the uncertainty of the state budget and recent legislative action proposing to freeze property tax rates, a new tax levy proposal has been submitted for approval to ensure that the City is protected and that the City can maintain the required level of service for its citizens. It was advised to increase our levy request so as to maintain flexibility and service levels for the future should the property tax freeze legislation get approved. The new proposal is requesting a tax levy amount of \$15,436,691, an increase of \$8,860,661. (See attachment B)

Once staff receives the final levy rate from the County Clerk, normally at the end of March, staff will present to council for their approval, a request to the County Clerk to abate that portion of the levy equal to the original tax levy proposal, as shown in attachment A.

As you may recall, the County abates its taxes annually. The school districts as well as other municipalities are proposing to do the same process to protect their respective tax levy amounts for the future. The most recent legislative action pertaining to the Disabled Veteran exemption had a major impact to not only the City's EAV at \$18M, but the school districts as well. This change reduced District #203's EAV by \$25M, District #90 by \$20M and District #104 by \$1.1M.

**Legal Considerations, if any:** None when filed on time. A required Truth in Taxation Hearing will be held on December 21<sup>st</sup>, since this reflects an aggregate tax levy increase over 5% from the previous year.

**Budget Impact:** The tax levy is the revenue source for the Fire Department, EMS, Parks & Library and provides additional funds to the general fund and pension related accounts.

**Staff recommendation:** Recommend approval

2014 Final Rate Setting	641,199,042	
2015 Rate Setting EAV	657,023,224	Per County Estimate 11/17/14
	6,570,232	Per County-Avg. multiplier- 1.00 O'Fallon Twnship Multiplier of 1.0082 Caseyville Twnship .9985 Multiplier
	(18,673,000)	EAV deduction for VA exemptions
	(1,725,000)	Board of Review Petitions( Possible reductions in EAV)
2015 Est. EAV	643,195,456	(23 business appealing \$100K or more- based on 75%)

FUND	Requested 14Rate	Requested 14Levy	Certified 14 Rate	Total extension After TIF & EZ	Requested 2015 Rate	Requested Levy 2015	Not to exceed 2016 Budget	14/15 Rate Difference	14/15 Dollar Difference
General	0.0390	248,333	0.0388	248,785	0.0388	249,560	15,763,665	0.0000	775
IMRF	0.0795	506,217	0.0790	506,547	0.0901	579,519	580,000	0.0111	72,972
Fire Protection	0.1833	1,167,165	0.1821	1,167,623	0.1833	1,178,977	1,920,760	0.0012	11,354
Police Pension	0.1724	1,097,759	0.1713	1,098,374	0.1713	1,101,794	1,917,160	0.0000	3,420
Park	0.0908	578,170	0.0902	578,362	0.0908	584,021	3,823,545	0.0006	5,660
Social Security	0.1227	781,294	0.1219	781,622	0.1306	840,013	840,100	0.0087	58,392
Ambulance	0.1621	1,032,174	0.1610	1,032,330	0.1610	1,035,545	2,497,355	0.0000	3,214
	<b>0.8498</b>	<b>5,411,112</b>	<b>0.8443</b>	<b>5,413,644</b>	<b>0.8659</b>	<b>5,569,429</b>	<b>27,342,585</b>	<b>0.0216</b>	<b>155,786</b>
<b>LIBRARY</b>									
Corporate	0.1512	962,768	0.1502	963,081	0.1565	1,006,601	2,393,070	<b>0.0063</b>	43,520
<b>Totals</b>	<b>1.0010</b>	<b>6,373,880</b>	<b>0.9945</b>	<b>6,376,725</b>	<b>1.0224</b>	<b>6,576,030</b>	<b>29,735,655</b>	<b>0.0279</b>	<b>199,306</b>

increase 4.5%

As of 11-17-15  
 County provided estimated EAV  
 Estimate 1.0082% multiplier for O'Fallon Township  
 Estimate .9985 multiplier for Caseyville Township

*Based on a \$150,000 home with \$6000 exemption, City portion would increase by \$ 9.50  
 Based on a \$150,000 home with \$6000 exemption, library portion would increase by \$ 2.77*



Scenario should the property tax rate freeze

Attachment B

2014 Final Rate Setting	641,199,042	
2015 Rate Setting EAV	657,023,224	Per County Estimate 11/17/14
	6,570,232	Per County-Avg. multiplier- 1.00 O'Fallon Township Multiplier of 1.0082 Caseyville Township .9985 Multiplier
	(18,673,000)	EAV deduction for VA exemptions
	(1,725,000)	Board of Review Petitions( Possible reductions in EAV)
2015 Est. EAV	643,195,456	(23 business appealing \$100K or more- based on 75%)

FUND	Requested 14Rate	Requested 14Levy	Certified 14 Rate	Total extension After TIF & EZ	Requested 2015 Rate	Requested Levy 2015	Not to exceed 2016 Budget*	14/15 Rate Difference	14/15 Dollar Difference
<b>General</b>	0.0390	248,333	0.0388	248,785	0.3000	1,929,586	15,763,665	0.2612	1,680,801
<b>IMRF</b>	0.0795	506,217	0.0790	506,547	0.3000	1,929,586	1,929,586	0.2210	1,423,039
<b>Fire Protection</b>	0.1833	1,167,165	0.1821	1,167,623	0.3000	1,929,586	1,929,586	0.1179	761,963
<b>Police Pension</b>	0.1724	1,097,759	0.1713	1,098,374	0.3000	1,929,586	1,929,586	0.1287	831,212
<b>Park*</b>	0.0908	578,170	0.0902	578,362	0.3000	1,929,586	3,823,545	0.2098	1,351,225
<b>Social Security</b>	0.1227	781,294	0.1219	781,622	0.3000	1,929,586	1,929,586	0.1781	1,147,965
<b>Ambulance</b>	0.1621	1,032,174	0.1610	1,032,330	0.3000	1,929,586	2,497,355	0.1390	897,256
	<b>0.8498</b>	<b>5,411,112</b>	<b>0.8443</b>	<b>5,413,644</b>	<b>2.1000</b>	<b>13,507,105</b>	<b>29,802,909</b>	<b>1.2557</b>	<b>8,093,461</b>
<b>LIBRARY*</b>									
<b>Corporate</b>	0.1512	962,768	0.1502	963,081	0.3000	1,929,586	2,393,070	0.1498	966,505
<b>Totals</b>	<b>1.0010</b>	<b>6,373,880</b>	<b>0.9945</b>	<b>6,376,725</b>	<b>2.4000</b>	<b>15,436,691</b>	<b>32,195,979</b>	<b>1.4055</b>	<b>9,059,966</b>

As of 11-17-15  
 County provided estimated EAV  
 Estimate 1.0082% multiplier for O'Fallon Township  
 Estimate .9985 multiplier for Caseyville Township

\*Budget amendments needed

CITY OF O'FALLON, ILLINOIS  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE DECLARING  
CERTAIN VEHICLES AND  
EQUIPMENT AS SURPLUS  
PROPERTY FOR SALE AND/OR  
DISPOSAL PURSUANT  
TO 65 ILCS 5/11-76-4**

**WHEREAS**, the City of O'Fallon no longer has a need for the following inventory and has elected to sell the items as surplus property;

1998	Lincoln Towncar	1LNFM82W8WY671128
2001	International Truck	1HTSDAAN31H280807
2006	Ford F250 Super Duty	1FDNF20546EA60236
2006	International 4200 LP Truck	1HTMLAFM86H239172
2001	Dodge Ram 1500	1B7HC16Y31S270312

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. Disposal.** It is in the best interest of the City to dispose of the vehicles and equipment as heretofore mentioned, as the City no longer has a need for same.

**Section 2. Method.** (1) Said vehicles and equipment may be disposed of by sale with or without advertising for sale, or (2) may be converted into some other form that is useful to the City by using said material within, or (3) may be conveyed or turned in as part payment on a new purchase of any similar vehicle. However, such vehicle shall not be turned in as part of a purchase price except upon receipt of competitive bids, in such manner as may be further prescribed by an amendment to this ordinance, after notice to all bidders that a vehicle will be turned over as part of the purchase price.

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 \_\_\_\_\_ 2015.

\*\*\*\*\*

ATTEST:

Approved by the Mayor this \_\_ day

(seal)

of \_\_\_\_\_ 2015.

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

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

ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor and City Council

**From:** Maryanne Fair, Deputy City Clerk  
Walter Denton, City Administrator  
Pam Funk, Assistant City Administrator

**Date:** November 16, 2015

**Subject:** Ordinance Declaring Vehicles and Equipment as Surplus for Sale and/or Disposal:

1998 Lincoln Towncar	1LNFM82W8WY671128
2001 International Truck	1HTSDAAN31H280807
2006 Ford F250 Super Duty	1FDNF20546EA60236
2006 International 4200 LP Truck	1HTMLAFM86H239172
2001 Dodge Ram 1500	1B7HC16Y31S270312

**List of committees that have reviewed:** n/a

**Background:** Vehicles and equipment have been identified as surplus and ready for sale or disposal. All items will be listed on the Internet at [www.publicsurplus.com](http://www.publicsurplus.com) and sold to highest bidder or failing that disposed of properly.

**Legal Considerations, if any:** None.

**Budget Impact:** Does not incur cost or liability to the city.

**Staff recommendation:** Staff recommends Council approval for this ordinance.





DATE: June 27, 2008

TO: Mr. Ted Shekell, P.E.  
City of O'Fallon, IL

FROM: Lee Cannon, P.E., PTOE  
Dustin Riechmann, P.E., PTOE

SUBJECT: **Work Order #9**  
Traffic Impact Study  
New Life in Christ Interdenominational Church Proposed Expansion  
CBB Job No. 118-05-9

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In accordance with our contract with the City of O'Fallon, Illinois dated April 29, 2005 and subsequent work order #9, Crawford, Bunte, Brammeier has prepared a traffic study pertaining to the proposed expansion of the New Life in Christ Interdenominational (NLICI) Church in O'Fallon, Illinois. The Church campus is located on the west side of Scott-Troy Road to the south of Keck Ridge Drive and north of Hilltop Lane.

The existing Church facility provides 450 seats and has a single point of access via Keck Ridge Drive (opposite Planters Crossing). The Church owns another tract of ground further west fronting Keck Ridge Drive that was previously anticipated to provide a future second access. The Church is currently proposing to construct a stand-alone youth center on its campus as well as additional parking west of the existing sanctuary. Ultimately, the Church desires to expand the sanctuary to accommodate approximately 1,000 seats. In conjunction with the current and future proposed expansions, consideration has been given to modifying access to the site, including the possibility of utilizing Hilltop Lane on the south side of the campus. We understand that St. Clair County Highway Department previously indicated that direct access via Scott-Troy Road would not be approved.

## Purpose and Scope

The purpose and scope of this project was defined in the work order “Project Specific Issues to be Addressed and Project Deliverables” as noted below:

- *Meet with Church and City officials to identify the proposed future usage characteristics for the site and acquire a current site plan. We will request membership, attendance, current and future plans, and demographic (zip code) data from the Church;*
- *Review previous traffic studies and sight distance plans developed for this site by CBB and other file data available from the City; **COPIES OF THOSE REPORTS ARE ATTACHED.***
- *Field measure the intersection sight distance at Hilltop Lane and compare to generally accepted standards for safe access;*
- *Meet with St. Clair County Highway Department to discuss the potential for direct access on Scott-Troy Road;*
- *Perform manual, turning movement counts at the intersections of Keck Ridge Drive with Scott-Troy Road and the Church’s entrance during the peak five hours on a typical Sunday;*
- *Project traffic increases incrementally based on our traffic counts, current and future membership, current and future maximum occupancy of the facility and attendance on the day of our counts;*
- *Evaluate operational capacity of various access scenarios using HCS software to determine level of service;*
- *Identify what improvements, if any, are required to allow safe and efficient access for the Church to Scott-Troy Road via Hilltop Lane and/or new entrance(s) including but not limited to the need to improve the pavement section on Hilltop Lane and provide adequate intersection sight distance.*
- *Identify the most appropriate locations and configurations for those entrances (including the need for turn lanes and the need to maintain secondary access on Keck Ridge Drive);*
- *Review the location of the intersections along Hilltop Lane with respect to the potential for conflicts that may queue traffic onto Scott-Troy Road;*
- *A written summary memo will be provided. No concept schematics for any improvements are included in the scope and fee. Electronic analyses and report documents are not included as project deliverables and remain the property of CBB.*

Given that any modifications to access on Scott-Troy Road would be subject to approval by the St. Clair County Highway Department, this memorandum has been prepared in accordance with the County’s typical requirements for traffic studies. It should also be noted that the required or appropriate number of parking stalls for the site was not initially addressed under this work order, but the City subsequently requested that parking needs be addressed to minimize/eliminate Church parking on Keck Ridge Drive with the exception of religious holidays.



### **Existing Roadway & Traffic Conditions**

Scott-Troy Road is a rural arterial highway under the jurisdiction of the St. Clair County Highway Department (County). The roadway generally consists of two lanes (one northbound and one southbound) with a posted speed limit of 55 miles per hour (mph). A separate northbound left-turn lane is provided on Scott-Troy Road at its intersection with Keck Ridge Drive.

Keck Ridge Drive is a residential collector street owned and maintained by the City of O'Fallon (City). In the vicinity of the site, it provides two travel lanes with on-street parking allowed on both sides of the street. Separate eastbound left- and right-turn lanes are provided at its intersection with Scott-Troy Road.

Hilltop Lane is a narrow, oil-and-chip roadway that is now owned by the City, though it is our understanding that no publicly-owned right-of-way actually exists underlying the pavement surface. Hilltop Lane currently serves approximately six homes west of Scott-Troy Road.

In order to quantify existing traffic conditions, manual turning movement counts were collected at the intersections of Keck Ridge Drive with Scott-Troy Road and Planters Crossing/Church driveway during the peak seven hours (7:30 a.m. to 2:30 p.m.) of Church activity on Sunday, April 13, 2008. Based on these counts, the peak hour of traffic activity occurs between 10:00 and 11:00 a.m. when Churchgoers leaving the 8:00 a.m. service overlap those arriving for the 11:00 a.m. service. The peak hour traffic volumes from the day of the count are summarized in **Exhibit 1**. It was noted that 90% or all inbound and outbound motorists traveled to and from the south on Scott-Troy Road.

In general, observations during the count period indicated that traffic flows on the adjoining roadways were relatively unconstrained with the exception of the peak hour. During the peak hour, the overlap of moderate inbound and outbound Church traffic resulted in periods of slight congestion, though these constraints were primarily observed within the Church's parking lot. Furthermore, it appeared that the on-site parking was full during the 11:00 a.m. service and, as a result, approximately five to ten vehicles were observed parking along Keck Ridge Drive (after initially entering the site and speaking with the parking attendants).

Based upon information provided by Church officials, attendance on the observed Sunday (4/13/2008) was approximately 266 for the 8:00 a.m. service and 464 for the 11:00 a.m. service. However, an average attendance for these services is 307 and 574, respectively. Therefore, attendance during the observed peak service was approximately 24% lower than an average Sunday. In order to better reflect a "typical" condition, the traffic counts were factored up accordingly, as summarized in **Exhibit 2**.

### **Existing Operating Conditions**

The existing operating conditions were evaluated using HCS+ analysis software, which is based upon study procedures outlined in the "Highway Capacity Manual," published in 2000 by the Transportation Research Board. This manual, which is used universally by highway and traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow") to Level F ("Fully Saturated"). Levels of service are measures of traffic flow that consider such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience.



Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define LOS are based upon the type of traffic control used at an intersection; i.e., whether it is signalized or unsignalized. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and the intersection as a whole. At intersections with partial (side-street) stop control, the delay for each minor movement is determined instead of for the intersection as a whole since motorists on the main road are not required to stop.

LOS is directly related to control delay. At signalized intersections, the LOS criteria differ from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes and, consequently, may experience greater delay than an unsignalized intersection. Furthermore, motorists are guaranteed service at regular intervals as the signal cycles. **Table 1** summarizes the LOS thresholds used in the analysis.

<b>Table 1 Level of Service Thresholds</b>		
Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	<i>Signalized Intersections</i>	<i>Unsignalized Intersections</i>
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

The results of the capacity analyses of existing conditions (during the peak hour of a typical Sunday) at the intersection of Scott-Troy Road and Keck Ridge Drive are summarized in Table 2. As can be seen, all movements at the intersection would be expected to operate at acceptable levels of service. It should be noted that capacity evaluations at the intersections of Keck Ridge Drive with the Church’s driveway/Planters Crossing and Scott-Troy Road with Hilltop Lane are not provided since no capacity issues were observed at those locations under the current conditions.

<b>Table 2 Existing Operating Conditions O’Fallon, Illinois</b>	
<i>Intersection/Approach</i>	<i>Typical Sunday Peak Hour</i>
<b>Scott-Troy Road at Keck Ridge Drive – Unsignalized</b>	
Northbound Left-Turn	A (8.2)
Eastbound Left-Turn	C (17.0)
Eastbound Right-Turn	B (10.7)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Although no significant capacity constraints are apparent on the roadways adjoining the NLICI Church campus, it is important to recognize that the character of these streets is also relevant. Specifically, Keck Ridge Drive is functionally considered a residential collector, as it provides on-street parking and direct driveway access. Residential collectors generally carry approximately 2,000 to 2,500 vehicles per day (vpd) before the character of the road changes to a system-level minor collector street. Also, the “Green Book”<sup>1</sup> states that a 26-foot wide (or greater) residential street is designed to accommodate up to 2,000 vpd.

In general, a volume of 2,000-2,500 vpd coincides with a peak hour volume of approximately 200-250 vehicles per hour (vph). In other words, when hourly volumes exceed 200-250 vehicles, residents typically become uncomfortable utilizing the driveways and front yards of the homes along the roadway. Consequently, the street begins to lose its residential character.

On a typical Sunday, Keck Ridge Drive carries approximately 350 vph between Scott-Troy Road and the Church’s driveway/Planters Crossing during the heaviest peak hour, which clearly exceeds the comfortable level of traffic on a residential street. However, traffic levels of this magnitude are isolated to only a few hours per week, which may make this condition more palatable to adjoining residents.

### **Proposed Addition of Youth Center**

It is our understanding that NLICI Church officials are currently proposing the construction of a new building to accommodate a dedicated youth center. The building would be located west of the sanctuary and have the ability to accommodate 150 people at its maximum capacity. Additional parking is also proposed west of the sanctuary in conjunction with the youth center construction.

Based upon information provided by the Church, membership (and presumably attendance) has grown at a rate of approximately 20% per year since locating at the current site. While the youth center would *not* be expected to generate appreciable traffic demands on its own accord, it is our understanding that it would be utilized during Church services by teenagers and younger children who would otherwise be seated in the sanctuary. Therefore, its use will provide some relief to the current seating constraints in the sanctuary during peak attendance times and facilitate the continued growth of the Church over the next one to two years.

Consequently, it is estimated that the addition of the youth center would permit overall attendance at the peak Sunday service to increase by approximately 20%. A similar increase in peak traffic flows would also be expected, as reflected in **Exhibit 3**.

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<sup>1</sup> The “Green Book” refers to A Policy on Geometric Design of Highways and Streets published by the American Association of State Highway and Transportation Officials (AASHTO) Fourth Edition - 2001

The capacity analyses were repeated using the traffic forecast in **Exhibit 3**. The results of those analyses, as summarized in **Table 3**, indicate that the roadways serving the site have adequate *capacity* to accommodate the anticipated increase in traffic associated with the addition of the proposed youth center. However, the continuing growth in attendance, which would be facilitated by the additional seating capacity of the youth center, would foster additional traffic flows on Keck Ridge Drive if the existing access configuration remains. In fact, it is anticipated that peak hour flows on Keck Ridge Drive would increase to approximately 410 vph following the addition of the youth center; although, it may be one to two years before those volumes are realized.

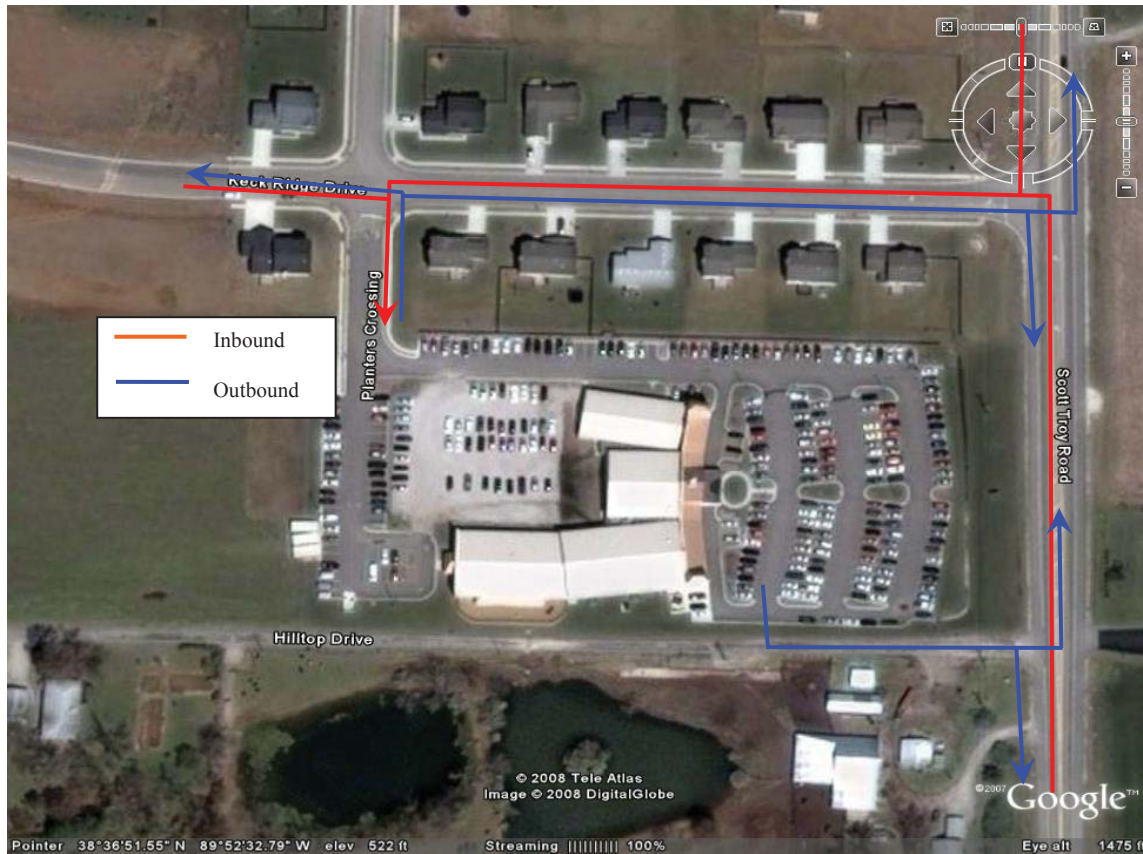
<b>Table 3</b>	
<b>Forecasted Operating Conditions – Future Year with Youth Center</b>	
<b>O’Fallon, Illinois</b>	
<i>Intersection/Approach</i>	<i>Typical Sunday Peak Hour</i>
<b>Scott-Troy Road at Keck Ridge Drive – Unsignalized</b>	
Northbound Left Turn	A (8.3)
Eastbound Left Turn	C (18.9)
Eastbound Right Turn	B (10.9)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

As noted above, the residential character of a neighborhood collector street is typically sacrificed when peak hour flows exceed 250 vph. Although these traffic levels would remain isolated to a few hours per week, the anticipated increase in traffic flows in front of the homes fronting Keck Ridge Drive between Scott-Troy Road and the Church’s driveway/Planters Crossing would be significant as compared to existing peak hour conditions (which already exceed typical residential character thresholds).

If a decrease in peak hour traffic flows on Keck Ridge Drive were desired, it appears that Hilltop Lane could be utilized as a means of exiting the site under a Traffic Management Plan (TMP). Specifically, during the peak several hours on a Sunday (and perhaps Wednesday evenings), parking attendants for the Church could be stationed and appropriate signage could be employed to direct all entering traffic to use Keck Ridge Drive only at the existing driveway for the site. At the same time, most exiting traffic (with the exception of those motorists destined to the west on Keck Ridge Drive and a small volume destined to Scott-Troy Road from the proposed rear parking lot) could be directed to Hilltop Lane via a new exit-only driveway from the front parking lot. It would be important to provide signage and flagging personnel to encourage compliance with the TMP as designed. A general overview of the recommended traffic flow patterns is provided in **Figure 1**.

It is our understanding that Church officials concur with this plan, and their site engineer has submitted a similar plan to the City for consideration as part of the review process for the proposed youth center.



**Figure 1: Overview of Proposed Traffic Management Plan Following Youth Center Construction**

As shown in **Exhibit 4**, the implementation of a TMP and the use of Hilltop Lane to accommodate exiting traffic would reduce peak hour flows on Keck Ridge Drive to levels more consistent with the character of a residential street, approximately 289 vph. Furthermore, subsequent capacity analyses confirmed that the resulting traffic demands would be readily accommodated from a capacity standpoint.

It is our understanding that concerns have previously been expressed regarding the available sight distance at the intersection of Hilltop Lane with Scott-Troy Road to safely serve increased traffic flows at that location. In order to address this issue, field measurements were performed to document the available sight lines for motorists turning from Hilltop Lane to either direction on Scott-Troy Road. It was determined that approximately 810 feet and 1,040 feet of sight distance are available to the south and north, respectively. By comparison, St. Clair County (and IDOT) standards require a minimum of 665 feet of sight distance on a roadway with a posted speed limit of 55 mph. Consequently, it was concluded that adequate sight distance is available for all movements at the intersection of Scott-Troy Road and Hilltop Lane with no improvements required. Care should be taken when planning any improvements within or adjacent to the right-of way such as berms, landscaping, fences, buildings, parking areas and signs such that the sight distance triangles remain clear from obstruction.



If access to Hilltop Lane is pursued, it is recommended that the roadway be improved between Scott-Troy Road and the new exit-only driveway serving the Church site. Specifically, the road should provide a minimum of 20 feet paved width in order to accommodate two-way traffic flows for the residents located along the road during periods of Church egress. Furthermore, the pavement cross section within the improved section should be upgraded to meet current City standards with adequate drainage facilities (enclosed or open system) to protect the pavement integrity. No additional improvements (such as a northbound left-turn lane on Scott-Troy Road) would be necessary to accommodate the additional traffic from this phase since no inbound movements to the Church would be allowed.

### **Planned Future Expansions**

It is our understanding that the Church plans additional expansions over the next 2-5 years, though these facilities are not included in the current proposal under consideration by the City. Nevertheless, it is important that the potential impacts of these expansions be considered in the current planning efforts for the NLICI Church campus.

The most significant planned facility is the expansion of the sanctuary from its current capacity of 450 seats to accommodate approximately 1,000 seats. Preliminarily, Church officials have expressed a desire to complete this expansion by 2010. In the long term (more than five years in the future), two additional facilities may be added to provide a school and a natatorium along the south side of the site west of the sanctuary. However, for the purposes of evaluating peak Sunday traffic flows, these two uses should not have a significant impact since it is not expected that they would be operational concurrently with peak Sunday Church services.

Based on the planned increase in seating capacity in the expanded sanctuary, it is anticipated that *peak hour* attendance and accompanying traffic flows would increase by more than 120%. This increase in Church traffic, along with an assumed total of 10% growth in background traffic along Scott-Troy Road over the next several years, is reflected in the future traffic forecast shown in **Exhibit 5**. Clearly, under the current access plan, this level of Church-generated traffic would substantially change the character of Keck Ridge Drive during the peak hours of a Sunday. Furthermore, it also anticipated that hourly flows in excess of the comfortable 250 vph threshold would be experienced for numerous hours throughout the week, particularly with the addition of a school on the site.

Capacity analyses were repeated using the peak hour traffic forecasts in **Exhibit 5** to evaluate the ability of the existing access plan to accommodate the sanctuary expansion from a capacity standpoint. As shown in **Table 4**, the intersection of Scott-Troy Road and Keck Ridge Drive would experience some minor capacity constraints (LOS E for the relatively low number of exiting left-turns) during Sunday peak hour operations if the current access plan were maintained following the Church's expansion (not withstanding the character issues described previously or the on-site circulation constraints discussed below).

<b>Table 4</b> <b>Forecasted Operating Conditions—Full Occupancy of Expanded Sanctuary</b> <b>Existing Access Plan Remains</b> <b>O’Fallon, Illinois</b>	
<i>Intersection/Approach</i>	<i>Typical Sunday Peak Hour</i>
<b>Scott-Troy Road at Keck Ridge Drive – Unsignalized</b>	
Northbound Left Turn	A (9.2)
Eastbound Left Turn	E (41.2)
Eastbound Right Turn	B (13.0)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Consequently, if the sanctuary is expanded as proposed, it is recommended that the Church pursue a modified Traffic Management Plan to accommodate the increased peak periods of overlapping inbound and outbound traffic flows. It is our understanding that the Church has prepared a TMP in which ingress and egress would be accommodated via both Keck Ridge Drive and Hilltop Lane during peak service periods. Specifically, Hilltop Drive would have entrance-only driveways accessing both the front parking lot and a proposed center drive directly behind the expanded sanctuary. An exit-only driveway would be provided further to west on Hilltop Lane to separate entering and exiting traffic within the site to the extent possible. **Figure 2** provides an overview of the proposed plan following construction of the expanded sanctuary.

**Exhibit 6** summarizes the peak hour traffic forecast with the proposed TMP in place, and **Table 5** provides the expected operating conditions at both intersections with Scott-Troy Road. As can be seen, acceptable operating conditions would be expected at both study intersections.

Furthermore, the proposed plan would effectively reduce peak hour flows on Keck Ridge Drive to approximately 255 vph, which would generally maintain the residential character of that street. Conversely, peak flows of approximately 480 vph would be expected on Hilltop Lane near Scott-Troy Road, though that traffic would dissipate to only 210 vph to the west of the proposed center drive. Given the substantially lower housing density and the increased front-yard setbacks of homes on Hilltop Lane, the heavier peak period flows may be more acceptable on that roadway from a character standpoint, as compared to Keck Ridge Drive.

Outside of peak times surrounding Sunday Church services, the overlapping of inbound and outbound traffic flows is less of a concern, and the personnel needed to effectively implement a TMP would not likely be available. Therefore, the preliminary site plan was reviewed to determine an appropriate means of accommodating non-peak traffic throughout the remainder (majority) of the week.

<b>Table 5</b> <b>Forecasted Operating Conditions—Full Occupancy of Expanded Sanctuary</b> <b>With Traffic Management Plan</b> <b>O’Fallon, Illinois</b>	
<i>Intersection/Approach</i>	<i>Typical Sunday Peak Hour</i>
<b>Scott-Troy Road at Keck Ridge Drive – Unsignalized</b>	
Northbound Left Turn	A (8.2)
Eastbound Left Turn	C (15.8)
Eastbound Right Turn	B (10.5)
<b>Scott-Troy Road at Hilltop Lane – Unsignalized</b>	
Northbound Left Turn	A (8.9)
Eastbound Approach	B (14.9)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

For day-to-day operations outside of peak Church services, it is recommended that Hilltop Lane be utilized as the primary means of access (ingress and egress) for the site following the expansion of the sanctuary. Given the disproportionate aspect ratio of the site (long east-to-west with narrow north-south road frontage), Hilltop Lane represents the only means of effectively serving the entire length of the planned campus unless a substantial internal circulation road can be provided on-site. As indicated on the preliminary site plan, all future building expansions and parking provisions would be located to the west of the existing sanctuary, and it does not appear that adequate space would be available to provide a functional on-site circulation system under this plan.

Consequently, the use of Hilltop Lane as a primary means of both ingress and egress would be necessary to provide effective day-to-day access to the entire site under the proposed plan. It is recommended that the current connection to Keck Ridge Drive be retained as a secondary access point and a key component to any Traffic Management Plans (primarily for ingress during peak periods as discussed above). The existing driveway on Keck Ridge Drive could be gated at the right-of-way line during non-peak times to force all access to use Hilltop Lane.

In conjunction with its increased use by an expanded Church campus, it is recommended that Hilltop Lane be improved between Scott-Troy Road and the westernmost proposed driveway. Specifically, the road should provide a minimum of 24 feet in width between Scott-Troy Road and the proposed center access (directly behind the expanded sanctuary), while the section between the center and western access could operate acceptably with a minimum of 20 feet in width due to the decreased two-way traffic flows in that area (based on the peak period TMP). The pavement cross section should be upgraded to meet current City standards with adequate drainage facilities.

Furthermore, it is recommended that a northbound left-turn lane be provided on Scott-Troy Road at its intersection with Hilltop Lane in conjunction with the expansion of the sanctuary. Specifically, the existing three-lane section at Keck Ridge Drive would be extended several hundred feet to the south to provide a standard left-turn lane with a storage capacity of 265 feet (the minimum turn bay length on a 55 mph roadway required by County and IDOT standards). An exclusive turn lane would substantially improve the safety of utilizing Hilltop Lane for Church patrons arriving from the south (currently approximately 90% of all Church traffic), and its need would be particularly prevalent with the introduction of a future school on the site.

With respect to the reserved tract to the west on Keck Ridge Drive that was originally anticipated to provide secondary access, a driveway at that location could also be considered to relieve on-site congestion and limit resulting queues on the public roads, but that alternative access would increase the incursion of Church traffic further into the residential area.

### **Parking Needs**

The City requested that we identify the number of parking spaces needed at various stages of development on the Church site to minimize/eliminate parishioners parking on the public streets with the possible exception of major religious holidays (such as Easter and Christmas). As part of that discussion, the proximity of the available parking spaces both on site and on street to the activity centers must be considered.

#### *Current Conditions*

For 450 seats, the City's code requires 180 parking spaces based a minimum 2.5 spaces per seat. It should be acknowledged that the City code should be considered a "rule of thumb" and a minimum; that is to say, the City code minimum requirement may not be sufficient to address all sites covered by a land use designation. Individual site needs tend to vary widely. As noted in our observations during the traffic counts, there was insufficient parking on the site to accommodate the peak demands on a lower than average attendance day. Approximately 5-10 parishioners parked on Keck Ridge Drive. Therefore, it was concluded that the City's minimum code requirements fall short when compared to the parked cars for this Church.

CBB typically observes vehicle occupancies on the order of 2.2 to 2.5 persons per parked vehicle at suburban churches. For the 464 attendees on the count date, we would anticipate a need for 186 to 211 parking spaces. While we did not complete any parking occupancy counts on the site, it is clear that the parking needs of the site exceeded the 180 spaces currently provided based on the 5-10 vehicles observed parking on Keck Ridge Drive. For a typical Sunday peak hour service with 574 attendees, we would anticipate the current need to be in the range of 230 to 261 parking spaces.

#### *Proposed Youth Center Addition*

With the additional 150 seats of capacity in the youth center, the City's code only requires 60 additional parking spaces. Based on vehicle occupancies norms, we would anticipate a need for a total of approximately 290 total parking spaces on the site once the site reaches attendance saturation again in a few years.

#### *Future Sanctuary Expansion*

The City code requires 400 spaces based on the 1,000 seats in the future sanctuary and 60 spaces for the youth center for a total of 460 spaces. Due to the much larger size of the congregation and the potential lack of parking on site ultimately, the vehicle occupancies may begin to rise up toward the higher end of the range, 2.5 persons per parked vehicle. Based on a total attendance projection of 1,275 at capacity, we would anticipate a need for a total of 510 total parking spaces on the site once the site reaches ultimate attendance saturation.



### *Other Parking Considerations*

It should be noted that the parking demand numbers calculated above do not include any surplus (open) spaces generally recommended to promote efficient circulation and parking turnover. For facilities similar to churches, industry standard publications include studies that have found parking areas which operate at or above 90% occupancy appear full to users due to long circulation times required to find very few open spaces which also tend to be more remotely located.

Additionally, the location of the available parking on the site was considered regarding its proximity to the sanctuary and other activity centers on the site. Since a majority of the parking areas on the site will be located at the far west end of the site and the sanctuary is located near the east end, some parishioners may choose to park on the residential streets if allowed due to the closer proximity to their ultimate destinations. Some consideration should be given to the location of the parking spaces on the proposed site plan when considering the potential off-site impacts in the review process.

### **Summary of Findings**

Based upon the preceding discussion, the following may be concluded regarding the traffic impacts associated with the proposed expansion of the New Life in Christ Interdenominational Church:

1. On a typical Sunday, Keck Ridge Drive currently carries approximately 350 vehicles between Scott-Troy Road and the existing Church driveway/Planters Crossing during the heaviest peak hour, which exceeds the comfort threshold for maintaining the residential character of a street (<250 vph). However, traffic levels of this magnitude are isolated to only a few hours per week, which may make this condition more palatable to adjoining residents.
2. We noted that 90% of all of the Church's traffic was oriented to and from the south on Scott-Troy Road.
3. While the proposed youth center would not be expected to generate appreciable traffic demands on its own accord, it would be utilized during Church services by teenagers and younger children who would otherwise be seated in the sanctuary. Therefore, its use will provide some relief to the current seating constraints in the sanctuary during peak attendance times and facilitate the continued growth of the Church over the next one to two years.
4. With the youth center in place, it is anticipated that Sunday peak hour flows on Keck Ridge Drive would increase to approximately 410 vph in the next few years. Although these traffic levels would remain isolated to a few hours per week, the anticipated increase in flows in front of the homes fronting Keck Ridge Drive would be significant.
5. If a decrease in peak hour traffic flows on Keck Ridge Drive were desired, it appears that Hilltop Lane could be utilized as a means of exiting the site as part of a Traffic Management Plan (TMP). Under this plan, all entering traffic would utilize Keck Ridge Drive, while most exiting traffic (with the exception of those motorists destined to the west on Keck Ridge Drive and a small volume destined to Scott-Troy Road from the proposed rear parking lot) would be directed to Hilltop Lane via a new exit-only driveway from the front parking lot.

Field measurements confirmed that adequate sight distance is available for all movements at the intersection of Scott-Troy Road and Hilltop Lane. If access to Hilltop Lane is pursued in conjunction with the youth center, it is recommended that the roadway be improved between Scott-Troy Road and the new exit-only driveway to provide a minimum of 20 feet in width to allow two-way traffic (for entering residents) and a pavement cross section that is upgraded to meet current City standards with adequate drainage facilities.

We acknowledge that there may be significant challenges for the Church to accommodate its traffic burdens on the adjacent public roadways including, but not limited to: right-of-way and easement dedication/acquisition, topographic issues, water cleanliness and detention requirements, utility relocations or adjustments, maintenance of access to adjoining properties, design costs, construction costs, etc. Any changes to Keck Ridge Drive or Hilltop Lane will require City approvals and permits. Furthermore, any changes to Scott-Troy Road will require County approvals and permits. The County may also require Intersection Design Studies (IDS) approval prior to consideration of any roadway improvement construction plans.

6. It is our understanding that the Church plans additional expansions over the next 2-5 years, though these facilities are not included in the current proposal under consideration by the City. Nevertheless, it is important that the potential impacts of these expansions be considered in the current planning efforts for the NLICI Church campus.

The most significant planned facility is the expansion of the sanctuary from its current capacity of 450 seats to accommodate approximately 1,000 seats by the year 2010. In the long term (more than five years in the future), two additional facilities may be added to provide a school and a natatorium.

7. It is anticipated that peak hour attendance and accompanying traffic flows would increase by more than 120% with the expansion of the sanctuary. Under the current access plan, this level of traffic would create capacity constraints at Scott-Troy Road, and it would substantially impact the residential character of Keck Ridge Drive during the peak hours of a Sunday. In fact, hourly flows in excess of the typical residential character threshold would likely be experienced for numerous hours throughout the week.
8. Consequently, if the sanctuary is expanded as proposed, it is recommended that the Church pursue a modified TMP to accommodate peak periods of overlapping inbound and outbound traffic flows. The TMP evaluated as part of this study should effectively reduce peak period traffic flows on Keck Ridge Drive to levels consistent with the character of a residential street. Conversely, heavy peak flows would be expected on Hilltop Lane near Scott-Troy Road, though that traffic would dissipate greatly to the west of the proposed center drive. Given the substantially lower housing density and the increased front-yard setbacks of homes on Hilltop Lane, the heavier peak period flows may be more acceptable on that roadway from a character standpoint, as compared to Keck Ridge Drive.

9. For day-to-day operations outside of peak Church services, it is recommended that Hilltop Lane be utilized as the primary means of access (ingress and egress) for the site following the expansion of the sanctuary. Given the disproportionate aspect ratio of the site, Hilltop Lane represents the only means of serving the entire length of the planned campus unless a substantial internal circulation road was provided on-site. We recommend consideration for closing the exit only driveway onto Hilltop Lane upon completion of the sanctuary expansion and extension of Hilltop Lane to the west end of the site.
10. In conjunction with the sanctuary expansion, it is recommended that Hilltop Lane be improved between Scott-Troy Road and the westernmost proposed driveway. Specifically, the road should provide a minimum of 24 feet in width between Scott-Troy Road and the proposed center access, while the section between the center and western access could operate acceptably with a minimum of 20 feet in width (based on the proposed TMP). The pavement cross section should be upgraded to meet current City standards with adequate drainage facilities.
11. It is also recommended that a northbound left-turn lane be provided on Scott-Troy Road at its intersection with Hilltop Lane at that time. As noted in item 5 above, there may be significant challenges and County approvals will be required.
12. We do not advocate any direct access to Scott-Troy Road for the site now or in the future. The on-site circulation limitations created by the existing buildings would render any such relatively useless to serve the parking future parking areas on the west end of the site.
13. While constructing the secondary access directly to Keck Ridge Drive on the Church's west lot would increase the encroachment of Church traffic further into the residential area, a general lack of efficient circulation on site may benefit from using the public road as an ancillary connection to the west parking areas. Effectively, the narrow site would benefit from using both public roads as circulation routes for movements that are typically more appropriate to occur on site.
14. The location of the proposed parking should be reconsidered with respect to proximity to the activity centers on the campus to minimize unintended displacement of parishioners onto the residential streets.
15. Based on our field observations and subsequent calculations, it appears that the number of parking spaces should be increased for the youth center project to approximately 290 spaces. Upon completion of the sanctuary expansion, we recommend that the number of parking spaces be increased to a total of at least 510 spaces. If provisions cannot be made to provide additional parking by acquiring additional ground on adjacent tracts or constructing structures, the density of the site should be reduced.

Beyond the on-site circulation and parking deficiencies noted above, it should be reiterated that there are no apparent capacity constraints related to the peak hour volumes entering and exiting the Church (assuming the Traffic Management Plan discussed herein). Our concerns are focused on the volume of traffic and its potential negative impacts to the residential character of the City



neighborhood streets. The recommendations included in this report cannot eliminate the impacts of the Church's traffic, but are intended to minimize its effects on the local residents.

We trust that you will find this information useful in your planning processes. We acknowledge that there are many other factors that must be considered with respect to site planning. However, we have attempted to provide recommendations in accordance with generally accepted traffic engineering principles and sound engineering judgment. Consequently, it is understood that not all of the concepts presented herein may be feasible when weighed against those other considerations.

Should there be any questions or need for additional information, please contact Lee Cannon in our St. Louis office by phone at 314-878-6644 ext. 12 or via electronic mail at [LCannon@CBBTraffic.com](mailto:LCannon@CBBTraffic.com) or Dustin Riechmann in our Glen Carbon office at 618-656-2612 ext. 11 or [DRiechmann@CBBTraffic.com](mailto:DRiechmann@CBBTraffic.com).

Attachments (Figure 2, Exhibits 1-6)



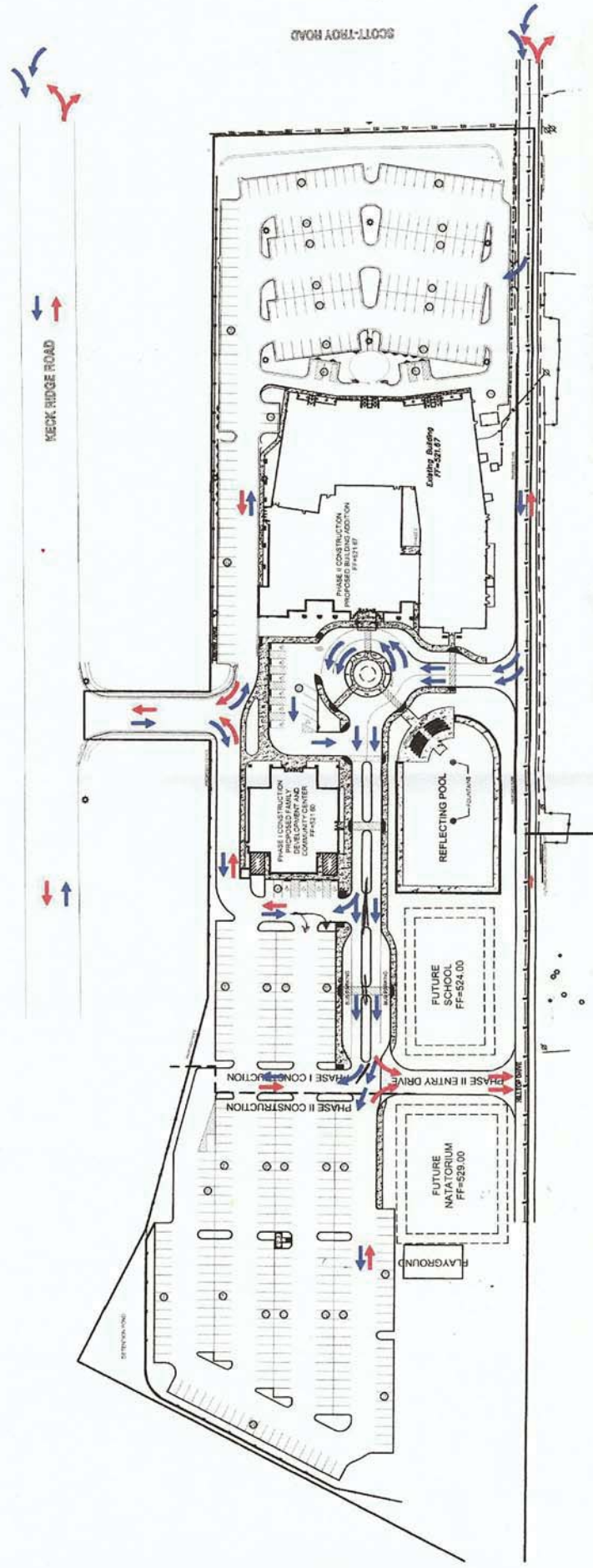
**Figure 2**  
**Proposed Traffic Management Plan**  
**Expanded Sanctuary during Peak Times**

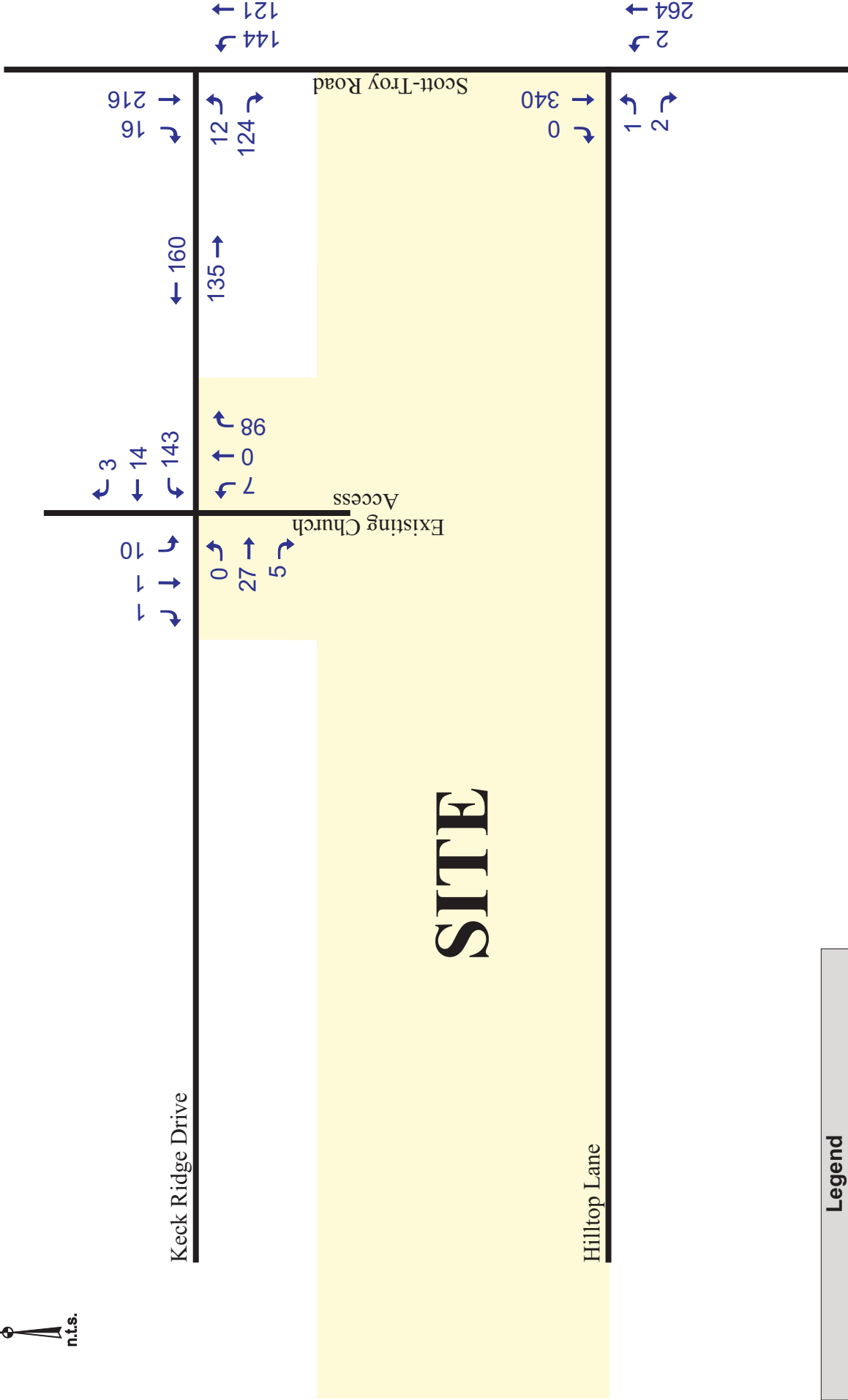


**LEGEND**

EXIT TRAFFIC FLOW

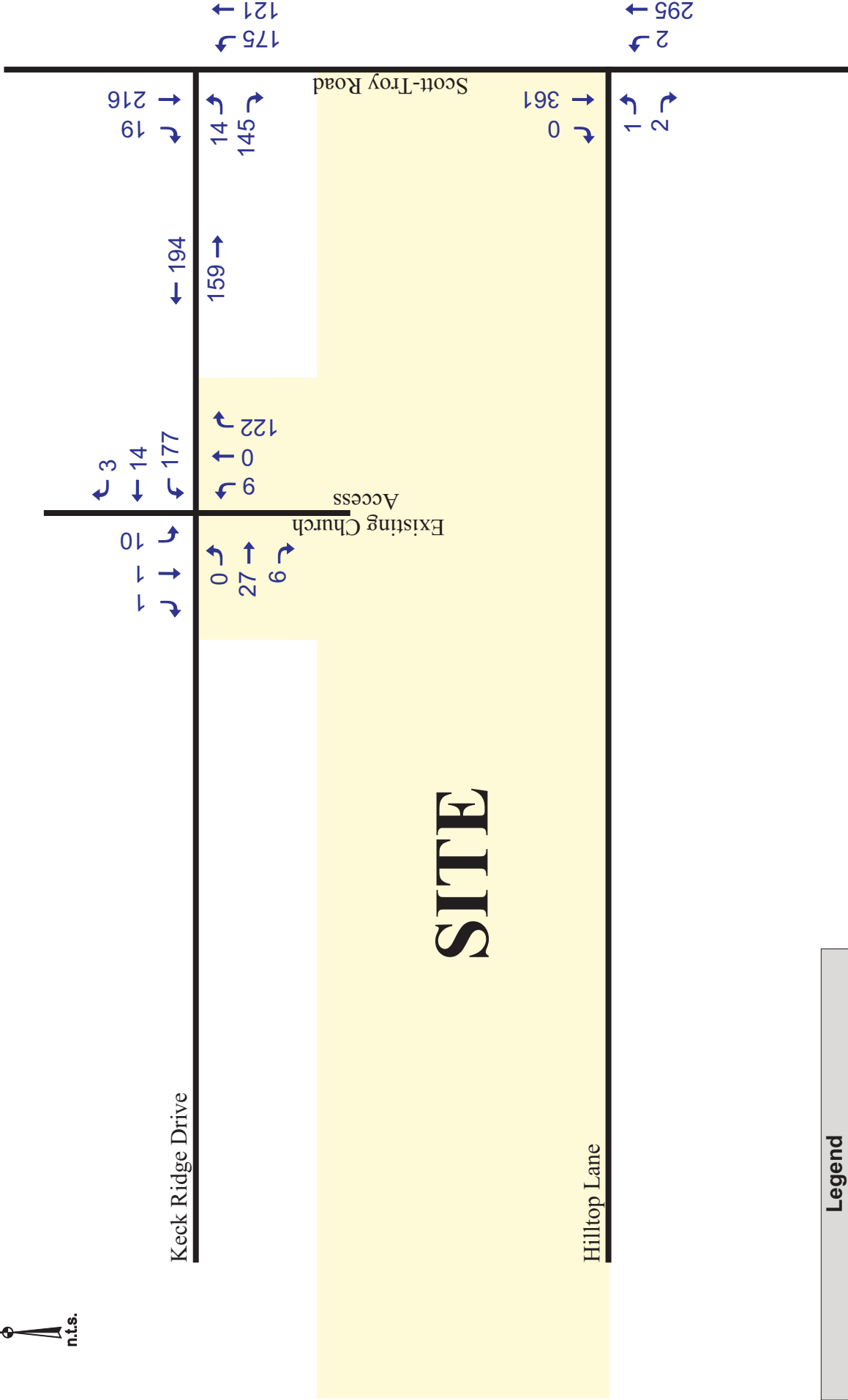
ENTRANCE TRAFFIC FLOW





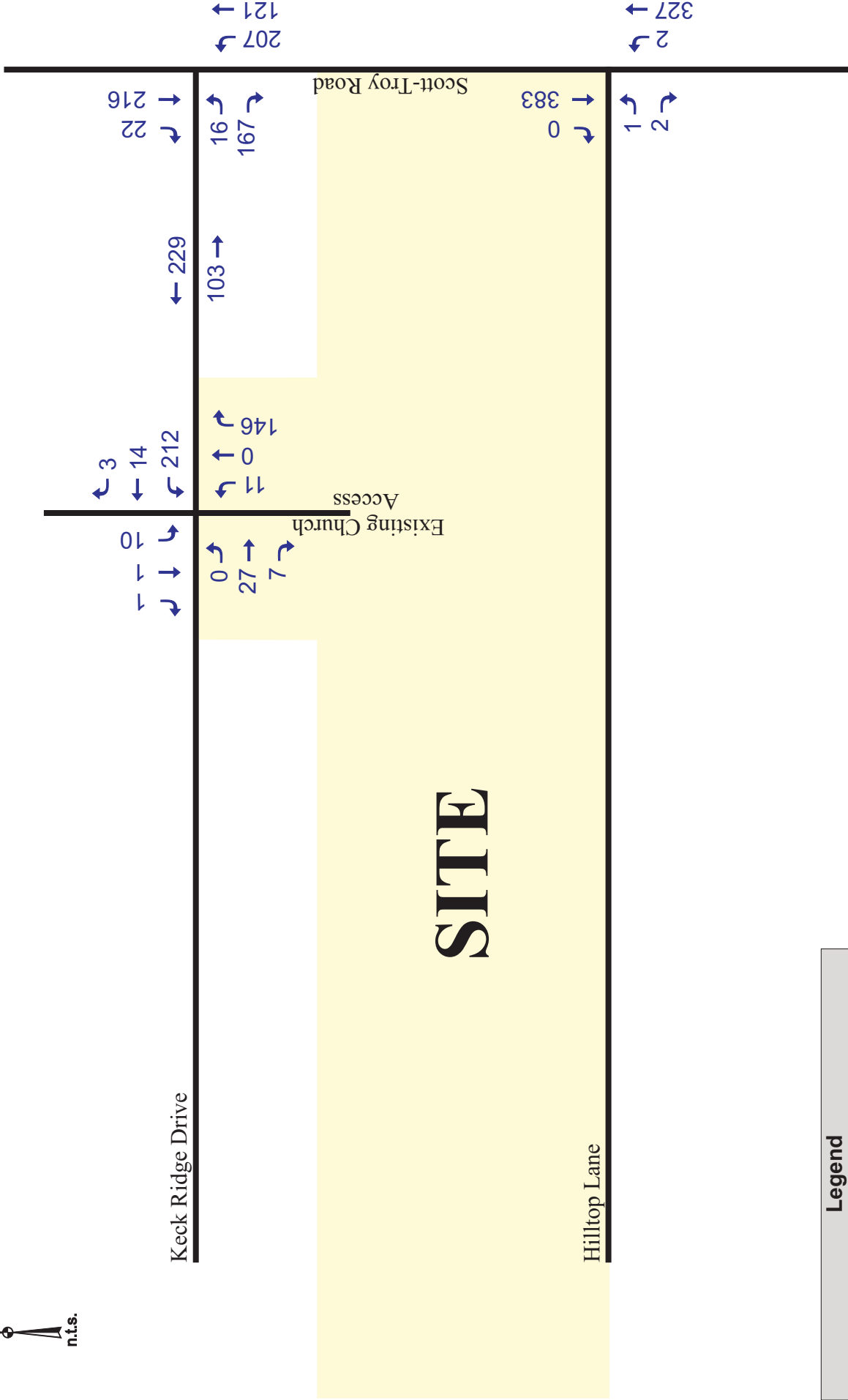
Legend
XX = Sunday Peak Hour Traffic (10:00 - 11:00 AM)

Exhibit 1: Existing Sunday Peak Hour Traffic (As Counted 4/13/2008)



Legend
XX = Sunday Peak Hour Traffic (10:00 - 11:00 AM)

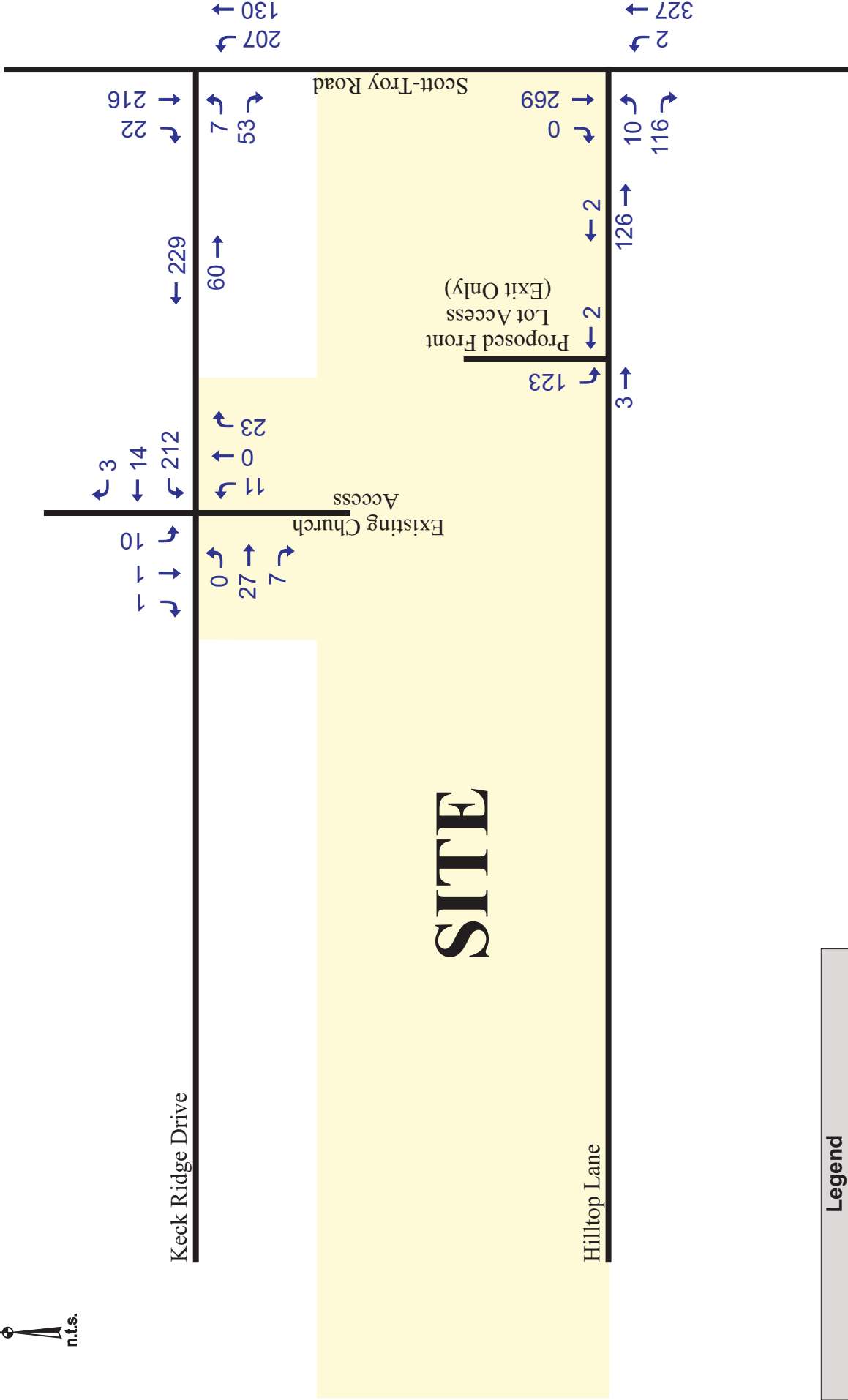
Exhibit 2: Existing Sunday Peak Hour Traffic (Typical Sunday - 24% Higher than Counted)



Legend
XX = Sunday Peak Hour Traffic (10:00 - 11:00 AM)

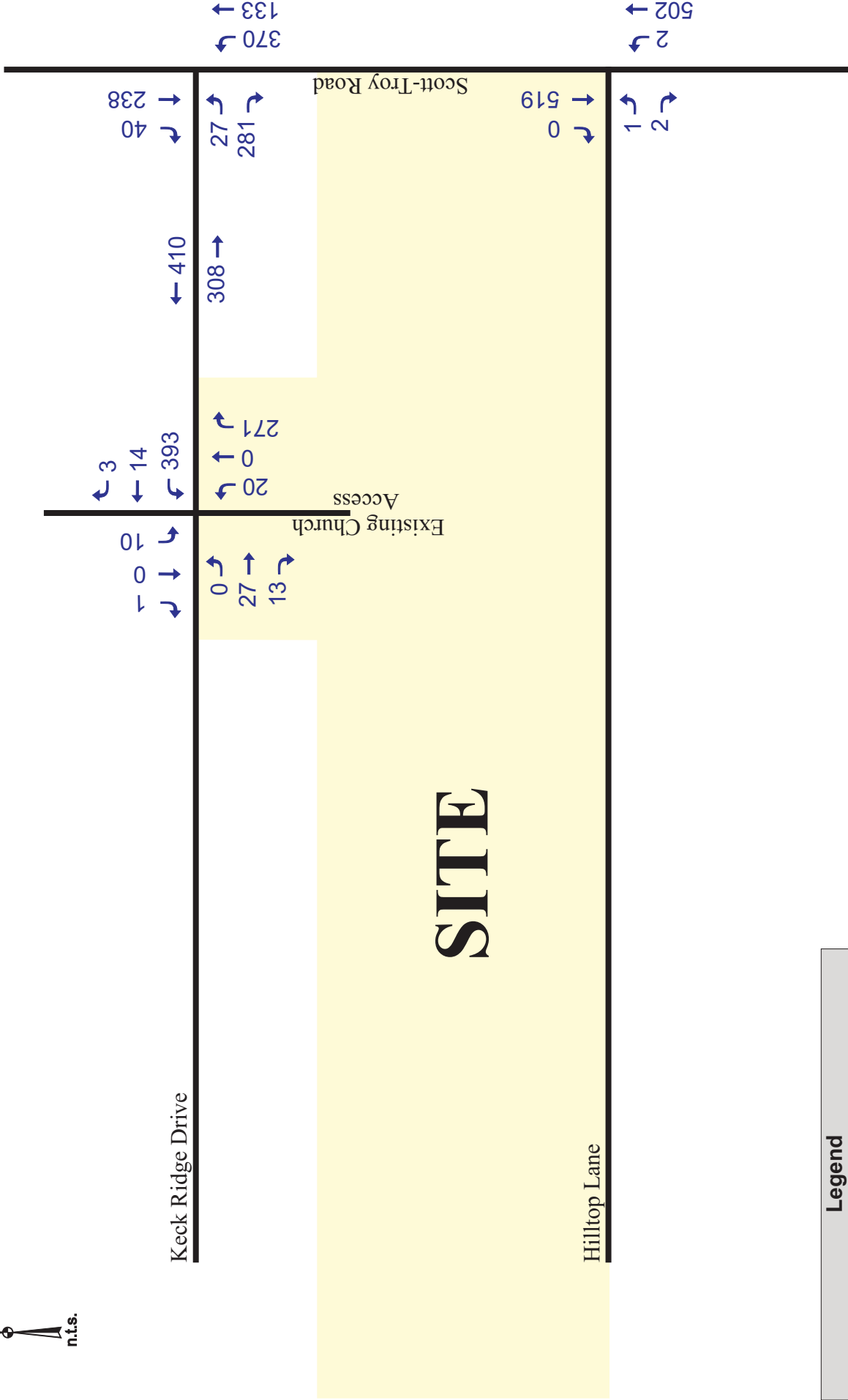
Exhibit 3: Forecasted Sunday Peak Hour Traffic - Future Year with Youth Center  
(Existing Access Remains)





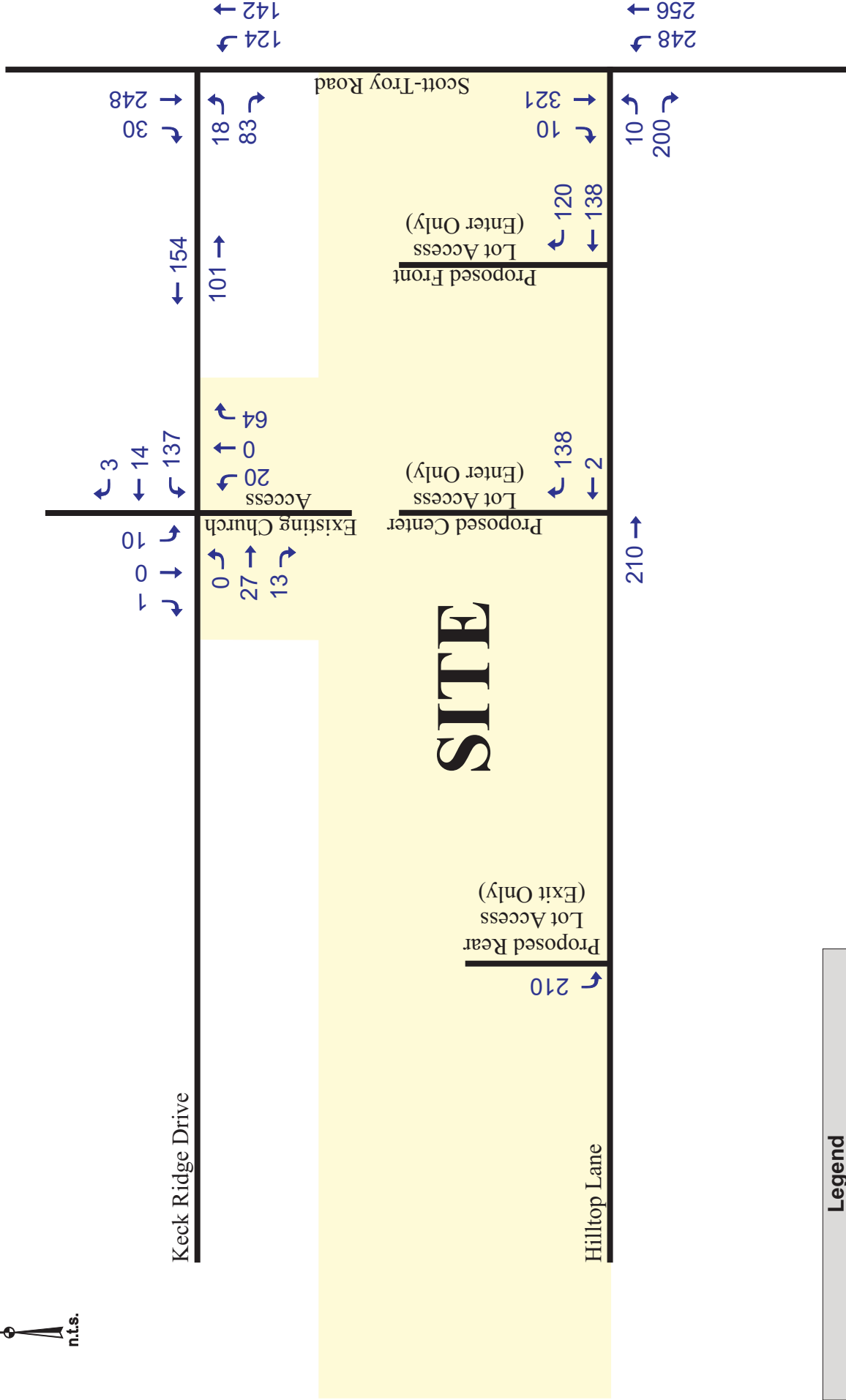
Legend
XX = Sunday Peak Hour Traffic (10:00 - 11:00 AM)

Exhibit 4: Forecasted Sunday Peak Hour Traffic - Future Year with Youth Center  
(with Recommended Traffic Management Plan)



Legend
XX = Sunday Peak Hour Traffic (10:00 - 11:00 AM)

Exhibit 5: Forecasted Sunday Peak Hour Traffic - Full Occupancy of Expanded Sanctuary  
(Existing Access Remains)



Legend
XX = Sunday Peak Hour Traffic (10:00 - 11:00 AM)

Exhibit 6: Forecasted Sunday Peak Hour Traffic - Full Occupancy of Expanded Sanctuary  
(with Proposed Traffic Management Plan)

Job# 118-05-9  
6/27/08

September 30, 2003

Mr. Ted K. Shekell, AICP  
Planning Director  
City of O'Fallon  
255 South Lincoln Avenue  
O'Fallon, Illinois 62269

RE: Traffic Planning Evaluation  
Keck Ridge Church Site  
O'Fallon, Illinois  
*CBB Job No. 158-03*

Dear Ted:

In accordance with your request, Crawford, Bunte, Brammeier has completed a review of traffic and parking related issues for a proposed church in the Keck Ridge subdivision in O'Fallon, Illinois. We understand that a new collector street connection to Scott Troy Road, Keck Ridge Drive, has been proposed to provide access to the Keck Ridge Subdivision in the northwest quadrant of Scott Troy Road and Hilltop Drive.

Scott Troy Road is a two-lane arterial highway maintained by the St. Clair County Highway Department. The posted speed limit is 55 mph.

Purpose

In accordance with your direction, the purpose of this planning level analysis would be to evaluate the site access plan as it is proposed and to also identify appropriate and/or ideal access configurations (independent of the current site plan). We have based our comments on the current improvement plan that you provided.

We have identified the minimum number of vehicular access points that would be required to serve the proposed church and their most appropriate locations based on current, applicable access management principles. We have also considered potential conflicts with other existing driveways, appropriate spacing from major intersections, the anticipated need for auxiliary lanes to serve the entrance(s), and the relevance of cross-access. We have also re-evaluated the need for auxiliary lanes on Scott Troy Road at the Keck Ridge Drive intersection and reviewed the proposed alignment of the collector street through the subdivision.



Specifically, the following issues have been addressed:

1. Is a left-turn or right-turn lane required on Scott Troy Road?
2. How will traffic at the proposed church entrance impact Lots 1-20?
3. What are the potential impacts on the property from IDOT's Gateway Connector?
4. Are additional improvements needed on the Keck Ridge collector street?
5. Does the discontinuous alignment of the collector street negatively impact its utility?
6. Is a second entrance needed for the church site? Where is the most appropriate location?
7. Is the parking adequate and what are the potential impacts for on-street parking?
8. Is there any need to widen other streets within the subdivision to accommodate the church access or collector street connections?

### Evaluations

#### *1. Is a left-turn or right-turn lane required on Scott Troy Road?*

As you know, our firm previously completed an access evaluation for the subdivision. That study memorandum, dated July 3, 2002, was reviewed as a first step in this evaluation, and a copy is attached for your reference. The focus of the previous study was to determine the need for left and right turn lanes to accommodate the new entrance proposed on Scott Troy Road serving the residential subdivision. We understood that the Keck Ridge development was proposed with 149 homes served by a single entrance on Scott Troy Road. Connections within the subdivision provided cross access to the west and allowed access to Seven Hills Drive. The conclusions of that study indicated that a southbound right-turn lane should not be necessary on Scott Troy Road at the new intersection with Keck Ridge Drive, but a northbound left-turn lane should be strongly considered since the design hour volumes well exceed the minimum standards for requiring the auxiliary lane.

In response to issue number 1, **our recommendation that a northbound left-turn lane should be constructed on Scott Troy Road has not changed.** The residential lots will generate a substantial level of traffic to warrant the installation for maintaining safe and efficient traffic flow.

The church will not likely increase traffic during the typical a.m. and p.m. commuter peak hours of a typical weekday; however, the church will create significant recurring traffic demands at the intersection during certain hours. Northbound left-turns traveling to the church would be expected to peak before each service on Sunday morning. Other, lower traffic events could occur nightly during the week with more typical Church activities on Wednesday, Friday and Saturday evenings. The potential presence of a parochial school on the site could add a.m. peak hour and afternoon dismissal hour trips as well.

2. *How will traffic at the proposed church entrance impact Lots 1-20?*

The additional trips to and from the church development will increase traffic before and after church events on Keck Ridge Drive between the church entrance and Scott Troy Road and to a lesser extent west of the church entrance.

Since access to the church is currently provided on Keck Ridge Drive only, the site is effectively a “flag lot”. The church’s only frontage on Keck Ridge Drive is the entrance. This access configuration is awkward and may create some inconvenience for the adjacent homeowners. It may not be readily apparent to motorists traveling east-west on Keck Ridge Drive that vehicles ahead of them are accessing a major activity center entrance, since the church may be obscured by the homes along the south side of the street. This could create operational and safety issues if not properly addressed.

**At a minimum, we recommend widening Keck Ridge Drive to provide a westbound left-turn lane at the church’s entrance if it remains the primary entrance (see issue number 6). Furthermore, church entrance ahead warning signs (MUTCD Number W39-3) should be posted in advance of the intersection on both sides.**

As noted in item 7 below, if on-site parking is inadequate, the church patrons may also park along Keck Ridge Drive. It is unclear the path that those patrons would take from their vehicles to the church entrance; however, that should be addressed.

3. *What are the potential impacts on the property from IDOT’s Gateway Connector?*

Although the impacts are unknown at this time, we are aware that IDOT could choose to improve the Scott Troy Road alignment in the future as part of the Gateway Connector. It is IDOT’s intent to place deed restrictions on property along the corridor so that ongoing development does not preclude the feasibility of the future transportation corridor. Potentially, a substantial amount of right-of-way could be necessary on one or both sides of the existing corridor. The timeframe for any changes is also unknown at this time.

A substantial portion of this site’s frontage could ultimately be acquired by IDOT without a total taking of the property. It would be prudent to consider the potential impacts to site issues including parking sufficiency, on-site circulation, building siting and configuration, etc.

4. *Are additional improvements needed on the Keck Ridge collector street?*

Generally accepted planning principles suggest that large arterial and collector streets used for through traffic should not bisect residential areas, rather be located along their edges. In addition, curb cuts for individual land uses should be avoided on the arterials and discouraged on the collectors. While a driveway for the church would be acceptable along a collector street, residential driveways are typically not.



All too often, these basic principles are disregarded due to land efficiency concerns of developers, and the resulting public street systems are less efficient and more hazardous for the users. We would normally recommend that no driveways be allowed to access the collector street. Based on this development plan, significant modifications would be required to meet that restriction. Strictly evaluating the issues related to the changes in conditions due to the addition of the church, the City may wish to restrict or limit access to the property between Scott Troy Road and the church's entrance.

Please see issue number 3 regarding the intersection improvement at the church entrance.

*5. Does the discontinuous alignment of the collector street negatively impact its utility?*

Based on the current site plan, east-west through traffic will be required to turn at two intersections along the west end of this development. It would appear that this discontinuous alignment is also a result of land efficiency concerns of the developer. If the City intends the route to serve as a collector through the development providing access between Scott Troy Road and the areas west of the site, we recommend that the alignment be modified to provide a continuous street.

If the City merely wishes to allow connectivity as a residential collector, the discontinuous alignment of the street may not negatively impact its ability to provide access if the intersections are designed appropriately. The alignment may in fact be beneficial in slowing through traffic. We would not anticipate the need to provide any auxiliary lanes at either intersection. The road alignments, building setbacks and landscaping setbacks should be set to maximize sight distance at those intersections. If adequate sight distance is available for the design speed, stop signs will only be required for the side street movements. If the sight distance cannot be attained, potentially unwarranted all-way stops will be required. This option would require identification of an alternative alignment for the collector street function in the area.

*6. Is a second entrance needed for the church site? Where is the most appropriate location?*

We generally recommend two means of ingress/egress for major activity centers. The ability to provide two entrances for the church is even more critical due to the event nature of the traffic generation. That is, a majority of the traffic enters and leaves the site within a short time frame.

Due to the location of the site and awkward frontage on Keck Ridge Drive, we believe that the most prudent access would be directly to and from Scott Troy Road. Additional access further west along Keck Ridge Drive or from other internal intersections would only draw the church's traffic impacts further into the residential neighborhood. Since the church's trip generating characteristics are much different from other uses, the impact would not be similar to another public street intersection or private entrance.

Due to the location of Hilltop Drive, we recommend improving (reconstructing) a portion of Hilltop Drive along the church's southern boundary between Scott Troy Road and the building to serve the church and the homes on Hilltop Drive. Hilltop Drive to the west can be connected to the improved entrance/access easement. This will eliminate the need for a third curb cut along the short section of Scott Troy Road. We recommend that the improved access include one inbound lane and separate left-turn and right-turn exit lanes. A second inbound lane would be beneficial to reduce the potential for internal congestion creating problems at the Scott Troy Road intersection. The northbound left-turn lane on Scott Troy Road (recommended in item 1 above) should be extended further south to provide storage for the church entrance/Hilltop Drive. Furthermore, we understand that some issues with regard to sight distance have been raised with respect to access at Hilltop Drive.

Verification of the intersection sight distance is beyond the scope of this report; therefore, we recommend that the owner's site engineer verify the ability to provide visibility in both directions. For your information, the appropriate intersection sight distance along a roadway with a posted speed limit of 55 mph is 665 feet.

If allowed, the entrance on Scott Troy Road would serve as the primary access. The entrance on Keck Ridge Drive would still be useful to allow traffic from the subdivision and areas to the west to enter/exit without using Scott Troy Road. The primary access would likely require a northbound left-turn lane on Scott Troy Road, two entering lanes, and separate left and right-turn exit lanes. We recommend that the first internal curb cut be located at least 200 feet west of Scott Troy Road to minimize disruption to the public street from internal parking maneuvers.

*7. Is the parking adequate and what are the potential impacts for on-street parking?*

Although zoning ordinances may differ, we typically find that parking for church events ranges from one parking space for every 2.0 to 2.5 attendees. For peak events, the parking demand is generally calculated using the number of sanctuary seats divided by 2.5. There is additional demand associated with back-to-back services in congregations where size dictates. Where entering and exiting patrons are exchanging spaces within the parking lot between services, a surplus factor of 10 to 15 percent is usually added. This ensures that some spaces will remain open for inbound motorists. Search and find circulation is often difficult with lots above 90 percent capacity, since the lot appears "full".

We understand that the Phase 1 building may allow for 450 seats and the ultimate sanctuary may have 700 seats. Based on our calculations, an adequate number of parking spaces would be 200 spaces for Phase 1 and 310 spaces for the ultimate phase.



We also noted that providing additional parking on the site with convenient pathways into the building may be difficult due to the limited setback from Scott Troy Road and limited north-south dimension of the lot. As a model, we prefer major activity sites that place the building in the center of the developed area with parking around the entire structure, the major circulatory roadways outside the parking boundary, a passenger drop-off/pick-up loop (possibly covered) adjacent to the main entrance, multiple entrances to serve the parking areas, and well defined pedestrian pathways adequately sized to allow circulation adjacent to the building and near the entrances. These design characteristics improve traffic and personal safety as well as convenience and operational efficiency.

8. *Is there any need to widen other streets within the subdivision to accommodate the church access or collector street connections?*

We do not believe that the traffic impacts of the church will require additional improvements to the subdivisions streets with the exception of the westbound left-turn lane on Keck Ridge Drive (see issue 2 above) if Scott Troy Road access is not allowed.

In order to eliminate the use of the parallel roadway north of Keck Ridge Drive by through traffic, we recommend deleting a short segment of that roadway on its western end.

We trust that this analysis addresses your issues of concern related to the Keck Ridge church site. Should you have any questions concerning this letter, please contact our office.

Sincerely,



Lee Cannon, P.E., PTOE  
Associate



## MEMORANDUM

TO: Mr. Ted K. Shekell, AICP

FROM: Lee Cannon, P.E.

DATE: July 3, 2002

SUBJECT: Turn Lane Evaluations  
Scott Troy Road  
CBB Job No. 101-02

In accordance with your request, Crawford, Bunte, Brammeier (CBB) has evaluated the need for left and right turn lanes to serve several new entrances proposed on Scott Troy Road in O'Fallon Illinois. We understand that two new residential subdivisions are under consideration for development with access to Scott Troy Road. The purpose of this study was to forecast the number of new trips that the subdivisions would generate during the peak hours, assign those trips to the area road system and determine the need for auxiliary lanes to accommodate the turn movements. The focus of our analysis was the design hourly volumes (DHV's), which were derived from average daily traffic volumes (ADT's) acquired from the Illinois Department Of Transportation (IDOT) for Scott Troy Road and from the a.m. and p.m. peak hour trip forecasts for the residential developments.

Scott Troy Road is a two-lane arterial highway maintained by the St. Clair County Highway Department. The posted speed limit is 55 mph.

One of the developments, Braeswood, is located east of Scott Troy Road just north of Borchers Lane, and the other development, Keck Ridge, is located north of Oak Hill School Road on the west side of Scott Troy Road. The Braeswood subdivision consists of three separated communities with a total of 181 homes served by three proposed entrances on Scott Troy Road. Additional residential and commercial development is proposed with separate access.

The Keck Ridge development is expected to serve 149 homes with a single entrance on Scott Troy Road. Connections within the subdivision will provide cross access to the west and will allow access to Seven Hills Drive.





Mr. Ted K. Shekell, AICP  
July 3, 2002  
Page 2 of 5

IDOT has standards for the requirement of turn lanes published in Chapter 36 of the Bureau of Design and Environment Manual (BDE). Figure 36-3A was used to determine the need for right-turn lanes, while Figure 36-3C was used to determine the need for left-turn lanes. Design hourly volumes are used in the analyses including the left or right turning movement volume, the total advancing traffic volume in the same direction as the turning movement and the total opposing traffic volume.

In order to determine if turn lanes are necessary, the design hourly volumes must be identified. Average daily traffic volumes were obtained from IDOT for the roadways serving the site. Exhibit 1 illustrates the ADT's for the area roadways. Seven Hills Road is included since the Keck Ridge development will have cross access connections to allow access to that roadway. According to IDOT, it is generally accepted that 8%-12% of the ADT volumes represent the typical DHV for roads in the area. Table 1 displays the ADT and the generated Directional Design Hourly Volumes (DDHV), assuming 10% of the ADT and 65% traveling to and from the south in the p.m. peak period.

<i>Road Segment</i>	<i>Location</i>	<i>ADT</i>	<i>DHV Range</i>		<i>Estimated DDHV<sup>1</sup></i>	
			<i>8%</i>	<i>12%</i>	<i>NB</i>	<i>SB</i>
Scott Troy Road	North of Borchers Trail	6,400	515	770	415	225
Scott Troy Road	North of Hilltop Drive	5,800	465	695	375	205
Seven Hills Road	North of Old Vincennes Trail	2,100	170	250	135	75
Seven Hills Road	South of O'Fallon Troy Road	550	45	65	35	20

<sup>1</sup> Assuming DHV = 10% of the ADT and 0.65 directional factor oriented to/from the south

The northbound and southbound DDHV's on Scott Troy Road adjacent to the Braeswood development are expected to be approximately 415 vph and 225 vph, respectively. The DDHV's on Scott Troy Road at the new Keck Ridge entrance are anticipated to be 375 vph northbound and 205 vph southbound.



Mr. Ted K. Shekell, AICP  
July 3, 2002  
Page 3 of 5

Table 2 displays the number of trips that are expected at each new subdivision entrance during the peak periods using data from the Trip Generation, published by the Institute of Transportation Engineers (ITE). The p.m. commuter peak hour was chosen as the basis for the DHV's, when the highest number of trips would be expected to turn from Scott Troy Road into each subdivision entrance. The DHV's were projected from the p.m. peak hour trip forecasts by applying a peak hour factor of 0.90. The DHV's turning from Scott Troy Road into the Braeswood entrances ranged from 15 to 85 vph. The DHV for Keck Ridge inbound trips was 105 vph.

<i>Entrance Location</i>	<i>AM Peak Hour</i>			<i>PM Peak Hour</i>			<i>Design Hourly Volumes<sup>1</sup></i>		
	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
Braeswood Forest	10	30	40	30	20	50	35	20	55
Braeswood Estates	5	10	15	15	5	20	15	10	25
Braeswood Trails	20	65	85	75	40	115	85	45	130
Keck Ridge Drive	30	85	115	95	55	150	105	60	165

<sup>1</sup> Assuming DHV = Peak Trips / 0.90 Peak Hour Factor

We assumed that 80% of the traffic would travel to and from the south and the remaining 20% would travel to and from the north. Exhibit 2 illustrates the site generated trips expected for the new developments. As can be seen, the two new subdivisions generate new left and right turn movements on Scott Troy Road; therefore, the need for auxiliary lanes should be evaluated. Exhibit 3 displays the total forecasted traffic volumes.

An independent analysis was also made which assumed that all three entrances for the Braeswood subdivision could be combined. The DHV's for the three entrances were summed to identify the total impact of the site. That analysis is referred to below as Braeswood-Single Entrance.





Mr. Ted K. Shekell, AICP  
July 3, 2002  
Page 4 of 5

Exhibit 4 displays points on BDE Figure 36-3A representing the advancing and opposing traffic volumes for evaluation of right-turn lanes at each intersection graphically. Those points that fall to the right of the decision curve indicate that a right-turn lane should be considered, while the points that fall to the left generally indicate that a right-turn lane may not be necessary. The Braeswood Trails intersection does meet the standard for consideration of a northbound right-turn lane. If all three of the Braeswood entrances were combined, the Braeswood Single Entrance would require a northbound right-turn lane. A southbound right-turn lane should not be necessary on Scott Troy Road at the new intersection with Keck Ridge Drive.

Exhibits 5-9 display points on BDE Figure 36-3C representing the advancing and opposing traffic volumes for evaluation of left-turn lanes at the Braeswood Trails, Braeswood Estates, Braeswood Forest, Braeswood Single Entrance (assuming a combined entrance), and Keck Ridge intersections, respectively. The results of the left-turn lane evaluation on Exhibit 8 indicate that a left-turn lane is needed for southbound Scott Troy Road to serve the Braeswood Single Entrance; however, volumes would not meet or exceed the minimum standards if the turning movements are distributed over three entrances. Exhibit 9 illustrates that a northbound left-turn lane for the Keck Ridge development should be strongly considered, since the DHV's well exceed the minimum standards for requiring the auxiliary lane.

Due to the significant growth anticipated along Scott Troy Road in the foreseeable future, it would be prudent to identify longer term goals and objectives for the transportation system serving the area. Preparation of a comprehensive transportation plan would reduce the need to address transportation impacts and improvement requirements for individual developments and could ultimately produce a more efficient and safer road system for the traveling public. The plan could include identification of existing deficiencies in need of improvement, projections of future traffic volumes using anticipated land uses and the City's Comprehensive Development Plan, identification of roadway system needs and declaration of an access management plan.

Good access management principles suggest that limiting access to the arterial road system will allow better traffic flow on the major roadways. A system of crossing public collector streets could be identified to allow increased access to the arterial at pre-defined locations to serve multiple tracts. Requirements for cross access may also be included in the plan. Intersections requiring heightened traffic control (including all-way stops and traffic signals) and auxiliary turn lanes could also be determined. The plan may also indicate locations where full access is permissible at non-signalized locations.

Another approach would be to pre-determine the most appropriate future cross-section and require developers to construct the cross section and/or reserve adequate right-of-way across their entire frontage.

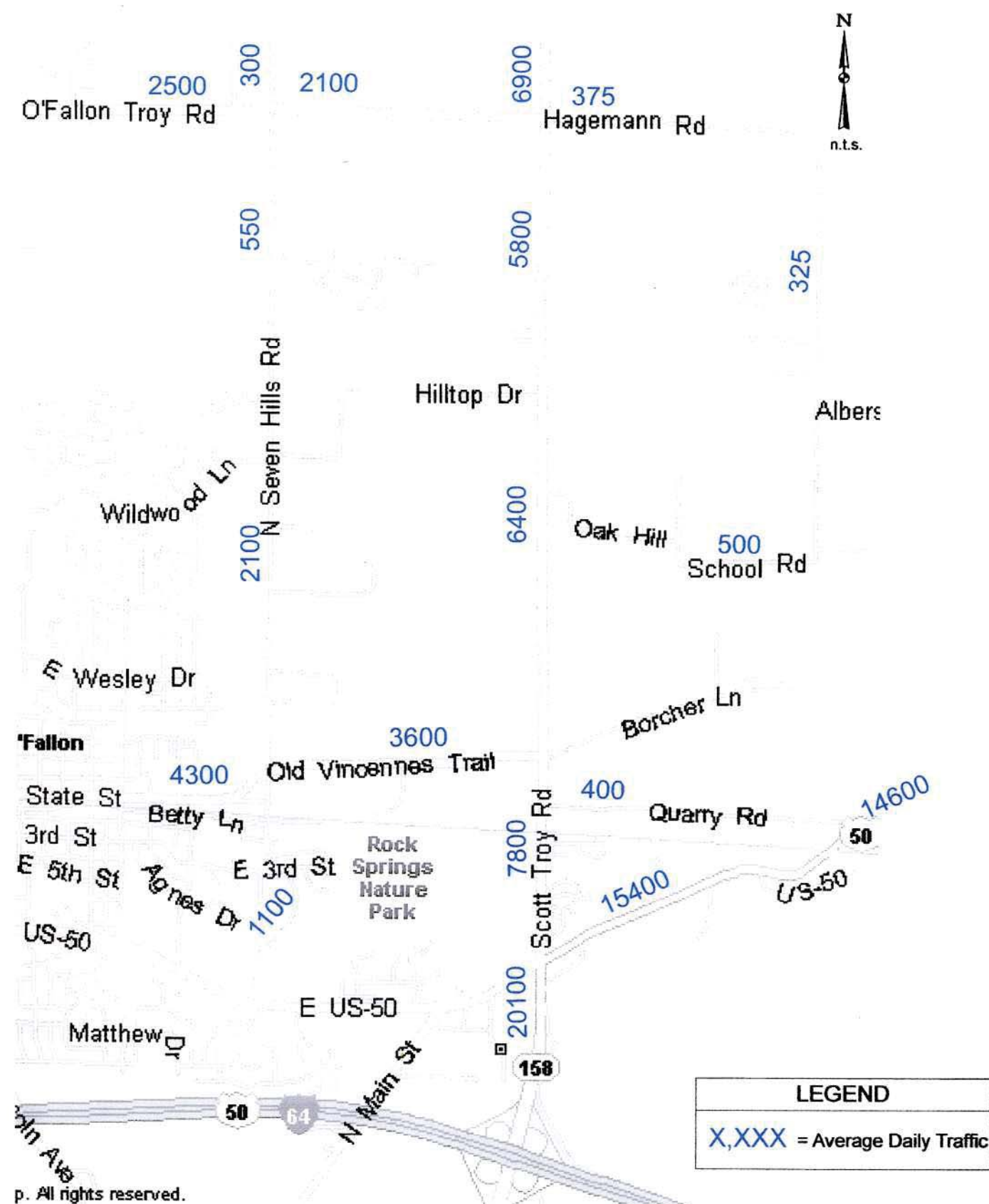


Mr. Ted K. Shekell, AICP  
July 3, 2002  
Page 5 of 5

Based on the access management principles identified above, it would not be prudent to allow three separate entrances for the Braeswood development on Scott Troy Road. One well-placed entrance with appropriate internal connections and secondary entrances on Borchers Lane could serve the entire site. The Braeswood Single Entrance would require a northbound right-turn lane and southbound left-turn lane on Scott Troy Road to remove the decelerating vehicles (and possible left-turn queues) from the through lanes. The single entrance would concentrate the conflicting movements at one location and thereby remove two intersections from the main thoroughfare.

In conclusion, IDOT standards indicate that a northbound left-turn lane should be constructed on Scott Troy Road at Keck Ridge. We also recommend that a southbound left-turn lane be constructed on Scott Troy Road at Braeswood Trails. If the City restricts the Braeswood development to only one entrance on Scott Troy Road, a northbound right-turn lane and a southbound left-turn lane would be recommended for Scott Troy Road at the Braeswood Single Entrance.

Please contact this office should there be any questions.



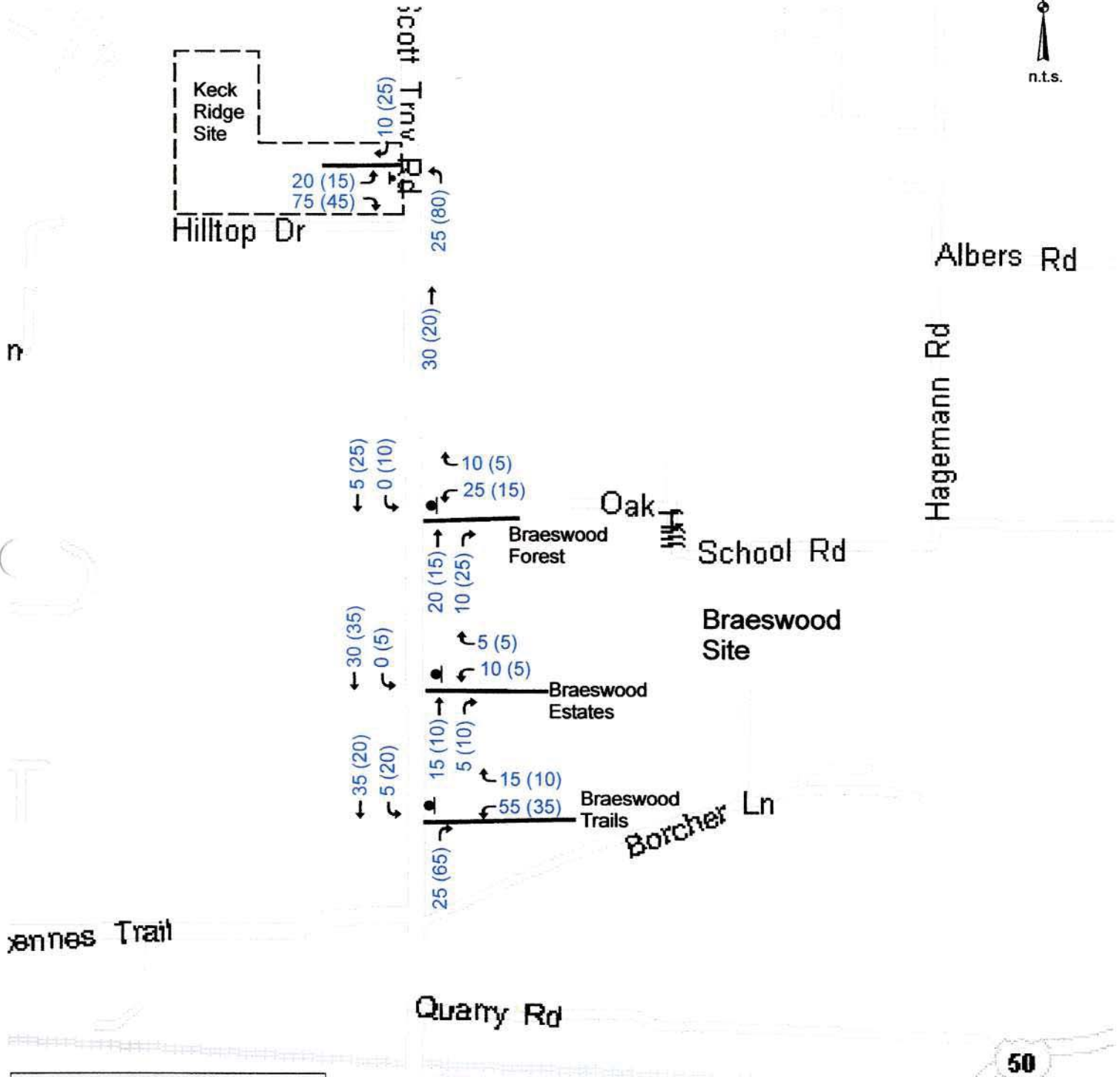
p. All rights reserved.

Exhibit 1 - Average Daily Traffic (IDOT)

Job #101-02  
07/03/02







Legend	
XX	= A.M. Peak Hour Traffic
XX)	= P.M. Peak Hour Traffic

Exhibit 2 - Site Generated Traffic Volumes

Job #101-02  
07/03/02







James Trail

Legend	
XX	= A.M. Peak Hour Traffic
(XX)	= P.M. Peak Hour Traffic

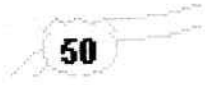
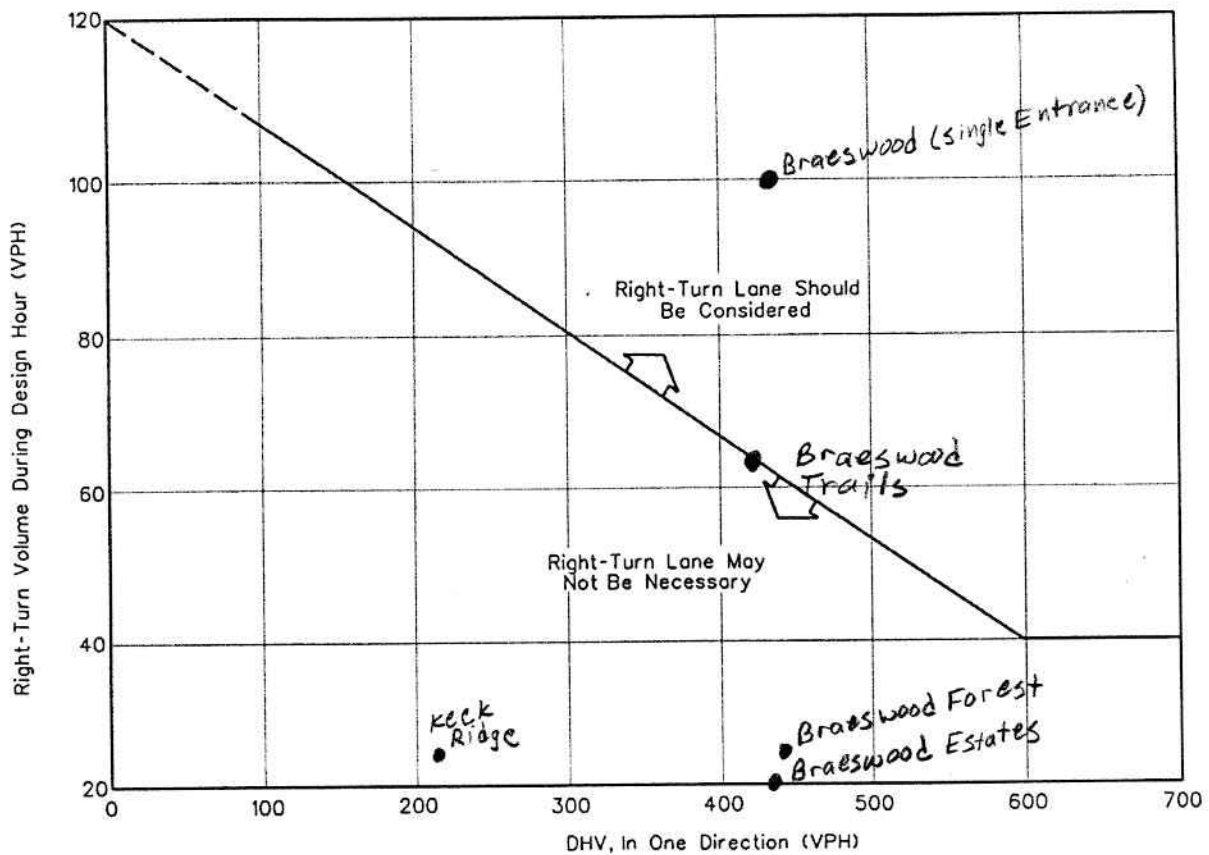


Exhibit 3 - Forecasted Traffic Volumes

Job #101-02  
07/03/02





Note: For highways with a design speed below 80 km/h, with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

**Example**

Given: Design Speed = 60 km/h  
 DHV (in one direction) = 250 vph  
 Right Turns = 100 vph

Problem: Determine if a right-turn lane is warranted.

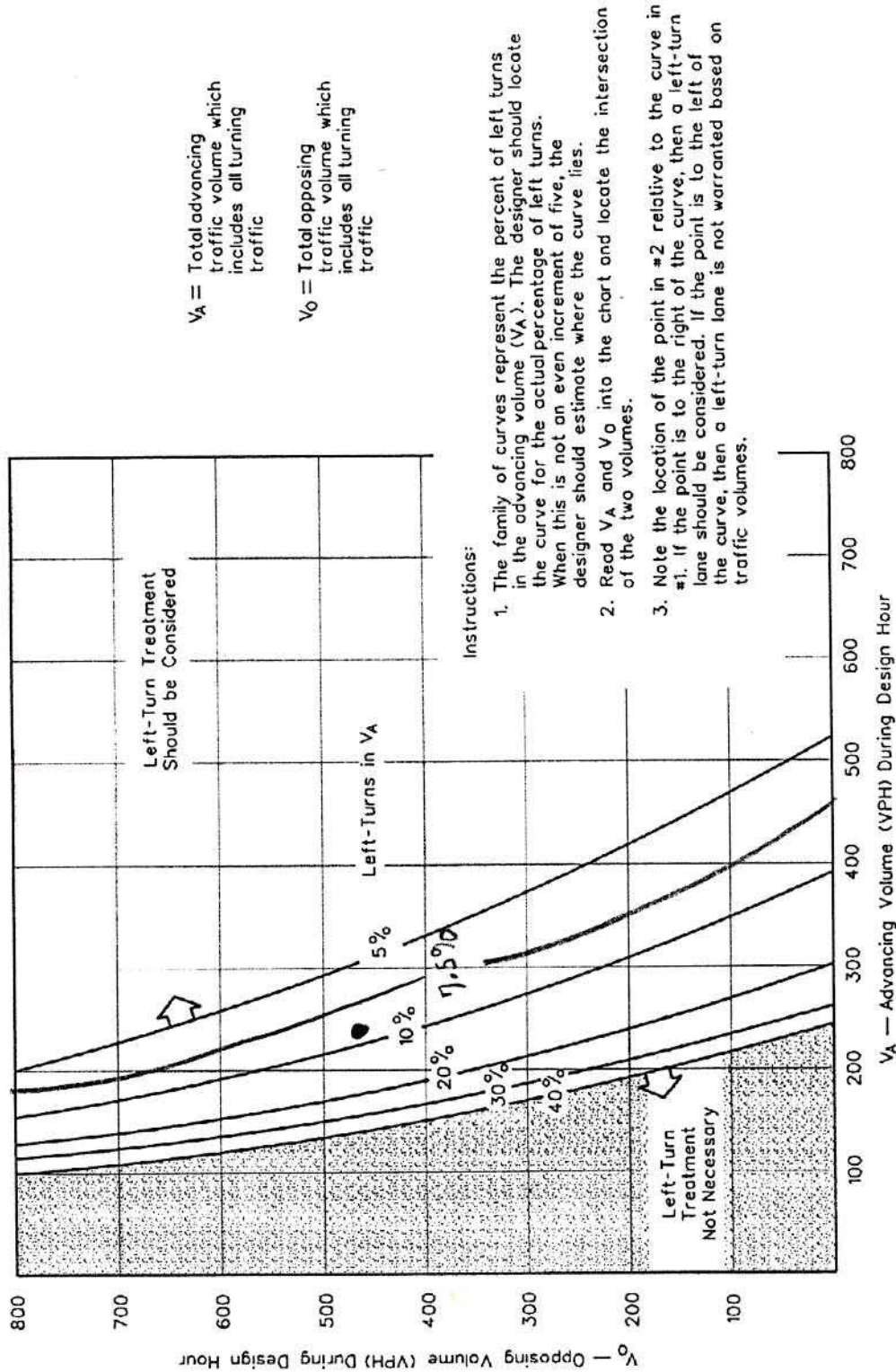
Solution: To read the vertical axis, use  $100 - 20 = 80$  vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high accident rate) indicate a lane is needed.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS**

Figure 36-3A

36-3(2)

**Exhibit – 4 Right Turn Lane Evaluation**



$V_A$  = Total advancing traffic volume which includes all turning traffic

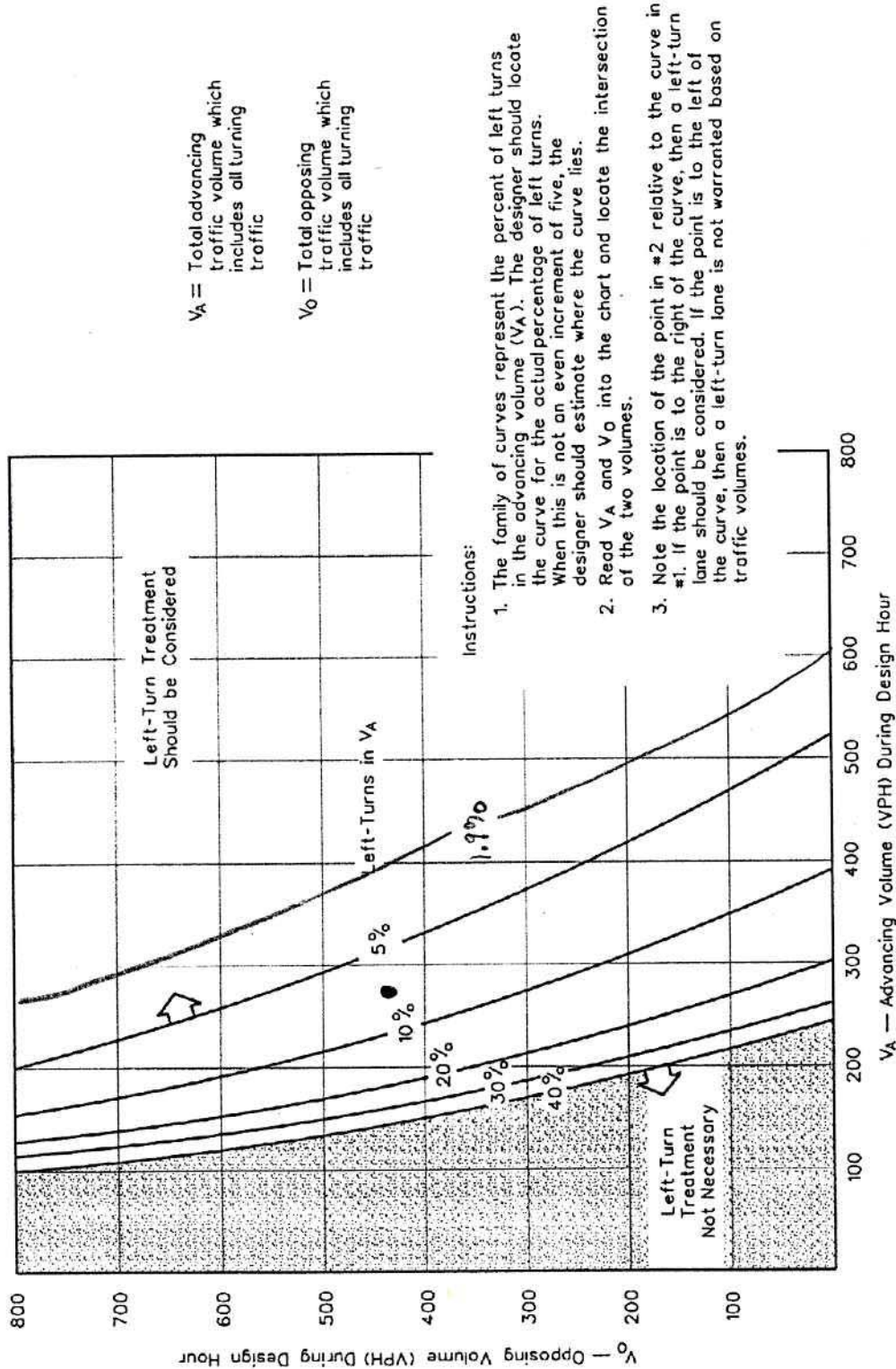
$V_0$  = Total opposing traffic volume which includes all turning traffic

**VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (100 km/h Design Speed)**

**Figure 36-3C**

**Exhibit – 5 Left Turn at Braeswood Trails**



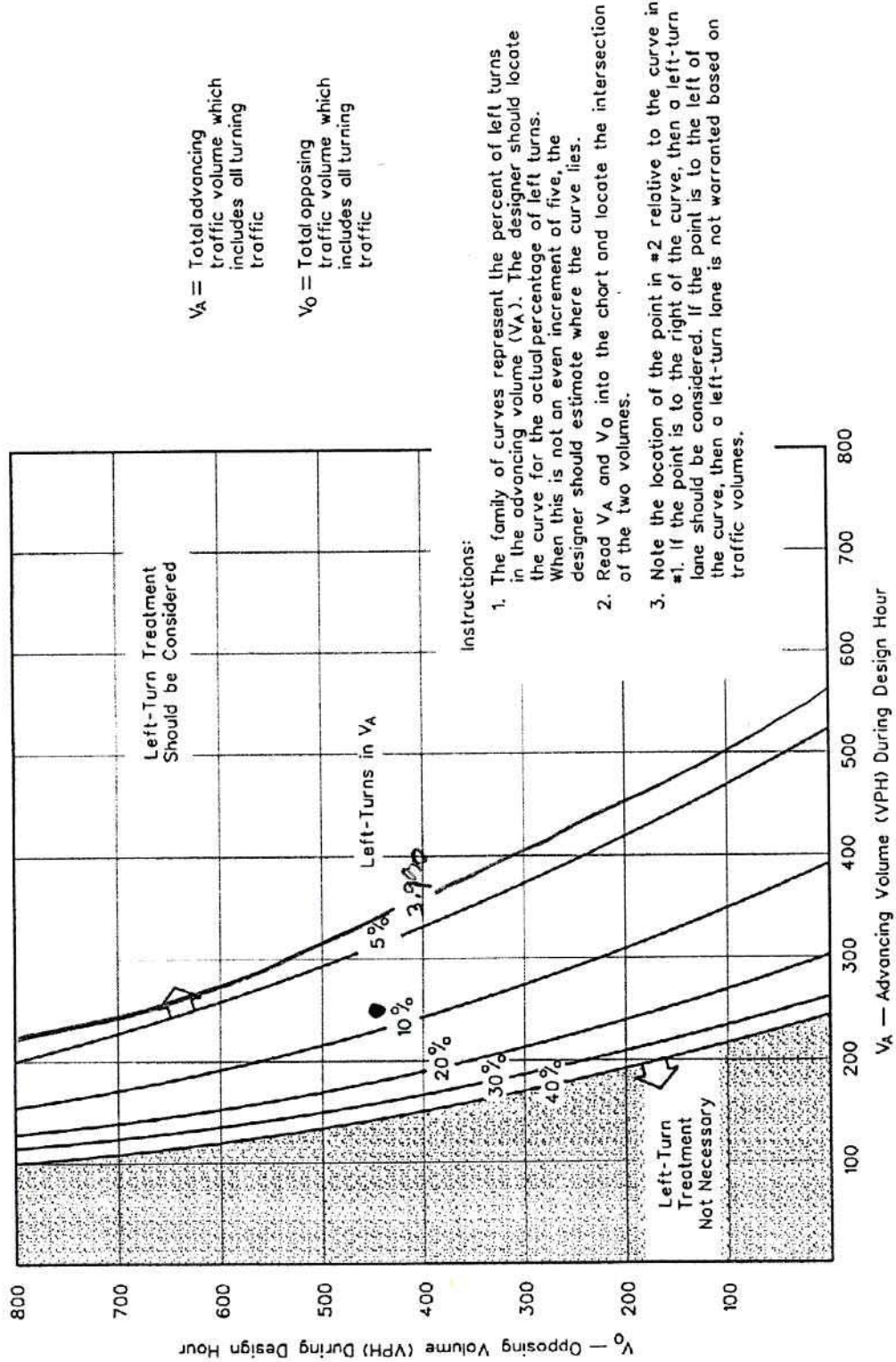


VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (100 km/h Design Speed)

Figure 36-3C

Exhibit – 6 Left Turn at Braeswood Estates

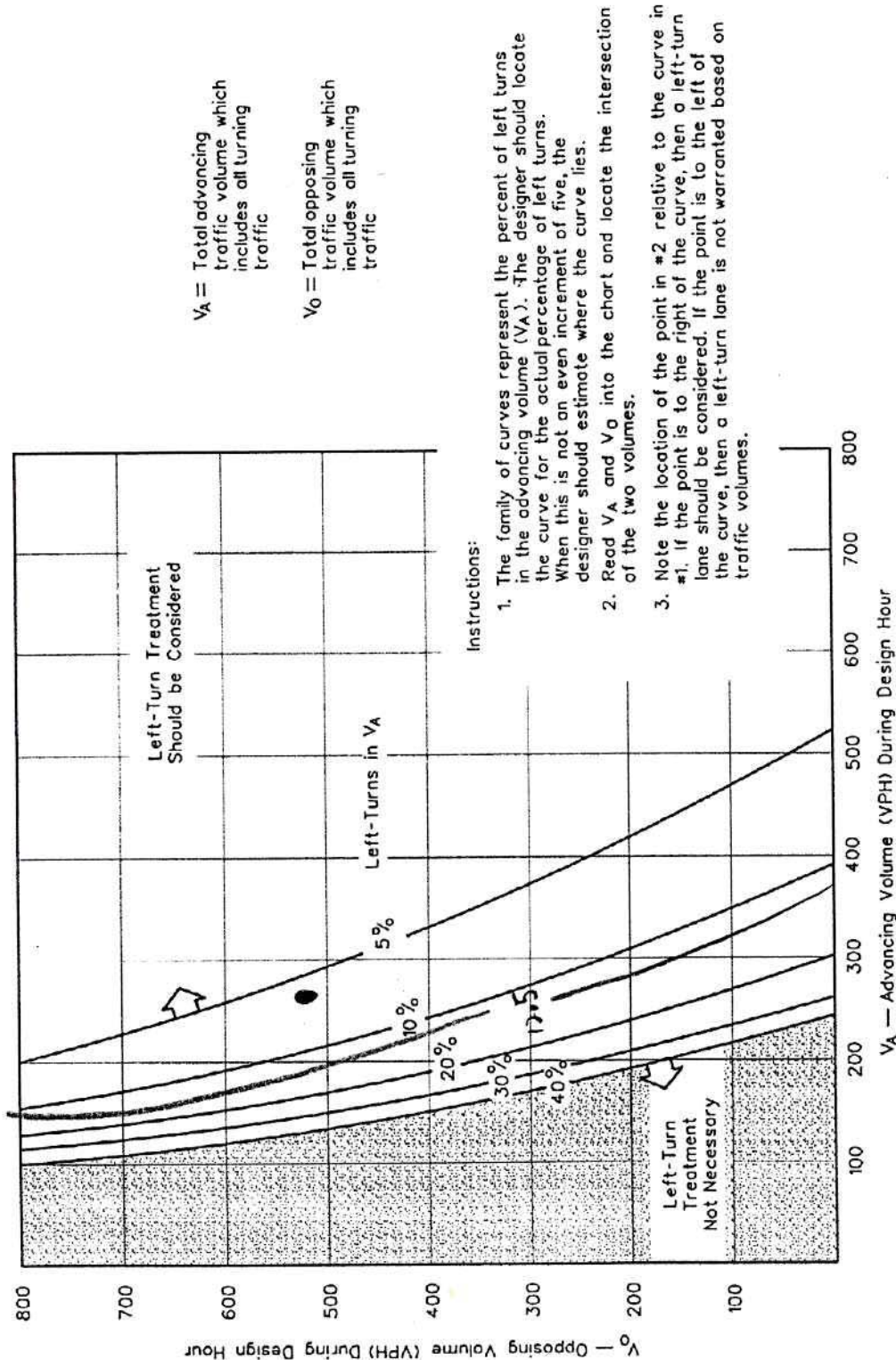




**VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (100 km/h Design Speed)**

**Figure 36-3C**

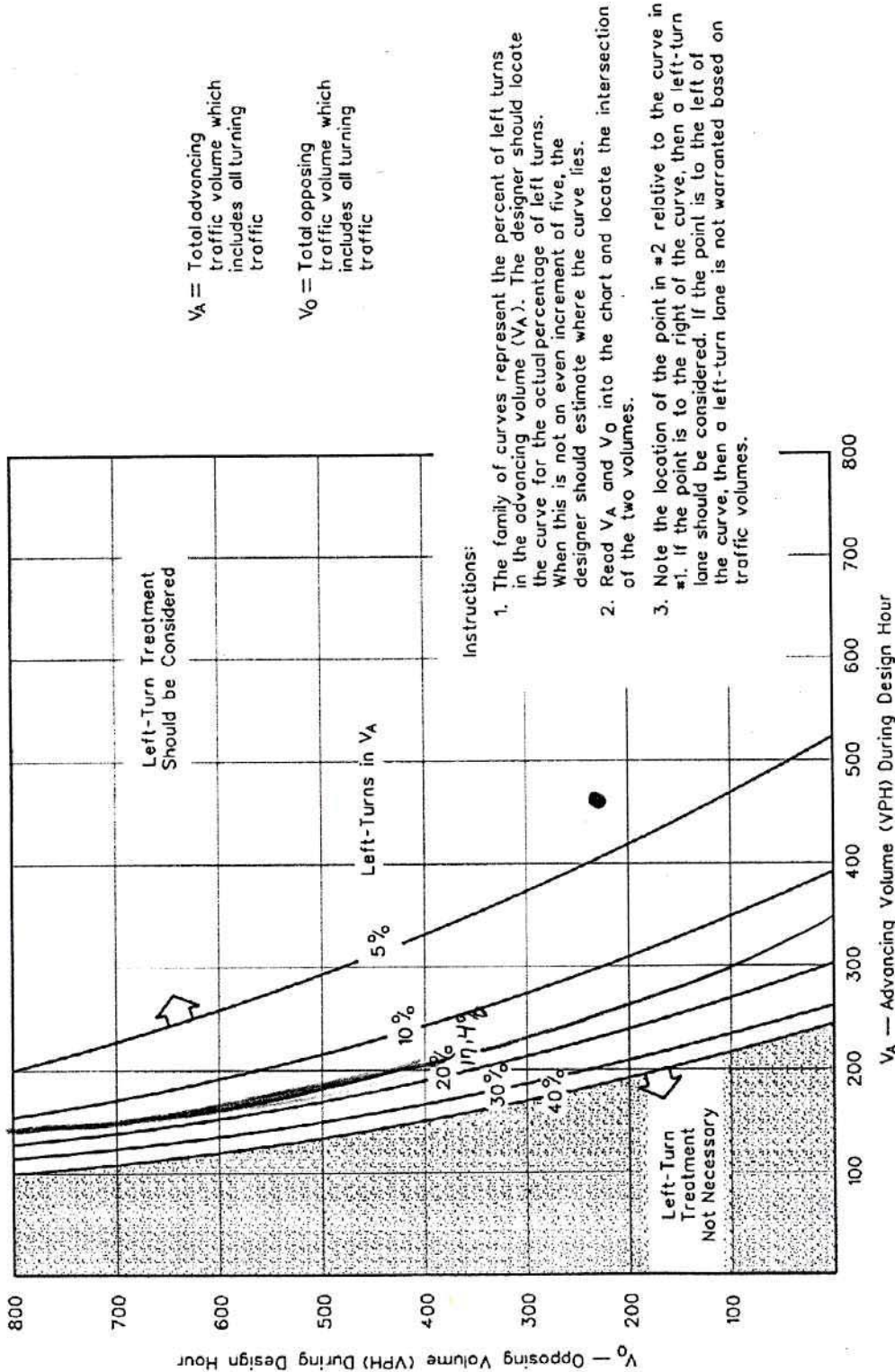
**Exhibit – 7 Left Turn at Braeswood Forest**



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (100 km/h Design Speed)

Figure 36-3C

Exhibit – 8 Left Turn at Braeswood (Single Entrance)



**VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (100 km/h Design Speed)**

Figure 36-3C

**Exhibit – 9 Left Turn at Keck Ridge**





# FACSIMILE TRANSMITTAL

**Date:** August 5, 2002

**Time:** 3:00 PM

**To: Name:** Ted Scheckell

**Organization:** City of O'Fallon

**Fax Number:** 618-624-4534

**Cc:** Sid LeGrand

**From:** Lee Cannon/Brian Rensing

**Project:** CBB Job # 101-02 Scott Troy Left Turn Lane Analysis

**Number of Pages:** 4  
(including cover)

**Comments:** We have re-run the left turn lane and right turn lane analysis for the Scott Troy Road at Keck Ridge. As can be seen, Keck Ridge entrance will continue to require a northbound left-turn lane along Scott Troy Road assuming a 50/50 north/south distribution. Assuming a 80/20 north/south distribution, a left-turn lane is still required. According to Illinois Department of Transportation standards, the need for a left-turn lane is heavily dependent on the advancing and opposing flows. In this case there is a large number of both advancing and opposing traffic, thus requiring left turn lanes. A right turn lane is not required with the applied distributions.

Lee Cannon will contact you at a later date.

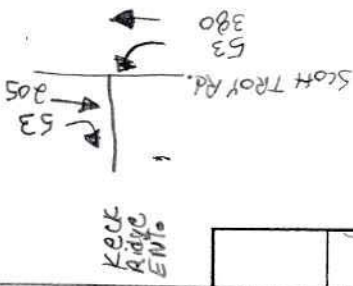
Original Will Not Follow:  Original To Follow By:

**Please deliver immediately.** If all of the pages are not received or if there are other problems with the transmission, please call the sender at (314) 878-6644.

1830 Craig Park Court, Suite 209  
St. Louis, Missouri 63146  
(314) 878-6644 Fax: (314) 878-5876

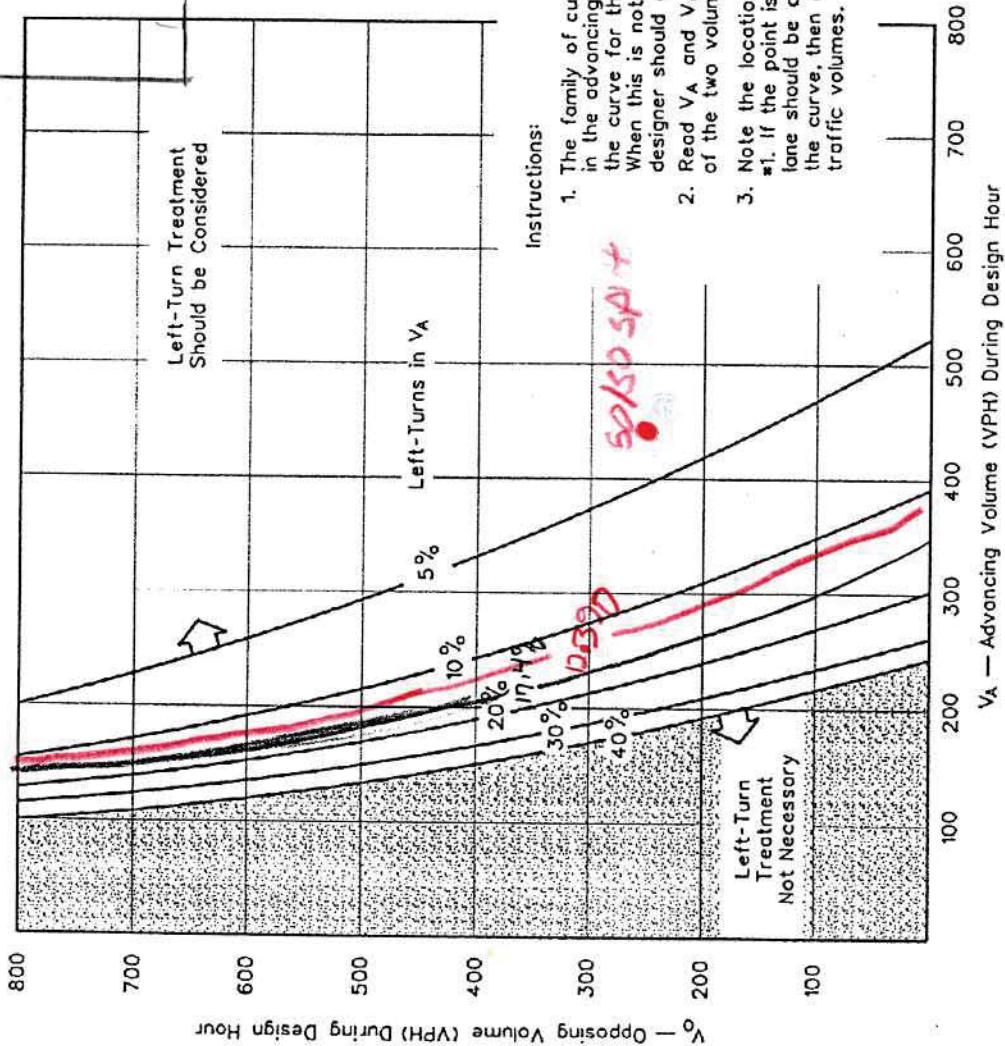
450 Cottonwood Road, Suite B  
Glen Carbon, Illinois 62034  
(618) 656-2612 Fax: (618) 656-2612





$V_A$  = Total advancing traffic volume which includes all turning traffic

$V_O$  = Total opposing traffic volume which includes all turning traffic



Instructions:

1. The family of curves represent the percent of left turns in the advancing volume ( $V_A$ ). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of five, the designer should estimate where the curve lies.
2. Read  $V_A$  and  $V_O$  into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the curve in #1. If the point is to the right of the curve, then a left-turn lane should be considered. If the point is to the left of the curve, then a left-turn lane is not warranted based on traffic volumes.

$$V_A = 380 + 53 = 433$$

$$V_O = 205 + 53 = 258$$

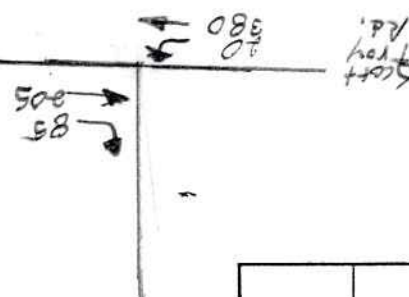
$$\% = \frac{53}{433} = 12.3\%$$

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (100 km/h Design Speed)

Figure 36-3C

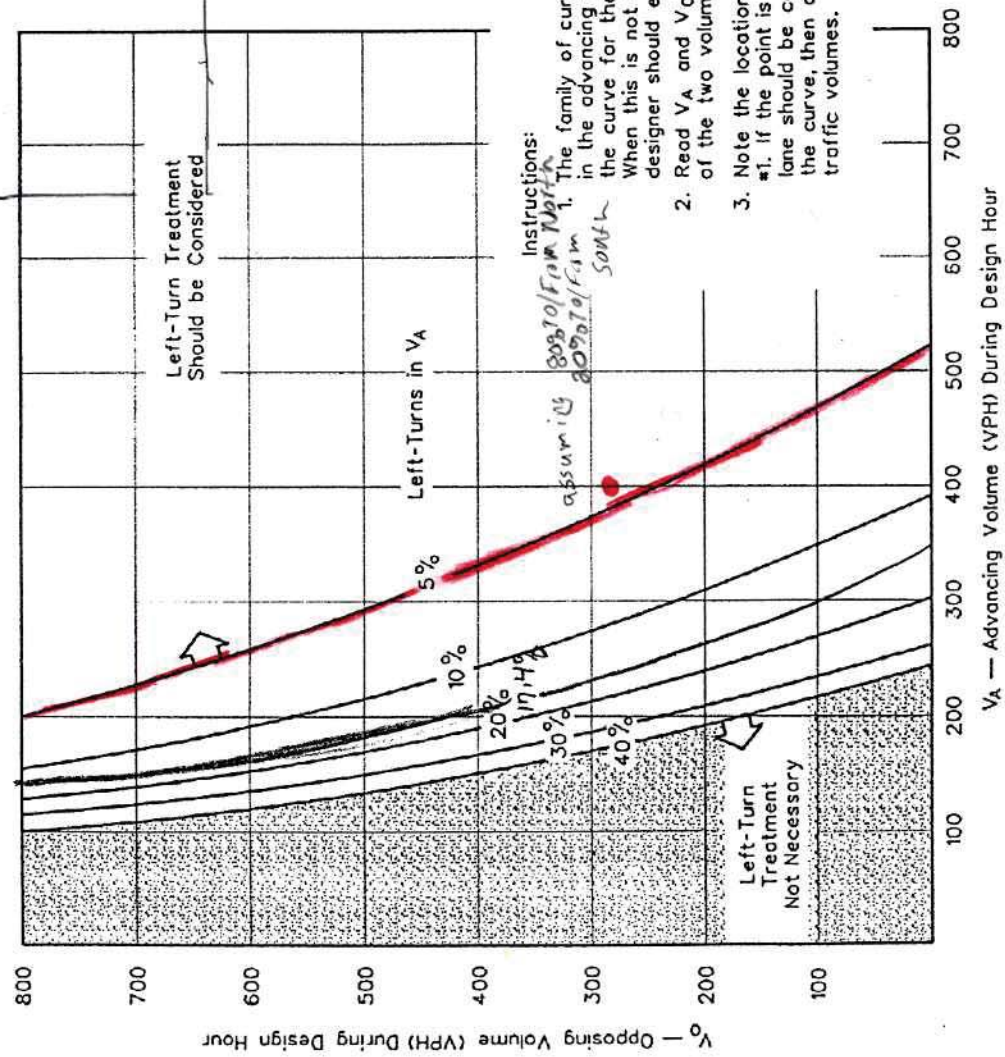
Exhibit - 9a Left Turn at Keck Ridge

(assuming 50/50 split)



$V_A$  = Total advancing traffic volume which includes all turning traffic

$V_O$  = Total opposing traffic volume which includes all turning traffic



- Instructions:
- The family of curves represent the percent of left turns in the advancing volume ( $V_A$ ). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of five, the designer should estimate where the curve lies.
  - Read  $V_A$  and  $V_O$  into the chart and locate the intersection of the two volumes.
  - Note the location of the point in #2 relative to the curve in #1. If the point is to the right of the curve, then a left-turn lane should be considered. If the point is to the left of the curve, then a left-turn lane is not warranted based on traffic volumes.

$V_A = 380 + 80 = 460$   
 $V_O = 265 + 85 = 350$   
 $\% = \frac{80}{460} = 17.4\%$

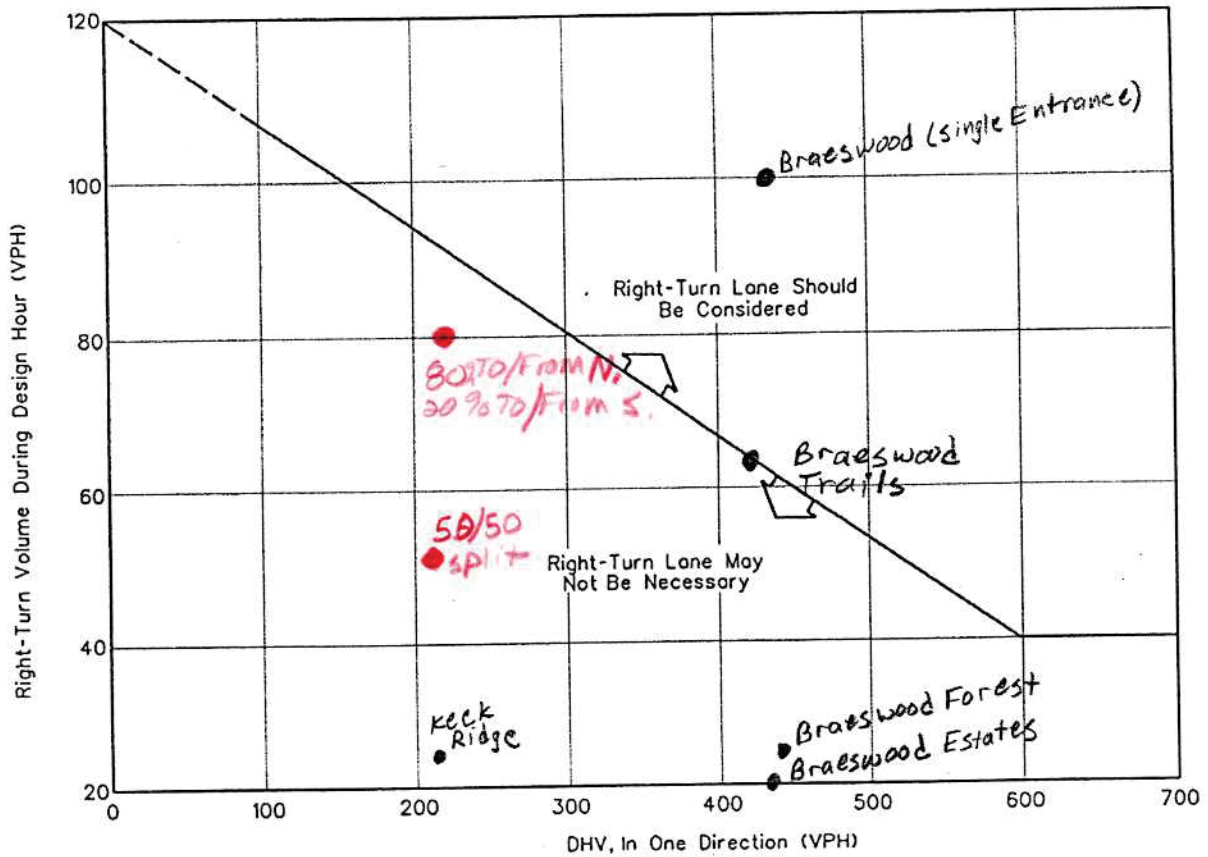
VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (100 km/h Design Speed)

Figure 36-3C

Exhibit - 9 Left Turn at Keck Ridge

(assuming 80% To From North & 20% To From South)





Note: For highways with a design speed below 80 km/h, with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given: Design Speed = 60 km/h  
 DHV (in one direction) = 250 vph  
 Right Turns = 100 vph

Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use  $100 - 20 = 80$  vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high accident rate) indicate a lane is needed.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS**

Figure 36-3A

36-3(2)

**Exhibit – 4 Right Turn Lane Evaluation**



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor and City Council  
**From:** Eric Van Hook, Director of Public Safety  
**Date:** November 16, 2015  
**Subject:** ORDINANCE – No Parking – Hilltop Lane

**List of committees that have reviewed:** Public Safety.

**Background:** The attached traffic study prepared by CBB for the NLIC center on Scott-Troy Road recommended upgrading the road to 24 feet for “access” to the parking lots in the rear. However, 24-foot road does not meet any city standards that would allow parking on one or both sides of the street. When the NLIC Center holds large scale events, attendees are parking along the subject roadway. As a result, the parked cars are blocking the travel lanes of the roadway.

**Legal Considerations, if any:** None.

**Budget Impact:** Public Works has funds in its current operating budget for the signage needed.

**Staff Recommendation:** Staff recommends approval of the ordinance.



CITY OF O'FALLON, ILLINOIS  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A  
FIRST AMENDMENT TO THE  
COMMUNICATIONS SITE LEASE  
AGREEMENT BETWEEN THE  
CITY AND SBA STEEL, LLC FOR  
THE PURPOSE OF AUTHORIZING  
A SUBLEASE TO  
VERIZON WIRELESS LLC**

**WHEREAS**, SBA Steel, LLC (“Lessee”) and the City of O’Fallon (“City”) are parties to a Communications Site Lease Agreement, dated March 21, 2005 (“Lease Agreement”) whereby Lessee leases certain land from the City for the operation and maintenance of a monopole “flagpole” style communications tower (the “Tower”) and certain ground level equipment consisting of approximately 2,500 square feet as more fully described in the Lease Agreement (the “Premises”); and

**WHEREAS**, Lessee desires to sublease a portion of the Tower and Premises to Verizon Wireless LLC (“Verizon”) to install certain equipment on the Tower and on the ground in an equipment shelter associated therewith, and Lessee has requested the City’s consent for such sublease as required by the Lease Agreement; and

**WHEREAS**, the City desires to amend the Lease Agreement to reflect the City’s consent for the Verizon sublease among other terms and requirements as specified in the amendment (“First Amendment”); and

**WHEREAS**, subject to applicable requirements and the attached terms of the First Amendment, the Mayor and City Council finds that entering into the First Amendment is in the best interests of the City;

**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: Approval of Lease.** The Mayor or other designated City officials are hereby authorized to execute on behalf of the City the First Amendment between the City and Lessee in substantially the form of Exhibit A incorporated herein by reference.

**SECTION 2: Effective Date.** This ordinance shall be in full force and effect upon its passage and approval as required by law.



**Exhibit A**

**First Amendment**

**FIRST AMENDMENT**  
**TO COMMUNICATIONS SITE LEASE AGREEMENT**

**THIS FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT**, entered into as of November \_\_\_, 2015 (the “Amendment”), between the **CITY OF O’FALLON, ILLINOIS** (“City” or “Lessor”), and **SBA STEEL LLC**, a Florida limited liability company (“Lessee”), modifies and amends the Communications Site Lease Agreement, dated March 21, 2005, between the City and Sprint Spectrum, L.P. (the “Original Lease Agreement”), as amended by that certain Acknowledgment and Amendment Agreement dated December 19, 2008, by and between the City and TowerCo Assets LLC (the “Acknowledgment” and Original Lease Agreement are collectively referred to herein as the “Lease Agreement” and are attached hereto as **Exhibit 1**).

**RECITALS:**

**WHEREAS**, Lessee is the successor in interest to SBA 2012 TC Assets, LLC, who is the successor in merger to TowerCo Assets LLC, as Lessee under the Lease Agreement; and

**WHEREAS**, Lessee and Lessor are parties to the Lease Agreement whereby Lessee leases certain land from Lessor for the construction and maintenance of a monopole “flagpole” style communications tower (the “Tower”) and certain ground level equipment consisting of approximately 2,500 square feet as described and depicted on Exhibit A to the Lease Agreement and as further depicted on the Site Plan attached as Exhibit B to the Lease Agreement (the “Premises”), as well as certain non-exclusive rights for access and utilities to serve the Tower; and

**WHEREAS**, Lessee desires to sublease a portion of the Tower and Premises to Verizon Wireless LLC (“Verizon”) to install certain equipment on the Tower and on the ground in an equipment shelter associated therewith, and Lessee has requested the City’s consent for such sublease as required by the Lease Agreement; and

**WHEREAS**, the parties desire to amend the Lease Agreement to reflect such consent to the Verizon sublease; and

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements set forth herein, the sufficiency of which is hereby acknowledged, the parties mutually agree to amend the Lease Agreement as follows:

**TERMS:**

- Assignment and Subleasing**: Paragraph 20 of the Lease Agreement is hereby amended by adding thereto a new subparagraph (d) as follows:



(d) Lessor hereby consents, pursuant to Section 4(b) of the Lease Agreement, to Lessee subleasing space on the Tower and ground space on the Premises to Verizon pursuant to that Antenna Site Agreement, attached hereto as **Exhibit 2** (the “Verizon Sublease”), which Verizon Sublease is hereby authorized and approved by Lessor, conditioned and subject to the following requirements: (1) the equipment, and any improvements or replacements, installed by Verizon shall be consistent in appearance to the equipment currently on the Tower unless an alternative design is otherwise expressly requested and approved in writing at the reasonable discretion of the Lessor, shall comply with all City Code and Lease provisions, and shall not increase the height of the Tower; (2) Lessee shall pay to Lessor as Supplemental Rent, fifty (50%) percent of the rent (“Supplemental Rent”) received by Lessee from Verizon from the sublease obligations, with the proviso that the Supplemental Rent amount paid to Lessor shall not be less than \$1,500 per month (such minimum amount increasing 3% annually). All Supplemental Rent due Lessor pursuant to the terms of this subparagraph shall be due and payable monthly commencing as of the Effective Date defined below. In the event that Verizon (including any authorized successor subtenant to Verizon) is no longer a tenant on the Premises and is no longer obligated to pay rent and, only upon written notice to the City and removal of the subtenant’s equipment from the Premises, the Supplemental Rent payments contained herein shall cease, provided that Lessee shall not be entitled to a return of any pro-rata rent. Lessee acknowledges and agrees that Lessee and Lessee’s subtenant, Verizon (and all successor tenants as may be authorized), shall at all times be bound by the terms of the Lease Agreement and this Amendment and neither shall take any action in violation of the Lease Agreement and acknowledge that if either party shall take any action in violation of the Lease Agreement, it shall be deemed a breach of the Lease Agreement by Lessee.

Nothing within this consent shall be deemed in any way to permit Lessee or any other party to seek damages against the City or its officers, agents, attorneys, or employees, nor shall it waive the City’s sovereign immunity. Nothing herein shall authorize any sublease beyond the term of the Lease or authorize any sublease provision in violation of the Lease. For purposes of this Amendment, the term “Verizon” shall include any successor tenant to Verizon as may be hereafter authorized by Lessor pursuant to the Lease.

3. **Notices.** Paragraph 17 of the Lease with respect to notice shall be amended to provide notice to the Lessee as follows:

SBA Steel LLC  
8051 Congress Avenue  
Boca Raton, Florida 33487-1307  
Attn: Site Administration

With a copy to:

SBA Steel LLC

8051 Congress Avenue  
Boca Raton, Florida 33487-1307  
Attn: General Counsel

4. **Entire Agreement:** This Amendment and the Lease Agreement represent the entire agreement of the parties. Any further amendment to the Lease Agreement shall be mutually agreed to in writing by the parties. Except as specifically modified by this Amendment, all remaining terms in the Lease Agreement shall be in full force and effect through the expiration of the Lease Agreement. To the extent this Amendment conflicts with any terms of the Lease Agreement, this Amendment shall prevail.
  
5. **Effective Date:** This Amendment shall be effective (the “Effective Date”) upon the occurrence of the last of the following, each of which is a condition precedent to the operation of this Amendment: (1) execution of the Verizon Sublease in the form attached hereto as **Exhibit 2** or in such other form as may be approved by the City; (2) the approval, if required, of Greenmount, which approval shall be obtained by the City; (3) the granting of a building permit by the City authorizing Verizon to install its equipment and operate on the Premises; and (4); delivery to Lessor of \$5,000 as an administrative fee pursuant to Section 20 of the Lease. The parties agree that if Lessee receives rent from Verizon for the sublease for any period prior to the Effective Date, Lessee shall be obligated to pay 50% of such amount to Lessor, irrespective of the Effective Date of this Agreement. This Amendment shall be void and of no force and effect if the Effective Date does not occur on or before January 31, 2016.

**NOW THEREFORE**, the parties have mutually agreed to this Amendment as of the \_\_\_\_\_ day of November 2015.

**LANDLORD:  
CITY OF O'FALLON, ILLINOIS**

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF ILLINOIS            )

  )

COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, a notary public in and for said state, personally appeared \_\_\_\_\_, who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of City of O'Fallon, State of Illinois, an Illinois municipal corporation, and that said instrument was signed on behalf of said corporation by authority of its governing board, and he/she acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

(SEAL)

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

My commission expires:

**LESSEE:**  
**SBA STEEL LLC**, a Florida limited liability  
company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF FLORIDA        )  
  )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, a notary public in and for said state, personally appeared \_\_\_\_\_, who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of SBA Steel LLC, a Florida limited liability company, and that said instrument was signed on behalf of said corporation by authority of its governing board, and he/she acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.  
(SEAL)

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

My commission expires:



**Exhibit 1**

The Lease

**Exhibit 2**

The Verizon Sublease

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## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** November 16, 2015  
**Subject:** Ordinance authorizing the City of O'Fallon to enter into a co-locate lease agreement with Verizon for a cell tower located on Green Mount Road

---

**List of committees that have reviewed:** The Community Development Committee voted 6-0 at its November 9, 2015 meeting to recommend approval of the lease agreement with Verizon.

**Project Summary:** The City entered a lease with Sprint in 2005 for a cell tower on a small parcel of land acquired from Greenmount development. The new tower owner, SBA, seeks to add Verizon to the tower. The City negotiated the lease through its special legal counsel, Dan Vogel, and after considerable effort finally obtained the necessary terms, with the City to receive 50% of any rent paid by Verizon to SBA, with a sum of at least \$1500/month, to be increased 3% annually. SBA also agrees to pay an upfront \$5000 payment to cover the City's costs of the negotiation. The agreement becomes void if all documentation is not approved by both parties by Jan. 31, 2016.

**Legal Considerations, if any:** Dan Vogel drafted the lease agreement.

**Budget Impact:** The new lease will generate an additional \$1,500/month to the City. A one-time payment of \$5,000 will be used to cover the legal cost associated with the lease agreement.

**Staff Recommendation:** Staff recommends approval of the lease agreement.



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

**AN ORDINANCE OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS, AMENDING AND SUPPLEMENTING ORDINANCE NO. 3890, WHICH PROVIDED FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2015 AND PROVIDING FOR A LEVY OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH BONDS, AND RELATED MATTERS**

---

**WHEREAS**, the City of O’Fallon, St. Clair County, Illinois (the “**Issuer**”), is a home rule unit pursuant to the provisions of Section 6 (Powers of Home Rule Units) of Article VII (Local Government) of the Constitution of the State of Illinois and accordingly may exercise any power and perform any function pertaining to its government and affairs, including as supplemented and amended under and as provided by the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes, as supplemented and amended, including by the Bond Authorization Act, the Registered Bond Act, the Bond Replacement Act, the Local Government Defeasance of Debts Law, and the Local Government Debt Reform Act, collectively, the “**Act**”); and

**WHEREAS**, the Issuer adopted Ordinance No. 3890 on July 6, 2015 (the “**Bond Ordinance**”) providing for the issuance of General Obligation Bonds, Series 2015, dated as of November 12, 2015 (the “**Bonds**”), for the purpose of financing costs of remediation and certain other infrastructure costs in connection with the developer improvements portion of a hospital medical campus (the “**City Improvements**”) to be owned by the Hospital Sisters Health System, an Illinois not for profit corporation or an entity related thereto (collectively, the “**Borrower**”) located on approximately 148 acres in O’Fallon, Illinois, located on the North side of Interstate 64 between exits 14 and 16 with an address of 1501 North Greenmount Road, O’Fallon, Illinois, 62269, (ii) funding capitalized interest on the Bonds and (iii) pay all or a portion of the costs of issuing the Bonds; and

**WHEREAS**, Sections 8 and 9 of the Bond Ordinance provided direct annual taxes for the payment of principal of and interest on the Bonds as set forth pursuant to the Bond Order, dated November 12, 2015 (the “**Bond Order**”) in an annual amount not to exceed \$2,500,000 for the levy years 2015 (collectible in 2016) through 2028 (collectible in 2029); and

**WHEREAS**, pursuant to the Bond Ordinance, the Bond Order set forth the following levy schedule:

For the Levy Year	Amount Levied Pursuant to the Bond Order and Bond Ordinance
2015	\$262,441.67 for principal and interest
2016	231,000.00 for principal and interest
2017	231,000.00 for principal and interest
2018	526,000.00 for principal and interest
2019	535,100.00 for principal and interest
2020	548,900.00 for principal and interest
2021	557,300.00 for principal and interest
2022	560,400.00 for principal and interest
2023	572,590.00 for principal and interest
2024	823,965.00 for principal and interest
2025	839,915.00 for principal and interest
2026	864,815.00 for principal and interest
2027	2,035,245.00 for principal and interest
2028	1,441,630.00 for principal and interest

; and

**WHEREAS**, the City Council (the “**Corporate Authorities**”) have heretofore and it hereby is determined that it is in the best interest of the City that the Bond Ordinance be amended and supplemented to reduce levy for 2027 and 2028 and extend the levy through 2032 (collectible 2033) resulting in a more level levy schedule (the “**Amended Bond Ordinance**”);

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS**, as follows:

**Section 1.** **Findings.** The Corporate Authorities hereby find that the matters set forth in the preambles and recitals hereto are true and correct and incorporate them herein by this reference and that it is necessary and in the best interests of the Issuer that the Issuer amend and supplement the levy amounts set forth in the Bond Ordinance and the Bond Order and authorize the abatement of taxes and levy of taxes as follows:

For the Levy Year	Amount Levied Pursuant to the Bond Order and <u>Bond Ordinance</u>	Amount Abated Pursuant to the Amended <u>Bond Ordinance</u>	Amount Levied Pursuant to the Amended <u>Bond Ordinance</u>	Net Amount Levied
2015	\$262,441.67	-	-	\$262,441.67
2016	231,000.00	-	-	231,000.00
2017	231,000.00	-	-	231,000.00
2018	526,000.00	-	-	526,000.00
2019	535,100.00	-	-	535,100.00
2020	548,900.00	-	-	548,900.00
2021	557,300.00	-	-	557,300.00
2022	560,400.00	-	-	560,400.00
2023	572,590.00	-	-	572,590.00
2024	823,965.00	-	-	823,965.00
2025	839,915.00	-	-	839,915.00
2026	864,815.00	-	-	864,815.00
2027	2,035,245.00	1,164,030.00	-	871,215.00
2028	1,441,630.00	765,415.00	-	676,215.00
2029	-	-	487,815.00	487,815.00
2030	-	-	491,015.00	491,015.00
2031	-	-	503,415.00	503,415.00
2032	-	-	447,200.00	447,200.00

**Section 2. Partial Invalidity.** If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

**Section 3. Prior Inconsistent Proceedings.** All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this ordinance, are to the extent of such conflict hereby repealed.

**Section 4. Immunity of Officers and Employees.** No recourse shall be had for the payment of the principal of or premium or interest on any of the Bonds or for any claim based thereon or upon any obligation, covenant or agreement in this ordinance contained against any past, present or future Mayor or other officer, alderman, employee or agent of the Issuer, or of any successor public corporation, as such, either directly or through the Issuer or any successor public corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such officers, council members, aldermen or agents as such is hereby expressly waived and released as a condition of and consideration for the passage of this ordinance and the issuance of the Bonds.

**Section 5. Effective Date.** Pursuant to home rule power and authority, this ordinance shall be in full force and effect immediately upon its adoption and approval.

Adopted this \_\_ day of December 2015, upon motion by Alderman \_\_\_\_\_, seconded by Alderman \_\_\_\_\_, by the roll call vote, as follows:

<b>ROLL CALL:</b>	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	<b>SUB TOTALS</b>
<b>Aye</b>								
<b>Nay</b>								
<b>Absent</b>								

<b>ROLL CALL:</b>	Smallheer	Bennett	Marsh	Holden	Drolet	Cozad	Gerrish	<b>SUB TOTALS</b>	<b>SUM OF TOTALS</b>
<b>Aye</b>									
<b>Nay</b>									
<b>Absent</b>									

Approved: December \_\_, 2015

Attest:

(SEAL)

\_\_\_\_\_  
Mayor, City of O'Fallon, St. Clair County, Illinois

\_\_\_\_\_  
City Clerk, City of O'Fallon, St. Clair County,  
Illinois



STATE OF ILLINOIS                    )  
  ) SS  
COUNTY OF ST. CLAIR                )

**CERTIFICATION OF ORDINANCE**

I, Philip A. Goodwin, do hereby certify that I am the duly qualified and acting City Clerk of the City of O’Fallon, St. Clair County, Illinois (the “**Issuer**”), and as such official I am the keeper of the records and files of the Issuer and of the City Council of the Issuer (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the regular meeting of the Issuer’s Corporate Authorities held on July 6, 2015, insofar as same relates to the adoption of an ordinance numbered and entitled:

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

**AN ORDINANCE OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS, AMENDING AND SUPPLEMENTING ORDINANCE NO. 3890, WHICH PROVIDED FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2015 AND PROVIDING FOR A LEVY OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH BONDS, AND RELATED MATTERS**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was called at a specified time and place convenient to the public, that the agenda for the meeting was duly posted at the City Hall at least 48 hours prior to the meeting, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of such open meeting laws and Illinois Municipal Code and with their procedural rules in the adoption of such ordinance.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and seal of the City of O’Fallon, Illinois, this \_\_ day of December, 2015.

(SEAL)  
STATE OF ILLINOIS                    )

\_\_\_\_\_  
City Clerk

COUNTY OF ST. CLAIR )SS  
 )

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of St. Clair County, Illinois, and as such official I do further certify that on the \_\_\_\_ day of December, 2015, there was filed in my office a duly certified copy of Ordinance No. \_\_\_\_ entitled:

**AN ORDINANCE OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS, AMENDING AND SUPPLEMENTING ORDINANCE NO. 3890, WHICH PROVIDED FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2015 AND PROVIDING FOR A LEVY OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH BONDS, AND RELATED MATTERS**

duly passed and approved by the Corporate Authorities of the City of O’Fallon, St. Clair County, Illinois, on the \_\_ day of December, 2015, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this \_\_\_\_ day of December, 2015.

\_\_\_\_\_  
County Clerk of St. Clair County, Illinois

(SEAL)



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor and City Council  
**From:** Sandy Evans, Director of Finance  
Walter Denton, City Administrator  
**Date:** November 16, 2015

**Subject:** An Ordinance amending and supplementing Ordinance Number 3890, which provided for the issuance of General Obligation bonds, Series 2015 and providing for a levy of taxes to pay the principal of and interest on such bonds, and related matters.

**List of committees that have reviewed:** None

**Background:** While the City anticipates receiving TIF revenues sufficient to abate the levy related to the 2015 Bonds, the 2015 Bonds are general obligation bonds supported by a tax levy authorized pursuant to the original bond ordinance. The purpose of this Ordinance is to amend and supplement the original bond ordinance to reduce the levy on the 2015 Bonds for levy years 2027 and 2028 and extend the levy through 2032 (collectible 2033) resulting in a more level levy schedule.

**Legal Considerations, if any:** Ordinance written and reviewed by Bond Counsel.

**Budget Impact:** None

**Staff recommendation:** Recommend approval



**DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 PM Monday, November 23, 2015**

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

CALL TO ORDER: 6:00 PM

- I) Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, Ray Holden, Harlan Gerrish, David Cozad and Jerry Mouser. *Other Elected Officials Present:* Herb Roach, Mike Bennett and Richie Meile. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Jim Cavins and Justin Randall. *Visitors:* Vern Malare, Richard Kurtz and Charlie Pitts.
- II) Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) Items Requiring Council Action**
  - A. Kurtz Zoning Amendment & Minor Subdivision (1<sup>st</sup> Reading & Resolution) – Justin Randall provided an overview off the request to rezone 2.96 acres to SR-1B, Single Family Residential Dwelling District and a two lot minor subdivision. Randall informed the Plan Commission recommended approval of the rezoning with a vote of 8-ayes and 0-nays. The committee discussed the rezoning and minor subdivision and asked if the drive way would have to be constructed with asphalt or concrete. Shekell responded there would have to be a permanent dust-free material used for the driveway of concrete or asphalt. The committee recommended the rezoning and minor subdivision for approval with a vote of 6-ayes to 0-nays.
  - B. Stone Bridge Estates – Amended Planned Use (1<sup>st</sup> Reading) – Justin Randall provided an overview of the application for an amended planned use for Stone Bridge Estates. Randall provided the committee with a background of prior approvals and that McBride and Son Homes was seeking a clean approval for the remaining lots in the subdivision. The committee discussed the type and style of homes within the development. The committee recommended approval of the amended planned use with a vote of 6-ayes to 0-nays.
  - C. Academy Sports – Amended Planned Use (1<sup>st</sup> Reading) – Justin Randall provided a provided a brief overview of the amended planned use for Academy Sports. Randall indicated that the design and final construction plans are moving forward, however the applicant realized they made a mistake when the original application was approved without a sign size modification. Randall indicated the request was in line with previous approvals for other large box developments. The committee recommended approval of the amended planned use with a vote of 6-ayes to 0-nays.
  - D. Pre-annexation Agreement – 10458, 10464 & 10470 Rieder Road (Resolution) – Justin Randall gave a brief overview of the pre-annexation agreement and zoning of the property. The committee discussed the pre-annexation agreement and recommended approval with a vote of 6-ayes to 0-nays.
  - E. Verizon Lease Agreement (2<sup>nd</sup> Reading) – NO CHANGE – Justin Randall indicated to the committee there was no change for second reading of the lease agreement ordinance.

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

[https://ofallonil-my.sharepoint.com/personal/mfair\\_ofallon\\_org/Documents/Documents/mfdocs/Community Development 2015/1511123CDMinutes.docx](https://ofallonil-my.sharepoint.com/personal/mfair_ofallon_org/Documents/Documents/mfdocs/Community%20Development%202015/1511123CDMinutes.docx)



**IV) Other Business - None**

**MEETING ADJOURNED: 6:30 PM**

**NEXT MEETING: December 14, 2015 – Public Safety Building**

**Prepared by: Justin Randall, Senior City Planner**



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** Special Event Permit – Kruz 4 Kids – Stuff the Trailer at Syberg's (MOTION)

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**List of committees that have reviewed:** The application for Kruz 4 Kids was not submitted in time for a review of the Community Development Committee prior to the event occurring. The request is for an event to collect toys for children at Cardinal Glennon Children's Hospital in a large trailer parked in the parking lot of Syberg's. The event was previously administratively approved because it was only a three day event. This year's request is a four day event, which requires City Council approval.

### Background

**Applicant:** Tracy Stemper of Syberg's  
**Event:** Kruz 4 Kids – Stuff the Trailer  
**Date/Time:** December 10 through December 13, 2015  
Thursday, Friday, Saturday 11:00am – 2:00am; Sunday- 11:00am to 9:00pm  
**Location:** 1310 Central Park Drive – Syberg's

#### Event Details:

- Event with Party Tyme Cruzers and Joshua's Great Things Foundation to collect new, unwrapped toys to donate to Cardinal Glennon Children's Hospital in St. Louis.

#### Signage Request:

- A large banner on the side of the trailer, facing Interstate 64.

#### City Assistance Request:

- None

#### Notes:

- Event is consistent with previous year's request, except for the addition of a fourth day of collection, which triggers City Council approval

### Legal Considerations, if any:

- None

### Budget Impact:

- None

### Staff Recommendation:

Staff recommends approval of the special event for at Syberg's for Kruz 4 Kids – Stuff the Trailer.

FD -  
FD -

CITY OF O'FALLON

NOV 25 2015

DATE PAID



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

<input type="radio"/>	Attach proof of not-for-profit status with application
OR	
<input checked="" type="radio"/>	Provide \$50.00 application fee with application

**APPLICATION FOR A SPECIAL EVENT PERMIT**

Event Name: KRUZ 4 Kids Stuff The Trailer

Location of Event: Syberg's O'Fallon

Name of Event Organization: Joshuz's Great Things Foundation

Name of person in charge of event (applicant) and mailing address: Tracy Stamper  
1310 Central Park Dr. O'Fallon, IL 62269

Phone: 3149840026 E-Mail: tracy@sybergs.com

Secondary Contact Person: Justin Jaczinski

Phone: 6186220801 E-Mail: jjaczinski@sybergs.com

Beginning Date / Times: 12.10.15 at 11am Ending Date / Times: 12.13.15 at 9pm

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

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

ATTACHED

2. Sketch plan of site.

ATTACHED

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

ATTACHED

NOT APPLICABLE

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

ATTACHED

NOT APPLICABLE

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

ATTACHED

NOT APPLICABLE

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

7. Liquor license information for beer sales (including hours of sale): not applicable  
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: not applicable

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

NONE REQUESTED

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

Parks Department

Police Department

Fire and EMS Department

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

PERMIT REQUIRED (please attach copy)

NOT APPLICABLE

11. American Disability Compliance

ATTACHED

NOT APPLICABLE

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

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

Tracy Stange  
Signature of Applicant/ person in charge of event

11.11.15  
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? ( ) YES

NO

4 Day event

AK 11/25/15

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE \_\_\_\_\_

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

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



RECEIVED NOV 24 2015

Syberg's O'Fallon, IL  
1310 Central Park Drive  
O'Fallon, IL 62269

November 11, 2015

Syberg's O'Fallon, IL is hosting a special event with Party Tyme Cruzers & Joshua's Great Things Foundation to collect new, unwrapped toys to donate to Cardinal Glennon Children's Hospital in St. Louis.

We will have the trailer parked in the required area behind our building facing 64/40. There will be a banner from Joshua's Great Things Foundation on the side of the trailer (no larger than the trailer size) notifying guests of the drop off location.

An individual from Joshua's Great Things Foundation will be responsible for filling the trailer with toys. Syberg's O'Fallon will collect any toys when a representative from Joshua's Great Things Foundation isn't present in our establishment.

Hours of the Event:

- Thursday, December 10<sup>th</sup> from 11am – 2am
- Friday, December 11<sup>th</sup> from 11am – 2am
- Saturday, December 12<sup>th</sup> from 11am – 2am
- Sunday, December 13<sup>th</sup> 11am – 9pm

We are not planning any additional activities besides our normal business.

  
Thank you!

Tracy Stamper  
Marketing Manager  
Syberg's Family of Restaurants





**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter Denton, City Administrator  
**Date:** December 7, 2015  
**Subject:** MOTION – Purchase of Pre-treatment & Deicing Sprayer

**List of committees that have reviewed:** Public Works

**Background:** Purchase of anti-ice system for two ton truck (hydraulically driven) including the following; one 925 gallon polyethylene reservoir, 2" receiver one lane spray bar, product pump, controlled from the existing dual flow spreader control, hoses and hardware to make a complete system. This equipment will give us the capability to pre-treat bridges prior to inclement weather events.

**Legal considerations, if any:** None.

**Budget Impact:** Current funding is available from the FY16 Streets Budget.

**Staff recommendation:** Staff recommends purchase of the Pre-treatment & Deicing Sprayer from Woody's Municipal Supply Co., in an amount of \$10,159.00.

**FINANCE AND ADMINISTRATION  
MEETING MINUTES  
5:00 P.M. Monday, November 23, 2015**

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 November 23, 2015.

CALL TO ORDER: 5:01 pm

ROLL CALL: COMMITTEE MEMBERS: Bennett, Chairman, Albrecht, Drolet-Absent  
McCoskey, Smallheer, Roach, Kueker  
NON-COMMITTEE ALDERMEN: Holden, Meile, Hagarty, Cozad, Mouser, Gerrish  
STAFF LIAISON: Evans, Randall, Funk, Denton, Shekell, Cavins, Brueggemann  
GUESTS/RESIDENTS: Malare, Zelms, Pitts

Approval Minutes: - October 26, 2015 Motion McCoskey, Second Kueker  
**All Ayes. Motion carried.**

**Items Requiring Council Action: None**

**Other Business:**

**Item A: Audit Review:** Director of Finance introduced Henry Siekmann and Julie Visintine with Sheffel Boyle CPA's who discussed the highlights of the FY 2015 audit. Mr. Siekmann explained the qualified opinion in the independent auditor's report. He informed the committee that this was due to not having an independent actuarial valuation report on the pensions including OPEB (Other Post-Employment Benefits). Mr. Siekmann explained that this is not uncommon to have this qualified opinion and in fact, only a few of his municipal clients have an unqualified opinion. The reason being, it is cost prohibitive, as it could be approximately \$20,000 to do an actuarial study. Mr. Siekmann continued to say this was not a negative reflection on the City and that this was the only reason for the qualified opinion, all other areas reviewed were fine. Director of Finance did mention that staff had budgeted for an actuarial study and is considering doing a RFP. Mr. Siekmann continued his presentation commenting on various sections of the audit including the balance sheet and statement of revenues, expenditures and changes in fund balance for both the governmental funds and proprietary funds. After his review, Mr. Siekmann was asked if there was anything in the management letter that needed to be discussed. Mr. Siekmann responded that the City does a good job and that there were only a few things that could be improved upon, such as making sure that the Finance Department receives copies of all grants so that they can be booked accordingly and staff needs to review insurance premiums received from COBRA employees to ensure that the correct amounts are being collected. Director of Finance informed the committee that the complete audit could be found on the website and if they have any questions, to please contact staff and they would be happy to answer.



**Item B: Tax Levy for 2015:** Director of Finance presented the proposed tax levy for tax year 2015. The annual tax levy must be filed with the county by the last Tuesday in December. The rate setting EAV is the base for the next years estimate as provided by the county which they project to be \$657,023,224, a 2.5% increase in EAV over last year. However, with the passage of the new legislation providing 100% exemption for 70% disabled veterans, this will reduce the EAV by \$18,673,000. This amount is based on those veterans currently receiving the \$5000 exemption and may increase next year. The county is also expecting to apply a 1.0082% multiplier for O'Fallon Township and a .9985% multiplier for Caseyville Township, thereby creating a 1% average multiplier increasing the EAV by approximately \$6,500,000. Due to the large number of petitions filed with the Board of Review to review property assessments resulting in possible loss of assessed values, the projected EAV was reduced by \$1,725,000,000. Therefore, the estimated rate setting EAV for 2015 is \$643,195,456, which is approximately a .3% increase from last year. Staff recommends requesting close to the same amount as the previous year for all funds except for IMRF, Social Security and the library. IMRF was increased by approximately \$73, 000, Social Security by approximately \$58,000 and the library by \$43,500. Director of Finance explained that the library was requesting an increase since property tax is their only revenue source and their amount has been flat for many years. Staff mentioned they had received justification from the Library Director and was directed to forward to the committee. Staff mentioned that when we receive the tax extension back from the County, normally at the end of March, we will most likely decline the 4% loss in collection increase since the City doesn't normally have much in the way of bad debt. All agreed. Director of Finance also gave several scenarios as to what the tax levy rate would increase and how much additional a homeowner would pay if the Aldermen were interested in increasing the General Fund in order to get additional funds for street projects.. Staff also mentioned that there is proposed legislation for a property tax freeze for the 2016 Tax levy year and if the city should consider taking action now to perhaps circumvent the proposed freeze. The committee approved the total tax levy request of \$6,576,030 for both the City and Library. Motion to approve the proposed 2015 Tax levy made by Kueker, second by McCoskey. All Ayes.

**Other:** Staff mentioned that the City will be meeting with Bond underwriter to look at refunding a General Obligation bond in order to save money. Staff is not planning on increasing the amount or extending the terms of the bond but will want to move forward as quickly after the New Year as possible due to rates increasing and if a Committee meeting isn't held in December, aldermen may see this on the council agenda without it first going to committee.

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

**Tentative Next Meeting:** TBD

**ADJOURNMENT:** 5:46 p.m. **PREPARED BY:** Sandy Evans

## MEMO

To: City Clerk, Phil Goodwin  
Finance Committee:  
Mike Bennett, Chair  
Jerry Albrecht – Vice Chairman  
Ned Drolet  
Bob Kueker  
Gene McCoskey  
Herb Roach  
Matt Smallheer

From: Patricia Diess  
Date: December 4, 2015  
Subject: Invoices for December 7, 2015  
Amount: \$3,406,452.73  
Warrant: #338

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Attached, for the Finance Committee's and the City Council's approval, is the bills list for December 7, 2015 in the amount of \$3,390,230.73 as well as \$15,952.00 for Seasonal Park Payments and \$270.00 for Parks Refunds. If you have any questions or should need further information, please let me know.

Copy: Sandy Evans  
City Council  
Mayor Graham

**CITY OF O'FALLON**

BILL LIST FOR December 7, 2015  
Warrant #338

The Mayor and the City Council of the City of O'Fallon, Illinois, hereby approve the attached list of bills and authorize the Director of Finance to forward payment on the 8<sup>th</sup> of December, 2015. The Office of Finance is hereby authorized to borrow from any fund having an excess cash balance to pay the bills for any fund having a cash deficit.

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Gary Graham, Mayor

ATTEST:

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Philip Goodwin, City Clerk

	A	B	C	D	E
1	<b>AP Warrant FY 2016</b>				
2	Invoice Due Date.Date mm-dd-yyyy	12/08/2015			
3					
4	<b>Invoice Amount</b>				
5	<b>Vendor Name</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Date mm-dd-yyyy</b>	<b>Total</b>
6	Absopure Water Co	55446323	Strts-Lease Payment	11/30/2015	\$5.00
7	<b>Absopure Water Co Total</b>				<b>\$5.00</b>
8	<b>Ace Hardware of O'Fallon</b>	<b>65326</b>	PD/EMS-Gorilla Glue, Threadlocker, Asst'd Fasteners	11/01/2015	\$15.86
9		<b>65345</b>	Wtr-Motomix Eng Oil, Bulb, Heater, Lampholder	11/02/2015	\$58.45
10		<b>65349</b>	Wtr-Return Credit	11/02/2015	-\$2.00
11		<b>65366</b>	Pks/Rec-Duct Tape	11/03/2015	\$13.98
12		<b>65416</b>	Cemetery-Assorted Fasteners	11/05/2015	\$16.03
13		<b>65433</b>	Pks/Rec-O Ring, Cement Roof	11/05/2015	\$4.68
14		<b>65439</b>	Pks/Rec-Drain Plug Ice Chest	11/05/2015	\$9.99
15		<b>65441</b>	FD-Extension Cord, Powercenter, Sponge, Snap Bolt, Fasteners	11/05/2015	\$46.79
16		<b>65457</b>	Wtr-Fire Hydrant Spray Paint	11/06/2015	\$34.93
17		<b>65471</b>	FD-Light Bulbs	11/07/2015	\$203.83
18		<b>65508</b>	FD-Mach Screw, Nuts and Washers Kit, Bungee Cord, Etc	11/09/2015	\$36.39
19		<b>65513</b>	Pks/Rec-PVC Pipe, Sharpening	11/09/2015	\$23.49
20		<b>65521</b>	Swr-Wheel Cleaner	11/10/2015	\$15.98
21		<b>65525</b>	Pks/Rec-Air Hose Ends, Hose Clamps, Socket	11/10/2015	\$23.93
22		<b>65530</b>	Strts-Pipe Thread, Coupling, Elbow, Nipple, Pipe Wrench, Etc	11/10/2015	\$68.19
23		<b>65582</b>	Wtr-Propane Tank Refill	11/12/2015	\$53.98
24		<b>65594</b>	Pks/Rec-Platinum B&C Oil Gallon	11/13/2015	\$17.99
25		<b>65609</b>	FD-Splice Coax FEM	11/14/2015	\$6.99
26		<b>65612</b>	EMS-Connectors	11/14/2015	\$35.98
27		<b>65648</b>	Pks/Rec-Hedge Trimmer	11/16/2015	\$499.99
28		<b>65657</b>	Wtr-Insulation, Hasp Fxd Stpl, Flashlight, Batteries, Padlock	11/16/2015	\$95.42
29		<b>65676</b>	FD-Valve Relief	11/17/2015	\$14.99
30		<b>65684</b>	Pks/Rec-Marking Paint	11/18/2015	\$7.99
31		<b>65690</b>	Strts-Spray Paint, Drill Bits	11/18/2015	\$32.94
32		<b>65696</b>	Wtr-Thermostat Linevolt Dblp	11/18/2015	\$20.90
33		<b>65705</b>	EMS-Paintbrush, Plastic Dip	11/18/2015	\$13.46
34		<b>65726</b>	FD-Carbide Blade, Fender Cover, Paintbrushes, Varnish	11/19/2015	\$78.69
35		<b>65729</b>	Wtr-Spade, Spray Paint	11/19/2015	\$82.88
36		<b>65757</b>	Strts-Spray Paint	11/20/2015	\$94.81
37		<b>65762</b>	Cemetery-Glue 8oz Gorilla	11/20/2015	\$27.98
38		<b>65773</b>	FD-Adapter Coax	11/21/2015	\$9.99
39		<b>65775</b>	FD-Assorted Fasteners	11/21/2015	\$2.58
40		<b>65806</b>	Swr-Tube Vinyl	11/23/2015	\$4.18
41		<b>65853</b>	Sportspark-Flag	11/25/2015	\$9.99
42		<b>65871</b>	FD-Plugs	11/25/2015	\$7.16
43		<b>65881</b>	FD-Dust Mask, Nutsetter, Surface Mount Ring, CO Detector, Etc	11/27/2015	\$81.54



	A	B	C	D	E
44		65888	FD-Supplies for Plug Above Entryway	11/28/2015	\$29.67
45		65891	PD-Power Center, Cord Adapters	11/28/2015	\$22.98
46		65895	EMS-Replacement Heater, Replacement Bulbs	11/28/2015	\$152.91
47		CH-Nov2016-Disc	CH-November 2016 Discount	11/30/2015	-\$45.56
48		FD-Nov15-Disc	FD-November 2015 Discount	11/30/2015	-\$51.87
49		PW-Nov 2015-Disc	PW-November 2015 Disc	11/30/2015	-\$48.35
50	<b>Ace Hardware of O'Fallon Total</b>				<b>\$1,830.73</b>
51	Al's Automotive Supply Inc	05GL3829	FD-Sway Bar Link Kit Credit	10/23/2015	-\$17.47
52		05GM7394	FD-Heat Shrink Terminal, Primary Wire, Plub	11/05/2015	\$51.18
53		05GN0147	FD-Diesel Exh Fluid	11/09/2015	\$24.82
54		05GN7904	FD-Heat Shrink Terminal	11/17/2015	\$0.93
55		05GN9105	FD-Inf Gauge, Air Chuck, Plug	11/18/2015	\$98.72
56		05GO9016	FD-Ignition Coil	11/30/2015	\$24.40
57	<b>Al's Automotive Supply Inc Total</b>				<b>\$182.58</b>
58	Amazon	115449854597	IT-SoundPEATS Q800 Universal Wireless Stereo Headset	10/27/2015	\$39.98
59		26414927594	CDD-2012 Int'l Residential Code Turbo Tabs	10/29/2015	\$16.00
60	<b>Amazon Total</b>				<b>\$55.98</b>
61	American Public Works Assn	738291	Eng-Job Posting	11/20/2015	\$295.00
62	<b>American Public Works Assn Total</b>				<b>\$295.00</b>
63	American Vending Machines	23604	FD-Refrigeration Unit Labor	11/06/2015	\$315.00
64	<b>American Vending Machines Total</b>				<b>\$315.00</b>
65	Anderson Hospital	20561	EMS-BLS Healthcare Provider Course	11/02/2015	\$15.00
66		20562	EMS-Heartsaver CPR AED Course	11/02/2015	\$55.00
67		20573	EMS-Heartsaver CPR AED Course	11/11/2015	\$85.00
68	<b>Anderson Hospital Total</b>				<b>\$155.00</b>
69	AT&T	1005-110415	Local Charges	11/04/2015	\$939.88
70		618622490611-15	618 622-4906 939 6	11/19/2015	\$78.88
71		618622611911	618 622-6119 902 2	11/19/2015	\$96.14
72	<b>AT&amp;T Total</b>				<b>\$1,114.90</b>
73	AT&T Long Distance	Oct2015	Long Distance Phone Charges	11/06/2015	\$1,307.02
74	<b>AT&amp;T Long Distance Total</b>				<b>\$1,307.02</b>
75	Azavar Audit Solutions Inc	11443	December 2015 Contingency Payment	12/01/2015	\$3,146.18
76	<b>Azavar Audit Solutions Inc Total</b>				<b>\$3,146.18</b>
77	Baisch & Skinner Inc	200078412	CityHall,FD,Downtown-Winter Greens for Planters	11/25/2015	\$306.00
78		300051515	Fac-Supplies for CityHall Planters	11/25/2015	\$113.70
79		600089302	CityHall,Downtown,FD-Winter Greens for Planters	11/24/2015	\$954.45
80	<b>Baisch &amp; Skinner Inc Total</b>				<b>\$1,374.15</b>
81	Ballard*King & Associates Ltd	4724	Pks/Rec-Town Centre, Community Rec Center Feasibility Study	11/15/2015	\$6,593.54
82	<b>Ballard*King &amp; Associates Ltd Total</b>				<b>\$6,593.54</b>
83	Bank of Edwardsville, The	112115	PD-Loan 1052918849 Pmt	11/21/2015	\$2,691.43
84		112415	CDD-Loan 1060302749 Pmt	11/24/2015	\$542.68
85	<b>Bank of Edwardsville, The Total</b>				<b>\$3,234.11</b>
86	Bank of O'Fallon	112415	FD-Loan 4950189010 Pmt	11/24/2015	\$19,850.82

	A	B	C	D	E
87	Bank of O'Fallon	112715	FD-Annual Loan Pmt	11/27/2015	\$52,596.87
88	<b>Bank of O'Fallon Total</b>				<b>\$72,447.69</b>
89	Batteries Plus Bulbs	378-107018-01	FD-Cam1086 Battery	11/12/2015	\$34.99
90		378-301110	FD-Thermal Imaging Camera Batteries	11/10/2015	\$34.99
91	<b>Batteries Plus Bulbs Total</b>				<b>\$69.98</b>
92	Ben Meadows Company	SI02059441	Pks/Rec-Organization Module	11/10/2015	\$40.00
93	<b>Ben Meadows Company Total</b>				<b>\$40.00</b>
94	Bound Tree Medical LLC	81956903	EMS-Cot Quilts	10/30/2015	\$219.98
95		81960775	EMS-Medical Supplies	11/04/2015	\$170.04
96		81965160	EMS-Medical Supplies	11/09/2015	\$224.90
97		81966466	EMS-Medical Supplies	11/10/2015	\$28.79
98		81966467	EMS-Medical Supplies	11/10/2015	\$253.72
99	<b>Bound Tree Medical LLC Total</b>				<b>\$897.43</b>
100	Brewster Alexander LLC	IN10535	IT-3MP VariFocal Bullet Camera with IR	11/16/2015	\$906.00
101		IN10536	IT-3MP VariFocal Bullet Camera w/IR	11/06/2015	\$453.00
102		IN10540	IT-Replacement Camera in Booking	11/23/2015	\$193.00
103	<b>Brewster Alexander LLC Total</b>				<b>\$1,552.00</b>
104	Bruckert, Gruenke & Long PC	4477	PD-Conduct Tow Hearings	11/04/2015	\$135.00
105		4479	PD-Traffic Docket	11/04/2015	\$375.00
106	<b>Bruckert, Gruenke &amp; Long PC Total</b>				<b>\$510.00</b>
107	Busters Tire Mart	38823	EMS-Tires	11/19/2015	\$420.00
108	<b>Busters Tire Mart Total</b>				<b>\$420.00</b>
109	Butler Supply Co	12200020	WWTP-Gang 3 Hole Box, Heavy Wall, Reducing Bush, Connector, Etc	11/11/2015	\$60.55
110		12206739	WWTP-Twisted/Shields	11/18/2015	\$671.79
111		12206740	WWTP-Photo Control	11/18/2015	\$12.67
112	<b>Butler Supply Co Total</b>				<b>\$745.01</b>
113	Carter Waters Construction	30072628	Sportspark-Silt Fence, Stakes	11/20/2015	\$245.04
114	<b>Carter Waters Construction Total</b>				<b>\$245.04</b>
115	Cee Kay Supply Inc	1391063	Strts-Oxygen	10/31/2015	\$25.82
116	<b>Cee Kay Supply Inc Total</b>				<b>\$25.82</b>
117	Charter Communications	1122-122115	EconDev-Acct 8345 78 225 0108719 Pmt	11/14/2015	\$41.40
118		1201-123115	FD/EMS-Acct 8345 78 205 0048974 Pmt	11/21/2015	\$59.06
119		1201-123115B	FD-Acct 8345 78 225 0104221 Pmt	11/23/2015	\$53.14
120	<b>Charter Communications Total</b>				<b>\$153.60</b>
121	Chemco Industries	72521	FD-Sili Spray (Aerosol)	11/18/2015	\$187.04
122	<b>Chemco Industries Total</b>				<b>\$187.04</b>
123	Christ Bros Asphalt Inc	2058	PropS-State St Sidewalk Phase 2	11/16/2015	\$16,405.40
124	<b>Christ Bros Asphalt Inc Total</b>				<b>\$16,405.40</b>
125	Christ Truck Svc Inc	15566	Pks/Rec-RR 3 Rip Rap, 16.42 Tons	11/12/2015	\$317.40
126		15582	PropS-Topsoil, Truck & Driver	11/13/2015	\$180.00
127	<b>Christ Truck Svc Inc Total</b>				<b>\$497.40</b>
128	Comm Squad	1121	Lib-Patch Panel Frame, Shelf, Cable, Panduit, Labor	11/20/2015	\$25,834.22
129	<b>Comm Squad Total</b>				<b>\$25,834.22</b>

	A	B	C	D	E
130	Community Wholesale Tire Inc	8647170	Strts-Tires	11/03/2015	\$118.00
131		8654711	Strts-Tires	11/09/2015	\$487.16
132		8664159	Strts-Tires	11/16/2015	\$3,743.84
133	<b>Community Wholesale Tire Inc Total</b>				<b>\$4,349.00</b>
134	Continental Research Corp	428285-CRC-1	Sportspark-Majic Clean Q, Numb Nutz	11/18/2015	\$437.06
135	<b>Continental Research Corp Total</b>				<b>\$437.06</b>
136	Cost Recovery Corp	112315	Monthly Contingency Fees	11/23/2015	\$1,534.84
137	<b>Cost Recovery Corp Total</b>				<b>\$1,534.84</b>
138	CSX Transportation	8304655	Wtr-Annual Fees for Real Estate	11/19/2015	\$75.00
139	<b>CSX Transportation Total</b>				<b>\$75.00</b>
140	Custom Car & Truck	95226	FD-Cargo Net	11/19/2015	\$9.00
141	<b>Custom Car &amp; Truck Total</b>				<b>\$9.00</b>
142	Custom Screen Printing Inc	29086	Pool-Staff Shirts	08/31/2015	\$201.00
143		29173	Pks/Rec-Mighty Ball Soccer Reorder	09/16/2015	\$37.00
144		29319	Pks/Rec-Baseball Reorder	09/30/2015	\$46.75
145		29645	Pks/Rec-203 O&S Basketball Jerseys	11/09/2015	\$1,025.00
146		29646	Pks/Rec-26 Seasonal Staff Shirts	11/09/2015	\$182.00
147		29647	Pks/Rec-Alice & Wonderland Glee Camp Shirts	11/09/2015	\$70.00
148	<b>Custom Screen Printing Inc Total</b>				<b>\$1,561.75</b>
149	Datamax Office Systems	1043737	Contract GNG13145-01	11/25/2015	\$113.34
150		1044560	Contract CN912-02	11/30/2015	\$15.78
151	<b>Datamax Office Systems Total</b>				<b>\$129.12</b>
152	Datamax STL Leasing	L305803066	Lease 3-05803	11/25/2015	\$343.78
153		L305821065	Lease 3-05821	11/25/2015	\$315.62
154		L306061045	Lease 3-06061	11/25/2015	\$109.40
155		L306136040	Lease 3-06136	11/25/2015	\$387.99
156		L306185036	Lease 3-06185	11/25/2015	\$3,112.53
157		L306498011	Lease 3-06498	11/25/2015	\$181.65
158		L403083012	Lease 4-03083	11/15/2015	\$169.35
159	<b>Datamax STL Leasing Total</b>				<b>\$4,620.32</b>
160	Dave Schmidt Truck Svc	P43171	Swr-Filter	11/10/2015	\$138.81
161		P43233	FD-Sight Glare	11/23/2015	\$51.44
162	<b>Dave Schmidt Truck Svc Total</b>				<b>\$190.25</b>
163	Davis, Thomas	Oct2016	Reimb/Cell Phone Charges	11/04/2015	\$45.00
164	<b>Davis, Thomas Total</b>				<b>\$45.00</b>
165	DeMond Signs	10742A	Strts-Labor, Materials & Equip Removed from Storage & Installed	11/23/2015	\$22,982.00
166	<b>DeMond Signs Total</b>				<b>\$22,982.00</b>
167	DirecTV LLC	27121870755	FD-Utilities	11/10/2015	\$141.99
168	<b>DirecTV LLC Total</b>				<b>\$141.99</b>
169	Dutch Hollow Janitor	193929	FD-Squeegee, Tapered Wood Handle	11/16/2015	\$117.00
170	<b>Dutch Hollow Janitor Total</b>				<b>\$117.00</b>
171	Ed Roehr Safety Products	439577	PD-Apex Carrier, Uniform Shirt	11/13/2015	\$802.70
172		439639	PD-Uniform Shirt	11/16/2015	\$150.00

	A	B	C	D	E
173	Ed Roehr Safety Products	439814	PD-Scapex Carrier	11/18/2015	\$84.00
174	<b>Ed Roehr Safety Products Total</b>				<b>\$1,036.70</b>
175	Eden Brothers	200601950	Wtr-2" Clamp for Utility Locator	09/01/2015	\$363.00
176	<b>Eden Brothers Total</b>				<b>\$363.00</b>
177	EJ Equipment Inc	P00328	Swr-Loaner Camera Shipping	11/13/2015	\$80.87
178		W00032	Swr-Loaner Camera	11/10/2015	\$213.50
179	<b>EJ Equipment Inc Total</b>				<b>\$294.37</b>
180	Electrico Inc	15638-1117	Strts-Repair Flashing Signals at Milburn School Rd	11/17/2015	\$262.20
181	<b>Electrico Inc Total</b>				<b>\$262.20</b>
182	Ellis Cycle Inc	4147	PD/EMS-Labor, Oil, Oil Filter, ATV Angle Drive	11/13/2015	\$127.63
183	<b>Ellis Cycle Inc Total</b>				<b>\$127.63</b>
184	Enterprise Grange	110715	EconDev-1/2 Cost, ADA Ramp, Community Park Log Cabin	11/07/2015	\$3,789.62
185	<b>Enterprise Grange Total</b>				<b>\$3,789.62</b>
186	Express Medical Care LLC	3121	Wtr-Urine Drug Screen/Hebel, Alan	09/22/2015	\$45.00
187		3128	FD-Adult Physical/Layton, Brandon	09/24/2015	\$226.00
188		3132	EMS-Physical/Wobbe, Scott	09/24/2015	\$226.00
189		3136	FD-Physical/Nichols, John	09/25/2015	\$226.00
190		3407	PW-Physical/Ahle, Maria	10/31/2015	\$226.00
191		3419	FD-Physical/Ellis, Corey	11/04/2015	\$226.00
192		3427	FD-Firefighter Physical/Meek, Chase	11/06/2015	\$171.00
193		3429	CDD-Physical/Quitmeyer, Susan	11/07/2015	\$226.00
194		3472	FD-Firefighter Physical/Saunders, Gary	11/12/2015	\$171.00
195		3477	FD-Physical/Burrow, Jeffrey	11/13/2015	\$226.00
196		3501	FD-Firefighter Physical/O'Malley, James	11/18/2015	\$200.00
197		3515	FD-Firefighter Physical/Brantley, Nikki	11/20/2015	\$171.00
198	<b>Express Medical Care LLC Total</b>				<b>\$2,340.00</b>
199	Factory Motor Parts	57-824657	Strts-Switch	11/06/2015	\$55.26
200	<b>Factory Motor Parts Total</b>				<b>\$55.26</b>
201	Fire Apparatus & Supply Team	15-154	FD-Clutch Assembly, Retaining Ring, Ball Bearing, Shipping	04/16/2015	\$198.94
202		15-404	FD-Universal Spanner Wrenches, Shipping	11/05/2015	\$127.64
203		15-405	FD-Auto Drain, Shipping	11/05/2015	\$160.56
204	<b>Fire Apparatus &amp; Supply Team Total</b>				<b>\$487.14</b>
205	Fire Engineering	120215	FD-Subscription Renewal	12/02/2015	\$29.00
206	<b>Fire Engineering Total</b>				<b>\$29.00</b>
207	Fischer, Tom	439062A	Reimb/Kixx Tournament Lodging	11/08/2015	\$311.36
208	<b>Fischer, Tom Total</b>				<b>\$311.36</b>
209	Forward Generation LLC	072215-Repl	Easement Repl Check	07/22/2015	\$5,370.00
210	<b>Forward Generation LLC Total</b>				<b>\$5,370.00</b>
211	France Mechanical Corp	12436	PD/EMS-Replaced Fan Motor, Bad Fuses and Condenser Fan Motor	09/30/2015	\$1,320.86
212	<b>France Mechanical Corp Total</b>				<b>\$1,320.86</b>
213	Friederich, Larry	112515	Reimb/Medical Expenses from March 2015 to July 2015	11/25/2015	\$1,200.00
214	<b>Friederich, Larry Total</b>				<b>\$1,200.00</b>
215	FS Turf Solutions	20123	Pks/Rec-Hairy Vetch, Cover Crop at Community Gardens	10/01/2015	\$138.00



	A	B	C	D	E
216	FS Turf Solutions	20130	Sportspark-Grub Control	10/02/2015	\$1,335.00
217		20193	Sportspark-Soccer Field Fertilizer	10/12/2015	\$4,110.92
218	<b>FS Turf Solutions Total</b>				<b>\$5,583.92</b>
219	Funk, Dale M	15-187	CityHall-Trane, HVAC Bids	11/10/2015	\$690.00
220		15-188 B	Admin-Homecoming & Fall Festival Assn	11/11/2015	\$165.00
221		15-188 Bal	Pks/Rec-GameOn Sports-Consulting Agreement	11/10/2015	\$187.50
222		15-189 Bal	PD-Residential Rental License	11/17/2015	\$262.50
223		15-190 Bal	EconDev-Conference Center	11/11/2015	\$315.00
224		15-192	Admin-SAFB, Geospatial	11/10/2015	\$75.00
225		Dec 2015	December 2015 Attorney Retainer Fee	12/02/2015	\$2,250.00
226		Traffic #15-127	PD-Traffic/Misdemeanor Disposition	11/05/2015	\$262.50
227		Traffic #15-128	PD-Traffic/Misdemeanor Disposition	11/09/2015	\$262.50
228		Traffic #15-129	PD-Traffic/Misdemeanor Disposition	11/16/2015	\$187.50
229	<b>Funk, Dale M Total</b>				<b>\$4,657.50</b>
230	Gempler's	SI02046541	Pks/Rec-Multi Tool, Vest, Cord Reel, Tool Sheath	11/04/2015	\$383.14
231	<b>Gempler's Total</b>				<b>\$383.14</b>
232	Gonzalez Companies LLC	4428	Strts-PSB Detention Pond Howard PI and Smiley Drainage	11/19/2015	\$5,212.80
233		4429	Swr-Woodstream Sewer Bypass	11/19/2015	\$2,274.48
234	<b>Gonzalez Companies LLC Total</b>				<b>\$7,487.28</b>
235	Gonzalez Office Products	200269433	PD/EMS-Office Supplies	11/09/2015	\$96.78
236		200269780	Eng-Toner Cartridge, Clasp Envelopes	11/09/2015	\$188.10
237		200272468	Admin-Adding Machine Paper, Calendar Refill	11/13/2015	\$22.79
238		200272999	Wtr/Swr-Laser Labels, Refill Ink	11/16/2015	\$80.35
239		200275012	CDD-Office Supplies	11/19/2015	\$60.87
240		200276839	FD-Office Supplies	11/24/2015	\$75.00
241		200278338	Admin-Office Supplies	11/30/2015	\$32.00
242	<b>Gonzalez Office Products Total</b>				<b>\$555.89</b>
243	Goodall Truck Testing	33786	Strts-Truck Testing	10/09/2015	\$23.10
244	<b>Goodall Truck Testing Total</b>				<b>\$23.10</b>
245	Gough, Neal	111315	Employee Computer Procurement	11/13/2015	\$1,153.49
246	<b>Gough, Neal Total</b>				<b>\$1,153.49</b>
247	Gov Consulting Solutions	4064	EconDev-January 2016 Consulting Svcs	12/01/2015	\$3,000.00
248	<b>Gov Consulting Solutions Total</b>				<b>\$3,000.00</b>
249	Grainger	9888786259	PW-Traffic Cones	11/09/2015	\$1,549.50
250	<b>Grainger Total</b>				<b>\$1,549.50</b>
251	Grand Rental Station	59613	Pks/Rec-Restroom Winterization	11/19/2015	\$220.00
252		59956	Sportspark-Stump Grinder Rental	11/03/2015	\$195.00
253	<b>Grand Rental Station Total</b>				<b>\$415.00</b>
254	H & G/Schultz Door	241102	PW-NSHD VEVPE-DR6/Printer Ribbon	09/21/2015	\$179.00
255		242795	IT-Security System ID Card Blanks	10/31/2015	\$2,400.00
256	<b>H &amp; G/Schultz Door Total</b>				<b>\$2,579.00</b>
257	Hach Company	9677341	Wtr,WWTP-Push Fit Sterile Funnel	11/18/2015	\$898.77
258	<b>Hach Company Total</b>				<b>\$898.77</b>

	A	B	C	D	E
259	Harper, James	345776	Reimb/Garden Club Supplies	11/12/2015	\$693.23
260	<b>Harper, James Total</b>				<b>\$693.23</b>
261	Hawkins Inc	3798548 RI	Wtr-Azone 15-EPA Reg No 7870-5	11/10/2015	\$2,642.98
262	<b>Hawkins Inc Total</b>				<b>\$2,642.98</b>
263	Haynes, Quinn	111115	CDD-Pergola Building Permit Refund	11/11/2015	\$50.00
264	<b>Haynes, Quinn Total</b>				<b>\$50.00</b>
265	HD Supply Waterworks Ltd	E720659	Swr-White Utility Marking Post, Sewer Decal	11/17/2015	\$723.60
266		E731986	Wtr-Six Month Supply of Copper	11/11/2015	\$33,700.00
267		E733464	Wtr-Upper Stem for Hydrant Repair	11/11/2015	\$349.66
268		E740603	Wtr-Supplies for Various Hydrant Repairs	11/11/2015	\$1,437.91
269		E765739	Swr-Sewer Parts	11/06/2015	\$112.60
270	<b>HD Supply Waterworks Ltd Total</b>				<b>\$36,323.77</b>
271	Henry, Bill	Oct2015	October 2015 Mileage Reimb	11/05/2015	\$140.88
272	<b>Henry, Bill Total</b>				<b>\$140.88</b>
273	Heros in Style	141932	PD-Uniforms/Adamson, Mike	09/16/2015	\$269.15
274		142863	PD-Uniforms/Brueggeman, K	10/13/2015	\$178.98
275		143481	EMS-Uniforms/Young, Ryan	11/02/2015	\$124.63
276		143554	EMS-Uniforms/Layton, Brandon	11/03/2015	\$124.63
277	<b>Heros in Style Total</b>				<b>\$697.39</b>
278	Highland Parks & Recreation	120315	Pks/Rec-5th Grade Jr Panthers, Lions Tournament	12/03/2015	\$150.00
279		120315B	Pks/Rec-BB03 Jr Panthers Tournament	12/03/2015	\$150.00
280	<b>Highland Parks &amp; Recreation Total</b>				<b>\$300.00</b>
281	Hills Signs	27854	FD-Reflective Equipment Markers	11/20/2015	\$195.00
282	<b>Hills Signs Total</b>				<b>\$195.00</b>
283	Hilton Garden Inn	Oct2015-F&B	October 2015 Rebate Agreement	11/17/2015	\$978.17
284		Oct2015-H/M	October 2015 Rebate Agreement	11/17/2015	\$3,821.26
285	<b>Hilton Garden Inn Total</b>				<b>\$4,799.43</b>
286	Homefield Energy	96449415111	Monthly Utilities	11/23/2015	\$32,496.86
287	<b>Homefield Energy Total</b>				<b>\$32,496.86</b>
288	Horner & Shifrin Inc	090415-#4	St E's Surveys, Plan Specs, Estimates, Meetings	09/04/2015	\$19,847.24
289		49699	North Green Mount Rd PS&E	11/13/2015	\$11,591.00
290	<b>Horner &amp; Shifrin Inc Total</b>				<b>\$31,438.24</b>
291	HSHS St Elizabeth's Hospital	120315-#3	Cost Estimate for TIF Reimbursement	12/03/2015	\$1,343,002.39
292	<b>HSHS St Elizabeth's Hospital Total</b>				<b>\$1,343,002.39</b>
293	Hughes Customat Inc	47359	Wtr/Swr-Mat Service	11/17/2015	\$44.61
294		47360	IT-Mat Service	11/17/2015	\$16.16
295		47363	WWTP-Mat Service	11/17/2015	\$36.81
296	<b>Hughes Customat Inc Total</b>				<b>\$97.58</b>
297	IL American Water Co	1013-111215	Monthly Water Charges	11/17/2015	\$360,344.44
298		1014-111015	FD/EMS-Monthly Utilities	11/11/2015	\$401.99
299	<b>IL American Water Co Total</b>				<b>\$360,746.43</b>
300	IL Business Journal	111815	CDD-Subscription Renewal	11/18/2015	\$30.00
301	<b>IL Business Journal Total</b>				<b>\$30.00</b>

	A	B	C	D	E
302	IL Counties Risk Management	120115-120116P&C	Property and Casualty Insurance	11/17/2015	\$564,355.00
303		120115-120116WC	Work Comp Premium	11/17/2015	\$169,422.00
304	<b>IL Counties Risk Management Total</b>				<b>\$733,777.00</b>
305	IL Dept of Agriculture	111615	WWTP-Public Applicator License/Helldoerfer, Jason	11/16/2015	\$20.00
306		112015	Pks/Rec-Public Applicator License/Gregory, Sarah	11/20/2015	\$20.00
307	<b>IL Dept of Agriculture Total</b>				<b>\$40.00</b>
308	IL Dept of Transportation	108976	MFT-East Wesley Dr	10/01/2015	\$267,808.30
309	<b>IL Dept of Transportation Total</b>				<b>\$267,808.30</b>
310	IL EPA	111615-#3	WWTP-New Headworks/UV	11/16/2015	\$113,677.49
311	<b>IL EPA Total</b>				<b>\$113,677.49</b>
312	IL Fire Chiefs Assn	VCOC-15009	FD-2015 VCOC Convergence Registration	10/31/2015	\$60.00
313	<b>IL Fire Chiefs Assn Total</b>				<b>\$60.00</b>
314	Int'l Public Mgmt Assn for HR	11931-B6C7X1	PD-Promotional Testing for Captain	10/27/2015	\$1,395.00
315	<b>Int'l Public Mgmt Assn for HR Total</b>				<b>\$1,395.00</b>
316	ISCO Industries Inc	3012325	PropS-Fox Run Stormwater Repair	11/12/2015	\$4,446.00
317	<b>ISCO Industries Inc Total</b>				<b>\$4,446.00</b>
318	Isum, Brandon	0712-081115	Reimb/Cell Phone Charges	08/15/2015	\$30.00
319		0812-091115	Reimb/Cell Phone Charges	09/15/2015	\$30.00
320		0912-101115	Reimb/Cell Phone Charges	10/15/2015	\$30.00
321	<b>Isum, Brandon Total</b>				<b>\$90.00</b>
322	Itron	394116	Wtr/Swr-Hardware Maintenance	11/11/2015	\$2,268.12
323	<b>Itron Total</b>				<b>\$2,268.12</b>
324	Jack Schmitt Premium Carwash	CW11022015	PD-Car Wash	11/02/2015	\$11.69
325		CW11052015	PD-Car Wash	11/05/2015	\$8.09
326		CW11122015	PD,FD-Car Washes	11/12/2015	\$52.16
327		CW11132015	PD-Car Wash	11/13/2015	\$13.49
328		CW11192015	PD-Car Wash	11/19/2015	\$22.49
329		CW11232015	FD-Car Wash	11/23/2015	\$11.69
330		CW11242015	PD-Car Wash	11/24/2015	\$11.69
331		CW11252015	PD-Car Wash	11/25/2015	\$8.09
332		CWFD110420	PD-Car Wash	11/04/2015	\$8.09
333	<b>Jack Schmitt Premium Carwash Total</b>				<b>\$147.48</b>
334	Kohnen Concrete Products Inc	285792	Strts-Concrete Culvert Pipe, Beehive Grate, Inlet Lid	11/06/2015	\$602.00
335		286066	Strts-Extention, Sealant	11/12/2015	\$74.00
336	<b>Kohnen Concrete Products Inc Total</b>				<b>\$676.00</b>
337	Krebs Associates LLC, Glen	15-1005	Wtr/Swr-Utility Bill Sheets w/o Past Due	11/12/2015	\$3,989.11
338	<b>Krebs Associates LLC, Glen Total</b>				<b>\$3,989.11</b>
339	K-Tech Specialty Coatings Inc	201510-K0120	Strts-Snow & Ice Treatment	10/31/2015	\$6,705.71
340	<b>K-Tech Specialty Coatings Inc Total</b>				<b>\$6,705.71</b>
341	L & K Fire Protection Inc	18245	FD-Annual Fire Sprinkler Inspection	11/18/2015	\$175.00
342	<b>L &amp; K Fire Protection Inc Total</b>				<b>\$175.00</b>
343	L-3 Communications Mobile-Vision Inc	145622	PD-Microphone, Backseat, HD, Sys7, 15' Cable	11/09/2015	\$59.00
344	<b>L-3 Communications Mobile-Vision Inc Total</b>				<b>\$59.00</b>

	A	B	C	D	E
345	LAMP	14811	PD-Intepreter Service for Pending Case	11/05/2015	\$93.84
346	<b>LAMP Total</b>				<b>\$93.84</b>
347	Lebanon Auto Parts	7753-50227	Strts-Battery & Oil for Portable Generator	11/09/2015	\$145.93
348	<b>Lebanon Auto Parts Total</b>				<b>\$145.93</b>
349	Leon Uniform Company Inc	349013-01	FD-Ridgeline Pant	11/06/2015	\$82.99
350	<b>Leon Uniform Company Inc Total</b>				<b>\$82.99</b>
351	Luby Equipment Services	V08750	Swr-Inspection on Rieder Rd	11/06/2015	\$300.00
352		V08751	Wtr-Inspection on French Village Generator	11/06/2015	\$300.00
353		V08766	Swr-Full Svc on Hearthstone Lift Station Generator	11/20/2015	\$268.00
354		V08767	Swr-Full Service on 116 Bethal School Rd Generator	11/16/2015	\$257.00
355	<b>Luby Equipment Services Total</b>				<b>\$1,125.00</b>
356	Maclair Asphalt Sales LLC	22699	MFT-Cold Patch	11/09/2015	\$799.20
357		22733	MFT-Cold Patch	11/16/2015	\$200.40
358	<b>Maclair Asphalt Sales LLC Total</b>				<b>\$999.60</b>
359	MBR Management Corp	46989	Pks/Rec-Pizza for Kixx Coaches Mtg (Strategic Plan)	11/10/2015	\$30.89
360		47089	Pks/Rec-15 Nerf Wars Pizza's	11/20/2015	\$75.00
361	<b>MBR Management Corp Total</b>				<b>\$105.89</b>
362	Memorial Hospital	110315	EconDev-Health Screenings from Healthfair	11/03/2015	\$2,654.00
363	<b>Memorial Hospital Total</b>				<b>\$2,654.00</b>
364	Midwest Municipal Supply	145574	Wtr-Reider Rd to Hageman Water Main Extension	11/09/2015	\$17,862.68
365		145597	Wtr-Type K Copper Tube	11/10/2015	\$17,600.00
366		145701	Wtr-PVC Valve Kit	11/13/2015	\$43.00
367		145702	Wtr-Rieder Rd to Hageman Wtr Main Extension Supplies	11/13/2015	\$40,350.20
368		145797	Wtr-Type K Copper Tube Credit	11/18/2015	-\$11,500.00
369		145807	Wtr-Reider Rd to Hageman Water Main Extension	11/19/2015	\$6,351.00
370		145919	Wtr-Saddle for C900, Corp Stop CC x Fir, Union, Custom Setter	11/25/2015	\$1,363.34
371	<b>Midwest Municipal Supply Total</b>				<b>\$72,070.22</b>
372	Mid-West Truckers Assn Inc	P621114	PW,FD-Random Drug Testing	10/19/2015	\$2,010.00
373	<b>Mid-West Truckers Assn Inc Total</b>				<b>\$2,010.00</b>
374	Millennia Professional Services of IL Ltd	ME15041.01-1	PropS-2nd St Reconstruction	11/10/2015	\$7,387.50
375	<b>Millennia Professional Services of IL Ltd Total</b>				<b>\$7,387.50</b>
376	Missouri Petroleum Products Co LLC	36280	MFT-Fuel	11/12/2015	\$1,842.20
377	<b>Missouri Petroleum Products Co LLC Total</b>				<b>\$1,842.20</b>
378	Mistras Group Inc	CD10662486	FD-Aerial Inspection	11/19/2015	\$700.00
379		CD10663759	FD-Telescopic Platform Inspection	11/24/2015	\$750.00
380	<b>Mistras Group Inc Total</b>				<b>\$1,450.00</b>
381	Munie, Scott	100915	Wtr-Reimp for CDL License	10/09/2015	\$60.00
382	<b>Munie, Scott Total</b>				<b>\$60.00</b>
383	MVI Inc	P-42342-0	Wtr/Swr-SCADA Services	11/09/2015	\$2,600.00
384		P-42597-0	Wtr/Swr-SCADA Services	11/23/2015	\$2,470.00
385	<b>MVI Inc Total</b>				<b>\$5,070.00</b>
386	Negwer Materials Inc	BEL2681999-00	FD-USG Olympia Micro Illusi	11/13/2015	\$261.80
387	<b>Negwer Materials Inc Total</b>				<b>\$261.80</b>



	A	B	C	D	E
388	Nieroda, Jacob	4721	Reimb/Label, OD	09/13/2015	\$30.78
389	<b>Nieroda, Jacob Total</b>				<b>\$30.78</b>
390	O'Brien Tire & Service Ctr Inc	168845	Strts-Road Grader Tires	11/13/2015	\$83.80
391	<b>O'Brien Tire &amp; Service Ctr Inc Total</b>				<b>\$83.80</b>
392	O'Fallon Fire Dept	1475	FD-Parade Candy, Supplies	11/11/2015	\$75.44
393		254	Reimb/Liquid Hand Soap, Supplies	11/23/2015	\$40.66
394		64664	Reimb/Kitchen Supplies	11/24/2015	\$33.91
395		981	Reimb/Meeting Meal	11/22/2015	\$133.18
396	<b>O'Fallon Fire Dept Total</b>				<b>\$283.19</b>
397	O'Fallon Tire Center	13072	Pks/Rec-Tires	11/25/2015	\$29.95
398	<b>O'Fallon Tire Center Total</b>				<b>\$29.95</b>
399	O'Reilly Auto Parts	1151-133419	Strts-Oil/Air Filters	11/02/2015	\$31.51
400		1151-133912	Strts-Motor Oil, Blue Def, Air Filter, Oil Filter	11/05/2015	\$209.42
401		1151-133923	Strts-Air Filter	11/05/2015	\$11.25
402		1151-134063	Strts-Fuel Filter	11/06/2015	\$28.40
403		1151-134078	Strts-Oil Filter	11/06/2015	\$28.45
404		1151-134085	Strts-Air Filters	11/06/2015	\$158.18
405		1151-134579	Strts-Adapter, Connector	11/09/2015	\$37.98
406		1151-134781	Strts-Term Bolts, Term Protect, Batteries	11/10/2015	\$203.50
407		1151-135221	Swr-Oil Filter	11/12/2015	\$10.51
408		1151-135378	Wtr-Stop Leak	11/13/2015	\$10.98
409		1151-135483	Strts-Metallic Pad	11/13/2015	\$36.09
410		1151-135953	Strts-Wiper Blades	11/16/2015	\$13.88
411		1151-135993	Strts-Battery Tenders	11/16/2015	\$143.96
412		1151-136017	Strts-Oil/Air Filters	11/16/2015	\$71.18
413		1151-136019	Strts-Battery Charger	11/16/2015	\$107.96
414		1151-136020	Strts-Battery Tenders Return	11/16/2015	-\$143.96
415		1151-136053	EMS-Repair Kit	11/16/2015	\$13.49
416		1151-136107	PD-Wiper Blade	11/16/2015	\$36.46
417		1151-136301	Sportspark-Wiper Blades	11/18/2015	\$12.78
418		1151-136387	PD-Mirror Adhesive	11/18/2015	\$6.82
419		1151-137140	FD-Wash Wax, Bit Set, Screwdriver Set	11/23/2015	\$75.73
420		1151-137282	Cemetery-Prorated Battery	11/24/2015	\$59.80
421	<b>O'Reilly Auto Parts Total</b>				<b>\$1,164.37</b>
422	Ostendorf, Daryl	110415	Travel Reimb Request/IPSTA Conference	11/04/2015	\$23.66
423	<b>Ostendorf, Daryl Total</b>				<b>\$23.66</b>
424	Overhead Door Company of STL	SVC/474359	CityHall-Batteries	11/16/2015	\$163.25
425		SVC/474361	Pks/Rec-KCCC Front Door Lock	11/16/2015	\$68.85
426	<b>Overhead Door Company of STL Total</b>				<b>\$232.10</b>
427	Paragon Micro Inc	630180	IT-Credit for Returned Video Card	09/28/2015	-\$64.99
428		633641	PW-Car Chargers for Mobile Phones	11/02/2015	\$329.90
429		633643	PD-Printer Replacement	11/02/2015	\$84.99
430		635196	IT-Five DVD Drives	11/19/2015	\$129.95

	A	B	C	D	E
431	<b>Paragon Micro Inc Total</b>				<b>\$479.85</b>
432	Parks, Trisha	111115	CDD-Refund for Permit no Longer Needed	11/11/2015	\$50.00
433	<b>Parks, Trisha Total</b>				<b>\$50.00</b>
434	Personnel Evaluation Inc	16244	PD-October 2015 PEP Billing	10/31/2015	\$140.00
435	<b>Personnel Evaluation Inc Total</b>				<b>\$140.00</b>
436	Petty Cash	110515	PD-Assessment Center Testing/McDonald, Misty	11/06/2015	\$9.25
437		111015	PD-Drinks for Oral Interviews	11/12/2015	\$9.00
438		111215	PD-Chamber Luncheon/VanHook, Chief	11/12/2015	\$12.00
439		467301	CH-Lunch Mtg w/Dale Funk/Graham, Mayor	11/06/2015	\$24.00
440		467302	Admin-Food for Homeless, Sara & Tyrone	11/09/2015	\$5.44
441		467303	CH-Chamber Luncheon/Wolfe, Owen	11/09/2015	\$13.00
442		467304	CH-Chamber Luncheon/Funk, Pam	11/12/2015	\$12.00
443		467305	CH-Regional Planners Breakfast/Shekell, Ted	11/16/2015	\$9.85
444		467306	CH-Lunch w/Auditor/Evans, Karras, Costello	11/20/2015	\$60.00
445		467307	CH-Newsletter Winners, Atkins & Litteken	11/23/2015	\$20.00
446		467308	CH-Postage Reimb	11/23/2015	\$4.87
447	<b>Petty Cash Total</b>				<b>\$179.41</b>
448	Pioneer Manufacturing Co Inc	INV579374	Sportspark-Paint, Cleaner, Max Aerosol White	11/04/2015	\$708.32
449	<b>Pioneer Manufacturing Co Inc Total</b>				<b>\$708.32</b>
450	Pitney Bowes Inc	320967	Wtr/Swr-Black Laser Cartridges	11/19/2015	\$217.65
451		324800	Upstairs-Ink Pad Replacement Kit	11/20/2015	\$56.97
452		7004070-NV15	PD/EMS-Lease Payment	11/13/2015	\$219.00
453		7004096-NV15	Downstairs-Lease Charges	11/13/2015	\$103.00
454		7008576-NV15	Upstairs-Lease Payment	11/13/2015	\$585.00
455	<b>Pitney Bowes Inc Total</b>				<b>\$1,181.62</b>
456	Pitney Bowes Purchase Power	103015	Wtr/Swr-A/D Penalty Mailing	10/30/2015	\$535.02
457		111915A	Wtr/Swr-B/C Bill Mailing	11/19/2015	\$1,845.07
458		111915B	Wtr/Swr-B/C Bill Mailing	11/19/2015	\$984.70
459		113015	Wtr/Swr-A/D Penalty Mailing	11/30/2015	\$724.75
460		120115	Downstairs-Postage	12/01/2015	\$1,000.00
461	<b>Pitney Bowes Purchase Power Total</b>				<b>\$5,089.54</b>
462	Plumbers Supply	6464180	Wtr-Nipple Black	11/10/2015	\$2.60
463	<b>Plumbers Supply Total</b>				<b>\$2.60</b>
464	Porter Paints	941703049619	Strts-Paint Strainers, Ext Lx Traffic	10/02/2015	\$142.17
465	<b>Porter Paints Total</b>				<b>\$142.17</b>
466	Prestige Commercial Services Inc	2835	PD/EMS-November Cleaning Charges	11/04/2015	\$4,090.00
467		2836	IT-Nov Cleaning Charges	11/04/2015	\$445.00
468	<b>Prestige Commercial Services Inc Total</b>				<b>\$4,535.00</b>
469	R P Lumber Co Inc	1511-131569	Strts-Prime Lap Concrete Bender Board	11/18/2015	\$13.99
470		1511-141616	Strts-Premix Mortar Mix	11/20/2015	\$21.96
471		1511-152685	Sportspark-23 Black Silt Fence/Ball Fields	11/24/2015	\$712.77
472	<b>R P Lumber Co Inc Total</b>				<b>\$748.72</b>
473	Red-E-Mix LLC	767917	Strts-Sack Indiana Reline	11/13/2015	\$627.00

	A	B	C	D	E
474	<b>Red-E-Mix LLC Total</b>				<b>\$627.00</b>
475	Rejis Commission	INV0044813	IT-October 2016 Bill	10/31/2015	\$18,810.00
476	<b>Rejis Commission Total</b>				<b>\$18,810.00</b>
477	Revison Systems	112115	IT-Camera Repl	11/21/2015	\$800.00
478	<b>Revison Systems Total</b>				<b>\$800.00</b>
479	Rhutasel and Associates	100715-#6	MFT-Marie Schaefer, EK, HinchCliffe	10/07/2015	\$2,986.43
480		12040	MFT-Venita Overpass	10/07/2015	\$4,885.00
481		12079	Strts-Review of Oversize Load Permit	10/21/2015	\$395.66
482	<b>Rhutasel and Associates Total</b>				<b>\$8,267.09</b>
483	Right Way Traffic Control Inc	12201	Strts-Milburn School Rd OT	11/17/2015	\$3,480.14
484	<b>Right Way Traffic Control Inc Total</b>				<b>\$3,480.14</b>
485	Rust, Jason	120315	Reimb/Travel Expenses for KIXX Tournament	12/03/2015	\$97.97
486		76025	Reimb/Kixx Tournament Lodging	10/11/2015	\$330.78
487	<b>Rust, Jason Total</b>				<b>\$428.75</b>
488	Sams Club	1186	Upstairs-Kitchen Supplies	11/07/2015	\$47.86
489		1187	Vending Machine Supplies	11/07/2015	\$125.62
490		1331	CDD,PW-Plasticware	11/12/2015	\$19.94
491		1641	PD-Batteries	11/10/2015	\$35.96
492		2292	EMS-Halloween Candy	10/27/2015	\$88.16
493		2881	Pks/Rec-Kixkball Tournament Supplies	10/28/2015	\$168.24
494		352	PD-Halloween Candy	10/29/2015	\$113.96
495		5596	EconDev,Pks/Rec-FitBits for Health Fair, Cups	10/23/2015	\$1,652.96
496		5803	Pks/Rec-Supplies for Center Fes Study Focus Groups Mtgs	11/03/2015	\$102.64
497		6654	Pks/Rec-Planters Turf Return	11/07/2015	-\$10.76
498		6743	PD,EconDev,IT-Cables, Phone Case, Supplies	10/28/2015	\$254.58
499		7236	Lib-Program Supplies	10/27/2015	\$79.16
500		7869	FD-Halloween Candy for Safe Stop	10/31/2015	\$48.26
501		7911B	Wtr,Strts-Kitchen Supplies	11/04/2015	\$51.10
502		7912	PD-Kitchen Supplies	11/04/2015	\$8.92
503		7913	Admin-Clorox Wipes	11/04/2015	\$10.73
504		7914	PD-PRISONER MEALS	11/04/2015	\$90.40
505		834	Pks/Rec,Sportspark-Fall Fest Supplies, Concession Drinks	10/20/2015	\$242.82
506		8572C	Wtr-ISAWWA Seminar Refreshments	10/28/2015	\$38.18
507		8945B	Pks/Rec-Kickball Tournament Supplies	10/30/2015	\$29.62
508		906	Pks/Rec-Planters Turf	11/07/2015	\$10.76
509		926	Admin-Breakroom Supplies	11/05/2015	\$18.02
510		927	Wtr-Cups	11/05/2015	\$9.78
511	<b>Sams Club Total</b>				<b>\$3,236.91</b>
512	Schmidt, Carol	21130	Reimb/Chain for Garden Club	11/02/2015	\$139.98
513	<b>Schmidt, Carol Total</b>				<b>\$139.98</b>
514	Sentinel Emergency Solutions	38000	FD-Hurst Service Work, Supplies	11/11/2015	\$899.05
515	<b>Sentinel Emergency Solutions Total</b>				<b>\$899.05</b>
516	Sherbut-Carson-Claxton LLC	8797	Swr-Augusta/Smiley Swr Main Replacement	11/07/2015	\$700.00

	A	B	C	D	E
517	<b>Sherbut-Carson-Claxton LLC Total</b>				<b>\$700.00</b>
518	<b>Shred-It</b>	<b>062759980</b>	PD/EMS-Professional Shredding	11/12/2015	\$88.00
519		<b>62759967</b>	Professional Shredding	11/12/2015	\$60.00
520	<b>Shred-It Total</b>				<b>\$148.00</b>
521	<b>Shur Clean Carpet Care</b>	<b>110915</b>	FD-Entrance Logo Mats	11/09/2015	\$947.00
522	<b>Shur Clean Carpet Care Total</b>				<b>\$947.00</b>
523	<b>Sill, Terry E</b>	<b>FY16-HS</b>	FY2016 Healthy Spending Reimb	09/15/2015	\$50.49
524	<b>Sill, Terry E Total</b>				<b>\$50.49</b>
525	<b>Simons Service Inc</b>	<b>86651</b>	Cemetery-Svc on 2007 Silverado, Unit 102	11/13/2015	\$519.44
526	<b>Simons Service Inc Total</b>				<b>\$519.44</b>
527	<b>Six Flags St Louis LLC</b>	<b>112315</b>	Balance of Payment for Six Flags Tickets	11/23/2015	\$1,274.71
528	<b>Six Flags St Louis LLC Total</b>				<b>\$1,274.71</b>
529	<b>Southern IL Police Chief's Assn (SIPCA)</b>	<b>102015</b>	PD-Membership Renewal's	10/20/2015	\$600.00
530	<b>Southern IL Police Chief's Assn (SIPCA) Total</b>				<b>\$600.00</b>
531	<b>Southern Illinois Winter HoopFest</b>	<b>120315A</b>	Pks/Rec-Jr Panthers Boys 5th	12/03/2015	\$125.00
532		<b>120315B</b>	Pks/Rec-Girls 5th	12/03/2015	\$125.00
533	<b>Southern Illinois Winter HoopFest Total</b>				<b>\$250.00</b>
534	<b>St Clair County Treasurer</b>	<b>GIS1509</b>	IT-GIS Parcel Data Renewal	11/21/2015	\$20,527.15
535	<b>St Clair County Treasurer Total</b>				<b>\$20,527.15</b>
536	<b>St Clair Service Co</b>	<b>10147</b>	Sportspark-Diesel, 171 gal @ 1.99, 52 gal @ 1.80	10/29/2015	\$444.39
537		<b>10271</b>	PW-Diesel	11/12/2015	\$1,725.96
538		<b>9861</b>	Pks/Rec-Ethinol, 152 @ 1.96, Diesel, 113 @ 1.98	10/06/2015	\$552.36
539	<b>St Clair Service Co Total</b>				<b>\$2,722.71</b>
540	<b>St Louis Business Journal</b>	<b>4295633, 2/19/16</b>	EconDev-Subscription Renewal	11/13/2015	\$97.00
541	<b>St Louis Business Journal Total</b>				<b>\$97.00</b>
542	<b>Standard Insurance Co, The</b>	<b>111615</b>	FD-Insurance Premiums	11/16/2015	\$343.31
543	<b>Standard Insurance Co, The Total</b>				<b>\$343.31</b>
544	<b>Station Supply LLC</b>	<b>996</b>	FD-5 Gallon Pail Wash & Wax, Tire Finish, Spray Nozzle, Detailer	11/18/2015	\$463.75
545	<b>Station Supply LLC Total</b>				<b>\$463.75</b>
546	<b>Stevenson, Anne</b>	<b>0919-101815</b>	Reimb/Cell Phone Charges	10/18/2015	\$30.00
547	<b>Stevenson, Anne Total</b>				<b>\$30.00</b>
548	<b>Steve's Auto Body Inc</b>	<b>RO #026933</b>	PD-Svc on 2012 Tahoe, Unit 66	11/11/2015	\$166.32
549	<b>Steve's Auto Body Inc Total</b>				<b>\$166.32</b>
550	<b>Stimson, Peg</b>	<b>3933</b>	Reimb/1st Financial Lot Usage	10/15/2015	\$24.95
551	<b>Stimson, Peg Total</b>				<b>\$24.95</b>
552	<b>Superco Specialty Products</b>	<b>15029548</b>	Strts,Swr-Super Illuminator Light w/Tripod	11/04/2015	\$776.68
553	<b>Superco Specialty Products Total</b>				<b>\$776.68</b>
554	<b>SW Electric Cooperative Inc</b>	<b>110615</b>	Strts-Witte Farms Utilities	11/06/2015	\$389.64
555	<b>SW Electric Cooperative Inc Total</b>				<b>\$389.64</b>
556	<b>Tank Trailer Cleaning Inc</b>	<b>449509</b>	Strts-Detergent Wash, Sewer Chg, Fuel Surcharge	11/16/2015	\$1,800.00
557	<b>Tank Trailer Cleaning Inc Total</b>				<b>\$1,800.00</b>
558	<b>Taylor Roofing</b>	<b>907582</b>	Fac-Labor & Material to locate and repair 10' area	11/11/2015	\$470.31
559	<b>Taylor Roofing Total</b>				<b>\$470.31</b>



	A	B	C	D	E
560	<b>Teklab Inc</b>	<b>179735</b>	WWTP-Pet Dairy Weekly	11/16/2015	\$613.23
561		<b>179893</b>	WWTP-Pet Dairy Weekly	11/20/2015	\$495.26
562		<b>180051</b>	WWTP-Pet Dairy Weekly	11/30/2015	\$462.31
563	<b>Teklab Inc Total</b>				<b>\$1,570.80</b>
564	<b>Terminal Supply Inc</b>	<b>64886-00</b>	Strts-Circuit Tester, Vinyl Shrink Butt Connector	11/10/2015	\$78.45
565		<b>64893-00</b>	Strts-Circuit Tester	11/10/2015	\$18.93
566	<b>Terminal Supply Inc Total</b>				<b>\$97.38</b>
567	<b>Thomas, Bradley</b>	<b>111915</b>	Travel Reimb Request/Communications Leader Tng	11/19/2015	\$58.27
568	<b>Thomas, Bradley Total</b>				<b>\$58.27</b>
569	<b>TMF Innovations Marketing</b>	<b>201599</b>	Pks/Rec-Kixx Strategic Plan Meeting	11/11/2015	\$1,200.00
570	<b>TMF Innovations Marketing Total</b>				<b>\$1,200.00</b>
571	<b>Tyco Global Financial Solutions</b>	<b>3283-Interest</b>	Interest	11/16/2015	\$324.01
572		<b>3283-PMA</b>	Monthly Service Agreement	11/16/2015	\$1,528.08
573		<b>3283-Principal</b>	Principal	11/16/2015	\$1,241.78
574	<b>Tyco Global Financial Solutions Total</b>				<b>\$3,093.87</b>
575	<b>Uline Inc</b>	<b>72245344</b>	Swr-Flexible Delineator Posts	11/13/2015	\$743.72
576	<b>Uline Inc Total</b>				<b>\$743.72</b>
577	<b>UMB Bank</b>	<b>351875</b>	Bond Service Fee's	11/16/2015	\$600.00
578	<b>UMB Bank Total</b>				<b>\$600.00</b>
579	<b>Unique Paving Materials Corp</b>	<b>250142</b>	Strts-Concrete Flexicrete	11/03/2015	\$137.26
580	<b>Unique Paving Materials Corp Total</b>				<b>\$137.26</b>
581	<b>United Rentals (North America)</b>	<b>133058507-001</b>	WWTP-Telescopic Boom, Cut N Break Set, Cutoff Saw	11/16/2015	\$2,193.82
582	<b>United Rentals (North America) Total</b>				<b>\$2,193.82</b>
583	<b>USA Blue Book</b>	<b>797604</b>	Wtr-Hydrant Safety Repair Kit for Repair at Babies R Us	11/09/2015	\$328.57
584		<b>798745</b>	Wtr-Dickson Chart, Meter Scope 36'	11/10/2015	\$426.17
585		<b>799869</b>	Wtr-Hydrant Extension Kit	11/11/2015	\$407.49
586		<b>804224</b>	Wtr/Swr-Lab Supplies	11/17/2015	\$560.49
587		<b>810073</b>	Wtr/Swr-Lab Supplies	11/24/2015	\$1,046.79
588	<b>USA Blue Book Total</b>				<b>\$2,769.51</b>
589	<b>Vandevanter Engineering</b>	<b>5355485</b>	Swr-Custom Enclosure	11/20/2015	\$3,420.60
590	<b>Vandevanter Engineering Total</b>				<b>\$3,420.60</b>
591	<b>Verizon Wireless</b>	<b>9755775790</b>	Monthly Cell Phone Charges	11/18/2015	\$7,806.36
592	<b>Verizon Wireless Total</b>				<b>\$7,806.36</b>
593	<b>Village of Shiloh</b>	<b>0917-101815</b>	FD-Utilities/102 N Oak St	10/19/2015	\$248.12
594		<b>0918-101815</b>	FD-Utilities/102 N Oak St	10/21/2015	\$285.37
595	<b>Village of Shiloh Total</b>				<b>\$533.49</b>
596	<b>VMASS</b>	<b>20151121-01</b>	FD-4 Channel TVI Digital Video Recorder	11/21/2015	\$2,958.00
597		<b>20151122-01</b>	FD-Installation of 60 Watt Public Address Amplifier	11/22/2015	\$4,585.00
598	<b>VMASS Total</b>				<b>\$7,543.00</b>
599	<b>Wal-Mart</b>	<b>1662B</b>	PD-Paint for Gun Range, Dog Food for Support Garage	10/18/2015	\$24.46
600		<b>2000</b>	PD-8 Tab Insert	11/03/2015	\$11.52
601		<b>207</b>	Pks/Rec-Cable, Binder, Wall Clock, Hard Drive	11/09/2015	\$116.83
602		<b>2319</b>	EconDev-Ink for Printer	10/21/2015	\$16.97

	A	B	C	D	E
603	<b>Wal-Mart</b>	<b>2328</b>	Pks/Rec-Fall Fest Supplies	10/23/2015	\$28.75
604		<b>3674B</b>	PD-Hand Gun Case	10/30/2015	\$5.27
605		<b>3777</b>	PD-Wall Clock	11/08/2015	\$8.97
606		<b>5559</b>	EMS-Shaving Cream for AED	11/08/2015	\$12.46
607		<b>5767</b>	EMS-Pillows, Bed In A Bag	10/27/2015	\$60.74
608		<b>5934</b>	PD-Batteries, Surge Protector	11/04/2015	\$20.95
609		<b>6651B</b>	PD-Wall Clock	11/20/2015	\$14.97
610		<b>7632</b>	EMS-Velcro Clock, Wall Clock	11/08/2015	\$10.85
611		<b>8490</b>	PD-Clock for Seargeant Office	11/08/2015	\$11.00
612		<b>96</b>	Pks/Rec-House Decorating Prizes	10/27/2015	\$30.26
613		<b>9716</b>	IT-Office Supplies	10/14/2015	\$15.68
614	<b>Wal-Mart Total</b>				<b>\$389.68</b>
615	<b>Warning Lites of Southern Illinois LLC</b>	<b>4060</b>	Strts-Solar Powered Stop w/Red LED Blinking Lights	11/30/2015	\$2,790.00
616	<b>Warning Lites of Southern Illinois LLC Total</b>				<b>\$2,790.00</b>
617	<b>Whelen Engineering Co Inc</b>	<b>881145</b>	FD-600 Lin Super-LED Flash Red	11/17/2015	\$228.00
618	<b>Whelen Engineering Co Inc Total</b>				<b>\$228.00</b>
619	<b>Wilkerson, Steven T</b>	<b>3207514348</b>	Reimb/Kixx Tournament Lodging	11/15/2015	\$266.70
620	<b>Wilkerson, Steven T Total</b>				<b>\$266.70</b>
621	<b>Winkler, Bob</b>	<b>111015</b>	Reimb/Community Garden Supplies	11/10/2015	\$186.30
622	<b>Winkler, Bob Total</b>				<b>\$186.30</b>
623	<b>Witmer Public Safety Group Inc</b>	<b>1653497</b>	FD-Helmet Band, 2nd Generation	10/30/2015	\$2,144.75
624		<b>1653497.001</b>	FD-FoxFire Helmet Band, 2nd Generation	11/09/2015	\$112.25
625		<b>E1392101</b>	FD-Rescue MultiPurpose Device	11/03/2015	\$1,497.34
626		<b>E1392101.001</b>	FD-Rescue Load Release Strap	11/11/2015	\$128.00
627	<b>Witmer Public Safety Group Inc Total</b>				<b>\$3,882.34</b>
628	<b>Wood Bakery</b>	<b>28200</b>	PD-Asst'd Donuts for Promotional Testing	11/06/2015	\$15.93
629	<b>Wood Bakery Total</b>				<b>\$15.93</b>
630	<b>Work Center Inc, The</b>	<b>328</b>	EMS-Post Offer Test	10/13/2015	\$525.00
631		<b>329</b>	EMS,FD-Post Offer Test, Fit For Duty	11/17/2015	\$650.00
632	<b>Work Center Inc, The Total</b>				<b>\$1,175.00</b>
633	<b>Grand Total</b>				<b>\$3,390,230.73</b>