

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, October 5, 2015

7:00 P.M. – Council Chambers

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES – [September 21, 2015](#)

V. PUBLIC HEARING

VI. REPORTS

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

B. Clerk's Report

1. Request from Kern's Dance Co. Booster Club to conduct a raffle for Split the Pot and Alcohol on October 24th at St. Clair Bowl
2. Request from the Parks & Recreation Foundation to sell alcohol at the Family Sports Park on October 30, 2015 for the Kickball Fundraiser

C. Mayor's Report

1. Proclamation declaring October as Breast Cancer Awareness Month

VII. RESOLUTIONS –

ITEM 1 – Resolution authorizing the Mayor to execute an agreement with Millennia Professional Services of Illinois, Ltd., for additional surveying and engineering services for 2nd Street

ITEM 2 – Resolution authorizing the Mayor to execute an agreement with H&M Backhoe Services, Inc., for the Southview Subdivision (Rebecca Area) Drainage Rehabilitation in an amount of \$273,254, based on the unit price bid

VIII. ORDINANCES

A. 1st reading –

ITEM 3 – Ord. amending Ord. 623, Zoning, 786 North Seven Hills Road

ITEM 4 – Ord. Approving the Final Plat of Windsor Creek – Phase 4B

B. 2ND Reading –

ITEM 5 – Ord. amending Ord. 623, Zoning, development known as Parkview Meadows Subdivision

ITEM 6 – Ord. amending Ord. 3399, 3483, 3643, and 3817, Definitions, Chapter 153, Section 158.016; Ord. 623, 949, 3789, and 3817 General Supplementary Regulations, Chapter 158, Section 158.039

ITEM 7 – Ord. amending Chapter 116, Section 116.48, regarding Video Gambling Devices

ITEM 8 – Ord. annexing certain territory containing approximately 24.88 acres, Illini Trails

ITEM 9 – Ord. amending Ord. 623, Zoning, known as Illini Trails – 3rd Addition, 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 AND 04-18.0-407-008

IX. STANDING COMMITTEES

1. Community Development – *Minutes attached* - **Motion** to approve the Special Event Permit application for Red Ribbon Week – 50th Anniversary Celebration
2. Public Works – *Minutes attached* – **Motion** to approve the purchase of a 2015 John Deere 310SL HL Backhoe Loader in the amount of \$72,990 and a **Motion** to approve the purchase of pre-wet salt brine systems for six dump trucks in the amount of \$36,567
3. Public Safety
4. Finance and Administration – *Minutes attached*
 - A) **Motion** to approve *Warrant #334* in the amount of \$911,674.15
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 September 21, 2015**

The regular meeting was called to order at 7:03 p.m. by Mayor Gary Graham who led the Council in "The Pledge of Allegiance."

Maryanne Fair, Deputy 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, present; 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. Mouser and seconded by K. Hagarty to approve the minutes of September 8, 2015. All ayes. Motion carried.

PUBLIC HEARING – Mayor Graham opened the Public Hearing at 7:04 p.m. for the Annexation agreement with Fulford Homes for approximately 24.88 acres located at the southwest corner of North Lincoln Avenue and Kyle Road, 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007, 04-18.0-407-008. He called three times for public input but no one came forward. He closed the hearing at 7:05 p.m.

RESIDENTS: Mayor Graham asked if anyone wished to come forward to speak to the Council. Cheryl Hill, Jr. Vice Commander of the American Legion and member of the Moose Lodge stepped forward to voice her concerns about eliminating the pull tabs from the Ordinance on 1st reading, since their organizations receive revenue from it. Mayor Graham said there was no need for concern, as the Ordinance is cleaning up some language on the video gaming and does not include pull tabs. H. Roach stated for clarification that nothing is really changing with the language other than that it is allowing the video gaming be used.

Cheryl Sommer of UCM stepped forward and spoke about the drastic cuts from the State in child care. She thanked Mayor Graham for his help in addressing the IML and speak to the Governor's office. Mayor Graham said it is a political situation with the budget. He is talking to other mayors in the area since it affects children.

Robert Booher came forward and thanked the Public Works department for the fine job they did in repairing a hole in the drainage cover on his street.

Vern Malare also thanked the Public Works department for repairing the catch basin. He asked when the Council was going to discuss the budget and M. Bennett replied that they will go over it at the meeting on the 28th. V. Malare also asked about the railroad project on State Street. Mayor Graham asked D. Sullivan to give an update, and he replied that it is a CSX project. They have until May 2016 to complete the project. V.

Malare also mentioned some code violations, and Mayor Graham suggested that he bring the subjects up at a committee meeting.

REPORTS:

Clerk's Report: M. Fair asked for a motion to approve the following requests:

1. Request from O'Fallon Rotary Club to conduct a children's parade on October 31, 2015 starting at 12:30 – 2:00 p.m. from the Opera House parking lot to the Santa Hut
2. Request from the O'Fallon Woman's Club to conduct a raffle for liquor and other items on November 14th at the Katy Cavins Community Center
3. Request from the Knights of Columbus Assembly 1829 to hold a raffle for a "Wagon of Spirits" from October 9 – December 23, 2015
4. Request from the O'Fallon Underwater Search and Recovery Team to conduct a roadblock on Friday, November 27th from 8:00 a.m. to 12:00 p.m. and Saturday, November 28th from 8:00 a.m. – 12:00 p.m. at the intersection of Lincoln and State Street, insurance pending

Motion by M. Bennett and seconded by J. Mouser to approve the requests, as stated. All ayes, except N. Drolet who voted no on the roadblock. Motion carried.

Mayor's Report: Mayor Graham asked Chief Van Hook to come forward. Chief Van Hook announced the following promotions in Public Safety: Lt. James Cavins to Captain, Sgt. Kirk Brueggeman to Lieutenant and Ptl. Michael Mojzis to Sergeant. The oaths of office were administered by Commissioner Russ Thoman and Rick Reckamp.

Mayor Graham thanked Mick Hunter for his service, as he has retired. Chief Van Hook presented him with a gift from the Board of Fire and Police Commissioners for his work.

Mayor Graham introduced the new city engineer, Jeff Taylor. He thanked D. Sullivan for his outstanding job. He is retiring on Thursday.

RESOLUTIONS:

Motion by J. Albrecht to consider Resolution items 1 – 3 under the Omnibus Agreement. Since M. Bennett requested item 1 to be removed, the motion failed for lack of a second.

Motion by J. Albrecht and seconded by R. Kueker to approve Resolution item 1, a Resolution approving and accepting the preliminary plat of Parkview Meadows on 18.18 acres, Parcel 04-30.0-101-046.

M. Bennett voiced his concern about the connectivity with the surrounding streets. He also mentioned the width of the right-of-way.

ROLL CALL: McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, no; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 1. Motion carried.

Motion by J. Albrecht and seconded by J. Mouser to approve Resolution item 2, a Resolution authorizing the Mayor to sign an annexation agreement with Christ Matteo, representing Fulford Homes for the Illini Trails – 3rd Addition Subdivision.

ROLL CALL: McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 14; Nos – 0. Motion carried.

Motion by J. Albrecht and seconded by J. Mouser to approve Resolution item 3, a Resolution approving and accepting the Preliminary Plat of Illini Trails, 3rd Addition, 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007, and 04-18.0-407-008.

ROLL CALL: McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 14; Nos – 0. Motion carried.

ORDINANCES:

1st Reading –

Motion by J. Albrecht and seconded by J. Mouser to consider on 1st Reading, Items 4 – 8 under the Omnibus Agreement. All ayes. Motion carried.

J. Albrecht read the following resolutions:

Item 4 – An Ordinance amending Ord. 623, Zoning, development known as Parkview Meadows Subdivision

Item 5 – An Ordinance amending Ord. 3399, 3483, 3643, and 3817, Definitions, Chapter 153, Section 158.016; Ord. 623, 949, 3789, and 3817 General Supplementary Regulations, Chapter 158, Section 158.039

Item 6 – An Ordinance amending Chapter 116, Section 116.48, regarding Video Gambling Devices

Item 7 – An Ordinance annexing certain territory containing approximately 24.88 acres, Illini Trails

Item 8 – An Ordinance amending Ord. 623, Zoning, known as Illini Trails – 3rd Addition, 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 and 04-18.0-407-008

Motion by J. Albrecht and seconded by J. Mouser to approve items 4 – 8 on 1st Reading, under the previous Omnibus Agreement.

ROLL CALL: McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 14; Nos – 0. Motion carried.

Mayor Graham asked Tim Claxton of the Fire Department to come forward. Mayor Graham announced the Proclamation declaring October 4 – 10, 2015 as Fire Prevention Week. Tim Claxton spoke how important having working fire detectors in the house is and invited everyone out to the Open House at Fire House #4 on October 6, 7, and 8th from 6:30 – 8:30 p.m. They will also have a hose de-coupling ceremony on October 4th.

2nd Reading –

Motion by J. Albrecht and seconded by J. Mouser to approve on 2nd Reading, Item 9, an Ordinance repealing Chapter 35 of the Code of Ordinances, regarding Tax on Sale of Food and Beverages Prepared for Immediate Consumption and replacing it with a new Tax on Sale of Food and Beverages Prepared for Immediate Consumption.

ROLL CALL: McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 14; Nos – 0. Motion carried.

Motion by J. Albrecht and seconded by G. McCoskey to approve on 2nd Reading, Item 10, an Ordinance approving the Final Plat for Four Points Center, Phase 1.

ROLL CALL: McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, no; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 1. Motion carried.

STANDING COMMITTEES –

Community Development: J. Albrecht said the next meeting will be Monday, September 28th at 6:00 p.m. at the Public Safety Building.

Public Works: G. McCoskey stated the next meeting will be held Monday, September 28th at 7:00 p.m. at the Public Safety Building.

Public Safety: C. Marsh said that they will meet October 12th at 5:00 p.m. at the Public Safety Building.

Finance/Administration: M. Bennett stated the next meeting will be at 5:00 to go over strategic planning issues, revenue sources and building a framework on what they will be doing in the next several months.

The Committee met prior to the Council meeting. Motion by M. Bennett and seconded by J. Mouser to approve Warrant #333 in the amount of \$718,577.48.

ROLL CALL: McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Mouser, aye; Hagarty, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 14; Nos – 0. Motion carried.

Parks and Environment: R. Holden said their next meeting will be in October.

EXECUTIVE SESSION: Mayor Graham stated there is no closed session.

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

The meeting was adjourned at 7:43 p.m.

Submitted by,

Philip A. Goodwin
City Clerk

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



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Jeff Taylor, Director of Public Works
Walter Denton, City Administrator
Date: October 5, 2015
Subject: RESOLUTION – Agreement with Millennia Professional Services of Illinois, Ltd. for Additional Surveying & Engineering Services for 2nd Street

List of committees that have reviewed: Public Works

Background: The pavement on 2nd Street between Lincoln and Cherry is failing and in need of replacement. The road needs to be reconstructed and re-profiled to promote positive drainage. In addition, new storm sewer will need to be installed.

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 for design of 2nd Street improvements.

Staff recommendation: Staff recommends execution of the RESOLUTION in support of the additional surveying and preliminary engineering services contract with Millennia Professional Services of Illinois, Ltd., in an approximate amount of \$54,550.00.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH MILLENNIA
PROFESSIONAL SERVICES OF ILLINOIS, LTD., FOR ADDITIONAL SURVEYING
AND ENGINEERING SERVICES FOR 2ND STREET**

WHEREAS, the City of O'Fallon, a municipal corporation, has a need for additional surveying and engineering services for improvement to 2nd Street between South Lincoln Avenue to South Cherry Street, and

WHEREAS, Millennia Professional Services of Illinois, LTD., 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 Millennia Professional Services of Illinois, Ltd., agreement for surveying and preliminary engineering services of 2nd Street in an approximate amount of \$54,550.00.00.

Passed and approved this 5th day of October 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: October 5, 2015
Subject: RESOLUTION – Agreement with H&M Backhoe Services, Inc. for the Southview Subdivision (Rebecca Area) Drainage Rehabilitation Bid

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.

Legal Considerations, if any: Normal execution of a contract.

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

Staff recommendation: Staff recommends execution of the RESOLUTION awarding the contract to H&M Backhoe Services, Inc. in the amount of \$273,254.00 based on their unit price bid. (See bid tab attached)

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH H&M
BACKHOE SERVICES, INC., FOR THE SOUTHVIEW SUBDIVISION (REBECCA
AREA) DRAINAGE REHABILITATION, IN AN AMOUNT OF \$273,254.00 BASED ON
THE UNIT PRICE BID**

WHEREAS, the City of O'Fallon, a municipal corporation, has requirements for drainage improvements in the project area, and

WHEREAS, H&M Backhoe Services, Inc., was the low bidder for the improvements needed.

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

That the City of O'Fallon authorizes its appropriate representatives to sign an agreement with H&M Backhoe Services, Inc., for the Southview Subdivision (Rebecca Area) Drainage Rehabilitation, in the amount of 273,254.00, based on the unit prices and quantities bid by all competing contractors.

Passed and approved this 5th day of October 2015.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

**City of O'Fallon
Bid Tab**

**DRAINAGE REHABILITATION
September 25, 2015**

Item No	Items	Unit	Quantity	H&M BACKHOE SERVICES, INC. SWANESA, IL		STUTZ EXCAVATING, INC. ALTON, IL		HANK'S EXCAVATING & LANDSCAPING, INC. BELLEVILLE, IL		LW CONTRACTORS, INC COLLINSVILLE, IL		METTLER DEVELOPMENT LLC HIGHLAND, IL	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	12	\$ 45.00	\$ 540.00	\$ 85.25	\$ 1,023.00	\$ 135.00	\$ 1,620.00	\$ 60.00	\$ 720.00	\$ 100.00	\$ 1,200.00
20800150	TRENCH BACKFILL	CU YD	239	\$ 33.25	\$ 7,946.75	\$ 36.00	\$ 8,604.00	\$ 46.00	\$ 10,994.00	\$ 40.00	\$ 9,560.00	\$ 60.00	\$ 14,340.00
25000110	SEEDING, CLASS 1A	ACRE	0.3	\$ 15,000.00	\$ 4,500.00	\$ 36,375.00	\$ 10,912.50	\$ 25,000.00	\$ 7,500.00	\$ 4,695.83	\$ 1,408.75	\$ 4,000.00	\$ 1,200.00
28100105	STONE RIPRAP, CLASS A3	SQ YD	47	\$ 20.00	\$ 940.00	\$ 50.50	\$ 2,373.50	\$ 65.00	\$ 3,055.00	\$ 55.00	\$ 2,585.00	\$ 60.00	\$ 2,820.00
42400100	PORTLAND CEMENT CONCRETE SIDEWALK 4"	SQ FT	28	\$ 8.00	\$ 224.00	\$ 19.00	\$ 532.00	\$ 40.00	\$ 1,120.00	\$ 12.00	\$ 336.00	\$ 20.00	\$ 560.00
44000400	GUTTER REMOVAL	FOOT	240	\$ 10.00	\$ 2,400.00	\$ 11.75	\$ 2,820.00	\$ 8.00	\$ 1,920.00	\$ 7.00	\$ 1,680.00	\$ 20.00	\$ 4,800.00
44200069	PAVEMENT PATCHING, TYPE III, 6"	SQ YD	46	\$ 65.00	\$ 2,990.00	\$ 62.75	\$ 2,886.50	\$ 120.00	\$ 5,520.00	\$ 98.75	\$ 4,542.50	\$ 200.00	\$ 9,200.00
44200071	PAVEMENT PATCHING, TYPE IV, 6"	SQ YD	134	\$ 63.00	\$ 8,442.00	\$ 64.50	\$ 8,643.00	\$ 100.00	\$ 13,400.00	\$ 111.88	\$ 14,991.92	\$ 200.00	\$ 26,800.00
54215550	METAL END SECTIONS 15"	EACH	1	\$ 325.00	\$ 325.00	\$ 441.00	\$ 441.00	\$ 750.00	\$ 750.00	\$ 275.00	\$ 275.00	\$ 300.00	\$ 300.00
54215583	METAL END SECTIONS 48"	EACH	2	\$ 1,731.00	\$ 3,462.00	\$ 1,843.00	\$ 3,686.00	\$ 2,000.00	\$ 4,000.00	\$ 2,075.00	\$ 4,150.00	\$ 2,000.00	\$ 4,000.00
54215595	METAL END SECTIONS 60"	EACH	1	\$ 2,705.00	\$ 2,705.00	\$ 2,503.00	\$ 2,503.00	\$ 2,650.00	\$ 2,650.00	\$ 2,925.00	\$ 2,925.00	\$ 3,500.00	\$ 3,500.00
54390260	INSERTION CULVERT LINER 48"	FOOT	116	\$ 148.50	\$ 17,226.00	\$ 183.00	\$ 21,228.00	\$ 180.00	\$ 20,880.00	\$ 331.28	\$ 38,428.48	\$ 165.00	\$ 19,140.00
54390310	INSERTION CULVERT LINER 60"	FOOT	119	\$ 174.75	\$ 20,795.25	\$ 206.00	\$ 24,514.00	\$ 205.00	\$ 24,395.00	\$ 476.61	\$ 56,716.59	\$ 200.00	\$ 23,800.00
550A2640	STORM SEWERS, RUBBEWR GASKET, CLASS A, TYPE 2 60"	FOOT	35	\$ 177.15	\$ 6,200.25	\$ 317.00	\$ 11,095.00	\$ 400.00	\$ 14,000.00	\$ 360.00	\$ 12,600.00	\$ 300.00	\$ 10,500.00
55100500	STORM SEWER REMOVAL 12"	FOOT	63	\$ 7.00	\$ 441.00	\$ 46.00	\$ 2,898.00	\$ 25.00	\$ 1,575.00	\$ 9.50	\$ 598.50	\$ 30.00	\$ 1,890.00
60223800	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	\$ 3,038.00	\$ 3,038.00	\$ 3,188.00	\$ 3,188.00	\$ 3,500.00	\$ 3,500.00	\$ 5,448.06	\$ 5,448.06	\$ 5,500.00	\$ 5,500.00
60262700	INLETS TO BE RECONSTRUCTED	EACH	1	\$ 2,500.00	\$ 2,500.00	\$ 1,916.00	\$ 1,916.00	\$ 4,000.00	\$ 4,000.00	\$ 1,850.00	\$ 1,850.00	\$ 5,500.00	\$ 5,500.00
60500060	REMOVING INLETS	EACH	1	\$ 500.00	\$ 500.00	\$ 715.00	\$ 715.00	\$ 1,650.00	\$ 1,650.00	\$ 675.00	\$ 675.00	\$ 1,000.00	\$ 1,000.00
60602800	CONCRETE GUTTER, TYPE B	FOOT	240	\$ 37.00	\$ 8,880.00	\$ 43.00	\$ 10,320.00	\$ 70.00	\$ 16,800.00	\$ 52.00	\$ 12,480.00	\$ 90.00	\$ 21,600.00
66400105	CHAIN LINK FENCE, 4'	FOOT	90	\$ 65.00	\$ 5,850.00	\$ 44.00	\$ 3,960.00	\$ 35.00	\$ 3,150.00	\$ 18.00	\$ 1,620.00	\$ 29.00	\$ 2,610.00
X4401198	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH	SQ YD	154	\$ 36.00	\$ 5,544.00	\$ 29.00	\$ 4,466.00	\$ 28.00	\$ 4,312.00	\$ 19.68	\$ 3,030.72	\$ 45.00	\$ 6,930.00
X6640300	CHAIN LINK FENCE REMOVAL	FOOT	90	\$ 10.00	\$ 900.00	\$ 12.75	\$ 1,147.50	\$ 10.00	\$ 900.00	\$ 6.50	\$ 585.00	\$ 20.00	\$ 1,800.00
X7010216	TRAFFIC CONTROL & PROTECTION, (SPECIAL)	L.S.	1	\$ 3,000.00	\$ 3,000.00	\$ 11,000.00	\$ 11,000.00	\$ 6,000.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00	\$ 15,000.00	\$ 15,000.00
Z0058670	GRADING & SHAPING FORESLOPES	L.S.	1	\$ 2,000.00	\$ 2,000.00	\$ 2,200.00	\$ 2,200.00	\$ 1,000.00	\$ 1,000.00	\$ 6,700.00	\$ 6,700.00	\$ 4,500.00	\$ 4,500.00
Z0077700	WOOD FENCE TO BE REMOVED & RE-ERECTED	FOOT	10	\$ 50.00	\$ 500.00	\$ 110.00	\$ 1,100.00	\$ 125.00	\$ 1,250.00	\$ 32.00	\$ 320.00	\$ 50.00	\$ 500.00
XX00001	ABANDON EXISTING STORM SEWER, FILL WITH CLSM	FOOT	488	\$ 106.00	\$ 51,728.00	\$ 44.00	\$ 21,472.00	\$ 26.00	\$ 12,688.00	\$ 21.00	\$ 10,248.00	\$ 70.00	\$ 34,160.00
XX00002	HOT-MIX ASPHALT SURFACE COURSE, SPECIAL	SQ YD	239	\$ 17.50	\$ 4,182.50	\$ 36.25	\$ 8,663.75	\$ 25.00	\$ 5,975.00	\$ 24.29	\$ 5,805.31	\$ 100.00	\$ 23,900.00
XX00003	OPEN THROAT INLET	EACH	11	\$ 3,138.00	\$ 34,518.00	\$ 2,685.00	\$ 29,535.00	\$ 3,500.00	\$ 38,500.00	\$ 4,501.93	\$ 49,521.23	\$ 3,500.00	\$ 38,500.00
XX00004	STORM SEWERS, HDPE, TYPE 1 30"	FOOT	51	\$ 71.45	\$ 3,643.95	\$ 130.00	\$ 6,630.00	\$ 121.00	\$ 6,171.00	\$ 85.01	\$ 4,335.51	\$ 170.00	\$ 8,670.00
XX00005	STORM SEWERS, HDPE, TYPE 2 12"	FOOT	149	\$ 52.50	\$ 7,822.50	\$ 88.00	\$ 13,112.00	\$ 90.00	\$ 13,410.00	\$ 50.44	\$ 7,515.56	\$ 60.00	\$ 8,940.00
XX00006	STORM SEWERS, HDPE, TYPE 2 15"	FOOT	193	\$ 54.20	\$ 10,460.60	\$ 96.00	\$ 18,528.00	\$ 85.00	\$ 16,405.00	\$ 55.39	\$ 10,690.27	\$ 68.00	\$ 13,124.00
XX00007	STORM SEWERS, HDPE, TYPE 2 30"	FOOT	280	\$ 71.45	\$ 20,006.00	\$ 115.00	\$ 32,200.00	\$ 120.00	\$ 33,600.00	\$ 87.38	\$ 24,466.40	\$ 90.00	\$ 25,200.00
XX00008	STORM SEWERS, HDPE, TYPE 2 36"	FOOT	55	\$ 77.45	\$ 4,259.75	\$ 126.00	\$ 6,930.00	\$ 140.00	\$ 7,700.00	\$ 135.28	\$ 7,440.40	\$ 175.00	\$ 9,625.00
XX00009	STORM SEWERS, HDPE, TYPE 2 42"	FOOT	133	\$ 85.85	\$ 11,418.05	\$ 137.00	\$ 18,221.00	\$ 145.00	\$ 19,285.00	\$ 122.56	\$ 16,300.48	\$ 125.00	\$ 16,625.00
XX00010	STORM SEWERS, HDPE, TYPE 2 48"	FOOT	138	\$ 96.85	\$ 13,365.30	\$ 170.00	\$ 23,460.00	\$ 180.00	\$ 24,840.00	\$ 150.48	\$ 20,766.24	\$ 143.00	\$ 19,734.00
TOTAL BID (AS READ)				\$ 273,173.90		\$ 322,923.75		\$ 334,515.00		\$ 345,315.92		\$ 389,048.00	
TOTAL BID (AS CALCULATED)				\$ 273,253.90		\$ 322,923.75		\$ 334,515.00		\$ 345,315.92		\$ 387,468.00	



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Community Development Director
Pam Funk, Assistant City Administrator

Date: October 5, 2015

Subject: P2015-12: Hudder, Zoning Amendment

List of committees that have reviewed: The Planning Commission held a public hearing on the above referenced application at their September 22, 2015 meeting. The Commission voted 5-ayes and 0-nay to approve the requested rezoning application for Thomas & Lisa Hudder at 786 N. Seven Hills Road. The Community Development Committee reviewed this application at its September 28, 2015 meeting and recommended approval with a vote of 6-0.

Background

The applicants, Thomas and Lisa Hudder have filed an application requesting approval of a rezoning for 786 North Seven Hills Road, currently zoned SR-1, Single-Family Residential Dwelling District to be rezoned to RR, Rural Residential District.

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 requested rezoning to the RR, Rural Residential District.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING DISTRICTS OF
THE CITY OF O’FALLON, ILLINOIS FOR
786 NORTH SEVEN HILLS ROAD,
PARCEL NUMBER: 04-16.0-308-001**

WHEREAS, the applicants, Thomas and Lisa Hudder have filed a petition with the City of O’Fallon for a zoning change of the property currently located at 786 North Seven Hills Road in the City of O’Fallon, as “RR” Rural Residential 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 September 22, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain RR, Rural Residential District zoning for the property with a vote of 5-ayes to 0-nays; and

WHEREAS, on September 28, 2015 the Community Development Committee of the City Council reviewed the requested 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. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as “786 North Seven Hills Road”, be henceforth classified as zoning district RR Rural Residential 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: September 22, 2015
SUBJECT: P2015-12: Hudder

Location: 786 North Seven Hills Road, O'Fallon, IL
Applicant: Thomas and Lisa Hudder
Owner: Thomas and Lisa Hudder
Submitted: August 21, 2015

Background & Executive Summary

The subject property is approximately 10.36 acres in size and is zoned SR-1 Single-Family Residence Dwelling District, as are all parcels immediately adjacent to it, including Thornbury Hill subdivision to the northeast and Manors at Thornbury Hill subdivision to the east.

The petitioners purchased the property on August 10, 2010. A variance for the owners to keep three horses at the property was granted by the Zoning Hearing Officer on March 4, 2011 (ZHO2011-01). In 2013, two variances were granted by the Zoning Hearing Officer to allow the construction of a 2,532 square foot pole barn that exceeded the height of the shortest ridgeline of the residential structure by 10 feet - 2 inches.

The City of O'Fallon Comprehensive Plan Future Land Use Map designates the subject property as "Rural Residential", with a recommendation for creating a new zoning category to preserve "rural character" and "large lot development." At the time of the variances, the City had not created the new zoning category. The Rural Residential District was approved by the City Council in January 2014. The petitioner is now seeking to have the property rezoned to the Rural Residential District to ensure the proper zoning is in place if they were to sell the property in the future.

Existing Conditions

Surrounding Zoning:

North: SR-1
East: SR-1
South: St. Clair Co. SR-3 & O'Fallon SR-1
West: SR-1

Surrounding Land Use:

North: Single-family residences in the Thornbury Hill subdivision.
East: Single-family residences in the Manors at Thornbury Hill subdivision.
South: Single-family residences on large tracts of land.
West: Single-family residences on large tracts of land.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Rural Residential. The proposed rezoning to RR, Rural Residential 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 RR, Rural Residential 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 10.36 acres on the east side of Seven Hills Road, just south of the Thornbury Hill subdivision. The property is one of three large lots with access off of Seven Hills Road and has been granted variances in the past granting the ability to have three horses and a large barn to house the horses. 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 Rural Residential. Rural Residential Land Use Category designated land should incorporate existing environmental conditions to preserve rural character and large lot developments. The subject property is a prime example for the Rural Residential Land Use Category and the rezoning to the Rural Residential District is the appropriate zoning district to achieve the goals and objectives of the Comprehensive Plan.

Rural Residential District:

The Rural Residential District (RR) was created as recommended in the Comprehensive Plan to preserve the rural character of portions of the City. The land uses categories are a melding of land uses in the Agricultural District and the single-family residential district. The intent was to reduce some of the more intense agricultural uses allowed in the Agricultural District, while allowing some additional uses not allowed in the single-family residential dwelling districts. Some of those rural uses include the ability to have some limited livestock and larger accessory structures on a property zoned Rural Residential.

The Rural Residential District allows some agricultural uses with limitations:

Agricultural uses, but not including stockyards, commercial livestock or poultry feeding nor agricultural processing plants. All outdoor areas used for animals shall be fenced, shall not be within 10 feet of the side or rear property lines, and shall not be within 25 feet of any public right of way. Animal types and counts shall be regulated as follows:

- a. Horses, donkeys, emus, ostriches, llamas, alpacas - two animals per acre, max three animals; and
- b. Sheep or goats - two animals per acre, max six animals; and
- c. Chickens - six hens per acre, max 12 hens, no roosters allowed.

Community Development Department

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

Additionally, the following additional regulations apply only to accessory buildings (garages, shed, etc.) only in the RR Rural Residential zoning district. These regulations do not apply to pools, decks or covered patios.

- a. The ground floor area of each accessory building shall not exceed 2,500 sq. ft. (total floor area not to exceed 5,000 sq. ft.).
 - b. The setback requirement between accessory buildings on the same lot shall be a minimum of ten linear feet.
 - c. Any accessory structure used for animals must be a minimum of 25 feet from any side or rear property line.
-

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 RR, Rural Residential District.

Attachments

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

PETITION FOR ZONING AMENDMENT

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

Amendment Request No. P2015-12
Date: August 21, 2015

(Do not write in this space -- For office use only)

Date set for hearing: _____

Perm. Parcel No. 04 - 16 - 308 - 001

Date hearing held: _____

Fee paid: \$ N/C Date: 8-21-15

Newspaper: _____

Building Permit App. No. wanted per J. Randall

Recommendation of Planning Commission:

Action by City Council:

- Denied
- Approved
- Approved with modification

- Denied
- Approved
- Approved with modification

Date: _____

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): THOMAS & LISA HUDDER Phone: 628-1851
Mailing address: 786 N. SEVEN HILLS ROAD E-Mail: Thudder@uac.com
2. Applicant's name: - SAME AS ABOVE - Phone: _____
Mailing address: _____ E-Mail: _____
3. Property interest of applicant (Owner, Contractor, etc.): OWNER
4. Address of property: 786 N. SEVEN HILLS ROAD Parcel (Tax) ID #: 04-16-07308-001
5. Present use of property: SINGLE-FAMILY RESIDENTIAL Present Zone District: SR-1
Proposed use of property: SINGLE-FAMILY RESIDENTIAL Proposed Zone District: RR
6. Zone District Classifications of adjacent properties: SR-1
7. Area of land rezoning requested for: 10.36 (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: 8/21/15

Signature of Applicant: [Signature]

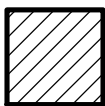
Date: 8/21/15

Signature of Owner: [Signature]

P2015-12: Hudder - Zoning Map



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

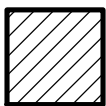


Subject Property

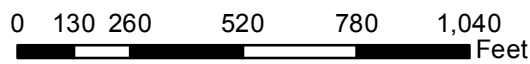
0 130 260 520 780 1,040 Feet



P2015-12: Hudder - Land Use Map



Subject Property





CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Community Development Director
Pam Funk, Assistant City Administrator

Date: October 5, 2015

Subject: Windsor Creek, Phase 4B Final Plat (1st Reading)

List of committees that have reviewed: At the September 28, 2015 Community Development Committee meeting, the committee reviewed the final plat. The committee discussed the final plat and recommended approval with a vote of 6-0.

Background

The applicant, D & F Contracting, is proposing a Final Plat for Windsor Creek Phase 4B consisting of 42 single-family homes on 15.35 acres. This is the final phase of a larger 280 lot subdivision of Windsor Creek originally approved in 2004.

Legal Considerations, if any: None

Budget Impact: There will be an annexation fee paid to the City of \$2,250 per lot and a fee of \$403 per lot will be paid to the City by the developer as a fee in lieu of required street trees.

Staff Recommendation: Community Development and Public Work staff recommends the Windsor Creek, Phase 4B Final Plat for approval, subject to final review of the improvements plans.

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. _____

**AN ORDINANCE APPROVING
THE FINAL PLAT OF WINDSOR
CREEK – PHASE 4B**

WHEREAS, the City of O'Fallon Community Development and Public Work Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for Windsor Creek subdivision; and

WHEREAS, on September 28, 2015, the Community Development Committee of the City Council reviewed the final plat and recommended approval with a vote of 6-ayes to 0-nays; and

WHEREAS, the City Council has reviewed the Final Plat and finds it acceptable and to the public benefit.

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 the final plat of Windsor Creek, Phase 4B attached hereto as Exhibit A, be accepted and approved.

Section 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 Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

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

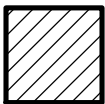
ROLL CALL:	McCoskey	Meile	Albrecht	Kueker	Mouser	Hagarty	Roach	SUB TOTALS
Aye								
Nay								
Absent								

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

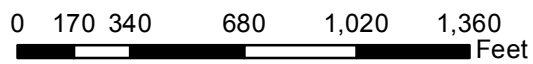
S15-10: Windsor Creek, Phase 4B



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



Subject Property



I, EDGAR M. BARNAL, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY. ALL REQUIRED MONUMENTS WILL BE INSTALLED WHEN CONSTRUCTION IS COMPLETED, ALL DIMENSIONS AND OTHER ESSENTIAL INFORMATION REQUIRED BY THE RESOLUTION REGULATING THE PLATTING OF LAND INTO SUBDIVISIONS ADOPTED BY THE CITY OF O'FALLON AND ST. CLAIR COUNTY, HAVE BEEN COMPLIED WITH I ALSO HEREBY CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN "ZONE X" AS DELINEATED BY THE OFFICIAL FLOOD PLAIN MAP #17163C0205 D. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING.

EDGAR M. BARNAL, I.P.L.S. #2750

I, THE UNDERSIGNED, D & F CONTRACTING, DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE AND VOLUNTARY ACT, I DEDICATE THE EASEMENTS AND ROADWAYS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITY SERVICES, DRAINAGE AND SIDEWALKS. THE BUILDING LINES SHOWN THEREON ARE THE BUILDING LINES TO BE REFERENCED TO ON ALL FUTURE CONVEYANCES IN THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 2015.

D & F CONTRACTING

STATE OF)
) SS
COUNTY OF)

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNED, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 2015.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

I, THE UNDERSIGNED, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO CERTIFY THAT I HAVE EXAMINED THE PLAT AND I HAVE SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY LAW UPON ALL OF THE PROPERTY EMBRACED WITHIN SAID PLAT, AND I DO HEREBY CERTIFY THAT I FIND NO REDEEMABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT AND I DO HEREBY APPROVE THIS PLAT FOR ASSESSMENT PURPOSES.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF _____, 2015.

DEPUTY _____ COUNTY CLERK

I, GARY GRAHAM, MAYOR OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AT A MEETING OF THE SAME HELD ON THIS _____ DAY OF _____, 2015.

CITY CLERK _____ CITY MAYOR

I, THE UNDERSIGNED, 911 COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

911 COORDINATOR
ST. CLAIR COUNTY, ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS _____ DAY OF _____, 2015.

SIGNATURE

I DO HEREBY CERTIFY THAT THE FOLLOWING AGENCIES WERE PROPERLY NOTIFIED IF REQUIRED AND TO THE BEST OF MY KNOWLEDGE HAVE APPROVED THIS PROJECT.
IHPA-ARCHAEOLOGICAL
IDNR-DWR-STREAM HYDRAULICS
SCS-LAND USE
USACE-CLEAN WATER ACT STREAM HYDRAULICS
IEPA-STORM WATER PERMIT

MARSHA J. MALLER
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS NO. 51334

THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED IN AN INDENTURE OF TRUST AND RESTRICTIONS FILED IN BOOK _____, PAGES _____, AS DOCUMENT NO. _____, IN THE RECORDER'S OFFICE, ST. CLAIR COUNTY, ILLINOIS.

FINAL PLAT OF WINDSOR CREEK - PHASE 4B

BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN ST. CLAIR COUNTY, ILLINOIS

BENCHMARK
IRON ROD W/CAP
NORTHING: 10411.5501
EASTING: 8064.2304
ELEV.=566.02

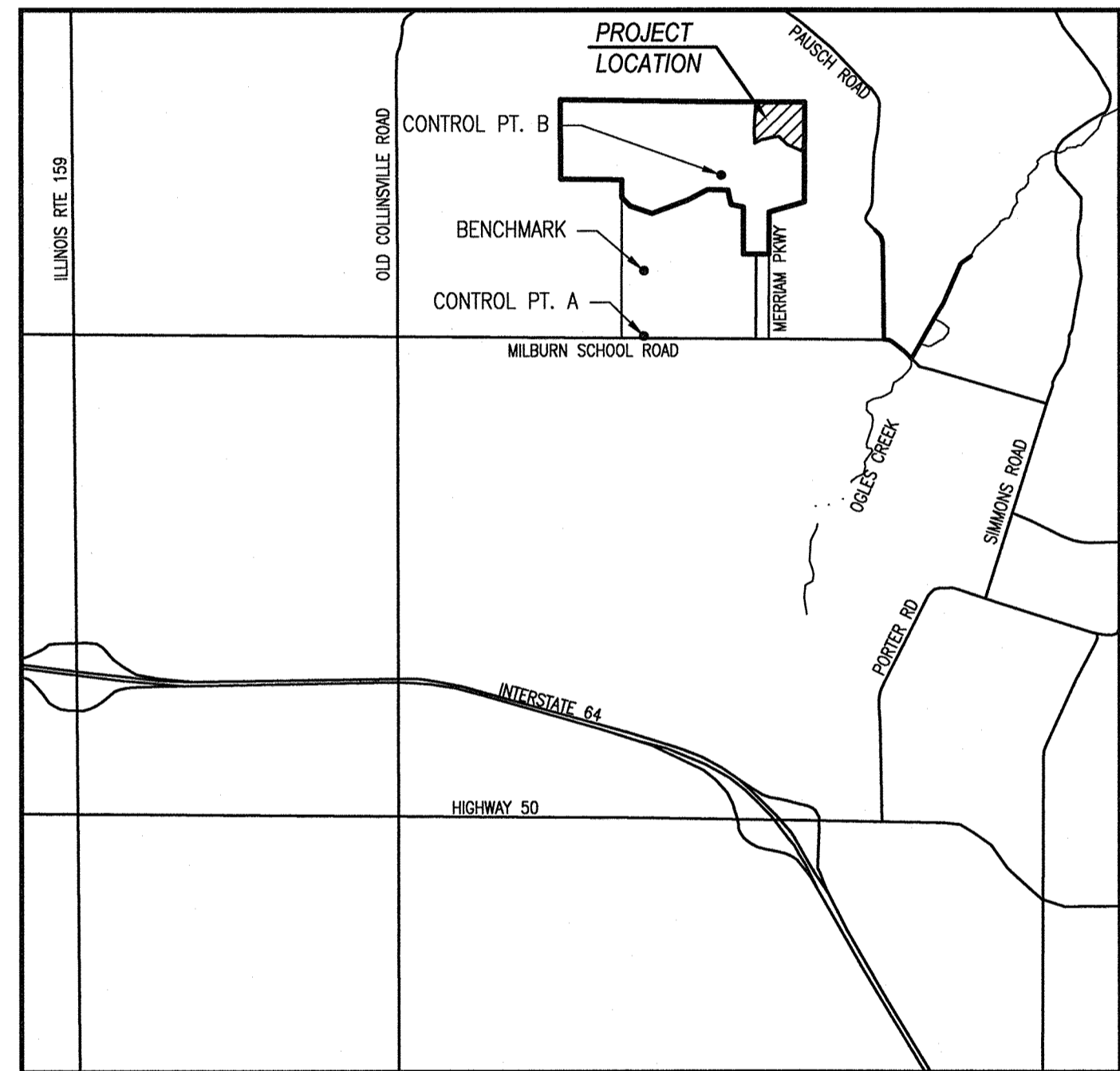
CONTROL POINT A
IRON ROD W/CAP
NORTHING: 9328.4281
EASTING: 8062.5994
ELEV.=577.47

CONTROL POINT B
IRON PIPE
NORTHING: 12007.2271
EASTING: 9337.0941

NAVD 88 DATUM

OWNER/DEVELOPER
D & F CONTRACTING
4001 STATE RTE 159, SUITE 107
SMITHTON, ILLINOIS 62285
(618) 234-8558

ENGINEER/SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488



LOCATION MAP NOT TO SCALE

BENCHMARK
IRON ROD W/CAP
NORTHING: 10411.5501
EASTING: 8064.2304
ELEV.=566.02

CONTROL POINT A
IRON ROD W/CAP
NORTHING: 9328.4281
EASTING: 8062.5994
ELEV.=577.47

CONTROL POINT B
IRON PIPE
NORTHING: 12007.2271
EASTING: 9337.0941

NAVD 88 DATUM

LEGEND

- ROW LINE (WIDTH AS NOTED)
- 25' FRONT BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED. EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- FOUND IRON PIN
- FOUND CONC. MONUMENT
- 30" CONC. MONUMENT SET
- △ FOUND STONE
- XXXX STREET ADDRESS

SCHOOL DISTRICT:
O'FALLON GRADE SCHOOL #90
O'FALLON HIGH SCHOOL #203

ZONING DISTRICT CLASSIFICATION:
CITY OF O'FALLON: SR-1B

GROSS AREA OF SUBDIVISION: 15.35 ACRES
AREA IN SUBDIVISION R.O.W.: 2.71 ACRES
NET AREA OF SUBDIVISION: 12.64 ACRES

F.E.M.A. MAP #17163C0205D
ZONE X
EFFECTIVE DATE: NOVEMBER 5, 2003

NOTES:

ALL FRONT EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE. ALL SIDE AND REAR EASEMENTS ARE DEDICATED FOR DRAINAGE AND RESERVED FOR STORM SEWERS.

IRON PIPES SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s.

MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.

ALL BUILDINGS SHALL BE REQUIRED TO BE SUPPORTED BY UNDISTURBED SOIL MEETING COMPACTION REQUIREMENTS AS SET FORTH IN THE CITY'S BUILDING CODE. SHOULD THIS REQUIREMENT BE DIFFICULT TO MEET, THE BUILDING OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE SUITABILITY OF THE SOIL FOR BUILDING PURPOSES.

ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS LOCATED OUTSIDE OF R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE LOT OWNER.

THE COMMON GROUND LOCATED THEREIN AND THEREON AS SHOWN ON THIS PLAT ARE HEREBY GIVEN, GRANTED, EXTENDED AND CONVEYED TO HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE RIGHT TO BUILD, EXPAND, AND MAINTAIN ALL COMMON GROUND, LANDSCAPING AND STORMWATER IMPROVEMENTS, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE IMPROVEMENTS AS MAY BE NEEDED FOR WORKING ROOM DURING MAINTENANCE OR CONSTRUCTION ACTIVITIES.

THE CITY SHALL HAVE THE RIGHT TO ENTER ONTO ANY OF THE COMMON GROUND FOR PURPOSES OF MAINTENANCE OF ANY DRAINAGE FACILITIES, MAINTENANCE OF ANY UTILITIES, AND FOR USE FOR CITY BICYCLE AND WALKING TRAILS THAT ARE REASONABLY ACCEPTABLE TO THE TRUSTEES.

LOT NO.	LOWEST FOUNDATION OPENING ELEVATION
65	555.00
66	552.50
67	549.00
68	544.00
69	541.00
70	541.00
71	542.00
72	544.00
73	545.00
74	547.00
75	539.00
76	538.00
77	538.00
78	548.00
79	549.00
80	550.00
81	551.00
82	553.00
83	555.00
84	557.00
85	555.00

LOT NO.	LOWEST FOUNDATION OPENING ELEVATION
86	554.00
87	553.00
88	552.00
89	553.00
90	555.00
91	556.00
92	555.00
93	554.00
94	551.00
95	549.00
96	549.00
97	549.00
98	551.00
99	552.00
100	555.00
101	560.00
102	561.00
103	560.00
104	558.00
105	556.00
106	556.00

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 112 OF THE FINAL PLAT OF WINDSOR CREEK - PHASE 4A, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02369068; THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, A DISTANCE OF 1022.36 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, A DISTANCE OF 827.80 FEET TO THE NORTHEAST CORNER OF OUTLOT "D" OF FINAL PLAT OF WINDSOR CREEK - PHASE 2, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A01932843; THENCE ON THE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY LINES OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 2 THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1.) NORTH 66 DEGREES 32 MINUTES 59 SECONDS WEST, 310.58 FEET; 2.) NORTH 45 DEGREES 27 MINUTES 36 SECONDS WEST, 192.39 FEET; 3.) SOUTH 81 DEGREES 55 MINUTES 38 SECONDS WEST, 125.96 FEET; 4.) SOUTH 75 DEGREES 53 MINUTES 23 SECONDS WEST, 75.66 FEET; 5.) SOUTH 77 DEGREES 57 MINUTES 45 SECONDS WEST, 94.50 FEET; 6.) SOUTH 82 DEGREES 17 MINUTES 40 SECONDS WEST, 94.71 FEET TO THE MOST EASTERLY CORNER OF LOT 63 OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A; THENCE ON THE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY LINE OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) NORTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, 80.00 FEET; 2.) SOUTH 71 DEGREES 33 MINUTES 10 SECONDS WEST, 43.89 FEET; 3.) NORTH 35 DEGREES 47 MINUTES 55 SECONDS WEST, 134.17 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF DICKINSON DRIVE; THENCE ON SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1.) NORTH 54 DEGREES 12 MINUTES 05 SECONDS EAST, 11.18 FEET; 2.) NORTHEASTERLY 29.73 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 61 DEGREES 00 MINUTES 55 SECONDS EAST, 29.66 FEET TO THE NORTHEASTERLY LINE OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A; THENCE NORTH 22 DEGREES 10 MINUTES 16 SECONDS WEST, 134.12 FEET TO THE SOUTHEAST CORNER OF LOT 108 OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A; THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS EAST, ON THE EASTERLY LINE OF SAID FINAL PLAT OF WINDSOR CREEK - PHASE 4A, A DISTANCE OF 400.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 15.35 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD.

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



☒ CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688
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☐ WATERLOO OFFICE
118 EAST THIRD STREET
WATERLOO, ILLINOIS 62298
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FAX (618) 939-3938
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☐ ST. LOUIS OFFICE
1001 CRAIG ROAD, SUITE 260
ST. LOUIS, MISSOURI 63146
TEL (314) 236-5052
FAX (314) 872-2194
stlouis@twm-inc.com

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	61-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000209
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Renewal Date:
Signature Date:
This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

FINAL PLAT

WINDSOR CREEK
PHASE 4B
ST. CLAIR COUNTY, ILLINOIS

TITLE

PROJECT

REV.	DATE	DESCRIPTION
△		
△		

DRAWN BY:	REM	SHEET
DESIGNED BY:		1
CHECKED BY:		
APPROVED BY:		
PROJECT NUMBER: D010306536		
<input checked="" type="checkbox"/> ISSUED FOR REVIEW <input type="checkbox"/> ISSUED FOR BIDDING <input type="checkbox"/> ISSUED FOR CONSTR. <input type="checkbox"/> RECORD DRAWING WINDSOR CREEK PHASE 4B - FINAL PLAT 0306536F01.dwg 8/31/2015 2:30pm		OF 2 SHEETS



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: September 21, 2015

Subject: S15-08 & P2015-09: Parkview Meadows, Preliminary Plat & Zoning Amendment

List of committees that have reviewed: The Planning Commission held a public hearing on the above referenced application at their August 25, 2015 meeting. At the Public Hearing, concerns were raised over the traffic on Obernuefemann Road and whether turn lanes were needed for the development. The Commission voted 6-ayes and 0-nay to approve the requested Preliminary Plat and Zoning applications for Parkview Meadows, subject to the conditions recommended by staff.

After the Planning Commission meeting, staff received a traffic analysis study on the impact the Parkview Meadows subdivision would have on traffic in the area. The engineering firm used available Average Daily Traffic (ADT) volumes on Obernuefemann Road and extrapolated AM/PM peak hour volumes from those ADT counts and analyzed the additional trip generated from the proposed subdivision. The engineering firm found a turn lane was not warranted based on IDOT's requirements. The engineering firm also indicated the closure of Venita Drive over the past year likely had a significant impact on the perception of heavy traffic on Obernuefemann Road.

The Community Development Committee reviewed this application at its September 14, 2015 meeting and recommended the subdivision be subject to the standard SSA language for new subdivision that are annexed into the City. The language indicates only in the event of the HOA becoming defunct or declines to manage the common area, the City can initiate the SSA process. The developer agreed to place the language on the final plat. The committee recommended approval with a vote of 6-0.

Background

The applicant, Fulford Homes, is proposing to subdivide 18.18 acres of land currently zoned A, Agriculture. The property is located 0.25-mile north of State Street on the east side of Obernuefemann Road (just north of the Family Sports Park entrance). The applicant is proposing to divide the land into 49 single-family lots. Lot sizes range from 8,093 square feet to 15,135 square feet, with a density of 2.69 dwelling units per acre. A total of 4.07 acres of open space, designated within three outlots, consisting of area on the perimeter of the development for landscaping and detention areas.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Obernuefemann and provides a connection to the existing Brookside Estates subdivision. The subdivision will not have a connection to the east because of an existing spike strip prohibiting the developer to connecting to the Westbrook subdivision. Additionally, there will not be a connection to the north because of the existing development and grade differentials with the residences along Madison Drive. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying into the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

The property is currently zoned A, Agricultural and the developer is requesting the property to be rezoned to SR-2, Single Family Residential Dwelling District. Parkview Meadows and the SR-2 zone district are consistent with Brookside Estates to the south and Westbrook subdivision to the north and east. The subdivision will have a park land fee of \$865 per lot.

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 Preliminary Plat and the Rezoning to SR-2 with the following conditions:

1. There will be a park land dedication requirement of 0.832 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$42,433, \$865.00 per house permit.
2. The final plat of Parkview Meadows will include the typical Special Service Area language the City uses on subdivision annexation agreements.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING DISTRICTS
OF THE CITY OF O’FALLON, ILLINOIS
(DEVELOPMENT KNOWN AS
“PARKVIEW MEADOWS” SUBDIVISION,
INCLUDING 18.18 ACRES OF PARCEL
NUMBER 04-30.0-101-046**

WHEREAS, the applicant, Fulford Homes, proposes to Subdivide 18.18 acres of land into Single-Family residential lots on the east side of Obernuefemann Road and has requested and heretofore filed a petition with the City of O’Fallon for a zoning change of the property currently zoned Agriculture, “A” in the City of O’Fallon, and is proposed for rezoning as “SR-2” Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

WHEREAS, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 0.832 acres of park land dedication in the amount \$42,433; 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 August 25, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1 Single Family Residence Dwelling District zoning for the property with a vote of 6-eyes to 0-nayes; and

WHEREAS, on September 14, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of 6-0.

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

Section 1. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as “Parkview Meadows” Subdivision, be henceforth classified as zoning district SR-2 Single Family Residence Dwelling District as shown on the attached Exhibit A.

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:

(seal)

Approved by the Mayor this _____ day
of _____ 2015.

Philip A. Goodwin, City Clerk

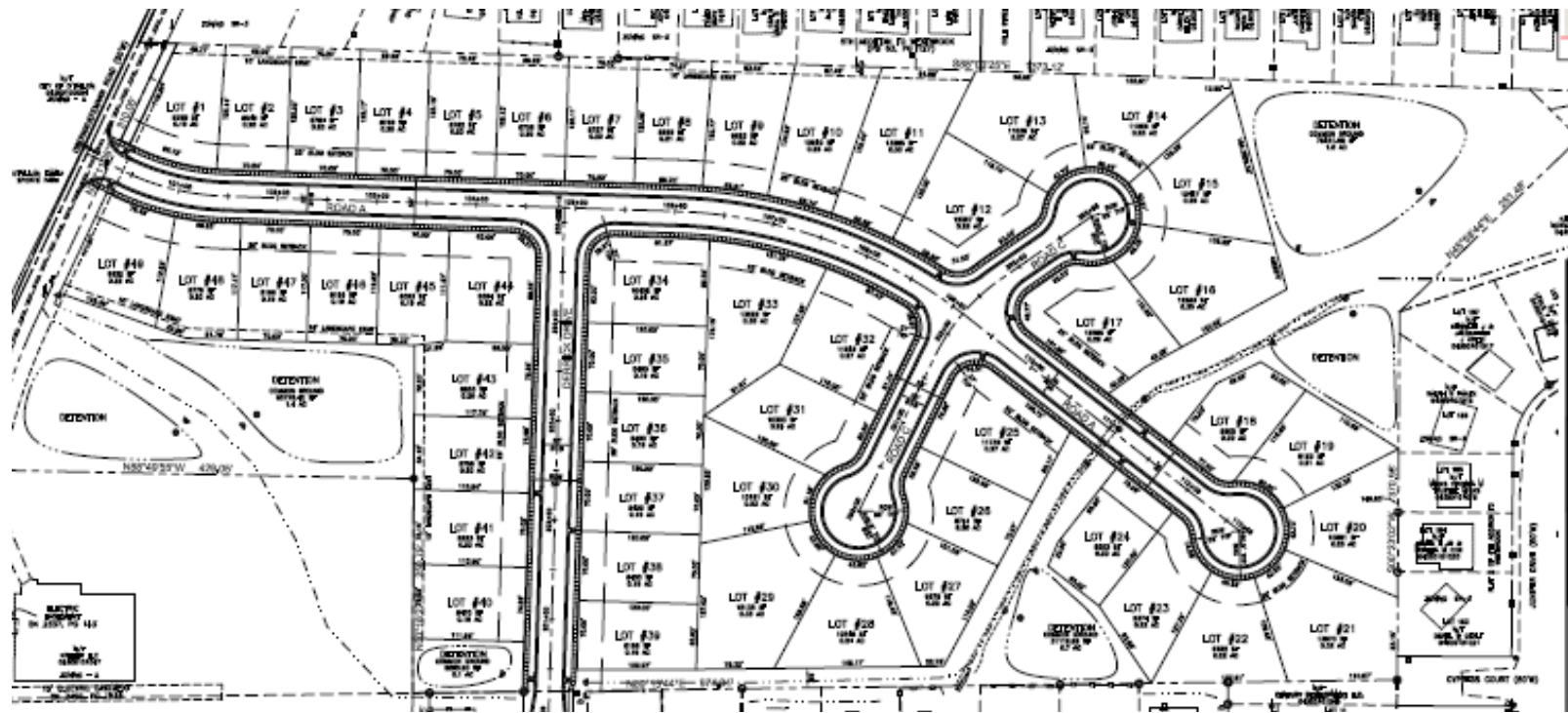
Gary L. Graham, Mayor

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									

EXHIBIT "A"

PRELIMINARY PLAT





PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: August 25, 2015
SUBJECT: S15-08 & P2015-09: Parkview Meadows - Preliminary Plat & SR-2 Zoning Amendment

Applicant: Chris Matteo
Fulford Homes
1116 Hartman Lane
Shiloh, IL 62221

Owner: Karen Brown
513 Turtle Creek Court
O'Fallon, IL 62269

Submitted: July 17, 2015

Project Summary

- Property located on the east side of Obernuefemann Road, 0.25-mile north of State Street.
- Subdivision of 18.18 +/- acres
- Preliminary Plat of 49 single-family residential lots
- Zoned A - Agriculture
- Requested to be rezoned to SR-2, Single Family Residential Dwelling District
- Lot sizes ranging from 8,093 square feet to 15,135 square feet, with an average lot size of 9,957 square feet
- The gross density is 2.69 lots per acre
- Two points of access to Obernuefemann Road, one through the existing Brookside Estates subdivision.
- The developer will be tying into the City of O'Fallon water and sanitary sewer services.

Background & Executive Summary

The applicant, Fulford Homes, is proposing to subdivide 18.18 acres of land currently zoned A, Agriculture. The property is located 0.25-mile north of State Street on the west side of Obernuefemann Road (just north of the Family Sports Park entrance). The applicant is proposing to divide the land into 49 single-family lots. Lot sizes range from 8,093 square feet to 15,135 square feet, with a density of 2.69 dwelling units per acre. A total of 4.07 acres of open space, designated within three outlots, consisting of area on the perimeter of the development for landscaping and detention areas.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Obernuefemann and provides a connection to the existing Brookside Estates

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

subdivision. The subdivision will not have a connection to the east because of an existing spike strip prohibiting the developer to connecting to the Westbrook subdivision. Additionally, there will not be a connection to the north because of the existing development and grade differentials with the residences along Madison Drive. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying into the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

The property is currently zoned A, Agricultural and the developer is requesting the property to be rezoned to SR-2, Single Family Residential Dwelling District. Parkview Meadows and the SR-2 zone district are consistent with Brookside Estates to the south and Westbrook subdivision to the north and east. The subdivision will have a park land fee of \$865 per lot.

Existing Conditions

Surrounding Zoning:

North: SR-3
East: SR-3
South: SR-2
West: A

Surrounding Land Use:

North: Single-family residential development of the Westbrook subdivision.
East: Single-family residential development of Westbrook subdivision.
South: Single family residential development of Brookside Estates.
West: Family Sports Park.

The site is currently used for agriculture purposes. The site is generally flat, with gently rolling slopes averaging approximately 7% slopes. The property contains a drainage swale that conveys stormwater through the site from the Family Sports Park to the south. An addition ditch conveys water from the Brookside Estates to the north on the eastern side of the property. The site does not have any floodplain, nor any areas identified as a riparian area. However, the existing Brookside Estates subdivision has a major drainage issues near the southern property line of the proposed subdivision which will need to be addressed through the development of Parkview Meadows. There are no known environmental hazards on the site.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Neighborhood Residential. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Neighborhood Residential category indicates developments should be limited to a density of no more than 7 dwelling units per acre and the associated zoning district include SR-2 and SR-3. The proposed residential development with a density of 2.69 dwelling units per acre and proposed SR-2 zoning designation is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-2, Single Family Residence 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 proposed subdivision consists of 18.18 acres of land requested to be rezoned to SR-2, Single Family Residence Dwelling District. The proposed subdivision is located next to other similarly zoned developments, including Westbrook subdivision and Brookside Estates. The area of the proposed subdivision has been designated as Neighborhood Residential on the Future Land Use Map, which the request to rezone the property to SR-2, Single Family Residence Dwelling District conforms to the Comprehensive Plan.

SR-2 Zoning District:

The SR-2 district allows for single-family dwellings and the accessory uses associated with a residential dwelling unit. The minimum lot area is 8,000 square feet, setbacks include a 25-foot front yard, 7.5-foot side yard and a 25-foot rear yard. The lots within the proposed Parkview Meadows subdivision meets all the area/bulk regulations of the SR-2 zone district.

Side Yard Setbacks:

The subdivision ordinance requires a minimum of 10 feet for side yard easements for utility and drainage purposes, however, the SR-2 zoning district allows for a minimum of 7.5 feet for a side yard setback, thereby potentially leading to a conflict between the two. If a conflict exists between the easement and setback, the easement will prevail – no permanent building or structure will be permitted within a 10-foot side yard easement.

Preliminary Plat Discussion Points/Issues

General Discussion:

The Parkview Meadows subdivision consists of 18.18 acres with 49 single-family lots in a requested SR-2 zoning district. The project is proposed to develop in multiple phases. The lot sizes range from 8,093 square feet to 15,135 square feet. The development has an average lot size of 9,957 square feet in size and a density of 2.69 dwelling units per acre. The proposed lots meet the area/bulk requirements of the SR-2 district. A total of 4.07 acres of open space, designated within three outlots, consisting of area on the perimeter of the development for landscaping and detention areas within the development. All outlots will be maintained by the homeowners association.

Access and Circulation:

The proposal will have two points of access for the subdivision on Oberneufemann Road. The subdivision will have one access point directly onto Oberneufemann Road, 0.25-mile north of State Street. The second point of access will be to Oberneufemann Road through the Brookside Estates subdivision via Derrick Drive. The subdivision will not have a connection to the east because of an existing spike strip prohibiting the developer to connecting to the Westbrook subdivision. Additionally, there will not be a connection to the north because of the existing development and grade differentials with the residences along Madison Drive.

The street layout is comprised of local streets. The streets in the subdivision are proposed to consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. There are three cul-de-sacs throughout the subdivision, following the rolling topography of the site and drainage ways. The development has provided sidewalks along both sides of all streets within the subdivision. A sidewalk along Oberneufemann Road will also be construct and a crosswalk to allow for a designated crossing for pedestrians to the Family Sports Park.

Drainage and Detention:

The site topography shows multiple drainage sub-basin areas for the property. Generally, the western portion of the site flows to the south towards the Brookside Estates subdivision. The drainage in this particular area also drains Oberneufemann Road and portions of the Family Sports Park. This stormwater causes major issues with the

residences on the north side of Brookside Estates. The applicant's engineer is creating a large system of detention ponds to slow the water coming off Obernuefemann Road onto the site. As the water is collected, the design is for the water to enter a swale. The swale will be located in common ground, so homeowners will not own the swale and potentially fill the swale with dirt. The major stormwater issues facing Brookside Estates subdivision was caused by homeowners filling in a swale located in an easement in the backyards of a number of lots. The applicant's engineer has indicated that the creation of this swale between Parkview Meadows and Brookside Estates will help convey stormwater through the site and reduce the amount discharged onto the Brookside Estates subdivision. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Utilities:

The developer will be tying into the City of O'Fallon water system with a connection of the subdivision to a 12" water main located along Obernuefemann Road and looping the system to an 8" water main located at the southeast corner of the development. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer mains in the Brookside Estates subdivision along Derrick Drive and Natasha Circle. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Street Trees, Landscape Berms, and Buffers:

The developer will install street trees in the 7' wide lawn between the curb and sidewalk every 50' along the streets in the Illini Trails subdivision. The applicant is also showing the required outlots along Obernuefemann Road for the vegetative buffer between the subdivision and the street.

Open Space:

As detailed in Article 4 of Chapter 155 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 2.83 persons per detached single-family unit, the subdivision's 49 lots requires a total of 0.832 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 138 (49 x 2.83). A fee of \$42,433 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.832 acre of park space, totaling \$865 per house permit.

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 Reserves of Timber Ridge 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 Preliminary Plat and the Rezoning to SR-2 with the following conditions:

1. There will be a park land dedication requirement of 0.832 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$42,433, \$865.00 per house permit.

Attachments

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Preliminary Plat

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

RECEIVED JUL 23 2015

Date: July 20, 2015

Name of Subdivision: Parkview Meadows

CITY OF O'FALLON

Name, Address, and Phone Number of Subdivider: Fulford Homes - Chris Matteo

JUL 23 2015

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

DATE PAID

Name, Address, and Phone Number of Engineer: Woolpert, Inc - David Dillow, PE

343 Fountains Parkway, Suite 100, Fairview Heights, Illinois 62208

Section: 30

Township: 2N

Range: 7W

Area of Tract: 18.18 acres

Number of Proposed Lots: 49

Zoning: Existing-A, Proposed - SR-2

Property interest of applicant: () Owner [X] Contract Purchaser () Other

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

- PAYMENT OF FILING FEE YES \$640 ✓
PAYMENT OF ENGINEERING PLAN REVIEW FEE YES \$2650 ✓
6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY YES
VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED NO
NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT YES
COMPLETION OF PRELIMINARY PLAT CHECKLIST YES
COMPLETION OF PAYMENT RESPONSIBILITY FORM YES
PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE) NO
PHASE I DRAINAGE REPORT YES
.PDF COPY OF PLAT YES
SUBMITTAL IN CAD / GIS FORMAT (ON CD) YES
PROOF OF DEVELOPER'S OWNERSHIP INTEREST YES

*SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.

I HEREBY affirm that I am authorized by the Developer to complete this Application for Preliminary Plat and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.

[Handwritten Signature]

Applicant's Signature

RECEIVED JUL 23 2015

Fulford Homes

Parkview Meadows Residential Subdivision Proposed SR-2 Zoning Oberneufemann Road at O'Fallon Family Sports Park Road July, 2015

Development Narrative:

The Parkview Meadows Subdivision is located east of Oberneufemann Road across from the O'Fallon Family Sports Park.

The proposed subdivision includes 49 lots on approximately 18.2 acres of gently rolling farmland (row crops with average slopes of approximately 7%). The site also contains a drainage swale that conveys stormwater through the site from the Sports Park and also the Brookside Subdivision to the south.

Included in the overall approximately 18 acre property are 2.9 acres of public right-of-way, 4.1 acres of common ground, and 11.2 acres of residential lots – for a density of 2.7 lots per acre.

Parkview Meadows is being designed with lots of comparable size to the adjacent homes north, east, and south of the site. Even with comparable adjacent uses, the proposed homes will include buffer landscape easements along the north property line where the proposed lots will abut existing lots. Landscape buffering will also be provided along Oberneufemann Road and along the west side of the site adjacent to a machine shed on the adjacent property.

To improve existing drainage problems in the Brookside subdivision, a swale is proposed along the south Parkview Meadows/north Brookside property line. This swale will help convey stormwater through the Parkview Meadows site and also improve storm sewer discharge from Brookside.

Parkview Meadows is a rectangular site with a jurisdictional drainage swale running from the south property line diagonally across the site. To minimize impact to the jurisdictional swale and work with the relatively narrow width of the property, a gently curving roadway is proposed across the site. The roadway will begin at Oberneufemann Road and cross the swale at only one point and terminate with a cul-de-sac. An additional roadway connection to Derrick Drive in Brookside is also proposed.

The proposed infrastructure for this development will include city water and sanitary sewer main extensions to provide service for each lot. Storm drainage will be provided via swales and storm sewer. Drainage leaving the site will be slowed to existing condition rates with detention basins and swales. In addition to slowing runoff from the proposed subdivision, Parkview Meadows will also help accommodate drainage from the park (from the west) and Brookside (from the south).

The demographics of the residents for this development will be younger families with children, with the homes priced around \$160,000 to \$250,000. The single family homes constructed with this development will include ranch and 2-story models with sizes

ranging from 1,200 square feet to 2,700 square feet. All homes will have a 2-car attached garage with 3 car garages available on certain lots. The homes will all be built by Fulford Homes, with each model customized by the homeowner based on their selection of brick or vinyl siding, colors, windows, roofing, etc. To avoid areas of the development all looking alike, Fulford will not allow two homes of the same plan/elevation to be built adjacent to one another.

This project is being submitted in compliance with O'Fallon SR-2 zoning. Specific items for Parkview Meadows include:

- A minimum lot area of 8,000 square feet is proposed.
- The Preliminary Plat design provides an average lot size of 9,957 square feet.
- A mean lot depth of 100 feet is proposed.
- A minimum lot width of 60 feet at the building line is proposed (note that the dimension shown on the Preliminary Plat is at the lot line, widths at the building line are 60 feet minimum).
- A minimum rear yard setback of 25 feet is proposed.
- A minimum side yard setback of 7.5 feet is proposed.

PETITION FOR ZONING AMENDMENT

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

Amendment Request No. P2015-09
Date: July 23, 2015

(Do not write in this space -- For office use only)

Date set for hearing: Aug 25, 2015 Perm. Parcel No. _____
 Date hearing held: _____ Fee paid: \$ 20000 Date: 8-4-15
 Newspaper: O.F. Progress Building Permit App. No. _____
 Recommendation of Planning Commission: _____ Action by City Council: _____

() Denied () Denied
 () Approved () Approved
 () Approved with modification () Approved with modification

Date: _____ Date: _____

CITY OF O'FALLON
AUG - 4 2015
DATE PAID

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.

- Name of property owner(s): MMAAC, LLC Phone: 618-632-7231
Mailing address: 513 Turtle Creek Ct, O'Fallon, IL E-Mail: _____
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779
Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser
- Address of property: 226 Oberneufemann Rd Parcel (Tax) ID #: 04300101046
- Present use of property: Agriculture Present Zone District: A
Proposed use of property: Single Family Residential Parkview Meadows Proposed Zone District: SR-2
- Zone District Classifications of adjacent properties: N=SR-3 S=SR-2 E=SR-3 W=A
- Area of land rezoning requested for: 18.18 Ac acres/square feet.
- 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.
- 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.

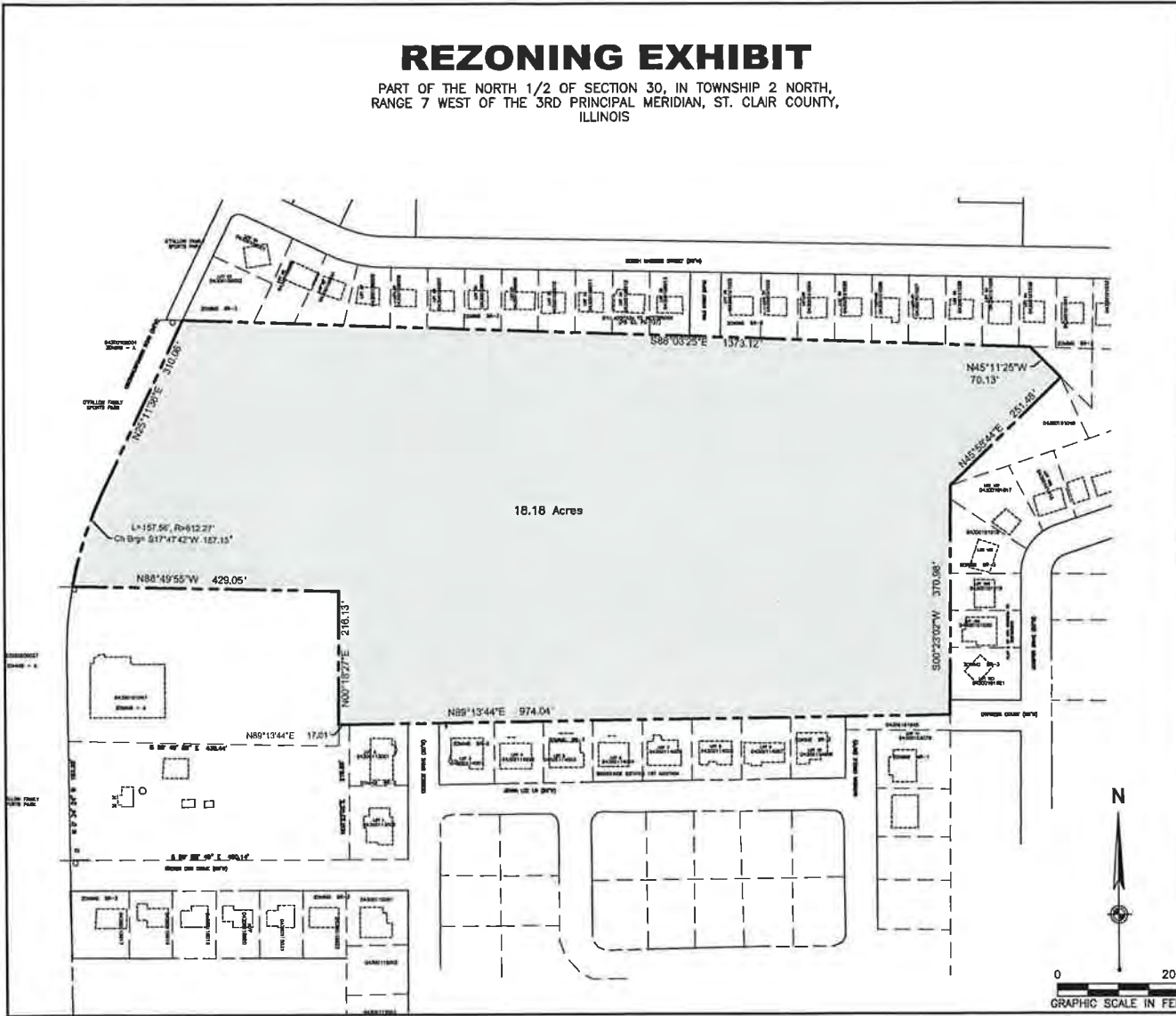
I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

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: 8/4/15 Signature of Applicant: _____
 Date: 8/4/15 Signature of Owner: _____ (CONTRACT OWNER)

REZONING EXHIBIT

PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH,
RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY,
ILLINOIS



FulfordHomes
Making Our Neighborhoods
 1715 Parkview Blvd
 St. Charles, Illinois 62276
 618.331.8778
 DEVELOPER

WOOLPERT
 CONSULTING ENGINEERS, ARCHITECTS & PLANNERS
 777 Foxwood Parkway, Suite 100
 O'Fallon, Illinois 62456
 618.332.7000
 ENGINEERED CONSULTING

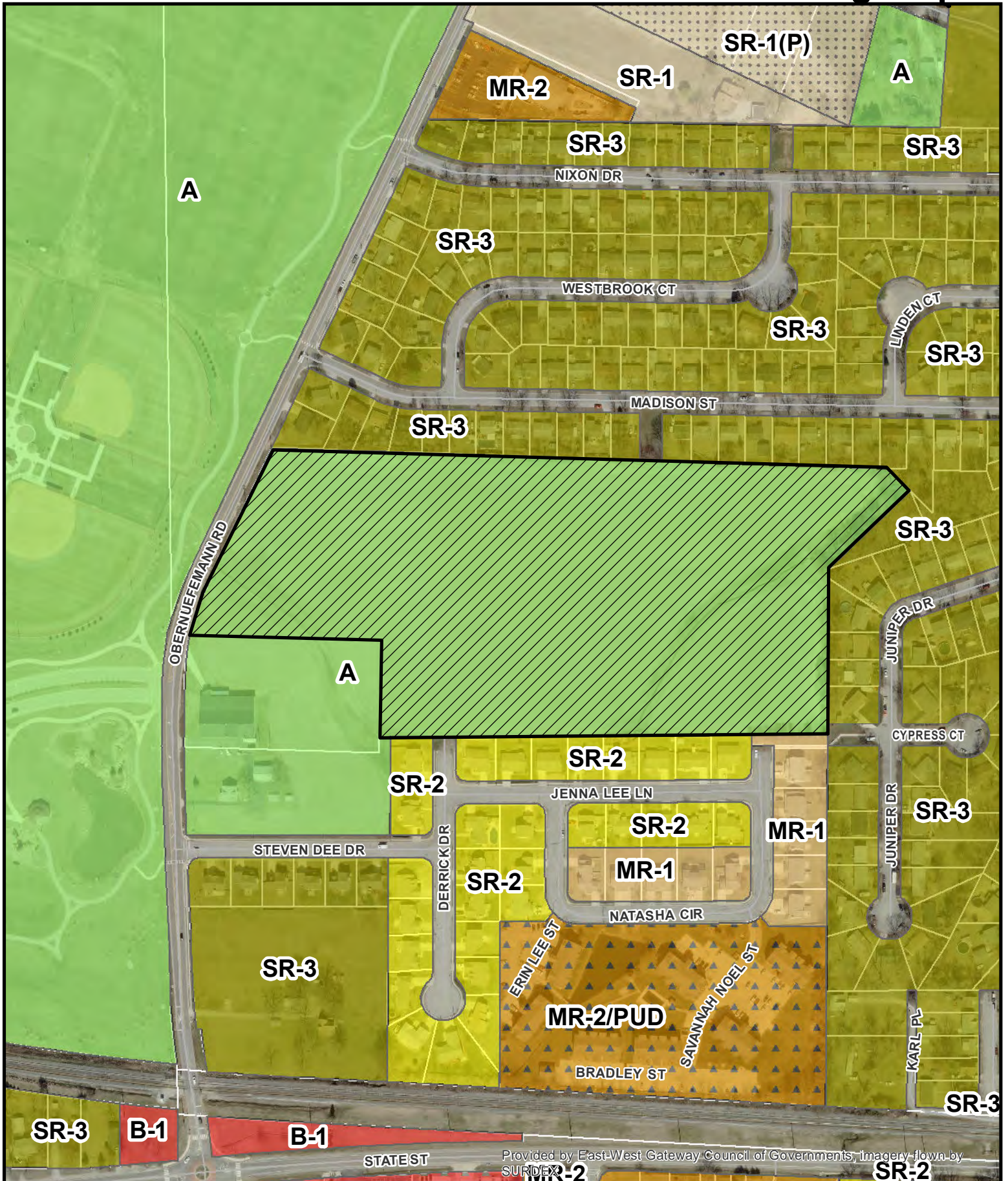
**PARKVIEW MEADOWS
 FULLFORD HOMES**
 OBERMUEFFMANN ROAD
 O'FALLON, ST. CLAIR COUNTY, ILLINOIS

REZONING EXHIBIT

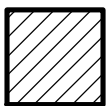
0 200
 GRAPHIC SCALE IN FEET

SHEET NO.
1 OF 1

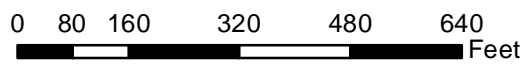
S15-08 & P2015-09: Parkview Meadows - Zoning Map



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



Subject Property

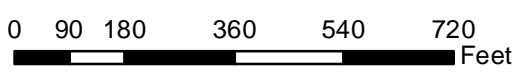


S15-08 & P2015-09: Parkview Meadows - Land Use Map



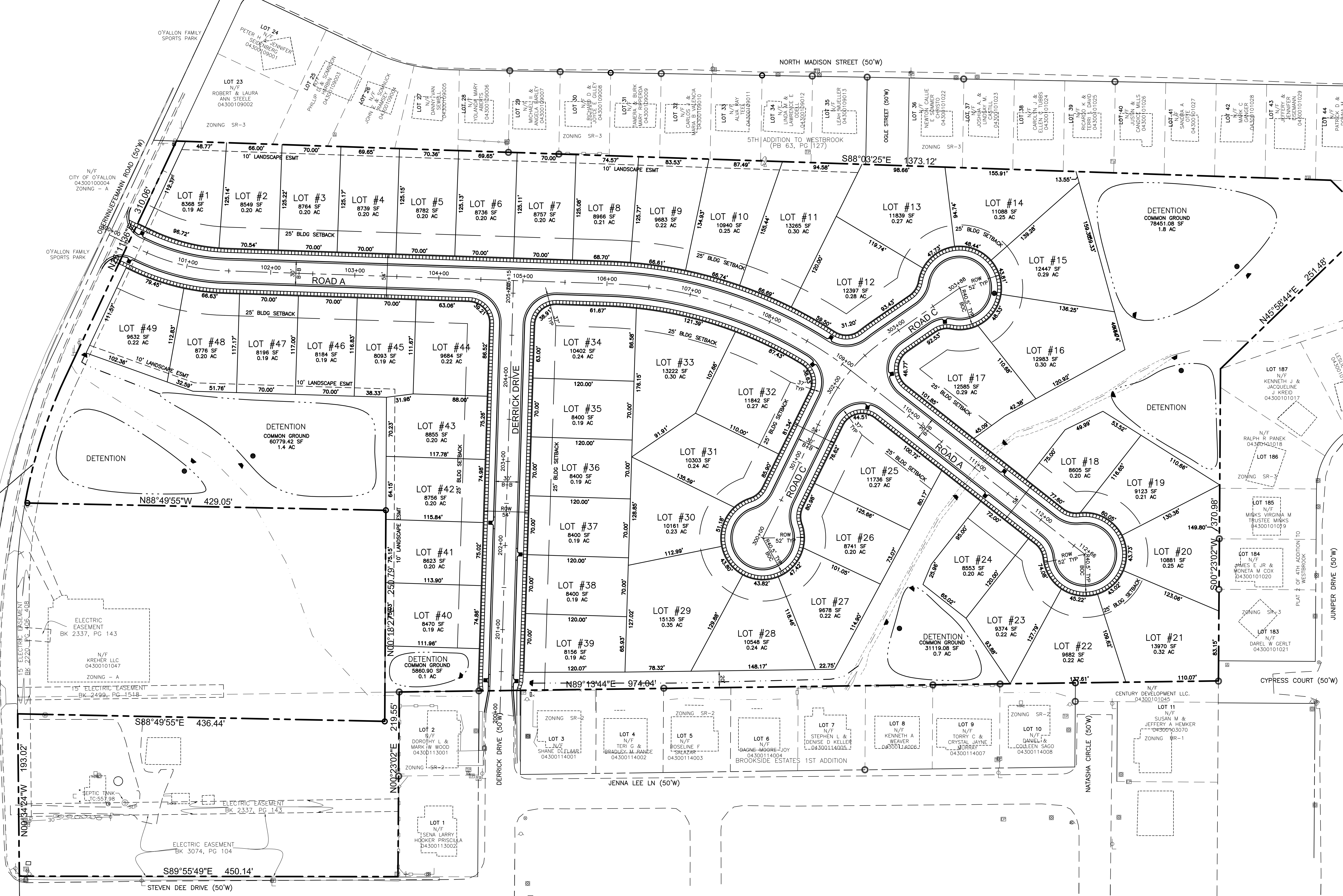
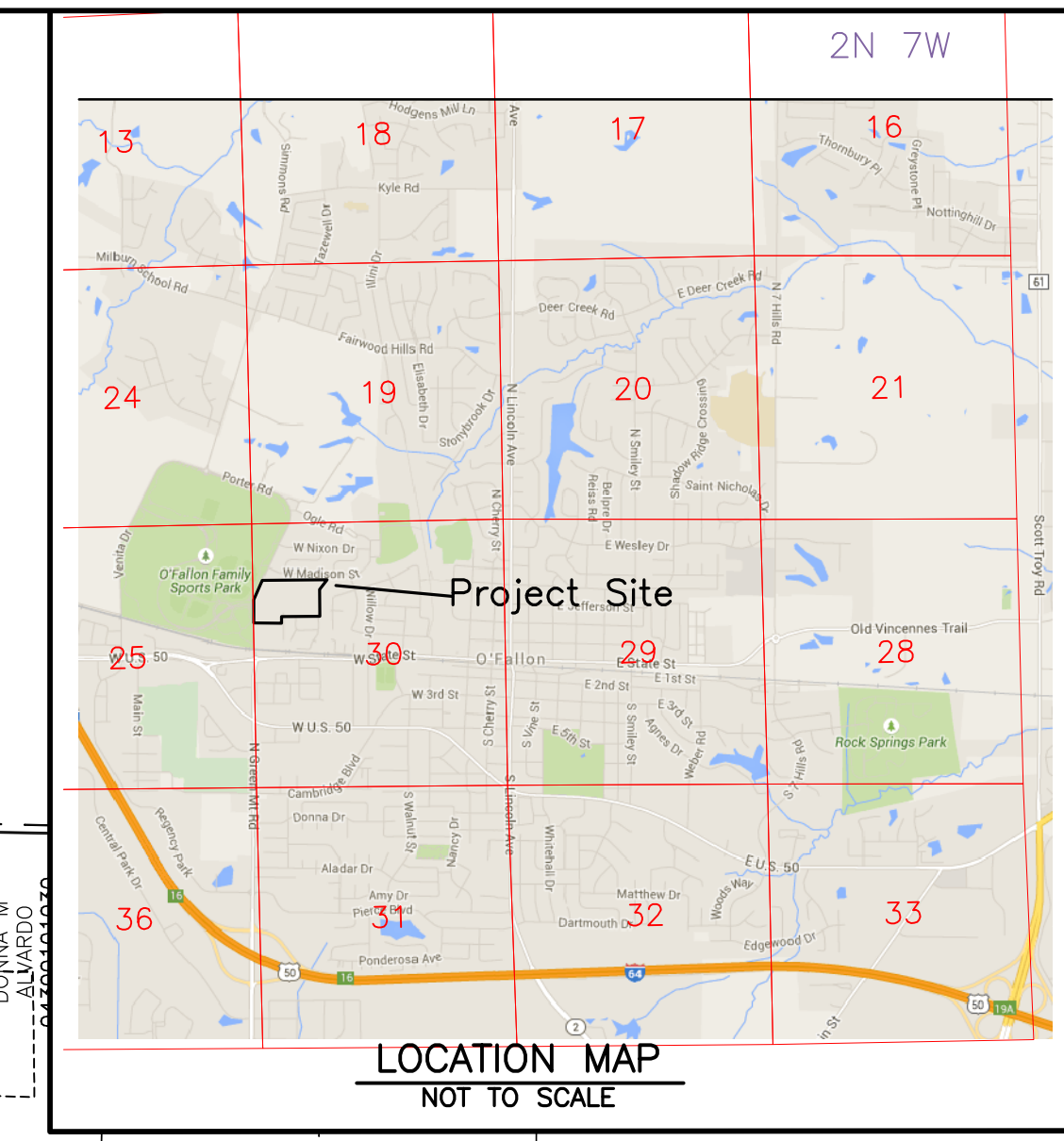
Provided by SURDEX East-West Gateway Council of Governments, Imagery flown by

 Subject Property



PRELIMINARY PLAT PARKVIEW MEADOWS

PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH, RANGE 7
WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



SITE DATA

TOTAL DEVELOPMENT	
HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 9,957 SF (0.23 AC)
MIN LOT SIZE	= 8,093 SF (0.19 AC)
MAX LOT SIZE	= 15,135 SF (0.35 AC)
GROSS AREA	= 792,040 SF (18.18 AC)
PUBLIC ROW AREA	= 126,859 SF (2.91 AC)
NET AREA	= 487,869 SF (11.20 AC)
NUMBER OF LOTS	= 49
DENSITY	= 2.69 UNITS/ACRE
COMMON GROUND AREA	= 177,312 SF (4.07 AC)

NOTES:
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.
ALL UTILITIES SHALL BE UNDERGROUND
EASEMENTS NOT SHOWN FOR CLARITY. EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.
ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.

OWNER:
KAREN BROWN
513 TURTLE CREEK CT
O'FALLON, IL 62269
PHONE: 618.632.7231

DEVELOPER:
CHRIS MATTEO
FULFORD HOMES
1116 HARTMAN LANE
SHILOH, IL 62221
PHONE: 618.632.5779

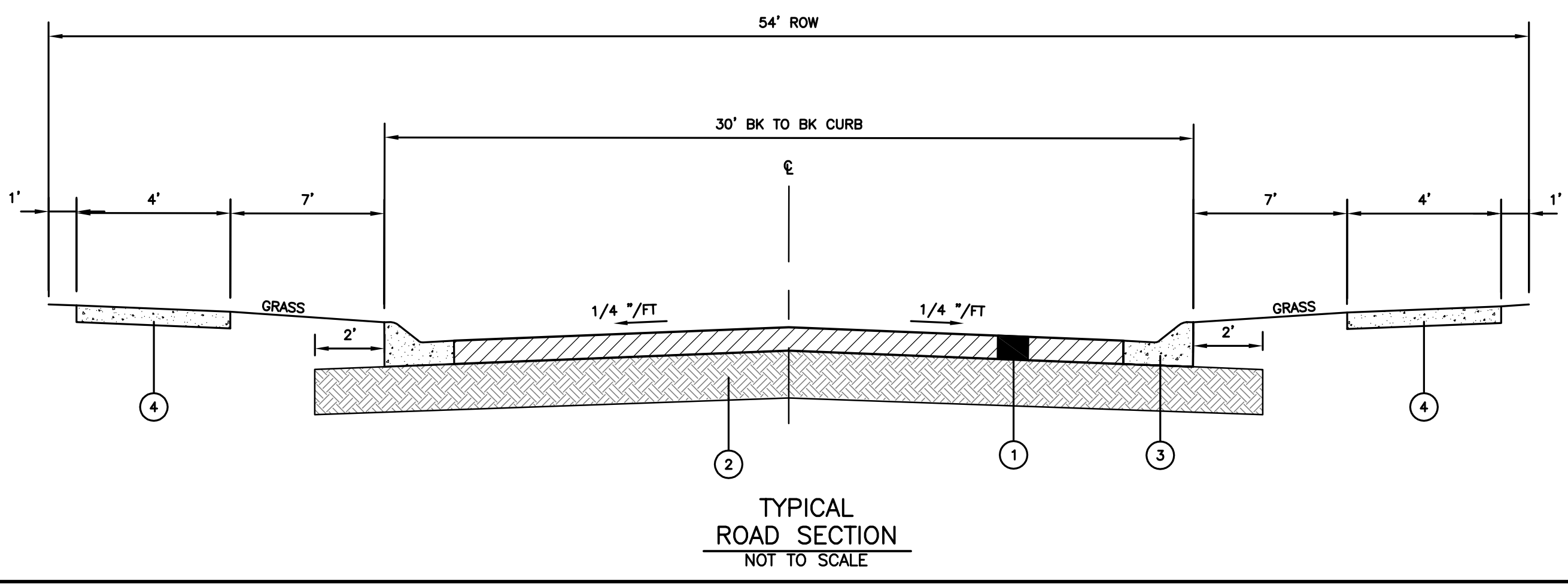
ENGINEER:
DAVID DILLON, PE 062-047964
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

LAND SURVEYOR:
KELLY HARRIS, PLS 3749
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

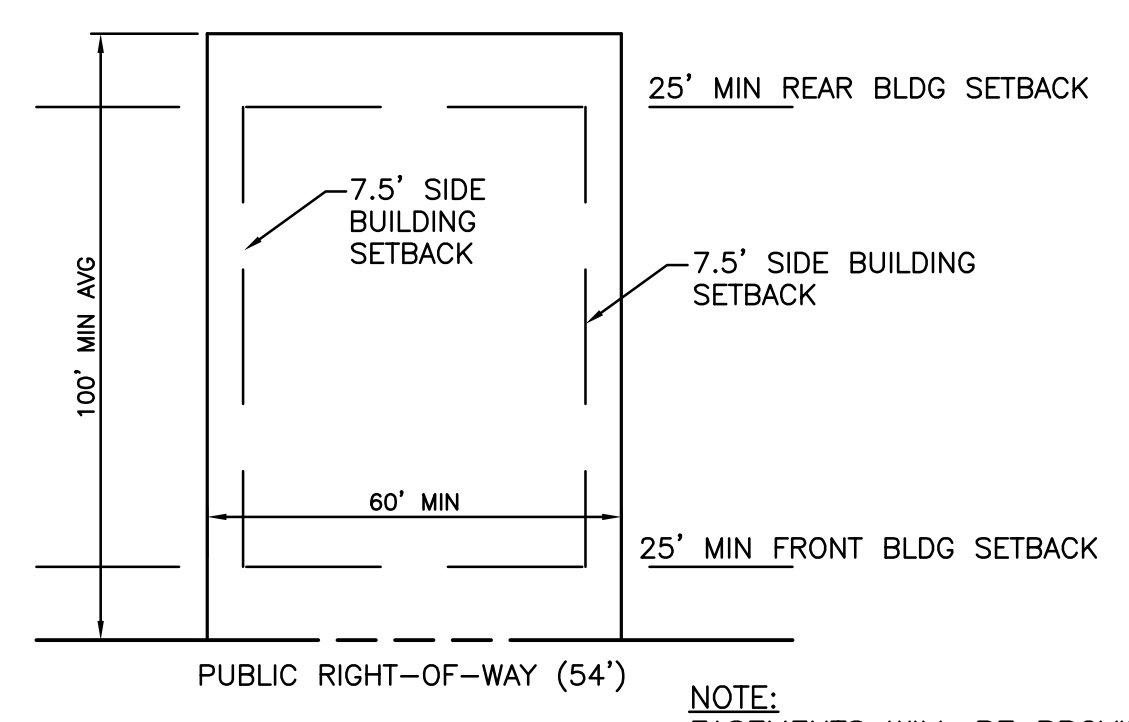
EXISTING ZONING: AGRICULTURAL (A)
PROPOSED ZONING: SR-2 (SINGLE FAMILY)
PROPOSED ZONING REQ: 8,000 SF MIN LOT
60' MIN LOT WIDTH
100' AVG LOT DEPTH

FLOODPLAIN: FIRM MAP NUMBER 171630C0206D
EFFECTIVE DATE NOVEMBER 5, 2003
ZONE: X-X* (NO SHADING)

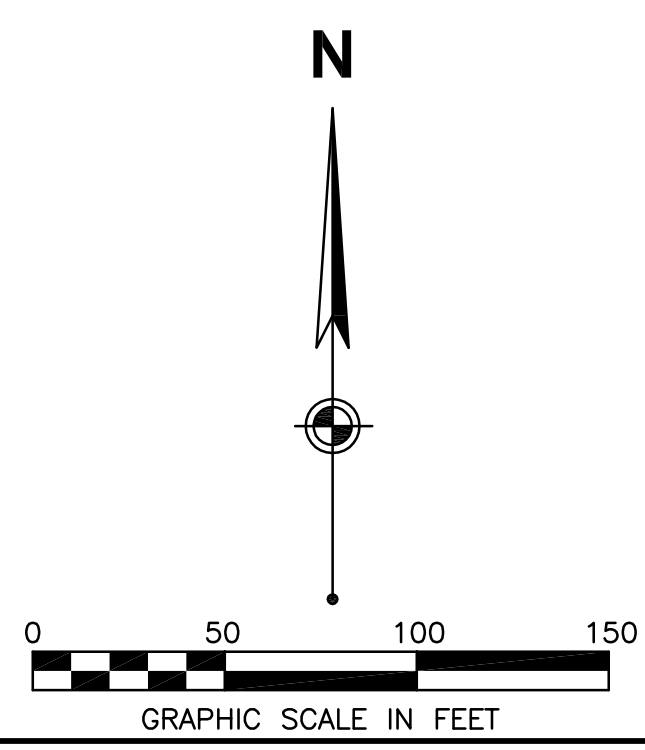
SEWAGE DISPOSAL: CITY OF O'FALLON
WATER SUPPLY: CITY OF O'FALLON
ELECTRIC SERVICE: AMEREN IP
PROPOSED UNDERGROUND SERVICE
GAS SERVICE: AMEREN IP



- #### TYPICAL ROADWAY SECTION LEGEND
- 7" NON-REINFORCED PCC PAVEMENT OR 7" BIT CONC
 - 12" STABILIZED SUBGRADE
 - 2' MOUNTABLE CONCRETE CURB & GUTTER PER CITY OF O'FALLON STANDARDS
 - 4" THICK PCC SIDEWALK (6" THICK THROUGH DRIVEWAYS)



NOTE:
EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.



REVISION

No.	DATE	DESCRIPTION

PROJECT NO: 75555
DATE: 7/20/15
DES: DR.
DR: CKD.
CND:

FulfordHomes
Helping You Realize Your Dream

WOOLPERT
Surveying & Landmarking
1116 Hartman Lane
Shiloh, Illinois 62221
618.632.7004

**PARKVIEW MEADOWS
FULFORD HOMES**
OBERNUEFEMANN ROAD
O'FALLON, ST. CLAIR COUNTY, ILLINOIS

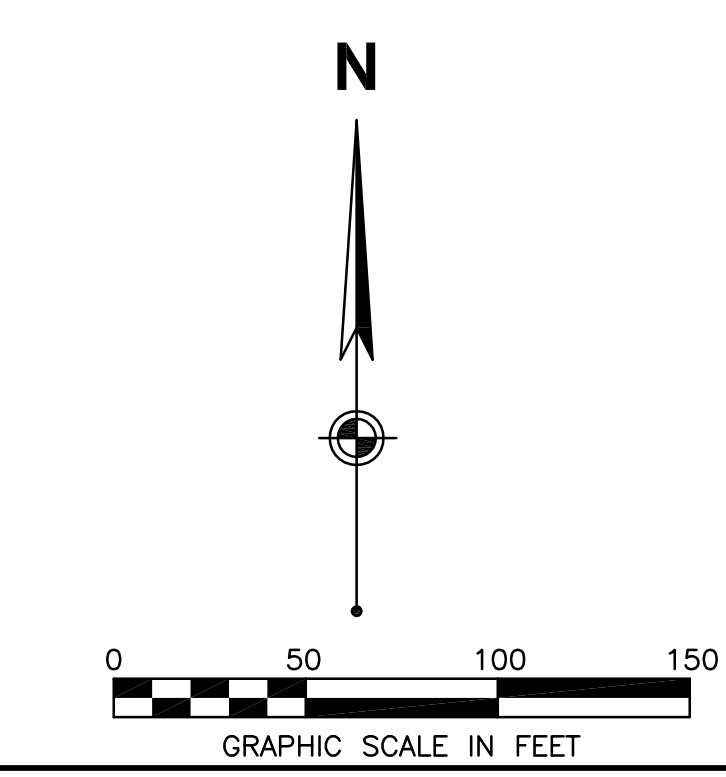
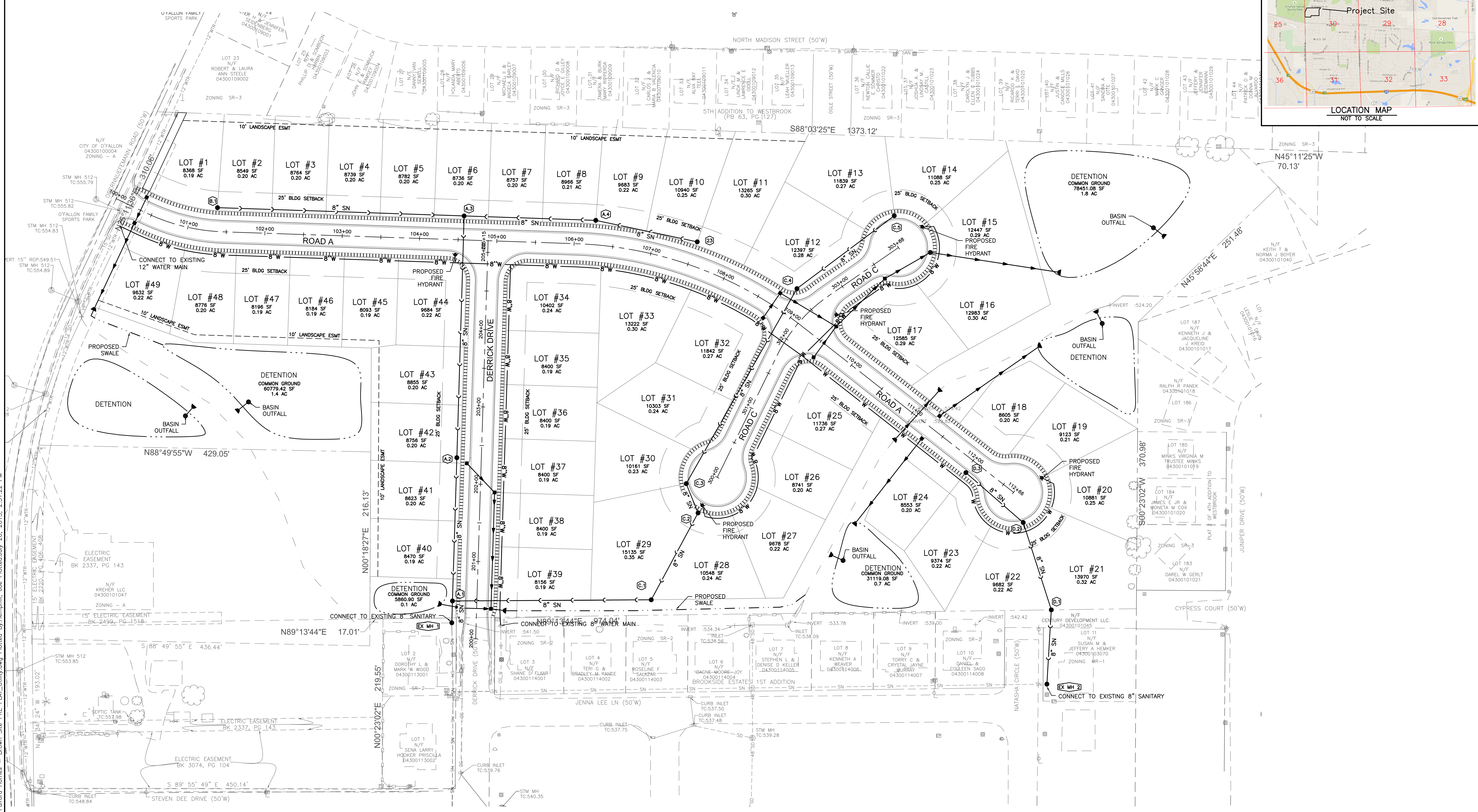
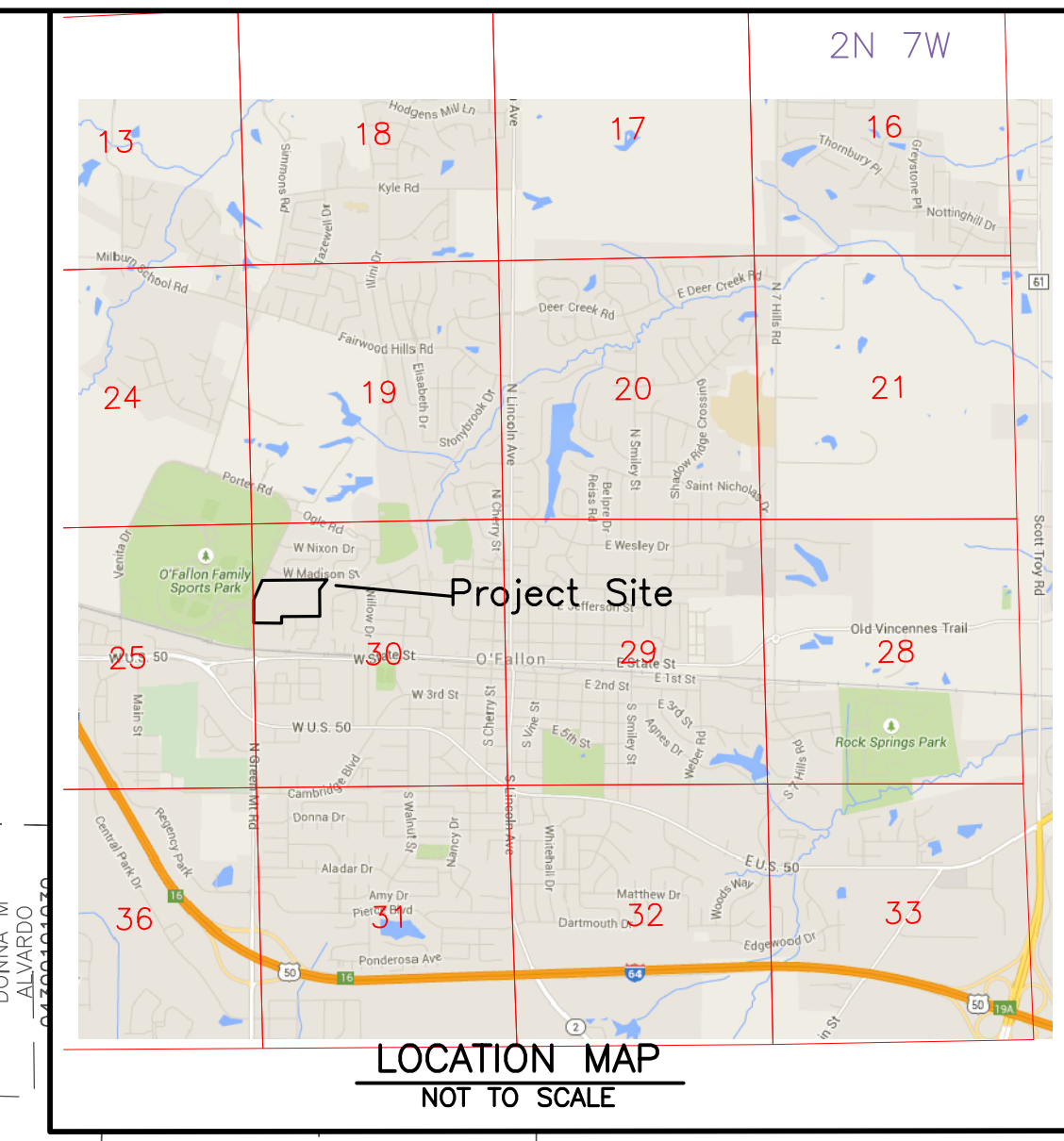
PRELIMINARY PLAT

SHEET NO. **1 of 3**

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PRELIMINARY UTILITY PLAN PARKVIEW MEADOWS

PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH, RANGE 7
WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



	PROJECT NO: 75555 DATE: 7/20/15 DES. DR. CKD.
	ENGINEER: DAVID M. DILLON, P.E. DEVELOPER:
ILLINOIS TRAILS ADDITION 4 FULFORD HOMES NORTH LINCOLN AVE & KYLE ROAD OF FALLON, ST. CLAIR COUNTY, ILLINOIS	
PRELIMINARY UTILITY PLAN	
SHEET NO. 2 of 3	

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PHASE 1 DRAINAGE PLAN

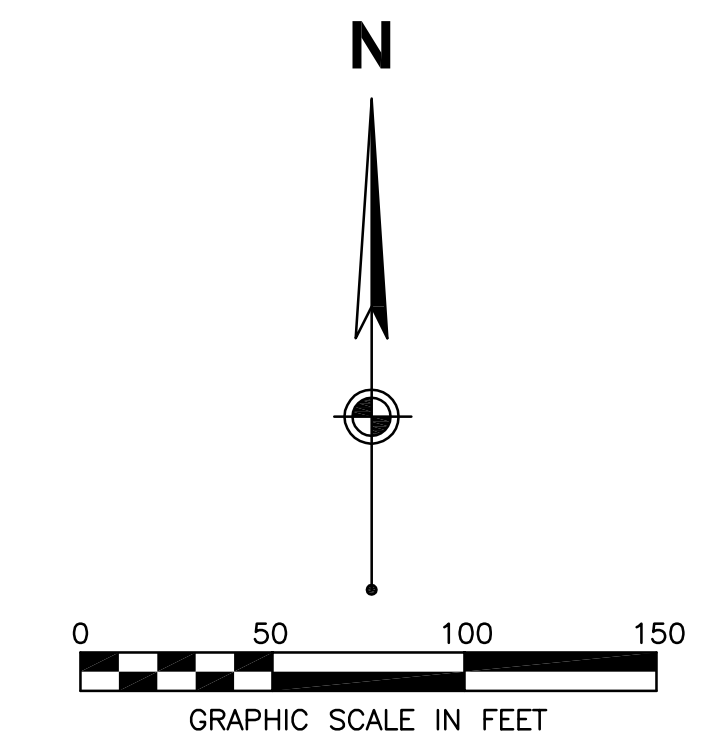
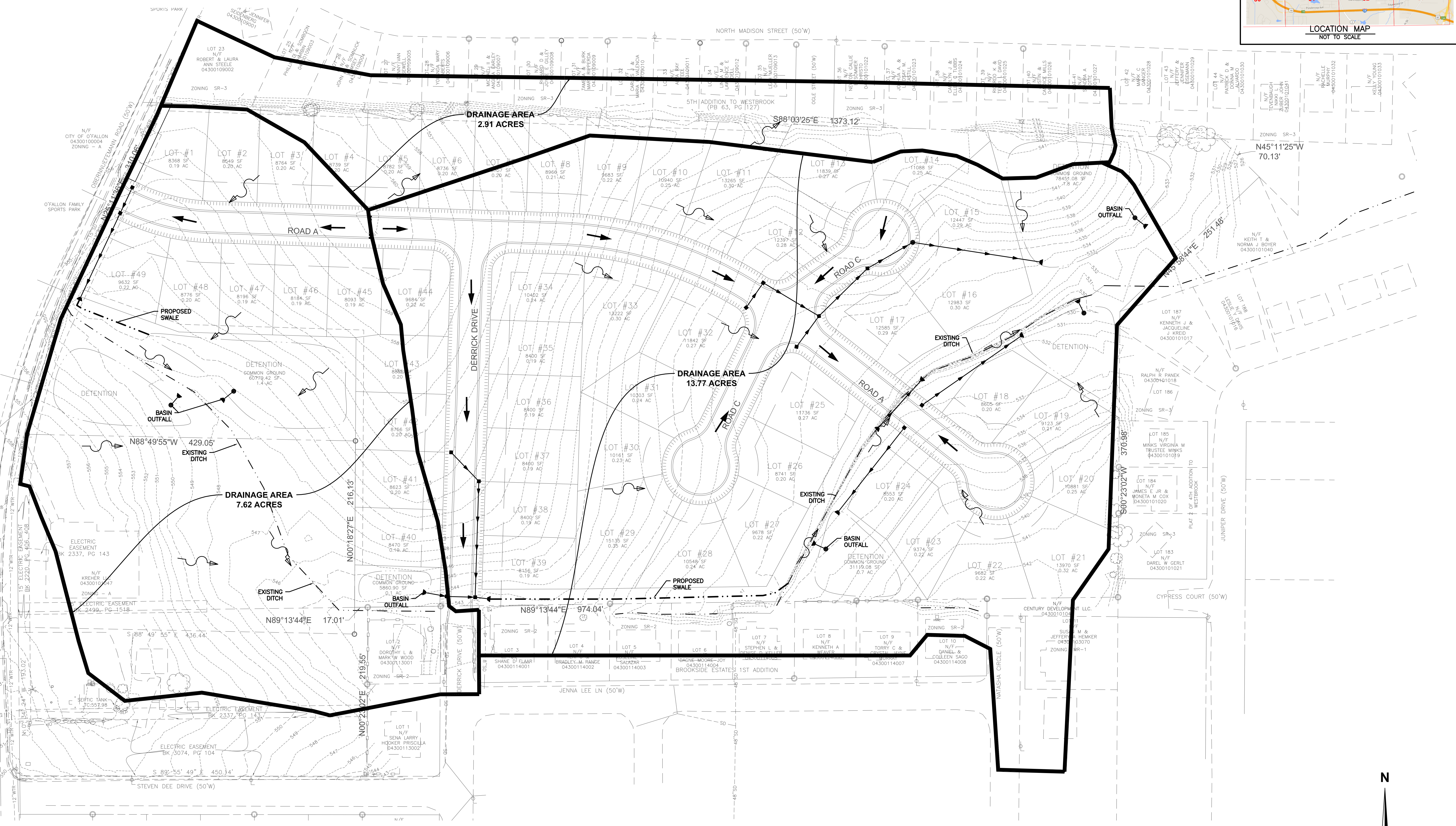
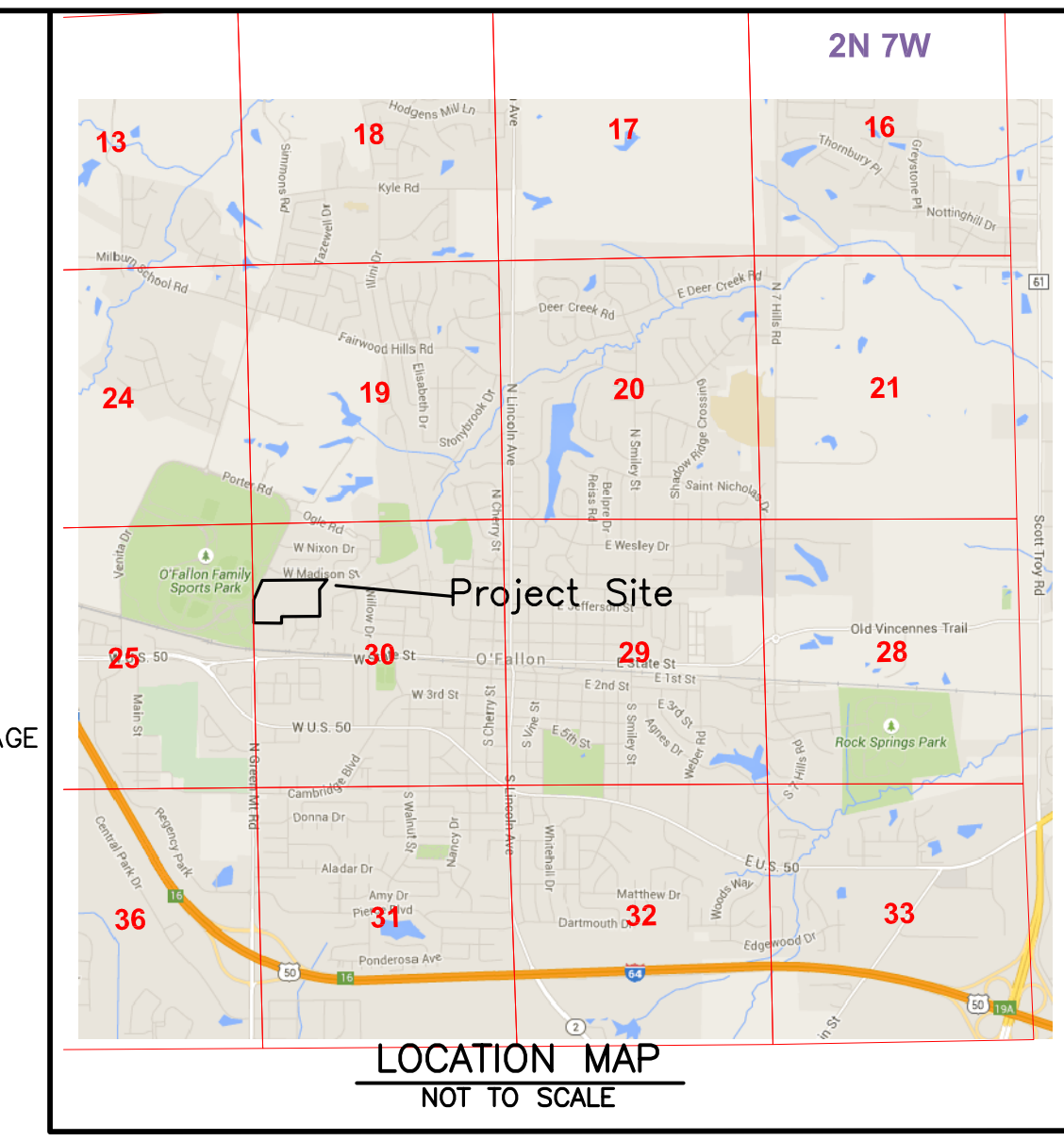
PARKVIEW MEADOWS

PART OF THE NORTH 1/2 OF SECTION 30, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS

Map Unit Symbol	Map Unit Name
79C3	Menfro silt clay loam, 5 to 10 percent slopes, severely eroded
441B	Wakenda silt loam, 2 to 5 percent slopes
441C2	Wakenda silt loam, 5 to 10 percent slopes, eroded

LEGEND	
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPERTY LINE
	PROPOSED INLET
	PROPOSED STORM SEWER
	EXISTING FLOW PATTERN
	PROPOSED ROADWAY DRAINAGE
	END SECTION WITH RIP RAP PROTECTION

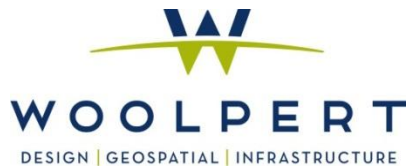
NOTE: EASEMENTS NOT SHOWN FOR CLARITY EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.



 WOOLPERT CONSULTING ENGINEERS, ARCHITECTS, PLANNERS 373 Foundry Lane, Suite 100 Fairview Heights, Illinois 62208 ENGINEER: DAVID M. DILLON, P.E. ENGINEER/SURVEYOR	PROJECT No: 75555 DATE DES. 7/20/15 DR. DR. CKD.
	SHEET NO. 3 of 3

PARKVIEW MEADOWS
FULFORD HOMES
 NORTH LINCOLN AVE & KYLE ROAD
 OF FALLON, ST. CLAIR COUNTY, ILLINOIS
PHASE 1 DRAINAGE PLAN

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September 8, 2015

Mr. Justin L. Randall
Senior City Planner
City of O'Fallon, Illinois
255 South Lincoln Ave.
O'Fallon, Illinois 62269

**Re: Parkview Meadows - Preliminary Plat
Traffic Generation**

Mr. Randall:

As requested, we have reviewed the anticipated traffic generation from the proposed Parkview Meadows subdivision.

The traffic impact request was the result of a question raised at the Planning Commission meeting. The question was raised by a resident that was concerned about heavy traffic on Obernuefemann Road in existing conditions. In addition to the calculations below, please help anyone reviewing the project understand that the Venita Drive closure over the past year likely had a significant impact on the perception of heavy traffic on Obernuefemann Road.

As discussed, we did not perform traffic counts for background traffic. We did use available ADT volumes on Obernuefemann Road and extrapolated AM/PM peak hour volumes from those ADT counts.

We did calculate the anticipated trip generation from Parkview Meadows using the ITE Trip Generation Manual for Single-Family Detached Housing (ITE classification 210).

The ADT volumes available have significantly different numbers for traffic north and south of the Family Park entrance. Perhaps the ADT counts were performed on a day that had heavy park activity. We did use the conservative approach and analyzed both the heavy volume south of the park entrance and lighter volume to the north.

As shown in the attached calculations and as plotted on the IDOT graph, a turn lane is not required with the background traffic volume and anticipated trips generated by Parkview Meadows.

Mr. Justin Randall
Parkview Meadows - Preliminary Plat
September 8, 2015

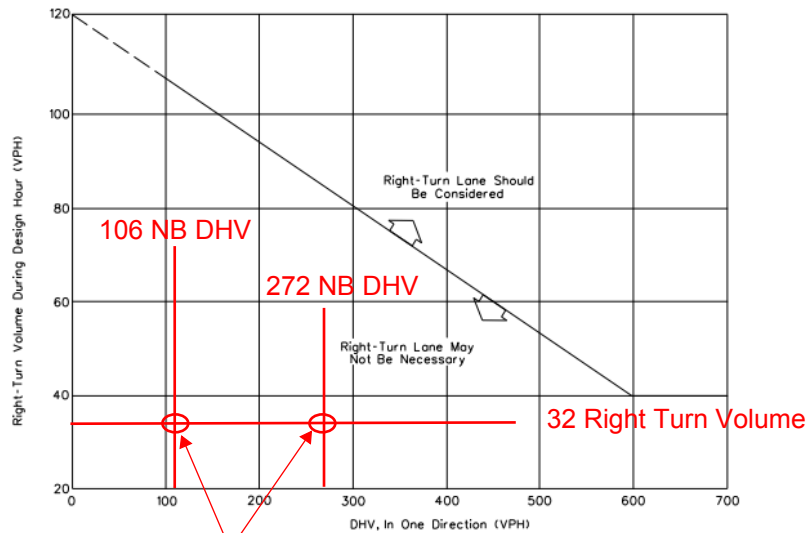
Page 2

We hope this helps with your review of this project. Please email or call if you have any additional comments, questions, or need anything more to process this Preliminary Plat for approval.

Sincerely,

Woolpert, Inc.

David M. Dillow, PE, LEED AP
Vice President



Turn Lane is NOT required.

IDOT Figure 36-3-A

49 Lots Proposed

Trip Generation Rates
ITE 1997 Trip Generation Manual

SF Residential 10 trips/Dwelling Unit
Total Units 49 Dwelling Units
Daily Trip Generation 490 Trips

AM Peak Hour	0.75 trips/Dwelling Unit	IN	OUT
AM Peak Trip Generation	37	9	28
PM Peak Hour	1 trips/Dwelling Unit		
PM Peak Trip Generation	49	32	18

Obernuefemann South of Park 13600 ADT
Obernuefemann North of Park 5300 ADT

Source: *Gettingaroundillinois.com*

Parkview Meadows Intersection is approx 500' north of Park Entrance

ADT AM Peak	1088 South of Park	NB	SB
	424 North of Park	218	870
		85	339

ADT PM Peak	1360 South of Park	272	1088
	530 North of Park	106	424

* Used am/pm trip gen split for NB/SB split of Obernuefemann Peak Hour Traffic
Used am/pm % of ADT for AM/PM split of Obernuefemann ADT

Peak Hour for NB relative to Right Turn Lane	Obernuefemann Traffic Inbound (Right Turn) Parkview Meadows Traffic		
	AM	85	9
	PM	106	32
	PM	272	32 (worst case - using higher traffic south of park entrance)

IDOT Guideline for Right-Turn Lane at Unsignalized Intersection on Two-Lane Highway, Figure 36-3-A

With 106 NB DHV on Obernuefemann and 32 Right Turn Vehicles, Right-Turn Lane is NOT Required.



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: September 21, 2015

Subject: Text Amendment – Attached Garage/Storage Space (1st Reading)

List of committees that have reviewed: The Community Development Committee reviewed the proposed text amendments at its September 14, 2015 meeting and forwarded the amendment with a vote of 6-0.

Background

A small home with an extremely large attached garage was recently constructed in O'Fallon. The building was approved by city staff as it met all current codes, however, this new structure has spurred discussion on regulating the size of attached garage/storage space in a residence. Currently, the city has regulations in place that limit only detached garage/storage buildings in size in height.

The proposed text amendment would restrict the size and height of attached garage/storage areas by limiting the maximum size based on the ground floor living space of the attached home. The following are the proposed changes to the City's Code of Ordinances:

- §158.016 Definitions.
 - *Living Space.* Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing washing and sanitation purposes.
- Create a new §158.039 General Supplementary Regulations subsection (D)
 - (D) *Attached garage/storage in a Residential Dwelling District.*
 - The attached garage/storage space in a residential dwelling unit shall not exceed 50% of the dwelling unit's ground floor living space, as defined. Single-family lots are permitted to have a 500-square foot attached garage/storage area regardless of the footprint of the living space in the dwelling unit, but must comply with all other requirements.
 - The height of the attached garage/storage area may not exceed the shortest ridgeline of the area of the dwelling unit defined as living area, not to exceed 25 feet and two stories.
 - The building material of the attached garage/storage area shall be constructed with material consistent with the dwelling unit.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends adopting the text amendment for regulating the size and height of an attached garage/storage area.

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO.

**ORDINANCE AMENDING ORD. 3399,
3483, 3643, 3665 AND 3817,
DEFINITIONS, CHAPTER 158,
SECTION 158.016; ORD. 623, 949, 3789,
3817 GENERAL SUPPLEMENTARY
REGULATIONS, CHAPTER 158,
SECTION 158.039**

WHEREAS, the Staff of the Community Development Department of the City have made the following recommendation to the City Council and believes such recommended regulations would be beneficial to the health, safety and welfare of the citizens of the City of O'Fallon; and

WHEREAS, the Planning Commission held a public hearing on August 25, 2015, and recommended to approve the proposed text amendments with a vote of 6 ayes to 0 nays; and

WHEREAS, the Community Development Committee reviewed the proposed text amendments at a meeting on September 14, 2015 and recommended approval with a vote of 6-0; and

WHEREAS, the City seeks to ensure zoning regulations are consistent and reasonable; and

WHEREAS, the City Council, after careful and due deliberation, and duly noticed public hearings as may be required for changes in zoning regulations, has concluded that adoption of the proposed amendments to the zoning regulations of the City's Code of Ordinances would be in the interests of the health, safety and welfare of the citizens of the City of O'Fallon.

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: Chapter 158 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by adding to Section 158.016, Definitions the term Living Space as defined below and the addition of a new subsection (D) of Section 158.039 to the General Supplementary Regulations section as follows:

§ 158.016 DEFINITIONS.

- **LIVING SPACE.** Space within a dwelling unit utilized for living sleeping, eating, cooking, bathing, washing and sanitation purposes.

§ 158.039 GENERAL SUPPLEMENTARY REGULATIONS.

(D) *Attached garage/storage in a Residential Dwelling District.*

- (1) The attached garage/storage space in a residential dwelling unit shall not exceed 50% of the dwelling unit's ground floor living space, as defined. Single-family lots are permitted to have a 500-square foot attached garage/storage area regardless of the footprint of the living space in the dwelling unit, but must comply with all other requirements.
- (2) The height of the attached garage/storage area may not exceed the shortest ridgeline of the area of the dwelling unit defined as living area, not to exceed 25 feet and two stories.
- (3) The building material of the attached garage/storage area shall be constructed with material consistent with the dwelling unit.

Section 2: Except as expressly amended herein, all other provisions of Title IX General Regulations and Title XV, Land Usage, Chapter 158 of the City Code of Ordinances (previously Chapter 42 thereof) and corresponding Official Zoning Map shall remain in full force and effect.

Section 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof or any portion adopted by reference therein is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof or any portion adopted by reference therein. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

Section 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:
(seal)

Approved by the Mayor this _____ day
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 ITEM

To: Mayor Graham and City Council

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

Date: September 21, 2015

Subject: Text Amendment – O'Fallon Liquor/Gambling Ordinance (1st Reading)

List of committees that have reviewed: The Community Development Committee reviewed the proposed text amendments at its September 14, 2015 meeting. The committee decided to make motions on the text amendment to Chapter 116 and the potential limitation of the H-1 Liquor License separately. The committee recommended the amendment to eliminate conflicting regulations and with a vote of 6-0. The committee asked staff to provide additional information on how other cities were limiting video gaming and further explanation on other potential ways to limit video gaming.

Background

In February 2015, the City Council passed legislation permitting video gaming in the city. A recent review of the amendment to the ordinance identified an issue need to be addressed to eliminate conflicting regulations

The existing language for Chapter 116 prohibits the placement of any gambling devise, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away. When the ordinance was passed permitting video gaming, this prohibition was not removed. In order to ensure City ordinances do not conflict, Chapter 116, Section 116.48 should be amended to read as follows:

“It is unlawful to keep, place, maintain or operate any gambling devise or instrument, other than a video gaming terminal as provided in Chapter 121 of the O'Fallon City Code of Ordinances, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away.”

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends adopting the text amendment to eliminate conflicting video gaming regulations.

**CITY OF O’FALLON, ILLINOIS
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING
CHAPTER 116, OF THE CITY
CODE OF ORDINANCES**

WHEREAS, the City Code of Ordinances, Chapter 116, Section 116.48 Gambling Devices, prohibits the placement of any gambling device, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away; and

WHEREAS, the City recently adopted a Video Gaming Ordinance, i.e. Chapter 121 of the O’Fallon City Code of Ordinances; and

WHEREAS, the Video Gaming Ordinance permits the placement of video gaming terminals, in or upon a premises licensed as a place where alcoholic liquor may be sold at retail; and

WHEREAS, Section 116.48 of Chapter 116 of the City Code of Ordinances and Chapter 121 of the City Code of Ordinances, contain language that is conflicting as to the placement of gambling devices on premises licensed as a place where alcoholic liquor may be sold; and

WHEREAS, Chapter 116, Section 116.48 should be amended to except from its restrictions, video gaming terminals as allowed under Chapter 121.

WHEREAS, the Community Development Committee reviewed the proposed text amendments at a meeting on September 14, 2015 and recommended approval with a vote of 6-0; and

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

Section 1. The forgoing recitals are incorporated herein as findings of the City Council.

Section 2. Chapter 116, Section 116.48 is amended to read as follows:

“It is unlawful to keep, place, maintain or operate any gambling device or instrument, other than a video gaming terminal as provided in Chapter 121 of the O’Fallon City Code of Ordinances, in or upon any premises licensed as a place where alcoholic liquor may be sold at retail or given away.”

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 ITEM

To: Mayor Graham and City Council

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

Date: September 21, 2015

Subject: S15-09 & P2015-10: Illini Trails – 3rd Addition, Preliminary Plat & Zoning Amendment

List of committees that have reviewed: The Planning Commission held a public hearing on the above referenced application at their August 25, 2015 meeting. The Commission voted 6-ayes and 0-nay to approve the requested Preliminary Plat and Zoning applications for Illini Trails – 3rd Addition, subject to the conditions recommended by staff. The Community Development Committee reviewed this application at its September 14, 2015 meeting and recommended approval with a vote of 6-0.

Background

The applicant, Fulford Homes, is proposing to subdivide 24.88 acres of land currently zoned A, Agriculture in St. Clair County. The property is located at the southwest corner of the intersection of Lincoln Avenue and Kyle Road. The applicant is proposing to divide the land into 57 single-family lots. Lot sizes range from 10,003 square feet to 20,865 square feet, with a density of 2.29 dwelling units per acre. A total of 4.00 acres of open space, designated within four outlots, consisting of area on the perimeter of the development and detention areas within the development.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Kyle Road, but not Lincoln Avenue to reduce curb cuts on a major north / south street. Lincoln Avenue is classified as a minor arterial street and entrances and exits should be limited according to the Comprehensive Plan. The proposed subdivision provides a connection to the existing Illini Trails subdivision, but will not have a connection to the south because of the existing single family residence. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying onto the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

The property is located in the unincorporated areas of St. Clair County and will be annexed into the City of O'Fallon with a zoning designation of SR-1B, consistent with Illini Trails to the west and Gettysburg at Lincoln Farm to the north. An annexation agreement will include an annexation fee of \$2,250 per lot and a parkland fee of \$865 per lot.

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

Annexation

The Illini Trails – 3rd Addition subdivision is seeking annexation into the City. The total annexation will include 24.88 acres and will include an annexation agreement with Fulford Homes. The annexation agreement is attached to the packet and includes the City’s standard annexation agreement language, which includes:

- Annexation Fees of \$2,250 per lot;
- Park Fees of \$865 per lot; and
- City will provide water and sanitary sewer service.

A couple minor changes to the annexation agreement, including a portion of the Park Land Dedication section that had incorrect language.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the project with the following conditions:

1. In lieu of constructing a sidewalk on Lincoln Avenue, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with a check in the amount agreed upon.
2. There will be a \$2,250 annexation fee per house permit and the park land dedication requirement is 0.966 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$49,266, \$865.00 per house permit.

Ordinance No. _____

**AN ORDINANCE ANNEXING
CERTAIN TERRITORY TO THE
CITY OF O’FALLON, ST. CLAIR
COUNTY, ILLINOIS CONTAINING
APPROXIMATELY 24.88 ACRES,
ILLINI TRAILS**

WHEREAS, the owners of territory depicted in Exhibit A and more specifically described in Exhibit B, attached hereto and made part hereof, desires to allow the City of O’Fallon to annex the territory herein depicted and described; and

WHEREAS, said territory includes all of Parcels 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 and 04-18.0-407-008; and

WHEREAS, the owners have filed with the City Clerk of the City of O’Fallon, a duly signed and verified petition to annex the subject real estate and signed annexation petition; and

WHEREAS, the territory is presently zoned Agriculture, A in unincorporated St. Clair County and is proposed for rezoning within the City of O’Fallon to SR-1B for all 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 and 04-18.0-407-008; and

WHEREAS, 0 electors reside on the entirety of the property herein described;
and

WHEREAS, all notices have been served to the affected parties as required by statute; and

WHEREAS, the territory has been subject to all necessary hearings before the appropriate bodies.

**NOT THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF O’FALLON, ST. CLAIR COUTNY, ILLINOIS AS FOLLOWS:**

Section 1. Approval. The territory depicted in Exhibit A, and described in Exhibit B, attached hereto and made part hereof, is hereby annexed to the City of O’Fallon, St. Clair County, Illinois.

EXHIBIT "A"

PLAT OF ANNEXATION

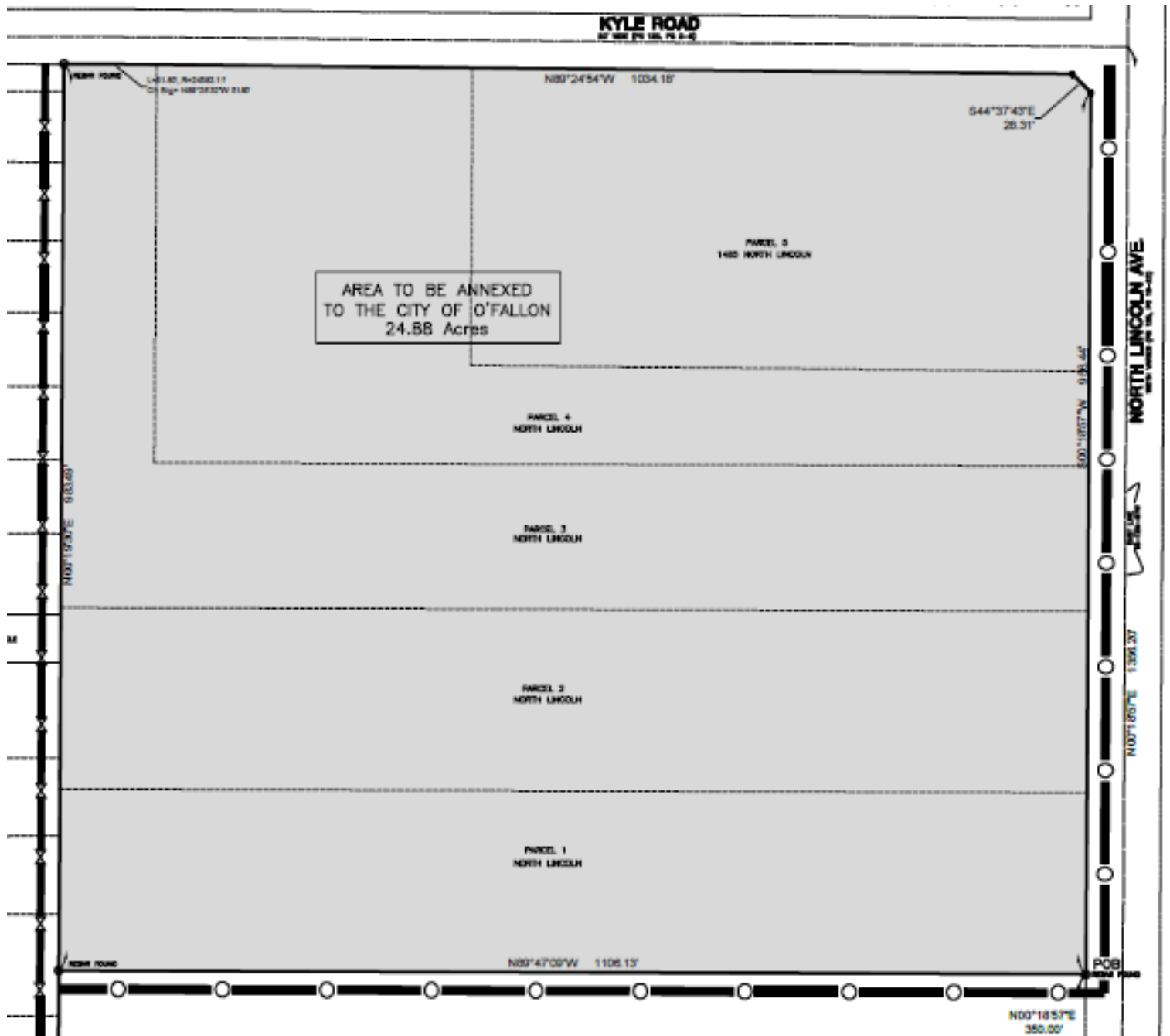


EXHIBIT "B"

DESCRIPTION OF LAND TO BE ANNEXED
TO THE CITY OF O'FALLON, ILLINOIS
24.88 +/- ACRES

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST CLAIR COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT RECORDED IN THE RECORDERS OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN BOOK OF PLATS "A" , PAGE 262, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 40 FEET WEST OF THE PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 43, KNOWN AS THE O'FALLON TROY ROAD OR NORTH LINCOLN AVENUE; THENCE NORTH 00°18'57" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 350.0 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING; THENCE NORTH 89°47'09" WEST, A DISTANCE OF 1106.13 FEET TO THE EAST LINE OF ILLINI TRAILS, REFERENCE BEING HAD TO THE PLAT RECORDED IN THE RECORDERS OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AS DOCUMENT A02071941; THENCE NORTH 00°19'30" EAST, A DISTANCE OF 983.49 FEET ALONG THE EAST LINE OF SAID ILLINI TRAILS TO THE SOUTHERLY RIGHT OF WAY LINE OF KYLE ROAD, A FORMERLY KNOWN AS BECHTEL ROAD AND SMILEY ROAD REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE AFORESAID RECORDERS OFFICE IN BOOK OF PLATS "45" ON PAGE 65; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, SAID RIGHT OF WAY BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 24,582.11 FEET, A LENGTH OF 51.80', AND A CHORD BEARING SOUTH 89°28'32" EAST TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 89°24'54" EAST, A DISTANCE OF 1034.18 FEET; THENCE SOUTH 44°37'43" EAST, A DISTANCE OF 28.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 43; THENCE SOUTH 00°18'57" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 956.44 FEET TO SAID POINT OF BEGINNING AND CONTAINING 24.88 ACRES +/-.

PARCEL ID NUMBERS: 04-18.0-400-032 (Parcel 1)
04-18.0-407-002 (Parcel 2)

04-18.0-407-006 (Parcel 3)
04-18.0-407-007 (Parcel 4)
04-18.0-407-008 (Parcel 5)



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: August 25, 2015
SUBJECT: S15-09 & P2015-10: Illini Trails – 3rd Addition - Preliminary Plat & SR-1B Zoning Amendment

Applicant: Chris Matteo
Fulford Homes
1116 Hartman Lane
Shiloh, IL 62221

Owner: Presbytery of Giddings-Lovejoy
2236 Tower Grove Avenue
St. Louis, MO 63110

Submitted: July 17, 2015

Project Summary

- Property located at the southwest corner of Lincoln Avenue and Kyle Road
- Annexation of 24.88 +/- acres
- Preliminary Plat of 57 single-family residential lots
- Zoned A - Agriculture in the County
- To be zoned SR-1B in the City upon annexation
- Lot sizes ranging from 10,003 square feet to 20,865 square feet, with an average lot size of 12,290 square feet
- The gross density is 2.29 lots per acre
- Two points of access to Kyle Road, one through the existing subdivision. No access to Lincoln Avenue was provided to reduce curb cuts on Lincoln Avenue.
- The developer will be tying into the City of O'Fallon water and sanitary sewer services.

Background & Executive Summary

The applicant, Fulford Homes, is proposing to subdivide 24.88 acres of land currently zoned A, Agriculture in St. Clair County. The property is located at the southwest corner of the intersection of Lincoln Avenue and Kyle Road. The applicant is proposing to divide the land into 57 single-family lots. Lot sizes range from 10,003 square feet to 20,865 square feet, with a density of 2.29 dwelling units per acre. A total of 4.00 acres of open space, designated within four outlots, consisting of area on the perimeter of the development and detention areas within the development.

All streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. The subdivision will have access to Kyle Road, but not Lincoln Avenue to reduce curb cuts on a major north / south

Community Development Department

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

street. Lincoln Avenue is classified as a minor arterial street and entrances and exits should be limited according to the Comprehensive Plan. The proposed subdivision provides a connection to the existing Illini Trails subdivision, but will not have a connection to the south because of the existing single family residence. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying onto the City of O'Fallon sanitary sewer and water system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

The property is located in the unincorporated areas of St. Clair County and will be annexed into the City of O'Fallon with a zoning designation of SR-1B, consistent with Illini Trails to the west and Gettysburg at Lincoln Farm to the north. An annexation agreement will include an annexation fee of \$2,250 per lot and a parkland fee of \$865 per lot.

Existing Conditions

Surrounding Zoning:

North: A(P)/B-1(P), SR-1, SR1B

East: Unincorporated A
South: Unincorporated A & O'Fallon SR-1

West: SR-1B

Surrounding Land Use:

North: Vacant land previously approved for a neighborhood commercial center. Single-family residential developments of Gettysburg at Lincoln Farm and Nolin Creek Estates.

East: Agricultural land uses
South: Single family residences and the Manors at Fairwood Hills single-family subdivision

West: Illini Trails single-family subdivision

The site is currently used for agriculture purposes. The site is generally flat, with gently rolling slopes averaging approximately 3% slopes. The property is a local high point with all drainage currently discharging to the adjacent property. The site does not have any floodplain, nor any areas identified as a riparian area. Additionally, there are no known environmental hazards on the site.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Institutional. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Institutional category states that "in the absence of an Institutional use, Single-Family Residential is an acceptable alternative land use." The Single Family Residential category indicates no more than 3 dwelling units per acre and the associated zoning district include SR-1 and SR-1B. The proposed residential development with a density of 2.29 dwelling units per acre and proposed SR-1B zoning designation is consistent with the Comprehensive Plan.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-1B, Single Family Residence 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 proposed development consists of five tracts of land and the applicant is requesting to have the properties annexed into the City. The property is contiguous to the City of O'Fallon, adjoining Illini Trails 1st Addition to the west. The five tracts of land consist of 24.88 acres and requested to be annexed into the City of O'Fallon with a SR-1B - Single Family Residence Dwelling District designation.

SR-1B Zoning District:

The SR-1 and SR-1B districts allow for the same categories of land uses. The only difference between the two zone districts relate to the size of the side yard setback (SR-1 district requires a 10-foot side yard setback and the SR-1B district requires a 7.5-foot side yard setback). All other area and bulk regulations of the districts are identical.

Several SR-1B zoned subdivisions exist in this area of O'Fallon including, Illini Trails (1st and 2nd Additions), Gettysburg at Lincoln Farm, and Winding Creek Estates.

Side Yard Setbacks:

The subdivision ordinance requires a minimum of 10 feet for side yard easements for utility and drainage purposes, however, the SR-1B zoning district allows for a minimum of 7.5 feet for a side yard setback, thereby potentially leading to a conflict between the two. If a conflict exists between the easement and setback, the easement will prevail – no permanent building or structure will be permitted within a 10-foot side yard easement.

Preliminary Plat Discussion Points/Issues

General Discussion:

The Illini Trails 3rd Addition subdivision consists of 24.88 acres with 57 single-family lots in a requested SR-1B zoning district. The project is proposed to develop in multiple phases. The lot sizes range from 10,003 square feet to 20,865 square feet. The development has an average lot size of 12,290 square feet in size and a density of 2.29 dwelling units per acre. The proposed lots meet the area/bulk requirements of the SR-1B district. A total of 4.0 acres of open space, designated within four outlots, consisting of area on the perimeter of the development for landscaping and detention areas within the development. All outlots will be maintained by the homeowners association.

Access and Circulation:

The proposal will have two points of access for the subdivision on Kyle Road. The subdivision will have one access point directly onto Kyle Road, west of Lincoln Avenue. The second point of access will be to Kyle Road through the original Illini Trails subdivision via Shawnee Circle. The subdivision will not have direct access to Lincoln Avenue since Lincoln Avenue is considered a minor arterial and attempting to reduce curb cuts on a major north / south street. Additionally, there is not a stub to the south because of the existing single-family home.

The street layout is comprised of local streets. The streets in the subdivision are proposed to consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. There are five cul-de-sacs throughout the subdivision, following the rolling topography of the site. The development has provided sidewalks along both sides of all streets within the subdivision. A sidewalk was constructed with the reconstruction of Kyle Road, however the section of Lincoln Avenue the development fronts does not have sidewalks. The section of Lincoln Avenue has not been reconstructed to an urban section, but does have wide shoulders. At this time, the Public Works Department has recommended the developer pay the cost of construction of the sidewalk along Lincoln Avenue. In the future when Lincoln Avenue is reconstructed, the sidewalks can be constructed in the proper location.

Drainage and Detention:

The site topography shows multiple drainage sub-basin areas for the property. Generally, the northern portion of the development will drain to the north into a proposed drainage basin. The southern portion of the development will

drain to the southeast, with a series of detention ponds that will drain into the ditch line of Lincoln Avenue, which drains into a tributary of Engle Creek. The developer's engineer is showing detention basins in common ground between Lot 54 and Lot 55 (along Kyle Road), a detention in the center of the development, a detention area along Lincoln Avenue and along the southern property line. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Utilities:

The developer will be tying into the City of O'Fallon water system with a connection of the water main to Illini Trails 1st Addition and looping the water system with a connection to the existing 12" water main along Lincoln Avenue. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer mains in Illini Trails 1st Addition. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Street Trees, Landscape Berms, and Buffers:

The developer will install street trees in the 7' wide lawn between the curb and sidewalk every 50' along the streets in the Illini Trails subdivision. The applicant is also showing the required outlots along Kyle Road and Lincoln Avenue for the vegetative buffer between the subdivision and the two streets.

Open Space:

As detailed in Article 4 of Chapter 155 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. Based on the average density of 2.83 persons per detached single-family unit, the subdivision's 57 lots requires a total of 0.966 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 161 (57 x 2.83). A fee of \$49,266 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.966 acre of park space, totaling \$865 per house permit.

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 Reserves of Timber Ridge 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 Preliminary Plat and the Rezoning to SR-1B with the following conditions:

1. In lieu of constructing a sidewalk on Lincoln Avenue, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with a check in the amount agreed upon.
2. There will be a \$2,250 annexation fee per house permit and the park land dedication requirement is 0.966 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$49,266, \$865.00 per house permit.

Attachments

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Preliminary Plat

Review Fee - \$150 + \$570 = \$720

S15-09

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

CITY OF O'FALLON
JUL 23 2015
DATE PAID

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

Date: July 20, 2015

Name of Subdivision: Illini Trails 3rd Addition

Name, Address, and Phone Number of Subdivider: Fulford Homes - Chris Matteo

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

Name, Address, and Phone Number of Engineer: Woolpert, Inc - David Dillow, PE

343 Fountains Parkway, Suite 100, Fairview Heights, Illinois 62208

Section: 18 Township: 2N Range: 7W

Area of Tract: 24.88 acres Number of Proposed Lots: 57 Zoning: SR-1B

Property interest of applicant: () Owner Contract Purchaser () Other St. Clair County - Ag

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

PAYMENT OF FILING FEE

YES \$720⁰⁰

PAYMENT OF ENGINEERING PLAN REVIEW FEE

YES \$2,770⁰⁰

6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY

YES

VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED

NO

NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT

YES

COMPLETION OF PRELIMINARY PLAT CHECKLIST

YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM

YES

PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)

NO

PHASE I DRAINAGE REPORT

YES

.PDF COPY OF PLAT

YES

SUBMITTAL IN CAD / GIS FORMAT (ON CD)

YES

PROOF OF DEVELOPER'S OWNERSHIP INTEREST

YES

*SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.

I HEREBY affirm that I am authorized by the Developer to complete this Application for Preliminary Plat and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.

Applicant's Signature

Fulford Homes

Illini Trails 3rd Addition Residential Subdivision Proposed SR-1B Zoning SW Quadrant North Lincoln Avenue at Kyle Road July, 2015

Development Narrative:

The 3rd Addition to the Illini Trails Subdivision is located south of Kyle Road and will extend the Illini Trails subdivision east to North Lincoln Avenue.

The proposed 3rd Addition includes 57 lots on approximately 25 acres of gently rolling farmland (row crops with average slopes of approximately 3%). A local high point on the property to the north, south, east, and west. All of the site discharges to adjacent properties and receives no off-site drainage.

Included in the overall approximately 25 acre property are 4.8 acres of public right-of-way, 4.0 acres of common ground, and 16.08 acres of residential lots – for a density of 2.3 lots per acre.

The 3rd Addition is being designed as a compatible and complementary extension of the existing Illini Trails. The landscaped buffer along Kyle Road will be extended along the entire Kyle Road frontage. A similar buffer will be provided along the North Lincoln frontage.

While the 25 acre property is very close to a square shape, curved streets and cul-de-sacs were used in the design to provide a comfortable and safe neighborhood for families with young children. The curved streets and relatively large percentage of cul-de-sac lots will help avoid concentrated traffic and encourage slower speeds within the subdivision. It will also provide a comfortable neighborhood layout for a sense of community with walking and interaction within the development.

Access to the 3rd Addition will come from an existing right-of-way stub to Sauk Trail and a new intersection on Kyle Road. Traffic flow within the subdivision will be a loop with five relatively short cul-de-sacs around the perimeter of the property.

The proposed infrastructure for this development will include city water and sanitary sewer main extensions to provide service for each lot. Storm drainage will be provided via swales and storm sewer. Drainage leaving the site will be slowed to existing condition rates with detention basins and swales.

The demographics of the residents for this development will be first and second time move up buyers as well as those looking to downsize, with the homes priced around \$200,000 to \$360,000. The single family homes constructed with this development will include ranch and 2-story and 1.5 story models with sizes ranging from 1,500 square feet to 3,000 square feet. All homes will have a 2-car attached garage with most have the option of a 3 car garage. The homes will all be built by Fulford Homes, with each model customized by the homeowner based on their selection of brick or vinyl siding,

colors, windows, roofing, etc. To avoid areas of the development all looking alike, Fulford will not allow two homes of the same plan/elevation to be built adjacent to one another.

This project is being submitted in compliance with O'Fallon SR-1B zoning. Specific items for the 3rd Addition include:

- A minimum lot area of 10,000 square feet is proposed.
- The Preliminary Plat design provides an average lot size of 12,290 square feet.
- A mean lot depth of 100 feet is proposed.
- A minimum lot width of 75 feet at the building line is proposed (not that the dimension shown on the Preliminary Plat is at the lot line, widths at the building line are 75 feet minimum).
- A minimum rear yard setback of 25 feet is proposed.
- A minimum side yard setback of 7.5 feet is proposed.

PETITION FOR ZONING AMENDMENT

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

Amendment Request No. P2015-10
Date: July 23, 2015

(Do not write in this space -- For office use only)

Date set for hearing: Aug 25, 2015 Perm. Parcel No. _____
 Date hearing held: _____ Fee paid: \$ 200.00 Date: 08-4-15
 Newspaper: O'F Progress Building Permit App. No. _____
 Recommendation of Planning Commission: Action by City Council: _____

() Denied () Denied
 () Approved () Approved
 () Approved with modification () Approved with modification

Date: _____ Date: _____

CITY OF O'FALLON
AUG - 4 2015
DATE PAID

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.

- Name of property owner(s): Presbytery of Giddings - Lovejoy Phone: 314-772-2395
Mailing address: 2236 Tower Grove Ave, St Louis, MO 63110 E-Mail: _____
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779
Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser 04180407008/007/006/002
- Address of property: N Lincoln Ave at Kyle Road Parcel (Tax) ID #: 04180400032
- Present use of property: Agriculture Present Zone District: County - A
Proposed use of property: Single Family Residential Illini Trails 3rd Addit Proposed Zone District: SR-1B
- Zone District Classifications of adjacent properties: N=A/B-1 S=Uninc E=Uninc -A W=SR-1B

- Area of land rezoning requested for: 24.88 Ac acres/square feet.
- 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.
- 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.

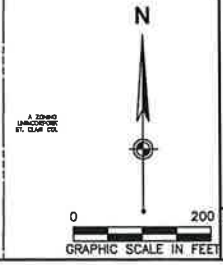
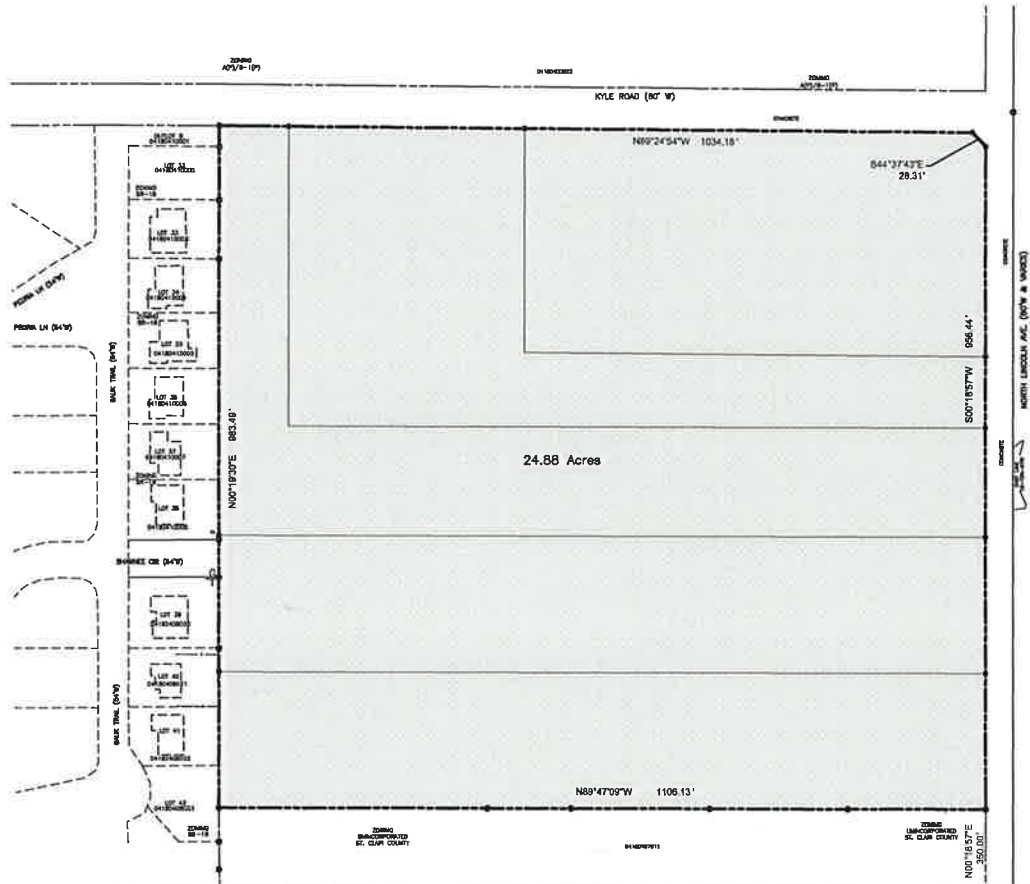
I consent that the entry in or upon the premises described in this application by any authorized official of O'Fallon, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: 8/4/15 Signature of Applicant: [Signature]
Date: 8/4/15 Signature of Owner: [Signature] (CONTRACT OWNER)

RECEIVED AUG - 4 2015

REZONING EXHIBIT

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18,
IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL
MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



FulfordHomes
 REAL ESTATE DEVELOPMENT

1115 Margaret Lane
 Bismarck, North Dakota 58201
 701.252.5779

DEVELOPER

WOOLPERT
 SURVEYING & ENGINEERING

371 Founders Parkway, Suite 100
 Fayetteville, North Carolina 28404
 704.785.1111

ENGINEER: DAVID M. DELOW, P.E.
 ENGINEER: SURVEYOR

**ILLINI TRAILS 3RD ADDITION
 FULFORD HOMES**

NORTH LINCOLN AVENUE & KYLE ROAD
 OTTAWA, ST. CLAIR COUNTY, ILLINOIS

REZONING EXHIBIT

SHEET NO.
1 OF 1

S15-09 & P2015-10: Illini Trails - 3rd Addition - Zoning Map



Unincorporated St. Clair County
A - Agriculture

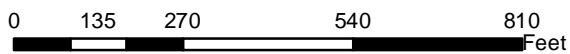
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX, City of O'Fallon, IL



S15-09 & P2015-10: Illini Trails - 3rd Addition - Land Use Map



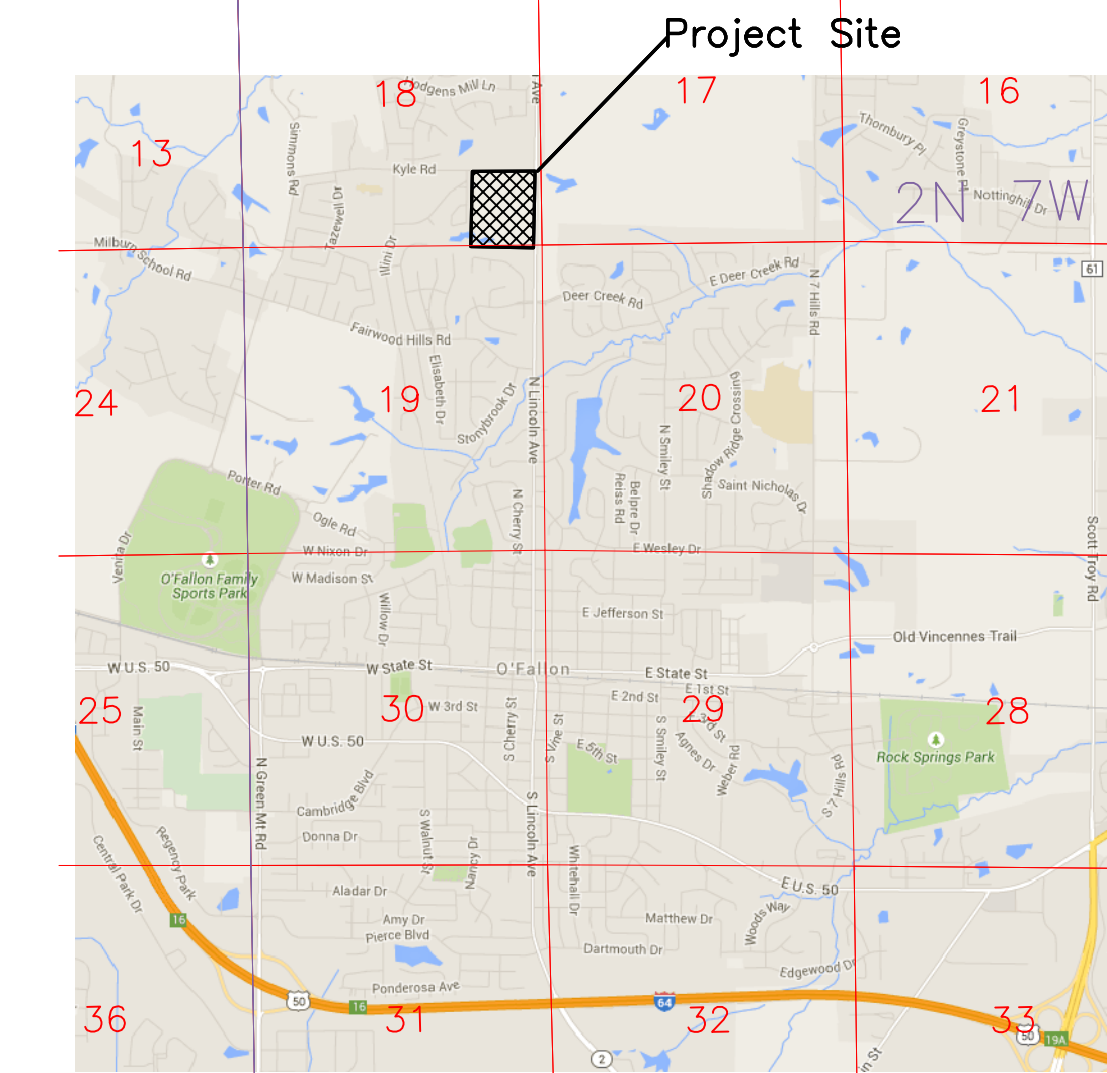
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX, City of O'Fallon, IL



PRELIMINARY PLAT

ILLINI TRAILS 3RD ADDITION

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL DEVELOPMENT

HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 12,290 SF (0.28 AC)
MIN LOT SIZE	= 10,003 SF (0.23 AC)
MAX LOT SIZE	= 18,997 SF (0.44 AC)
GROSS AREA	= 1,093,685 SF (24.88 AC)
PUBLIC ROW AREA	= 209,109 SF (4.8 AC)
NET AREA	= 700,551 SF (16.08 AC)
NUMBER OF LOTS	= 57
DENSITY	= 2.29 LOTS/ACRE
COMMON GROUND AREA	= 4.0 ACRES

NOTES:
STREET LIGHTS SHALL BE INSTALLED BY AMEREN IP & COORDINATED BY THE DEVELOPER.

ALL UTILITIES SHALL BE UNDERGROUND

EASEMENTS NOT SHOWN FOR CLARITY. EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

ALL PEDESTALS AND TRANSFORMERS SHALL BE LOCATED A MINIMUM OF 15' FROM CITY UTILITIES.

OWNER: PRESBYTERY OF GIDDINGS-LOVEJOY
2236 TOWER GROVE AVENUE
ST. LOUIS, MO 63110
PHONE: 314.772.2395

DEVELOPER: CHRIS MATEO
FULFORD HOMES
1116 HARTMAN LANE
SHILOH, IL 62221
PHONE: 618.632.5779

ENGINEER: DAVID DILLOW, PE 062-047964
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

LAND SURVEYOR: KELLY HARRIS, PLS 3749
WOOLPERT, INC
343 FOUNTAINS PARKWAY, SUITE 100
FAIRVIEW HEIGHTS, IL 62208
PHONE: 618.632.7004

EXISTING ZONING: UNINCORPORATED ST. CLAIR COUNTY

PROPOSED ZONING: CITY OF O'FALLON SR-1B
PROPOSED ZONING REQ: 10,000 SF MIN LOT
75' MINIMUM LOT WIDTH
100' MEAN LOT DEPTH

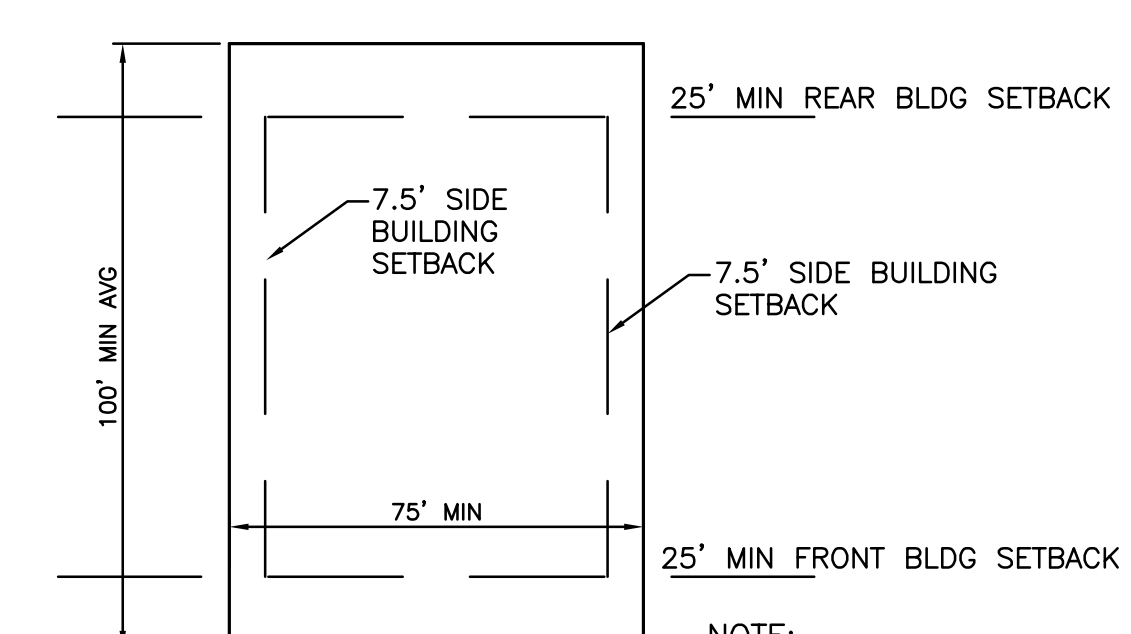
FLOODPLAIN: FIRM MAP NUMBER 17163C0206D, EFFECTIVE DATE NOV 5, 2003. ZONE 'X' (NO SHADING)

SEWAGE DISPOSAL: CITY OF O'FALLON

WATER SUPPLY: CITY OF O'FALLON

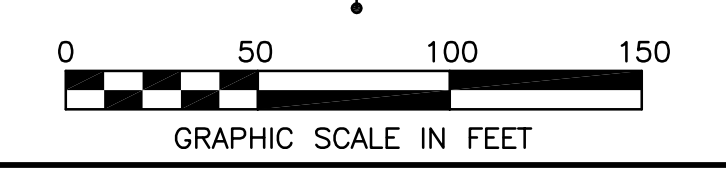
ELECTRIC SERVICE: AMEREN IP
PROPOSED UNDERGROUND SERVICE

GAS SERVICE: AMEREN IP



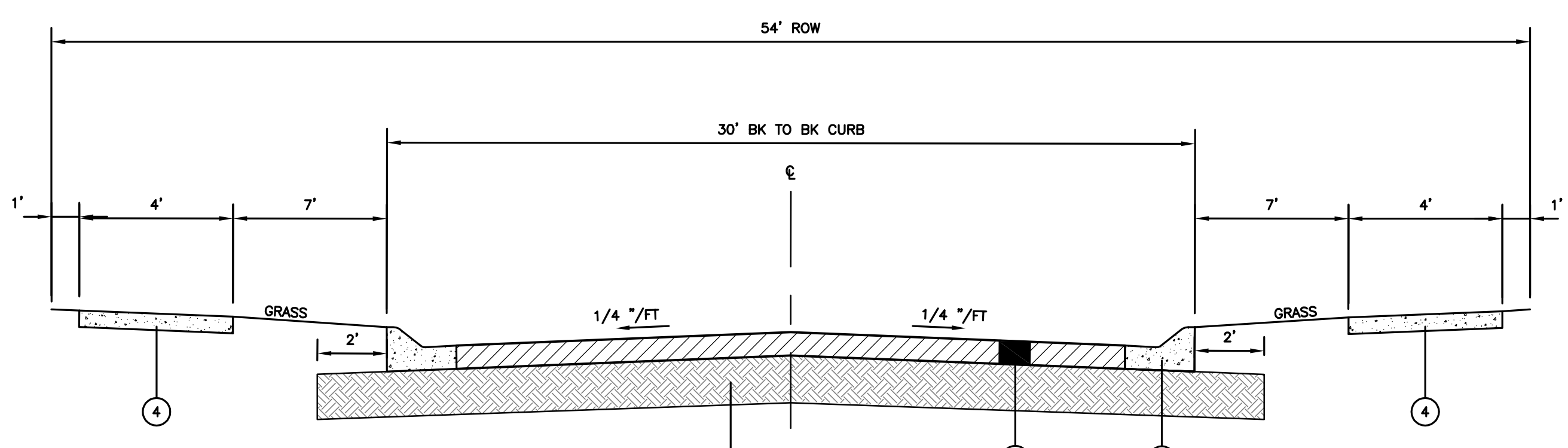
NOTE:
EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

PROPOSED TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL ROADWAY SECTION LEGEND

- 7" NON-REINFORCED PCC PAVEMENT OR 7" BIT CONC
- 12" STABILIZED SUBGRADE
- 2" MOUNTABLE CONCRETE CURB & GUTTER PER CITY OF O'FALLON STANDARDS
- 4" THICK PCC SIDEWALK (6" THICK THROUGH DRIVEWAYS)



TYPICAL ROAD SECTION
NOT TO SCALE

REVISION	No.	DATE
PROJECT NO:	75555	DATE
DES.		7/20/15
DR.		
CKD.		

Fulford Homes
 WOOLPERT
 373 FOUNTAINS PARKWAY, SUITE 100
 FAIRVIEW HEIGHTS, ILLINOIS 62208
 ENGINEER: DAVID M. DILLOW, PE
 DEVELOPER:

ILLINI TRAILS 3RD ADDITION
FULFORD HOMES
 NORTH LINCOLN AVE & KYLE ROAD
 OFALLON, ST. CLAIR COUNTY, ILLINOIS
PRELIMINARY PLAT

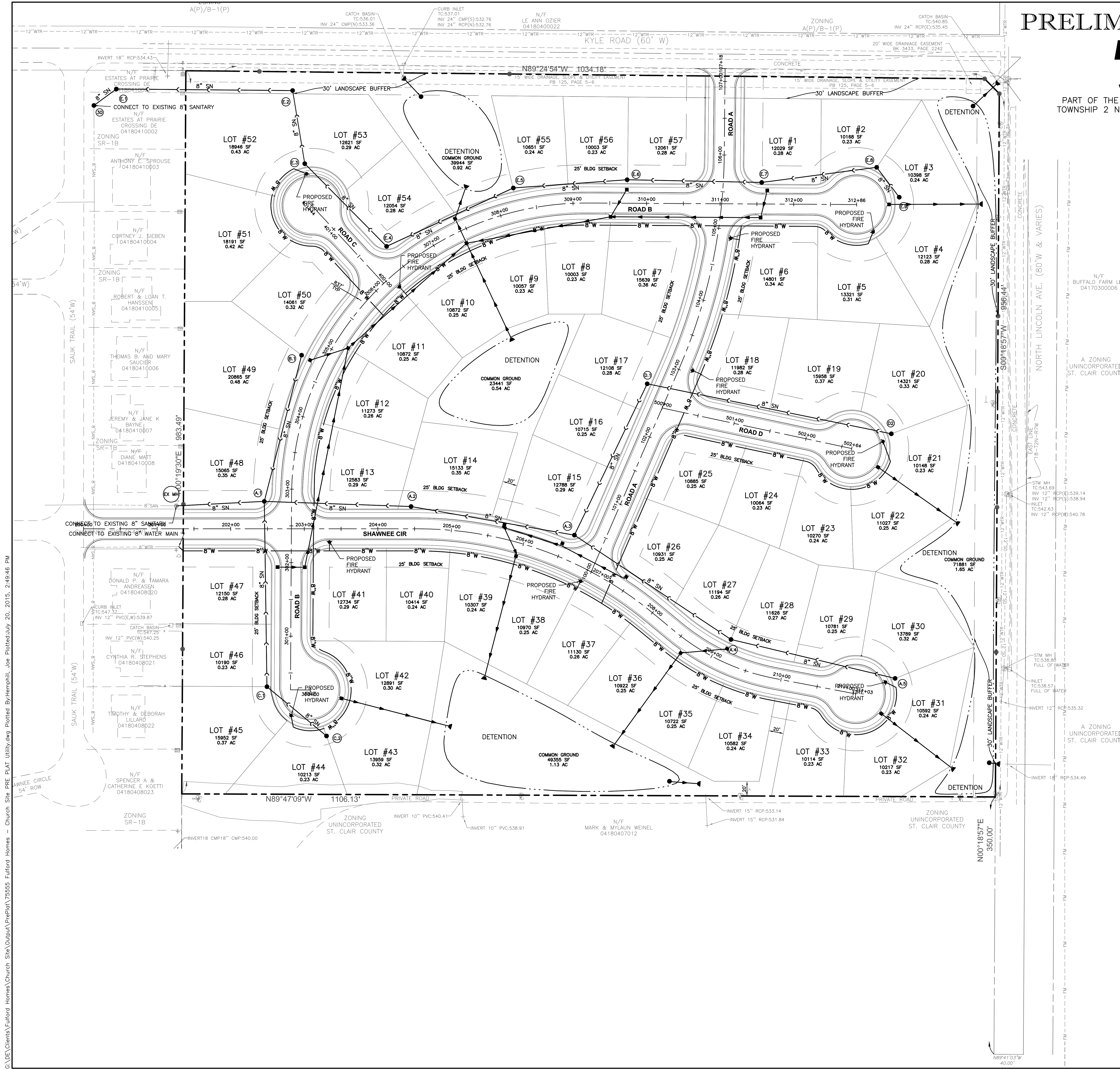
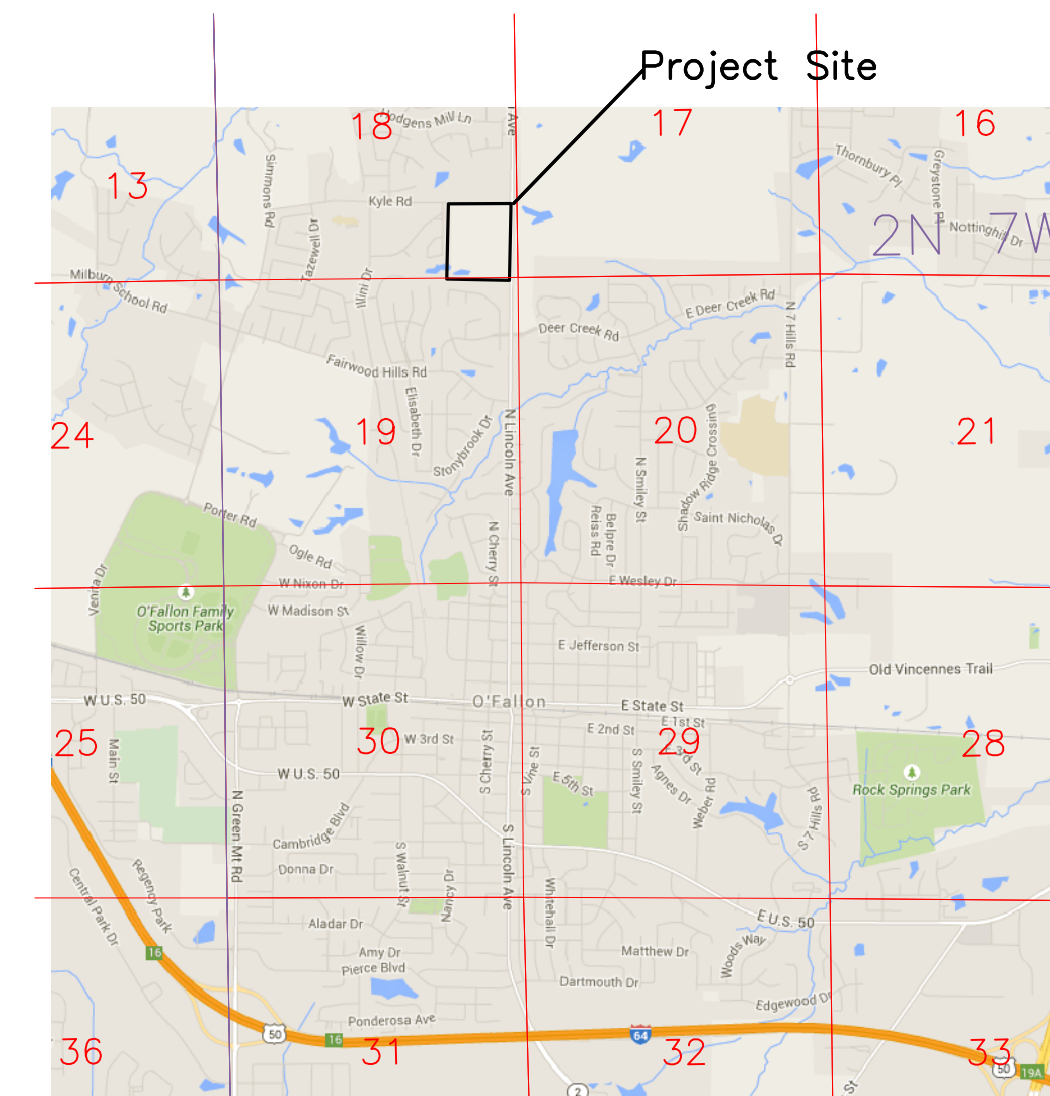
SHEET NO. **1 of 3**

G:\DE\Clients\Fulford Homes\Church Site Output\PrePlat\75555 Fulford Homes - Church Site PRE PLAT.dwg Plotted By:Hemphill, Joe Plotted:July 20, 2015, 2:50:05 PM

PRELIMINARY UTILITY PLAN

ILLINI TRAILS 3RD ADDITION

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST.
CLAIR COUNTY, ILLINOIS



NO.	DATE	REVISION

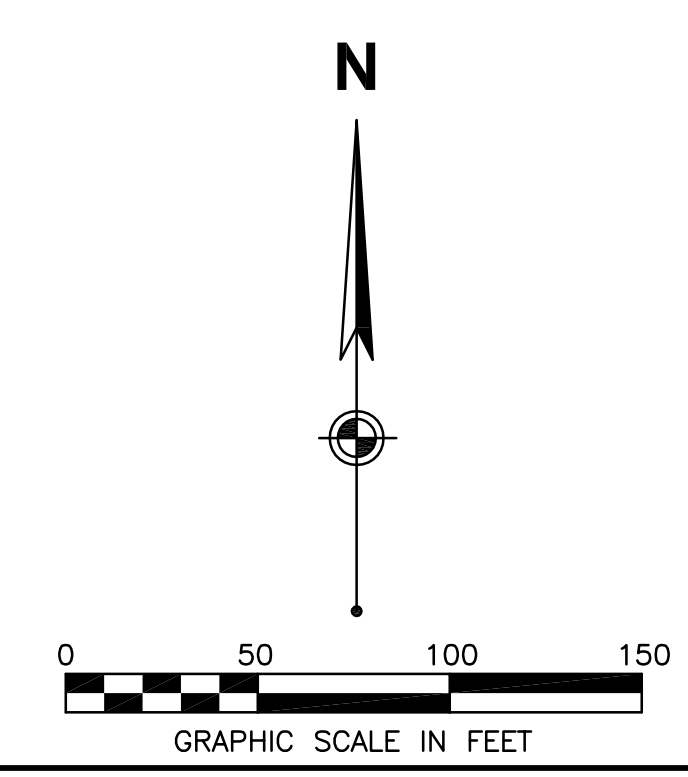
PROJECT NO: 75555
DATE: 7/20/15
DES. DR. CKD.

Woolpert
 373 Foundry Parkway, Suite 100
 Fairview Heights, Illinois 62208
 ENGINEER: DAVID M. DILLON, P.E.
 ENGINEER/SURVEYOR

**ILLINI TRAILS 3RD ADDITION
 FULFORD HOMES**
 NORTH LINCOLN AVE & KYLE ROAD
 OFALLON, ST. CLAIR COUNTY, ILLINOIS

PRELIMINARY UTILITY PLAN

2 of 3

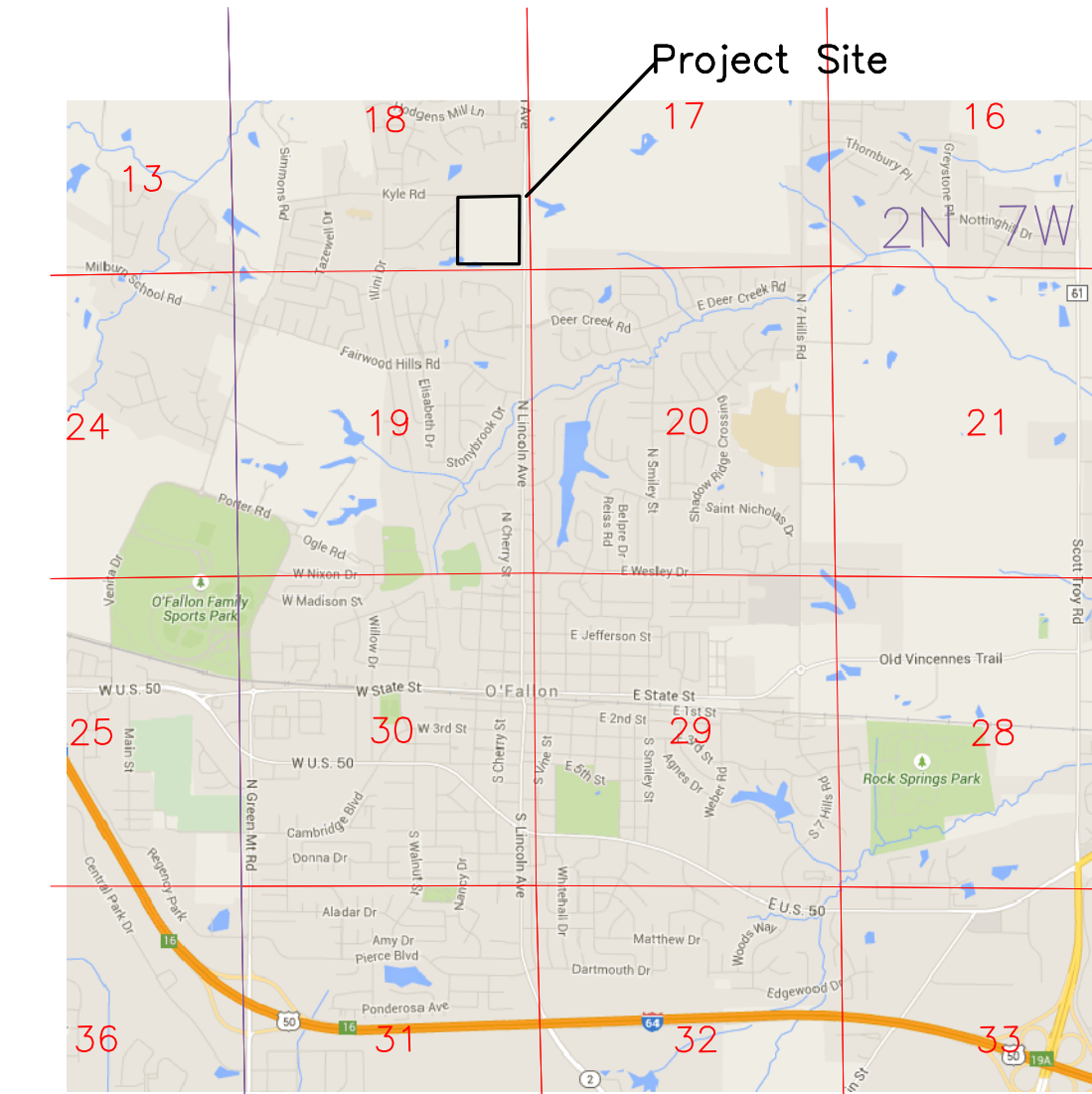


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PHASE 1 DRAINAGE PLAN

ILLINI TRAILS 3RD ADDITION

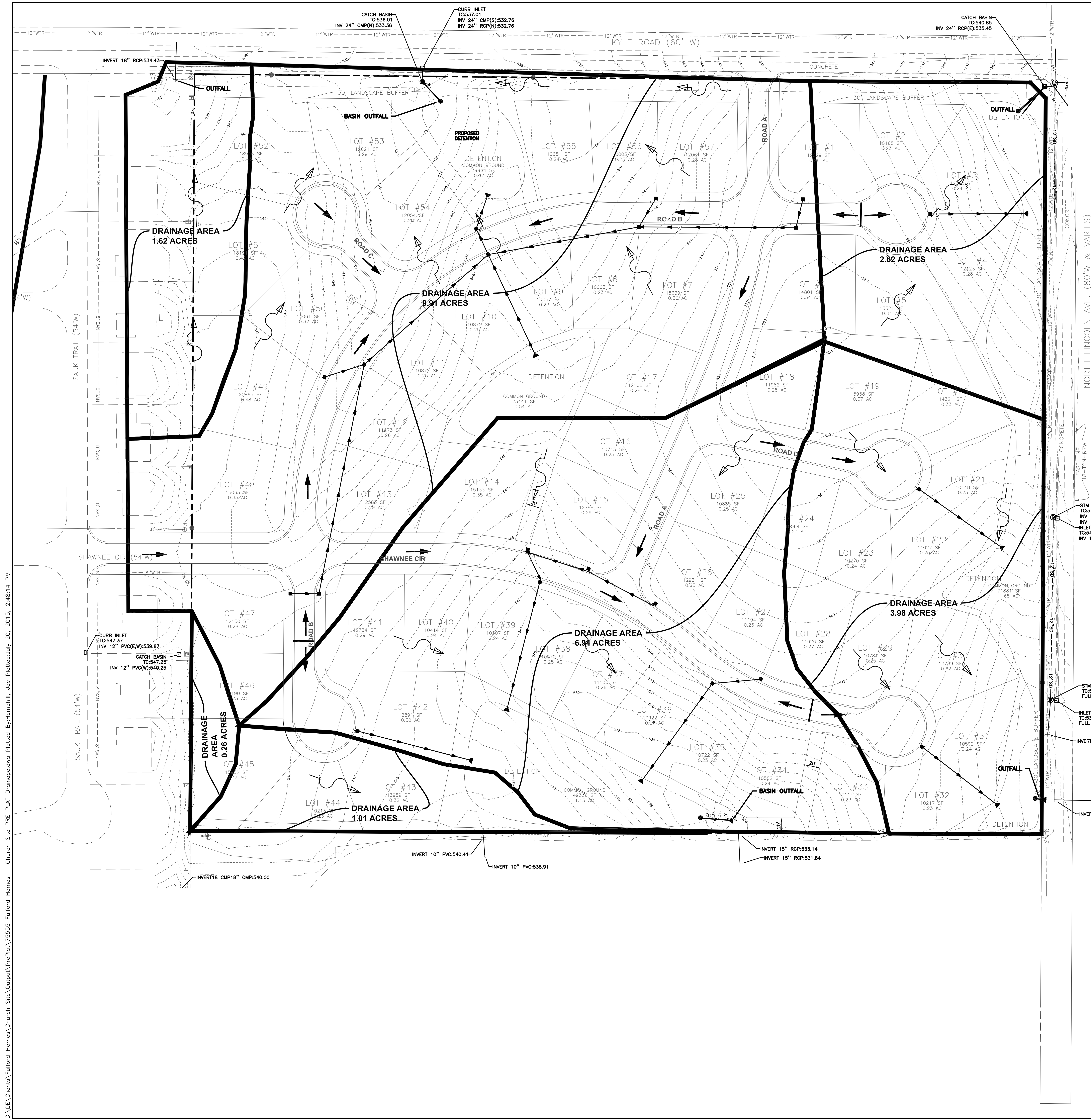
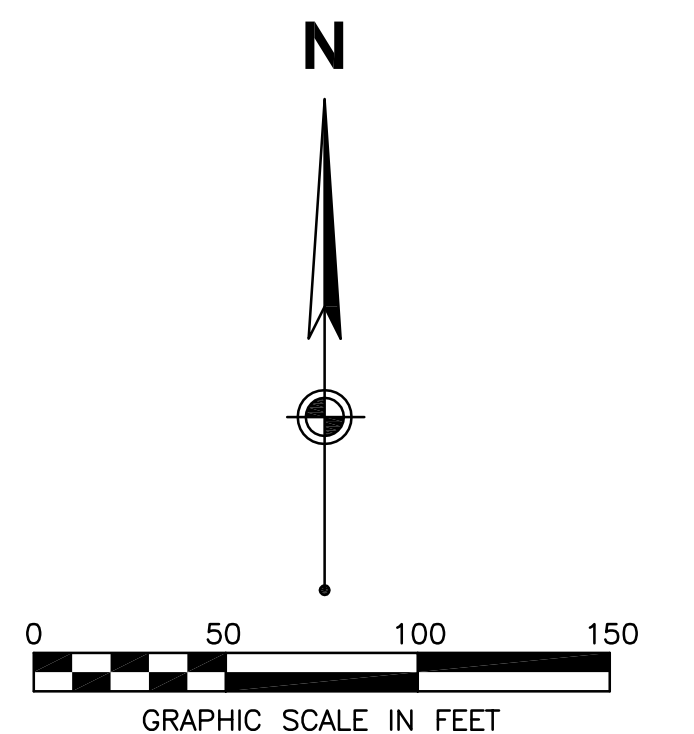
PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



- LEGEND**
- 101--- EXISTING MINOR CONTOUR
 - 100--- EXISTING MAJOR CONTOUR
 - — — — — PROPERTY LINE
 - PROPOSED INLET
 - PROPOSED STORM SEWER
 - EXISTING FLOW PATTERN
 - PROPOSED ROADWAY DRAINAGE
 - ▶ END SECTION WITH RIP RAP PROTECTION

SCS SOIL CLASSIFICATION	SCS SOIL DESCRIPTION
79B	Menfro silt loam, 2 to 5 percent slopes
79C2	Menfro silt loam, 5 to 10 percent slopes, eroded
79D3	Menfro silty clay loam, 10 to 18 percent slopes, severely eroded
267A	Caseyville silt loam, 0 to 2 percent slopes
477B	Winfield silt loam, 2 to 5 percent slopes
477C2	Winfield silt loam, 5 to 10 percent slopes, eroded

NOTE:
EASEMENTS NOT SHOWN FOR CLARITY
EASEMENTS WILL BE PROVIDED AT
SUBDIVISION PERIMETER, LOT FRONT
YARDS, AND AS NECESSARY TO
ACCOMMODATE ALL UTILITIES.



<p>ILLINI TRAILS 3RD ADDITION FULFORD HOMES NORTH LINCOLN AVE & KYLE ROAD OF ALLON, ST. CLAIR COUNTY, ILLINOIS</p>	<p>DRAINAGE & TOPOGRAPHY PLAN</p>
<p>PROJECT NO: 75555 DATE: 7/20/15 DES. DR. CKD.</p>	
<p>WOOLPERT COUNTY ENGINEER, ILLINOIS 373 Founders Parkway, Suite 100 Fulton, Illinois 62928 PHONE: 618-227-7175 ENGINEER: DAVID M. DILLON, P.E. ENGINEER SUPERVISOR</p>	
<p>ILLINI TRAILS 3RD ADDITION FULFORD HOMES NORTH LINCOLN AVE & KYLE ROAD OF ALLON, ST. CLAIR COUNTY, ILLINOIS</p>	
<p>SHEET NO. 3 of 3</p>	

G:\DE\Clients\Fulford Homes\Church Site Output\PrePlan\75555 Fulford Homes - Church Site PRE PLAT Drainage.dwg Plotted By:Jemphill, Joe Date: July 20, 2015, 2:48:14 PM

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING
DISTRICTS OF THE CITY OF
O’FALLON, ILLINOIS
(DEVELOPMENT KNOWN AS
“ILLINI TRAILS – 3RD ADDITION”
SUBDIVISION ON PARCEL
NUMBERS 04-18.0-400-032,
04-18.0-407-002, 04-18.0-407-006,
04-18.0-407-007 AND 04-18.0-407-008**

WHEREAS, the applicant, Fulford Homes, proposes to Subdivide 24.88 acres of land into Single-Family residential lots at the southwest corner of the intersection of Kyle Road and Lincoln Avenue and has requested and heretofore filed a petition with the City of O’Fallon for a zoning change of the property currently located in St. Clair County, zoned Agriculture, “A”, and is proposed for annexation into the City of O’Fallon as “SR-1B” Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

WHEREAS, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 0.966 acres of park land dedication in the amount \$49,266; 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 August 25, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1B Single Family Residence Dwelling District zoning for the property with a vote of 6-ayes to 0-nayes; and

WHEREAS, on September 14, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of 6-0.

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

Section 1. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as “Illini Trails - 3rd Addition” Subdivision, be henceforth classified as zoning district SR-1B Single Family Residence Dwelling District as shown on the attached Exhibit A.

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									

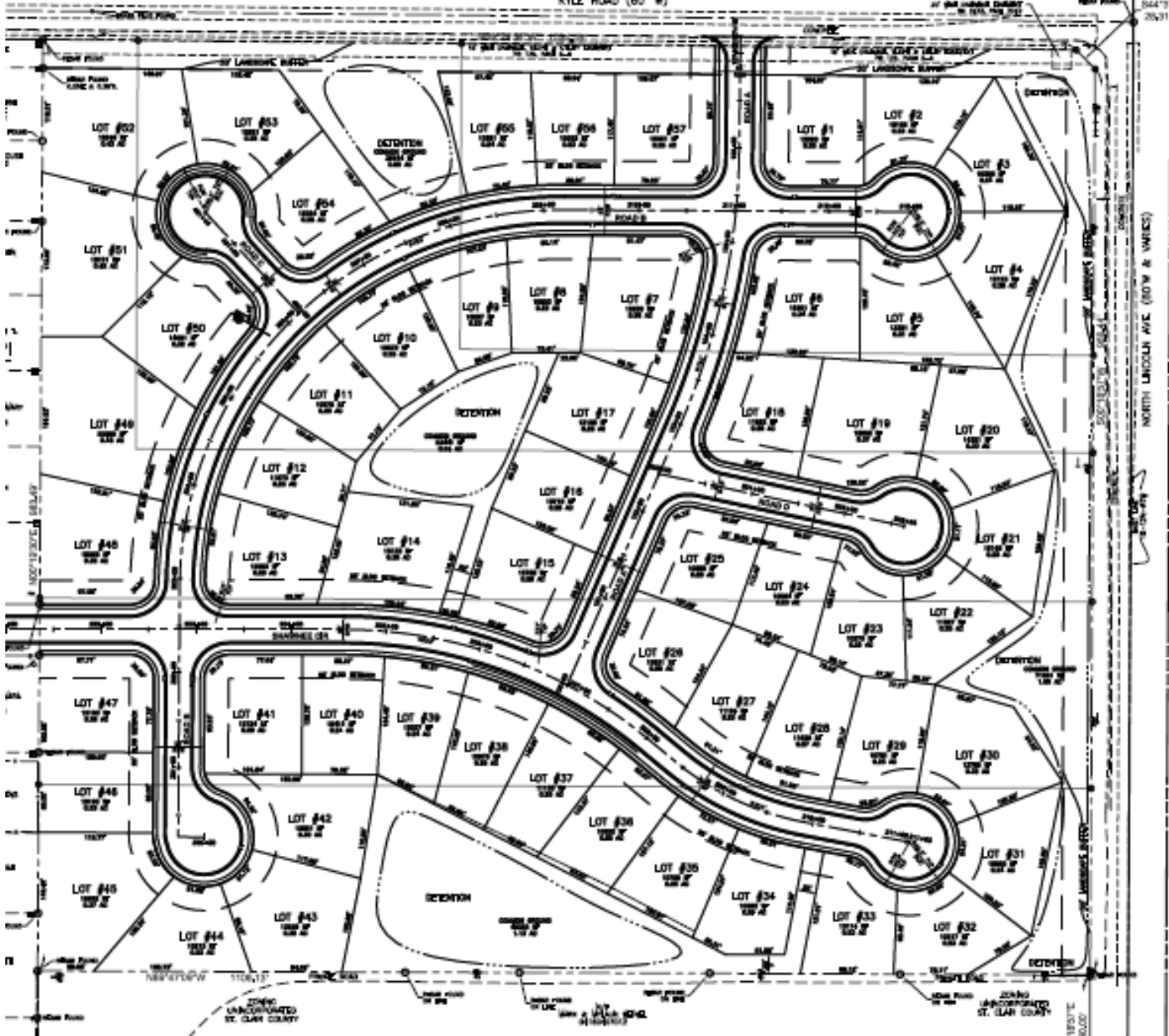
EXHIBIT "A"

PRELIMINARY PLAT

KYLE ROAD (80' W)

BY THE LANSING SURVEY
IN 1875, 1881, 1882

36473
25271



NORTH LINCOLN AVE (80' W & VARIES)

1830' E. 30.00'

1830' W. 30.00'

UNINCORPORATED
ST. CLAR COUNTY

UNINCORPORATED
ST. CLAR COUNTY

UNINCORPORATED
ST. CLAR COUNTY

1830' E. 30.00'

1830' W. 30.00'



**DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, September 28, 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:* Mike Bennett, Herb Roach, Matt Smallheer, Kevin Hagarty, Bob Kueker, and Richie Meile. *Staff:* Ted Shekell, Jim Cavins, Jeff Taylor, Dan Bowman and Justin Randall. *Visitors:* Vern Malare, Chris Matteo, Ron Zelms and Charlie Pitts.
- II) Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) Items Requiring Council Action**
 - A. Hudder Rezoning (1st Reading) – Justin Randall provided a presentation on the proposed rezoning at 786 N. Seven Hills Road. Randall discussed the requested rezoning to RR and the reasoning behind the request to rezone the property. The committee discussed the RR zoning and the relationship to the surrounding properties. The committee recommended the rezoning for approval with a vote of 6-0.
 - B. SEPA – Red Ribbon Celebration (Motion) – Justin Randall provided a brief overview of the special event and the balloon release as a part of the celebration. The Committee discussed the event and the potential impact the balloon release could present. The committee recommended the event for approval with a vote of 6-0.
 - C. Windsor Creek, Phase 4B Final Plat (1st Reading) – Justin Randall provided a brief presentation on the final phase of the Windsor Creek subdivision. Randall indicated both the Public Works and Community Development departments had reviewed and recommended the project. The committee recommended the subdivision for approval with a vote of 6-0.
 - D. Parkview Meadows (2nd Reading) – Justin Randall indicated there were no changes from 1st Reading. The committee recommended the subdivision for approval with a vote of 6-0.
 - E. Illini Trails – 3rd Addition (2nd Readings) – Justin Randall indicated there were no changes from 1st Reading. The committee recommended the subdivision for approval with a vote of 6-0.
 - F. Text Amendment – Attached Garage/Storage (2nd Reading) – Justin Randall provided the committee with one change that needed to be made from 1st Reading. Staff recommended removing the term “ground floor” from the calculation, so that the garage area would be calculated at 50% of the entire living area of the home. The committee recommended the text amendment, with the removal of “ground floor” for approval with a vote of 6-0.
 - G. Text Amendment – Video Gaming (2nd Reading) – Justin Randall indicated there were no changes from 1st Reading on the amendment to address inconsistencies in the Code of Ordinances. The committee recommended the subdivision for approval with a vote of 6-0.provided
- IV) Other Business**

- A. Text Amendment – H-1 Licenses – Justin Randall provided additional information to the committee on the potential options other municipalities in the state have approved to limit the number of establishments with an H-1 License. The committee took the information under advisement.

MEETING ADJOURNED: 6:45 PM

NEXT MEETING: October 12, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Pam Funk, Assistant City Administrator
Date: October 5, 2015
Subject: Special Event Permits – Red Ribbon Week – 50th Anniversary Celebration (MOTION)

List of committees that have reviewed: The Community Development Committee reviewed the application at its September 28, 2015 meeting. The committee recommended approval with a vote of 6-0.

Background:

Applicant: Cynthia Tole – EK Elementary School
Event: Red Ribbon Week – 50th Anniversary Celebration with Balloon Launch
Date/Time: October 27, 2015 – 2:00PM – 3:15PM
Location: EK Elementary School, 707 North Smiley
Event:

- Requesting permission to have the 50th Anniversary of Red Ribbon Week including:
 - OTHS jazz band playing
 - Balloon Release with approximately 400 eco-friendly balloons.

Notes:

- Event has been coordinated with Scott Air Force Base Control Tower and FAA.
- In the past, events of this nature have been discouraged due to the large quantity of balloons falling off-premise.

Legal Considerations, if any: None

Budget Impact: None

Staff Review: The Fire and Police Departments did not have any issues with the request.

PD _____
FD _____



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

Attach proof of not-for-profit status with application
OR
 Provide \$50.00 application fee with application



APPLICATION FOR A SPECIAL EVENT PERMIT

RECEIVED SEP 16 2015

Event Name: Red Ribbon / 50th Annivers Celebration
Location of Event: E. Kampmeyer Elementary School
Name of Event Organization: _____
Name of person in charge of event (applicant) and mailing address: Cynthia Tole
707 N. Smiley
Phone: 632-6391 E-Mail: ctole@of90.net
Secondary Contact Person: Judy Brooks or Mark Dismukes
Phone: 632-6391 E-Mail: _____
Beginning Date / Times: 27 Oct 2pm Ending Date / Times: 27 Oct 315pm

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): Ø
(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: Ø

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.

Cyrus & Dale
Signature of Applicant/ person in charge of event

Sept 16, 2015
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES (X) NO JL

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

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

Narrative:

E. Kampmeyer Elementary celebrating 50th Anniversary & Red Ribbon Week.

Planned Events

1. OTHS jazz band playing.
2. Students & Employees forming large "50" on field & picture being taken w balloons.
3. Balloon release (400). Eco-friendly balloons used.
4. Cupcakes served after picture release.
5. Event coordinated with Scott AFB Control Tower & FAA. Scott AFB contact Bill Corrison.

Event to take place on school's field. ϕ issues for parking/crowd control. Event to occur during normal school hours.

Bevirt St.

Fence

Fence

Soccer Fields

Site of Balloon Release - spelling out 50 with students/staff

50

picture taken here

Black Top Playground
Jazz
[OTHS Band site]

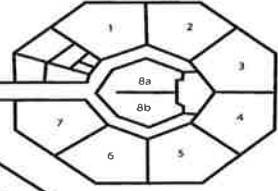
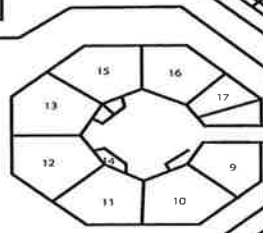
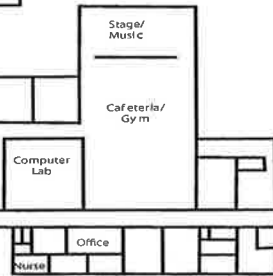
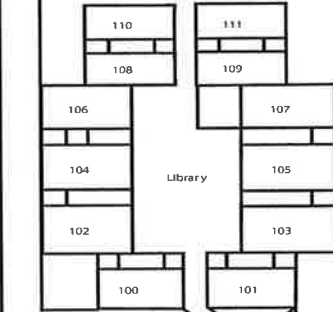
Playground

Parking Lot

Emily St.

Parking Lot

Wesley St.



Smiley St.

S → N

Earth Friendly Latex Balloons

Solid Color Latex Balloons. These Organic Balloons are made from 100% biodegradable latex.

They are all natural with no fillers. Made in the United States by Qualatex our latex balloons biodegrade at the rate of an oak leaf

- **Biodegradable Balloons for your next Balloon Release**

Website:

http://www.chicoparty.com/Earth_Friendly_Balloons-Biodegradable.aspx?page=2

Centennial Elementary School



Centennial Elementary School held a balloon launch on October 25 to kick off Red Ribbon Week.

**Public Works Committee
Minutes
7:00 P.M.; September 28, 2015**

DRAFT

Minutes of a meeting of the City of O'Fallon's Public Works Committee, held in the Community Room of the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois on September 28, 2015.

CALL TO ORDER: Time: 7:00 P.M.

ROLL CALL: MEMBERS: McCoskey, Meile, Bennett, Roach, Gerrish, Holden, Cozad
NON-COMMITTEE ALDERMEN: Mouser, Drolet, Kueker, Albrecht, Smallheer, Hagarty
STAFF LIAISON: Bell, Nolan, Taylor, Bowman, Shewmaker, Evans
GUESTS: Vern Malare, Joe Rushing, Ron Zelms, Charlie Pitts, John Drolet, Lex White, Leon Ratcliff, John Moore, Doug Distler, Ed True, Dave Pfeifer, Terry Lysakowski

Minutes from August 24, 2015 were approved.

Item 1: AI: Proposal for Additional Surveying & Engineering Services for 2nd Street – Staff presented an agreement from Millennia Professional Services of Illinois, Ltd. Staff has previously asked Council for authorization to do the surveying of the area and provide a conceptual plan for future design in the amount of \$23,700. There is \$90,000 in the budget for FY2016 and the previous agreement was for \$23,700.00. The Committee asked staff to come back with possible phase options to see what the cost could be if phasing was adopted. The proposed agreement is for Second Street between Cherry Street and Lincoln Avenue. The consultant would provide plans, specifications, bidding documents and construction staking. The proposed project on the East side would be planned over the next two fiscal years for design and construction. (Closed)

Motion: Committee recommends the agreement from Millennia Professional Services of Illinois, Ltd in the amount of \$54,550.00.

Item 2: AI: Southview Subdivision (Rebecca Area) Drainage Rehabilitation Bid – Staff presented the bid tab. We had \$300,000.00 in the budget for FY2016. Staff received 5 bids. H & M Backhoe was the low bidder. 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. (Closed)

Motion: Committee recommends awarding the contract to H & M Backhoe in the amount of \$273,254.00.

Item 3: AI: Backhoe Purchase – Staff presented three quotes. There is \$70,000.00 in the budget for FY2016. Erb Equipment is the lowest quote at \$72,990.00 after the trade in. (Closed)

Motion: Committee recommends the purchase of the backhoe from Erb Equipment in the amount of \$72,990.00.

ADJOURNMENT: 7:44 P.M.

PREPARED BY: Heide Bell

Next regular meeting is scheduled for Monday, October 26, 2015 at 7:00 P.M., to be held in the Community Room at the Public Safety Building.

POI: Point of Information

AI: Action Item



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Jeff Taylor, Director of Public Works
Walter Denton, City Administrator
Date: October 5, 2015
Subject: MOTION – Purchase of a 2015 John Deere 310SL HL Backhoe Loader

List of committees that have reviewed: Public Works.

Background: Purchase of new backhoe for water/sewer operations. The old backhoe that will be traded-in was costing more money in maintenance in recent years. It will be more cost effective to purchase the new backhoe.

Legal Considerations, if any: None.

Budget Impact: Funding is available in the FY16 Public Works Sewer and Water Budget.

Staff recommendation: Staff recommends the purchase of the 2015 John Deere 310SL HL Backhoe Loader from Erb Equipment Co.; Mitchell, Illinois, in an amount of \$72,990.00, with trade-in.



Knapheide Truck Equipment
 10101 Mid Rivers Mall Drive
 St Peters MO 63376
 Phone: 636-397-4444
 Fax: 636-397-2613
 www.stlouis.knapheide.com

QUOTATION

Quote ID: JV00000476

Page 1 of 2

Customer: OFALLON IL-CITY OF
 255 SO LINCOLN
 OFALLON IL 62269

Quote Number: JV00000476
Quote Date: 9/30/2015
Quote valid until: 10/30/2015

Contact:
 Phone: 618-624-0874
 Fax: 1

By: Prepared jvolker
Salesperson: jvolker
PO#:

<i>Make:</i>	<i>Model:</i>	<i>Year:</i>	<i>Single/Dual:</i>
<i>Cab Type:</i>	<i>Wheelbase:</i>	<i>Cab-to-Axle:</i>	<i>VIN:</i>

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1		PREWET & GROUND SPEED UPGRADE (3) OLDER SA DUMPS (3) NEWER TA DUMPS	\$36,567.00	\$36,567.00
6	BUYE LS5H	BUYERS DUAL 105 GALLON V-BOX TANKS - STAINLESS STEEL STRAP KIT - DUAL-TANK CROSS OVER PLUMBING - THREE NOZZLE DISCHARGE - HYDRAULIC OPEN LOOP - LOW LIQUID LEVEL SWITCH - RUNS OFF SPREADER EXHAUST - CONTROLLED BY THE BUYERS CONTROLLER *** INSTALL ON THREE (3) OLDER SA DUMPS *** *** INSTALL ON THREE (3) NEWER TA DUMPS ***		
3	MUNCIE MESP 3016	MUNCIE MESP 300 SPREADER CONTROLS - GROUND SPEED CONTROLS - WILL USE EXISTING PUMP & PTO - REMOVE EXISTING MECHANICAL DUAL-FLOW SPREADER CONTROLS - REPAIR HOLE INFLOOR *** MOUNT NEXT TO BUYERS PREWET CONTROLS ***		
3	FABRICATE MOUNT	FABRICATE CONTROL BOARD MOUNT		

Quote Total:	\$36,567.00
Discount:	\$0.00
Total Due:	\$36,567.00

The following options may be added:

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT

Customer must fill out the information below before the order can be processed...



Knapheide Truck Equipment
10101 Mid Rivers Mall Drive
St Peters MO 63376
Phone: 636-397-4444
Fax: 636-397-2613
www.stlouis.knapheide.com

QUOTATION

Quote ID: JV00000476

Page 2 of 2

<i>Accepted by:</i>	
<i>Date:</i>	
<i>P.O. number:</i>	

- ◆ Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- ◆ Options and Quoted Items do NOT include applicable Sales Tax.
- ◆ **If a pool chassis is being held that is associated with this quotation, the pool truck will be held for a maximum of 72 hours from the time of this quotation.**

Notes:



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Jeff Taylor, Director of Public Works
Walter Denton, City Administrator
Date: October 5, 2015
Subject: MOTION – Pre-Wet (Salt Brine) Systems for 6 Dump Trucks

List of committees that have reviewed: None

Background: Installation of Pre-Wet (Salt Brine) Systems on 6 dump trucks. These systems will allow us to pre-wet the rock salt in order to activate it quicker and reduce scatter. Pre-wetting with salt brine should reduce our need for rock salt, thus reducing the overall cost of roadway treatment during inclement weather.

Legal Considerations, if any: None.

Budget Impact: Funding is available in the FY16 Public Works Operations Budget.

Staff recommendation: Staff recommends the upgrades to the public works dump truck fleet by Knapheide Truck Equipment in an amount of \$36,567.00.

**FINANCE AND ADMINISTRATION
MEETING MINUTES
5:00 P.M. Monday, September 28, 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 September 28, 2015.

CALL TO ORDER: 5:05 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, VanHook, Saunders, Randall, Hutchison, Cavins, Shekell, Taylor, Bowman
GUESTS/RESIDENTS: Malare, Zelms, Pitts, Lysakowski, J. Drolet

Approval Minutes: - August 24, 2015 Motion McCoskey, Second Albrecht
All Ayes. Motion carried.

Items Requiring Council Action: Ordinance: None

Other Business:

Item A: IMRF Benefit Protection Leave of Absence: Director of Finance explained that IMRF offers a Benefit Protection leave to employees that are on a leave of absence which protects the employee's service credit. This will be offered to a city employee who will be on leave. Due to HIPPA regulations, no employee details could be disclosed. While on leave, the employee will continue to pay their IMRF portion, however; they are not being paid a salary while on leave. The city has no direct out of pocket expense but the city's future contribution amount will be adjusted based on the actuarial valuation.

Item B: Strategic Plan Review: Director of Finance explained that the Strategic Plan that was developed in 2013 needed to be reviewed to see if the projects listed were still the priorities of the council. If so, what funding sources were to be used? After reviewing the various documents staff provided in the packet, it was requested of staff to provide additional information such as the payoff dates of the bonds and current revenue sources and anticipated budget amounts. After some discussion, it was decided to move the unfunded I-64 overpass project listed on the Strategic Plan to the "Dreams" category. It is a nice idea, but not a priority at this time. It was also discussed that the projects at Reider road were important but council wanted to wait until NGA makes a decision. Questions were asked regarding Park projects as well as WWTP projects which the department heads were able to clarify. The committee agreed that more revenue was needed for stormwater and street projects. Alderman Mouser asked how much additional revenue would be generated by an increase in sales tax. Director of Finance said that the current home rule half cent sales tax brings in approximately \$1.8M year. Alderman

Bennett commented that revenue that is earmarked for certain purposes, such as the Utility Tax where it first is used to satisfy the debt service of the Public safety bond and then the balance going to parks, that revenue may need to be redirected or perhaps a new revenue source may need to be found. Staff will provide various additional revenue options and the amount that could be generated.

Other: There were a few comments from the residents in attendance. T. Lysakowski asked about the ROW and the sanitary sewer project. Staff, J.Taylor, addressed his questions. J. Drolet asked about Audit/Internal control procedures. Dir. of Finance said that the City is audited annually and that the internal controls are reviewed annually including the segregation of duties. J. Drolet also commented about the Single source bid for the HVAC at City Hall and the need for 2/3 majority vote. Director of Finance explained that it was the same process we used for the phone system, and that the project was going to be a bid process for any vendor who qualifies in handling TRANE products. She also mentioned that the City Attorney reviewed the process. Staff, D. Bowman, reiterated that the project was going to be a bid process.

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

Tentative Next Meeting: October 26, 2015

ADJOURNMENT: 6:10 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: October 2, 2015
Subject: Invoices for October 5, 2015
Amount: \$911,674.15
Warrant: #334

Attached, for the Finance Committee's and the City Council's approval, is the bills list for October 5, 2015 in the amount of \$890,005.72 as well as \$2,460.50 for Seasonal Park Payments, \$4,716.00 for Park Refunds, \$2,520.61 for Utility Billing Refunds, and \$11,971.32 for the Commerce Bank charges. 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 October 5, 2015
Warrant #334

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 6th of October, 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.

Gary Graham, Mayor

ATTEST:

Philip Goodwin, City Clerk

	A	B	C	D	E
1	AP Warrant FY 2016				
2	Invoice Due Date.Date mm-dd-yyyy	10/06/2015			
3					
4	Invoice Amount				
5	Vendor Name	Invoice Number	Invoice Description	Date mm-dd-yyyy	Total
6	Abra-Kid-Abra	5520	Pks/Rec-Magic Camp 2015, 13 @ \$80.00	08/07/2015	\$1,040.00
7	Abra-Kid-Abra Total				\$1,040.00
8	Ahner Florists & Greenhouses	1245	CityHall-9 Calibrachoa, 6 Kale, 50 Celosia, 12 Pansy Flats, Etc	09/14/2015	\$591.70
9		1246	PD/EMS-43 Celosia, 12 Pansy Flats for PSB	09/14/2015	\$273.10
10		1247	Fac-Stawflower, Pansy Flat for Downtown	09/14/2015	\$368.70
11		1248	Fac-36 Millet, 24 Celosia, 24 Calibrachoa, 3 Pansy Flats	09/14/2015	\$339.30
12		1249	Sportspark-40 Calibrachoa, 65 Celosia, 36 Kale, 25 Millet, Etc	09/14/2015	\$1,299.50
13		1250	Pks/Rec-18 Mums, 3 Pansy Flats for Community Park	09/14/2015	\$95.10
14		1251	Pks/Rec-13 Mums, 4 Pansy Flats for Thoman Park	09/14/2015	\$86.10
15		1252	Strts-Pansy Flat for Veteran's Monument	09/14/2015	\$9.50
16		1253	FD-12 Calibrachoa, 12 Celosia, 15 Millet, 1 Pansy Flat	09/14/2015	\$153.80
17		1254	Pks/Rec-4 Celosia, 1 Pansy Flat Park Maint Facility	09/14/2015	\$24.30
18		1311	Pks/Rec-Plant Sale	09/25/2015	\$477.30
19	Ahner Florists & Greenhouses Total				\$3,718.40
20	Airgas USA LLC	9043543050	EMS-Oxygen	09/16/2015	\$254.18
21	Airgas USA LLC Total				\$254.18
22	Albrecht, Jerry	092815	Travel Reimb Request/IML Conference	09/28/2015	\$925.41
23	Albrecht, Jerry Total				\$925.41
24	Alert-All Corp	W10236	FD-Today's Heroes School Kit, Sticker Pack	09/19/2015	\$3,969.00
25	Alert-All Corp Total				\$3,969.00
26	American Litho	249268-01	EconDev-12,000 Brochure Printing	09/11/2015	\$2,941.00
27	American Litho Total				\$2,941.00
28	American Water	4000072035	Wtr-Belleville HAA Lab Testing	09/18/2015	\$540.00
29	American Water Total				\$540.00
30	American Water Works Assn	7001072417	Wtr-Membership Dues	08/31/2015	\$81.00
31	American Water Works Assn Total				\$81.00
32	Anderson Hospital	20527	EMS-CPR AED Cards	09/09/2015	\$50.00
33	Anderson Hospital Total				\$50.00
34	Anderson Pest Solutions	3504272	Park Maint Bldg, Storage at KCCC - Pest Control	09/01/2015	\$40.00
35		3504780	Pks Tennis Ct, Pav #4, Pool Bldg - Pest Control	09/01/2015	\$80.00
36	Anderson Pest Solutions Total				\$120.00
37	Arinc Inc	092315	Business Registration Refund	09/23/2015	\$25.00
38	Arinc Inc Total				\$25.00
39	AT&T	618622490609	618-622-4906 939 6	09/19/2015	\$79.53
40		0805-090415	Local Phone Charges	09/04/2015	\$1,064.43
41		618622611909	618-622-6119 902 2	09/19/2015	\$107.49
42	AT&T Total				\$1,251.45
43	AT&T Long Distance	Aug 2015	Long Distance Phone Charges	09/06/2015	\$318.14

	A	B	C	D	E
44	AT&T Long Distance Total				\$318.14
45	Auffenberg Dealer Group	445990	PD-Svc on 2013 Ford Explorer	09/17/2015	\$223.24
46	Auffenberg Dealer Group Total				\$223.24
47	B C Signs	23515	FD-Yard Sign, Banner	09/09/2015	\$135.00
48	B C Signs Total				\$135.00
49	Bank of Edwardsville, The	092115	PD-Acct 1052918849 Pmt	09/21/2015	\$2,691.43
50		092815	PD-Loan 1050156949 Pmt	09/28/2015	\$870.51
51	Bank of Edwardsville, The Total				\$3,561.94
52	Bank of New York	252-1895122	Newbold Admin Fee, Redemption Notice Fee	09/24/2015	\$390.00
53		252-1895123	Frieze Harley Admin Fee, Redemption Notice Fee	09/24/2015	\$390.00
54	Bank of New York Total				\$780.00
55	Bank of O'Fallon	092815	FD-Loan 4950189010 Pmt	09/28/2015	\$19,850.82
56	Bank of O'Fallon Total				\$19,850.82
57	Batteries Plus Bulbs	378-297621	Sportspark,Lib-Vanderbilt, UPS	09/08/2015	\$143.48
58		378-298406	Fac-Batteries for East & South Door Alarm	09/22/2015	\$6.54
59	Batteries Plus Bulbs Total				\$150.02
60	Bel-O Cooling & Heating Inc	84622	Pks/Rec-Rock Springs Park Bldg Filters	09/09/2015	\$60.00
61		84623	FD-Filters	09/09/2015	\$120.00
62		84687	IT-Fall HVAC Svcs Labor	09/08/2015	\$135.00
63		84688	FD,EMS-Labor	09/09/2015	\$270.00
64		84689	FD-Labor	09/10/2015	\$450.00
65		84743	FD-Labor	09/11/2015	\$360.00
66		84744	Pks/Rec-Winter Start Up Labor	09/14/2015	\$90.00
67	Bel-O Cooling & Heating Inc Total				\$1,485.00
68	Bohn's Farm and Greenhouses Inc	ST23961	Sportspark-283 Plants	09/21/2015	\$1,341.40
69	Bohn's Farm and Greenhouses Inc Total				\$1,341.40
70	Bound Tree Medical LLC	81905835	EMS-Medical Supplies	09/09/2015	\$352.43
71	Bound Tree Medical LLC Total				\$352.43
72	Brueggeman, Kirk	141967	Reimb/Uniforms	09/17/2015	\$104.43
73	Brueggeman, Kirk Total				\$104.43
74	BSN Sports Collegiate Pacific	97215890	Pks/Rec-Sportspark-O&S Baseball Supplies, Soccer	09/16/2015	\$3,672.09
75	BSN Sports Collegiate Pacific Total				\$3,672.09
76	Buckeye Cleaning Center	913561	Pks/Rec,Sportspark-All Purpose Cleaner, Liners, Gloves	09/09/2015	\$196.67
77		914711	Pks/Rec-Gloves	09/16/2015	\$26.40
78		914715	Pks/Rec-Liner, Lod, Black	09/15/2015	\$59.54
79		916305	Pks/Rec,Sportspark-Foam Soap, Toll Towel, Liners	09/22/2015	\$1,241.73
80	Buckeye Cleaning Center Total				\$1,524.34
81	Burns & McDonnell	85599-2	Swr-Sewerage Study, I-64 East Areas	09/25/2015	\$15,725.00
82	Burns & McDonnell Total				\$15,725.00
83	Butler Supply Co	12143962	Swr-Wire Nuts	09/17/2015	\$20.34
84		12148185	Strts-Outlet Box, Male Adapter, Switch, Breakers, Etc	09/22/2015	\$118.56
85	Butler Supply Co Total				\$138.90
86	Cardona-Marsh, Courtney	092815	Travel Reimb Request/IML Conference	09/28/2015	\$1,329.27

	A	B	C	D	E
87	Cardona-Marsh, Courtney Total				\$1,329.27
88	Carriel, Mr & Mrs	081715	Wtr-Rieder Rd Wtr Main Extension Easement	08/17/2015	\$1,505.00
89	Carriel, Mr & Mrs Total				\$1,505.00
90	Carter Waters Construction	30069724	Strts-Paver Tile	09/24/2015	\$72.00
91	Carter Waters Construction Total				\$72.00
92	Cee Kay Supply Inc	1384674	Strts-Oxygen	08/31/2015	\$25.82
93	Cee Kay Supply Inc Total				\$25.82
94	Charter Communications	0926-102515	PD/EMS-Acct 8345 78 225 0024452 Pmt	09/18/2015	\$125.78
95	Charter Communications Total				\$125.78
96	Chemco Industries	71683	FD-Sili Spray, Shipping	09/08/2015	\$186.04
97	Chemco Industries Total				\$186.04
98	Christ Truck Svc Inc	15015	Pks/Rec-3.40 Ton, 4.05 Ton, 7.45 Ton 5" Rip Rap	09/01/2015	\$199.29
99		15053	Strts-Wesley Pond Reconstruction Rip Rap	09/04/2015	\$400.50
100		15081	Pks/Rec,Sportspark-16.15 Ton Large Trap, 16.52 Ton 3/4" Rock	09/09/2015	\$1,027.31
101		15090	Pks/Rec-Community Park Restroom Demo	09/10/2015	\$890.00
102		15113	Swr-Indian Springs Lift Station Repl Topsoil	09/14/2015	\$414.00
103	Christ Truck Svc Inc Total				\$2,931.10
104	Christone Enterprise	090815	CDD-Overpayment Refund on Occ Permit/Crime Free Licenses	09/08/2015	\$50.00
105	Christone Enterprise Total				\$50.00
106	Cintas Corporation	731367839	Fac-Fire Station #4 Mat Service	09/16/2015	\$59.17
107	Cintas Corporation Total				\$59.17
108	Cletes Auto Repair	82978	PD-Svc on 2011 Ford Crown Vic	09/04/2015	\$1,084.84
109		83037	PD-Towing and Storage on 2010 Ford F150	09/22/2015	\$1,000.00
110		83131	PD-Towing on Suzuki SL7	09/15/2015	\$60.00
111	Cletes Auto Repair Total				\$2,144.84
112	Commercial Door & Hardware	508251	Pks/Rec-KCCC Front Door	09/17/2015	\$42.50
113	Commercial Door & Hardware Total				\$42.50
114	Community Wholesale Tire Inc	8449559	Strts-Tires	06/10/2015	\$493.72
115		8500242	Strts-Tires	07/20/2015	\$130.41
116		8502238	Strts-Tires	07/21/2015	\$291.20
117		8505771	Strts-Tires	07/23/2015	\$449.08
118		8520196	Strts-Tires	08/04/2015	\$1,338.66
119		8521970	Strts-Tires	08/05/2015	\$130.41
120		8521971	Strts-Tire Refund	08/05/2015	-\$237.81
121		8538629	Strts-Tires	08/17/2015	\$269.32
122		8554114	Strts-Tires	08/28/2015	\$629.39
123		8564513	Strts-Coated Steel	09/04/2015	\$9.96
124		8565417	Strts-Tires	09/06/2015	\$549.59
125		8576088	Strts-Tires	09/14/2015	\$272.88
126	Community Wholesale Tire Inc Total				\$4,326.81
127	Contech Engineered Solutions	IN00203220	Strts-H/C Pipe	09/10/2015	\$2,396.24
128	Contech Engineered Solutions Total				\$2,396.24
129	Continental Research Corp	425335-CRC-1	Pks/Rec,Sportspark-Majic Clean, Big Stick, Triple Play, Super Sh	09/15/2015	\$1,638.34

	A	B	C	D	E
130	Continental Research Corp	425369-CRC-1	EMS-Triple Play, Wipe It All	09/11/2015	\$387.25
131	Continental Research Corp Total				\$2,025.59
132	Cook, Udell & Kathryn	072815	Wtr-Rieder Rd Wtr Main Extension Easement	07/28/2015	\$6,580.00
133	Cook, Udell & Kathryn Total				\$6,580.00
134	Cost Recovery Corp	092815	Monthly Contingency Fees	09/28/2015	\$1,809.39
135	Cost Recovery Corp Total				\$1,809.39
136	Cunningham, Vogel & Rost PC	89426	CDD-Tower Issues, Greenmount Lease Annual Payments	08/31/2015	\$391.50
137	Cunningham, Vogel & Rost PC Total				\$391.50
138	Custom Screen Printing Inc	29172	Pks/Rec-Fall Baseball Shirts	09/11/2015	\$1,893.00
139	Custom Screen Printing Inc Total				\$1,893.00
140	Datamax Office Systems	1000826	Contract CN912-02	09/29/2015	\$29.07
141	Datamax Office Systems Total				\$29.07
142	Datamax STL Leasing	L305803064	Lease 3-05803	09/25/2015	\$343.78
143		L305821063	Lease 3-05821	09/25/2015	\$315.62
144		L306061043	Lease 3-06061	09/25/2015	\$109.40
145		L306136038	Lease 3-06136	09/25/2015	\$387.99
146		L306185034	Lease 3-06185	09/25/2015	\$3,112.53
147		L306309024	IT Plotter Lease	09/05/2015	\$254.56
148		L306498009	Lease 3-06498	09/25/2015	\$181.65
149	Datamax STL Leasing Total				\$4,705.53
150	Dave Schmidt Truck Svc	T79153	EMS-Svc on 2013 Int'l, Unit 4335	08/04/2015	\$1,965.20
151		T79436	EMS-Svc on 2008 Ford F450, Unit 4356	09/03/2015	\$456.93
152		T79533	EMS-Svc on 2013 Int'l, Unit 4335	09/14/2015	\$1,509.44
153	Dave Schmidt Truck Svc Total				\$3,931.57
154	DELL	XJRP291N5	PD-External Antenna's for New MDT's	09/10/2015	\$244.38
155	DELL Total				\$244.38
156	Department of Justice	090915	PD-Funding of Fugitive Task Force	09/09/2015	\$2,000.00
157	Department of Justice Total				\$2,000.00
158	DirecTV LLC	26673886955	FD-Utilities/1215 Taylor Rd	09/10/2015	\$131.99
159	DirecTV LLC Total				\$131.99
160	Dorsey, Candace	100115	PD-RAD Basic, Self-Defense Inst Cert/Stewart & Coppotelli	10/01/2015	\$900.00
161	Dorsey, Candace Total				\$900.00
162	Drolet, Stewart	092815	Travel Reimb Request/IML Conference	09/28/2015	\$964.65
163	Drolet, Stewart Total				\$964.65
164	Drury Development Corporation	Aug 2015	Aug 2015 Rebate Agreement	09/29/2015	\$4,544.37
165	Drury Development Corporation Total				\$4,544.37
166	Dutch Hollow Janitor	192457	FD-Moltan 50# Oil Absorbent	09/16/2015	\$75.26
167	Dutch Hollow Janitor Total				\$75.26
168	Ebert, Matthew D	091815	Swr-Fencing Installation	09/18/2015	\$170.46
169		171864	Reimb/27" Interceptor Repair Supplies	07/20/2015	\$78.48
170	Ebert, Matthew D Total				\$248.94
171	Econ-O-Johns LLC	J-87587	Pks/Rec-Extra Rental Units at Kixx Soccer Tournament	09/18/2015	\$470.00
172		J-87600	Sportspark-Rental Units at Soccer Field	09/10/2015	\$180.00

	A	B	C	D	E
173	Econ-O-Johns LLC	J-87884	Pks/Rec-Rental Unit at Baseball Field	09/25/2015	\$90.00
174	Econ-O-Johns LLC Total				\$740.00
175	Ed Roehr Safety Products	436368	PD-Lens Clips	09/16/2015	\$103.00
176		436569	PD-Uniform Shirts	09/21/2015	\$790.93
177	Ed Roehr Safety Products Total				\$893.93
178	Express Medical Care LLC	3085	FD-Firefighter Physical/Johnson, Richard	09/14/2015	\$171.00
179	Express Medical Care LLC Total				\$171.00
180	Fabick Cat	PITR0029211	Wtr-Lid Assembly, Freight	09/28/2015	\$131.38
181	Fabick Cat Total				\$131.38
182	Factory Motor Parts	57-810917	Strts-Location Drop Shipment	09/18/2015	\$134.91
183	Factory Motor Parts Total				\$134.91
184	Fastenal Company	ILBEL69842	Strts-Safety Equip	09/08/2015	\$73.35
185		ILBEL69883	Wtr-Paint for Hydrants	09/11/2015	\$180.00
186		ILBEL69885	PW-Safety Supplies	09/11/2015	\$51.91
187		ILBEL69886	PW-Gloves, Cable Ties	09/11/2015	\$285.20
188		ILBEL69888	PW-Lenox Lazars	09/11/2015	\$119.84
189		ILBEL69899	PW-Wipes, Blue Tape, Tape Measure, Eyewear, Safty Gloves	09/14/2015	\$220.65
190		ILBEL69909	WWTP-Gloves, Utility Knives	09/15/2015	\$49.12
191		ILBEL69970	PW-Gloves, Cable Ties, Duct Tape	09/22/2015	\$209.72
192	Fastenal Company Total				\$1,189.79
193	Fire Appliance	56964	FD-Extinguisher Maintenance	09/18/2015	\$119.00
194	Fire Appliance Total				\$119.00
195	Fire Engineering	092315	FD-Subscription Renewal	09/23/2015	\$21.00
196	Fire Engineering Total				\$21.00
197	Fix, Dess W	081715	Wtr-Rieder Rd Wtr Main Extension Easement	08/17/2015	\$1,335.00
198	Fix, Dess W Total				\$1,335.00
199	Four Seasons Dist	47137	Pool-Concession Foods	08/05/2015	\$260.00
200		47380	Sportspark-Concession Foods	09/10/2015	\$1,231.75
201		47430	Sportspark-Concession Foods	09/19/2015	\$2,092.75
202		47477	Sportspark-Concession Foods	09/23/2015	\$1,406.50
203	Four Seasons Dist Total				\$4,991.00
204	France Mechanical Corp	12332	PD/EMS-Checked System, Set System to Run on Return Air	08/31/2015	\$186.00
205	France Mechanical Corp Total				\$186.00
206	Frost Electric Supply Co	S3543393.001	Sportspark-Wattstopper UT-305-1 24V Ultrasonic	08/28/2015	\$96.60
207	Frost Electric Supply Co Total				\$96.60
208	Funk, Dale M	092515	Travel Reimb Request/IML Conference Lodging	09/25/2015	\$820.62
209		15-182	Admin-Food and Beverage Tax Ordinance	09/01/2015	\$75.00
210		Traffic #15-124	PD-Traffic/Misdemeanor Disposition	09/15/2015	\$412.50
211	Funk, Dale M Total				\$1,308.12
212	Garnto, Sterling	100030721	Reimb/Narcissus King Alfred Flower Bulbs	09/24/2015	\$306.48
213	Garnto, Sterling Total				\$306.48
214	Gerrish, Harlan	092815	Travel Reimb Request/IML Conference	09/28/2015	\$643.08
215	Gerrish, Harlan Total				\$643.08

	A	B	C	D	E
216	GIT - MidSouth FC	092915	Pks/Rec-Tournament Fee	09/29/2015	\$775.00
217	GIT - MidSouth FC Total				\$775.00
218	Gonzalez Companies LLC	4296	Fac-Shower Rooms at PSB	09/21/2015	\$357.00
219	Gonzalez Companies LLC Total				\$357.00
220	Gonzalez Office Products	200239251	Wtr-Door Hanger w/Cards	09/09/2015	\$43.76
221		200241975	PD/EMS-Office Supplies	09/15/2015	\$50.25
222		200242141	Admin-Office Supplies	09/15/2015	\$103.41
223		200242707	PD-Office Supplies	09/16/2015	\$257.44
224		200248748	Admin-Heavy Duty Stapler	09/29/2015	\$82.98
225	Gonzalez Office Products Total				\$537.84
226	Goodall Truck Testing	33221	Strts-Truck Testing	06/16/2015	\$57.90
227		33663	Strts-Truck Testing	09/15/2015	\$23.10
228		33664	Strts-Truck Testing	09/16/2015	\$34.80
229		33671	Strts-Truck Testing	09/16/2015	\$23.10
230		33705	Strts-Truck Testing	09/24/2015	\$34.80
231		33706	Strts-Truck Testing	09/24/2015	\$23.10
232	Goodall Truck Testing Total				\$196.80
233	GotSoccer LLC	091515	Pks/Rec-GotSoccer Tournament Fee	09/15/2015	\$1,410.00
234	GotSoccer LLC Total				\$1,410.00
235	Gov Consulting Solutions	3988	Nov 2015 Consulting Svcs	10/01/2015	\$3,000.00
236	Gov Consulting Solutions Total				\$3,000.00
237	Graham, Gary	092215	MILEAGE REIMBURSEMENT	09/22/2015	\$354.20
238	Graham, Gary Total				\$354.20
239	Grainger	9844539370	Wtr-Pressing Tool	09/17/2015	\$3,295.80
240		9849710596	FD-Belt Barriers	09/23/2015	\$1,398.60
241	Grainger Total				\$4,694.40
242	Green Guard	5063441	Admin-Medical Supplies	09/18/2015	\$77.29
243	Green Guard Total				\$77.29
244	Green Machine Lawn & Landscaping, Th	092915-#26	Landscaping, Various Locations	09/29/2015	\$4,398.00
245		092915-#27	Lib,FD,Strts-Fertilizer & PreEmerge Application	09/29/2015	\$570.00
246	Green Machine Lawn & Landscaping, The Total				\$4,968.00
247	Green, Rockie	0708-080715	Reimb/Phone Charges	08/07/2015	\$30.00
248	Green, Rockie Total				\$30.00
249	Gregory, Sarah	0611-071015	Reimb/Phone Charges	07/10/2015	\$45.00
250		0711-081015	Reimb/Phone Charges	08/10/2015	\$45.00
251		0811-091015	Reimb/Phone Charges	09/10/2015	\$45.00
252	Gregory, Sarah Total				\$135.00
253	Hagarty, Kevin	092815	Travel Reimb Request/IML Conference	09/28/2015	\$703.05
254	Hagarty, Kevin Total				\$703.05
255	Hansley, Nicole M	5881	Pks/Rec-Alice in Wonderland	09/28/2015	\$332.50
256	Hansley, Nicole M Total				\$332.50
257	HD Supply Waterworks Ltd	E460843	Wtr-MJ Tee, Valve Box Adapter w/Lid, Acc Set	09/04/2015	\$255.86
258	HD Supply Waterworks Ltd Total				\$255.86

	A	B	C	D	E
259	Henry, Bill	6	Reimb/Boots for St E Project	09/12/2015	\$100.00
260		Aug 2015	Aug 2015 Mileage Reimb	09/01/2015	\$132.83
261	Henry, Bill Total				\$232.83
262	Heros in Style	141577	FD-Uniforms/Dunlap, Thomas	09/02/2015	\$402.01
263		141630	PD/EMS-Uniforms/Foster, Michelle	09/04/2015	\$518.56
264		141664	PD-Uniforms/Hesselbacher, D	09/08/2015	\$206.22
265		141818	PD-Uniforms/Adamson, Mike	09/12/2015	\$88.25
266		141868	PD-Uniforms/Ostendorf, Daryl	09/14/2015	\$103.48
267		141987	PD-Uniforms/Ostendorf, Daryl	09/17/2015	\$151.60
268	Heros in Style Total				\$1,470.12
269	Highland Parks & Recreation	092915	Pks/Rec-Jr Panther League Registration, GB5	09/29/2015	\$150.00
270	Highland Parks & Recreation Total				\$150.00
271	Hilton Garden Inn	Aug 2015	Aug 2015 Rebate Agreement	09/28/2015	\$3,703.73
272		Aug 2015-F&B	Aug 2015 Rebate Agreement	09/24/2015	\$1,014.11
273	Hilton Garden Inn Total				\$4,717.84
274	Homefield Energy	96449415091	Monthly Utilities	09/25/2015	\$35,294.00
275	Homefield Energy Total				\$35,294.00
276	Horner & Shifrin Inc	090415-#2	St Elizabeth's GreenMount Rd	09/04/2015	\$2,827.13
277		49251	St Elizabeth's GreenMount Rd	09/14/2015	\$4,798.30
278	Horner & Shifrin Inc Total				\$7,625.43
279	Hughes Customat Inc	39051	Swr-Mat Service	09/15/2015	\$36.81
280		40686	Strts,Wtr-Mat Service	09/22/2015	\$44.61
281		40687	IT-Mat Service	09/22/2015	\$16.16
282		40690	Swr-Mat Service	09/22/2015	\$36.81
283	Hughes Customat Inc Total				\$134.39
284	Humphries, Horace	21484	Reimb/Maple Executive 7-Pen Set	09/15/2015	\$86.00
285	Humphries, Horace Total				\$86.00
286	Hutchison, Mary Jeanne	0427-092715	Mileage Reimb (Apr 27 - Sept 27, 2015)	09/27/2015	\$1,001.65
287	Hutchison, Mary Jeanne Total				\$1,001.65
288	Hydro-Kinetics Corp	8135	WWTP-Svc for Teledyne Isco Sampler 4700	07/16/2015	\$298.67
289	Hydro-Kinetics Corp Total				\$298.67
290	IL American Water Co	0813-091115	Monthly Water Charges	09/16/2015	\$436,756.50
291		0814-091415	FD/EMS-Utilities/102 Oak St	09/15/2015	\$416.71
292	IL American Water Co Total				\$437,173.21
293	IL Dept of Agriculture	091715	PD-Annual Inspection	09/17/2015	\$1,200.00
294	IL Dept of Agriculture Total				\$1,200.00
295	IL EPA	091415-#14	Wtr-French Village Booster Pump Station	09/14/2015	\$30,385.38
296	IL EPA Total				\$30,385.38
297	Int'l Council of Shopping Ctrs	092115	CDD-Annual Dues	09/21/2015	\$50.00
298	Int'l Council of Shopping Ctrs Total				\$50.00
299	Johnson, Heather	5888	Pks/Rec-Fit Camp, Fall 2015	09/28/2015	\$856.00
300	Johnson, Heather Total				\$856.00
301	Johnson, Michelle L	5681C	Pks/Rec-Zumba	09/09/2015	\$243.60

	A	B	C	D	E
302	Johnson, Michelle L	5877	Pks/Rec-Zumba, Fall 2015	09/28/2015	\$155.40
303	Johnson, Michelle L Total				\$399.00
304	Krebs Associates LLC, Glen	15-0811	Wtr/Swr-Utility Billing Reply Envelopes	09/18/2015	\$2,723.70
305	Krebs Associates LLC, Glen Total				\$2,723.70
306	Kruep Const Inc	091415	Fac-Remove Lights and Ceiling under Drive-Up	09/14/2015	\$1,615.00
307		092315	Fac-Window, Installation	09/23/2015	\$1,168.00
308	Kruep Const Inc Total				\$2,783.00
309	Kut Kwick Corporation	50810	SLOPE MOWER - APPROVED AT CITY COUNCIL 9/8/15	09/28/2015	\$88,840.00
310		50811	WWTP-Hi Lift Blade, Machine Freight	09/28/2015	\$2,109.16
311	Kut Kwick Corporation Total				\$90,949.16
312	Leon Uniform Company Inc	360301	PD-Holster, Mag Case, Handcuff Case, Belt Keepers	09/15/2015	\$270.94
313	Leon Uniform Company Inc Total				\$270.94
314	MAC Electric Inc	3684	Pks/Rec,Sportspark-24 Repl Bulbs, 13 Lenses, 31 Bulbs, 9 Ballast	09/16/2015	\$12,190.00
315	MAC Electric Inc Total				\$12,190.00
316	Maclair Asphalt Sales LLC	22429	MFT-Cold Patch	09/14/2015	\$624.00
317	Maclair Asphalt Sales LLC Total				\$624.00
318	Menard Inc	79647	Swr-Clear Tote W/Lid	08/12/2015	\$12.97
319		79736	Swr-Concrete Blocks	08/13/2015	\$13.60
320		82956	Wtr-Reducing Bushing, Pond Pump	09/22/2015	\$97.74
321	Menard Inc Total				\$124.31
322	Microbiologics Inc	661552	Wtr-Lab Testing	09/22/2015	\$2,213.68
323	Microbiologics Inc Total				\$2,213.68
324	Midwest Industrial Supplies & Svcs	17773	Wtr-Rain Jackets, Rain Bibs	09/18/2015	\$367.20
325	Midwest Industrial Supplies & Svcs Total				\$367.20
326	Midwest Municipal Supply	144084	Wtr-Saddles, Custom Setter, Union, Stainless Steel Insert	09/17/2015	\$3,490.46
327		144140	Wtr-Mega Lug for PVC, Saddles, Clamps, Meter Gasket, Gate Valve	09/21/2015	\$5,243.56
328		144242	Wtr-Lug Nuts, Connector	09/23/2015	\$3,927.84
329		613986-PP	Wtr-Credit for Dupl Pmt on Inv 142799	07/24/2015	-\$61.24
330	Midwest Municipal Supply Total				\$12,600.62
331	Most Dependable Fountains Inc	INV39167	Pks/Rec-Water Fountain O Rings	09/10/2015	\$122.00
332	Most Dependable Fountains Inc Total				\$122.00
333	MTI Distributing Inc	1035996-00	Pks/Rec-Fuel Caps	09/10/2015	\$81.71
334		1037288-00	Pks/Rec-Coil Asm	09/18/2015	\$313.41
335	MTI Distributing Inc Total				\$395.12
336	MVI Inc	I-41000-0	Wtr-Solenoid Valve	09/22/2015	\$584.21
337		P-41246-0	Wtr/Swr-SCADA Services	09/08/2015	\$1,950.00
338		P-41472-0	Wtr/Swr-SCADA Services	09/21/2015	\$2,600.00
339	MVI Inc Total				\$5,134.21
340	N G Heimos Greenhouses	524111	Pks/Rec-Plant Sale	09/25/2015	\$144.30
341	N G Heimos Greenhouses Total				\$144.30
342	New World Systems	44997	PD/EMS,FD-License & Maintenance Support	10/15/2015	\$4,454.00
343	New World Systems Total				\$4,454.00
344	News Democrat	092815A	Subscription Renewal (Acct 8268516), Annual	09/28/2015	\$37.96

	A	B	C	D	E
345	News Democrat	092815B	Subscription Renewal (Acct 8268515), Annual	09/28/2015	\$37.96
346	News Democrat Total				\$75.92
347	O'Fallon Progress Inc	M0404655	CDD,EconDev-Advertising	08/30/2015	\$169.15
348	O'Fallon Progress Inc Total				\$169.15
349	O'Reilly Auto Parts	1151-120330	PD-Wiper Blades	08/23/2015	\$37.98
350		1151-122117	PD-Capsule	09/01/2015	\$4.53
351		1151-123054	PD-Battery	09/06/2015	\$92.51
352		1151-123056	PD-Core Return Credit	09/06/2015	-\$18.00
353		1151-123513	PD-Wiper Blades	09/09/2015	\$31.90
354		1151-124271	Strts-Trans Line	09/14/2015	\$30.42
355		1151-124558	Strts-AntiFreeze, Coupler, Oil Filters, Fuel Filter, Creeper	09/15/2015	\$495.52
356		1151-124690	Strts-Oil	09/16/2015	\$110.28
357		1151-125044	Strts-Air/Oil Filters	09/18/2015	\$105.94
358		1151-125620	Cemetery-Parts	09/21/2015	\$17.98
359	O'Reilly Auto Parts Total				\$909.06
360	Orville Kombrink Farms Inc	092115	Reimb/Pmt for Crop Damage	09/21/2015	\$81.00
361	Orville Kombrink Farms Inc Total				\$81.00
362	Paragon Micro Inc	628076	Admin-Replacement Scanner	09/08/2015	\$379.99
363		628224	Admin-Adobe Software Upgrades	09/09/2015	\$531.98
364		628975	IT-Plantronics Audio 355 Headset, Full Size	09/16/2015	\$135.12
365	Paragon Micro Inc Total				\$1,047.09
366	Pepsi Cola Inc	25969807	Sportspark-Concession Drinks	09/15/2015	\$2,502.46
367		28429704	Sportspark-Concession Drinks	09/22/2015	\$1,297.66
368	Pepsi Cola Inc Total				\$3,800.12
369	Petroff, Adam S	7	Strts-Aerial Photography/Venita Overpass	09/11/2015	\$250.00
370	Petroff, Adam S Total				\$250.00
371	Petty Cash	091415-Townsend	Reimb/Light Bulbs for Display Cases	09/14/2015	\$16.73
372	Petty Cash Total				\$16.73
373	Phillips, Mr & Mrs Michael	070115	Wtr-Rieder Rd Wtr Main Extension Easement	07/01/2015	\$425.00
374	Phillips, Mr & Mrs Michael Total				\$425.00
375	Pioneer Manufacturing Co Inc	INV570136	Pks/Rec,Sportspark-12 Brite Stripe, 12 Max Aerosol White	09/03/2015	\$1,236.93
376		INV571527	Sportspark-12 Cases, Ultra Friendly White Starline Paint	09/11/2015	\$395.67
377		INV573400	Pks/Rec-Airless 50' Hose, Shipping	09/21/2015	\$115.63
378	Pioneer Manufacturing Co Inc Total				\$1,748.23
379	Pitney Bowes Inc	7004096-SP15	Downstairs-Lease Charges	09/13/2015	\$103.00
380	Pitney Bowes Inc Total				\$103.00
381	Pitney Bowes Purchase Power	091715A	Wtr/Swr-B/C Bill Mailing	09/17/2015	\$1,878.33
382		091715B	Wtr/Swr-B/C Bill Mailing	09/17/2015	\$988.25
383		092515	Downstairs-Postage	09/25/2015	\$1,000.00
384	Pitney Bowes Purchase Power Total				\$3,866.58
385	Positive Promotions Inc	5291881	EMS-Stickers, Temp Tattoos	07/29/2015	\$99.90
386	Positive Promotions Inc Total				\$99.90
387	Przada, Rick	37390	Reimb/Repairs on Polyline and Funnypipe Line	09/18/2015	\$81.90

	A	B	C	D	E
388	Przada, Rick Total				\$81.90
389	Quality Filters & Equipment Inc	8608	CityHall-Filters	09/28/2015	\$66.00
390	Quality Filters & Equipment Inc Total				\$66.00
391	R P Lumber Co Inc	1509-286698	Strts-Lumber	09/01/2015	\$15.12
392		1509-295416	Strts-Clr Poly Film	09/03/2015	\$9.99
393		1509-367552	Strts-Treated Lumber, Premix Concrete	09/21/2015	\$79.86
394		1509-372745	Strts-Premix Concrete	09/22/2015	\$19.95
395		1509-374038	Strts-Sidewalk at #4 Firehouse	09/22/2015	\$19.80
396		1509-384274	Strts-White Pine	09/24/2015	\$55.17
397	R P Lumber Co Inc Total				\$199.89
398	Red-E-Mix LLC	763071	Strts-4000 PSI O/S Flatwork	09/03/2015	\$990.00
399		763264	Strts-4000 PSI O/S Flatwork, Small Load Charge	09/08/2015	\$265.00
400		763915	Strts-Sack Indiana Reline	09/18/2015	\$1,254.00
401	Red-E-Mix LLC Total				\$2,509.00
402	Reeves, Karen & Terry	092815	Reimb/Seven Nills Annex Agreement	09/28/2015	\$694.93
403	Reeves, Karen & Terry Total				\$694.93
404	Rejis Commission	INV0043810	IT-August 2015 Services	08/31/2015	\$13,086.00
405		INV0043997	PD-Computer Services	09/15/2015	\$227.75
406	Rejis Commission Total				\$13,313.75
407	Ressler & Associates Inc	7560-IL	WWTP-Ballast	09/16/2015	\$345.00
408	Ressler & Associates Inc Total				\$345.00
409	Right Green Outdoor Svcs LLC	3665	CDD-Mow, Trim, Blow @ 115 W 4th	08/31/2015	\$35.00
410		3666	CDD-Mow, Trim, Blow @ 115 Elm	08/31/2015	\$60.00
411		3667	CDD-Mow, Trim, Blow @ 507 E Washington	08/31/2015	\$30.00
412		3668	CDD-Mow, Trim, Blow @ 710 St Nicholas	08/31/2015	\$35.00
413		3676	CDD-Mow, Trim, Blow @ 705 Bevirt	09/01/2015	\$40.00
414		3715	CDD-Mow, Trim, Blow @ 110 E Adams	09/03/2015	\$40.00
415		3716	CDD-Mow, Trim, Blow @ 525 Jeffrey Pine	09/03/2015	\$45.00
416		3717	CDD-Mow, Trim, Blow @ 212 Wellesley	09/03/2015	\$50.00
417		3718	CDD-Mow, Trim, Blow @ 921 Chesapeake Junction	09/03/2015	\$45.00
418		3737	CDD-Mow, Trim, Blow @ 120 Pierce	09/09/2015	\$55.00
419	Right Green Outdoor Svcs LLC Total				\$435.00
420	Ronnoco Coffee LLC	1001410283	PD/EMS-Rental Agreement	09/15/2015	\$292.50
421		755268513	Swr-Coffee	09/25/2015	\$42.39
422	Ronnoco Coffee LLC Total				\$334.89
423	RTP Contracting LLC	m120	Sportspark-Synthetic Turf Maint, Cleaning, VertiTop/Brushing, Et	09/09/2015	\$3,600.00
424	RTP Contracting LLC Total				\$3,600.00
425	Sams Club	1605B	Wtr-Tax Refund	08/21/2015	-\$0.43
426		1630	Wtr-Refreshments for APWA Outing	09/10/2015	\$52.10
427		2944	Strts,Wtr-Kitchen Supplies	09/16/2015	\$67.45
428		2945B	CDD,Wtr-Hot Chocolate Mix	09/16/2015	\$7.28
429		3388	Vending Machine Supplies	09/18/2015	\$93.90
430		3504B	Lib-Towels	08/21/2015	\$32.96

	A	B	C	D	E
431	Sams Club	3505B	WWTP-Klx Ft 12 Pk	08/21/2015	\$14.98
432		3506C	Wtr-Ltr White Pad	08/21/2015	\$5.89
433		3507B	Fac-Aloe Soap	08/21/2015	\$20.94
434		4196	PD/EMS-Aloe Soap	08/27/2015	\$20.94
435		4197	Wtr/Swr-Hand Sanitizer	08/27/2015	\$13.96
436		6443	Pks/Rec-Ajax Soap	09/09/2015	\$4.94
437		6680	PW-Wipes, Notes, Klx Ft, Truvia	08/29/2015	\$46.12
438		7638	PD/EMS-Towels, Plates, Napkins, Forks, Kitty Litter	09/17/2015	\$56.08
439		9368	IT-Water	08/19/2015	\$19.85
440		9402	EMS-Detergent, Adax Cleaner	08/28/2015	\$32.90
441		9443	Depot-Light Bulbs	08/26/2015	\$4.98
442		9784B	IT-Coffee Supplies	09/08/2015	\$39.73
443		Sams Club Total			
444	Schnable, Danielle	5881	Pks/Rec-Alice in Wonderland Fall Play	09/28/2015	\$332.50
445	Schnable, Danielle Total				\$332.50
446	SCI Engineering Inc	130566	Wtr-Union Hill Rd Water Main Project	09/04/2015	\$7,315.00
447	SCI Engineering Inc Total				\$7,315.00
448	Scotts Pwr Equip Co of IL Inc	85381	Cemetery-Carburetor Assy, Gasket, Pipe Intake	09/18/2015	\$661.73
449	Scotts Pwr Equip Co of IL Inc Total				\$661.73
450	Servpro of Belleville-O'Fallon	4385275	PD/EMS-Wtr Restoration	09/17/2015	\$1,683.65
451	Servpro of Belleville-O'Fallon Total				\$1,683.65
452	Shred-It	62759978	PD/EMS-Professional Shredding	09/17/2015	\$88.00
453	Shred-It Total				\$88.00
454	Simons Service Inc	85719	Pks/Rec-Svc on 2005 Chevrolet Cab & Chassis Silverado 3500	09/17/2015	\$279.14
455		86356	Cemetery-Svc on 2006 Ford Pickup F250 Super Duty, #105	09/22/2015	\$1,328.19
456		86380	Pks/Rec-Svc on 2007 Chevrolet Silverado Classic	09/25/2015	\$1,391.82
457	Simons Service Inc Total				\$2,999.15
458	SIPRA	093015	Pks/Rec-Membership Dues X 6	09/30/2015	\$90.00
459	SIPRA Total				\$90.00
460	Slackman, Lynn	091415	Pks/Rec-Garden Club Speaker	09/14/2015	\$50.00
461	Slackman, Lynn Total				\$50.00
462	SLYSA	9890	Pks/Rec-Added Player/Posey	09/02/2015	\$22.00
463	SLYSA Total				\$22.00
464	Southwestern Illinois College	25001288-091715	FD-Firefighter Training	09/17/2015	\$1,880.00
465	Southwestern Illinois College Total				\$1,880.00
466	Spectra Graphics Inc	27778	PD-Embroidery LT Badge, Ebroidery Bars, Name	09/18/2015	\$25.00
467		27792	PW-Uniform Embroidery	09/22/2015	\$548.75
468	Spectra Graphics Inc Total				\$573.75
469	St Clair Service Co	9235	Pks/Rec,Sportspark-Diesel 155 Gal @ 1.93 & 123 Gal @ 2.13	08/05/2015	\$585.98
470		9336	Cemetery,Pks/Rec-Sportspark-1.63 @ 1.98 & 209 @ 2.29	08/18/2015	\$843.57
471		9375	Cemetery-Diesel 144 Gals @ 1.98	08/21/2015	\$285.12
472		9611	PW-Diesel Fuel	09/16/2015	\$1,596.18
473	St Clair Service Co Total				\$3,310.85

	A	B	C	D	E
474	St Nicholas Church	092815	Padre Hole Sponsor Sign	09/28/2015	\$100.00
475	St Nicholas Church Total				\$100.00
476	Standard Insurance Co, The	091615	FD-Insurance Premiums	09/16/2015	\$369.17
477	Standard Insurance Co, The Total				\$369.17
478	State Industrial Products Corp	97471111	WWTP-Lab Supplies	09/21/2015	\$315.15
479	State Industrial Products Corp Total				\$315.15
480	Stevenson, Anne	0719-081815	Reimb/Phone Charges	08/18/2015	\$30.00
481	Stevenson, Anne Total				\$30.00
482	Stimson, Peg	092815	Chamber Reimb	09/28/2015	\$100.00
483	Stimson, Peg Total				\$100.00
484	Sullivan, Dennis	092215	Travel Reimb Request/APWA Int'l Congress	09/22/2015	\$325.20
485	Sullivan, Dennis Total				\$325.20
486	SW Central Wtr Plant Operators	093015-Suydam	2016 SWCWPOA Mbrshp Dues/Suydam, Curt	09/30/2015	\$50.00
487	SW Central Wtr Plant Operators Total				\$50.00
488	Swank Motion Pictures Inc	RG2101365	Pks/Rec-September 25th Cinderella Movie	09/21/2015	\$364.00
489	Swank Motion Pictures Inc Total				\$364.00
490	Taylor, George R	080615	Wtr-Rieder Rd Wtr Main Extension Easement	08/06/2015	\$11,490.00
491	Taylor, George R Total				\$11,490.00
492	Teklab Inc	177877	WWTP-Pet Dairy Weekly	09/21/2015	\$639.58
493		178064	WWTP-Pet Dairy Weekly	09/28/2015	\$613.23
494	Teklab Inc Total				\$1,252.81
495	TMF Innovations Marketing	201562	Pks/Rec-Creative Development Brochure/Print	09/21/2015	\$1,680.00
496	TMF Innovations Marketing Total				\$1,680.00
497	True Value	150197	Wtr-Parts	08/21/2015	\$23.62
498	True Value Total				\$23.62
499	Tyco Global Financial Solutions	2527-Int	Interest	09/15/2015	\$335.04
500		2527-PMA	Monthly Service Agreement	09/15/2015	\$1,528.08
501		2527-Princ	Principal	09/15/2015	\$1,230.75
502	Tyco Global Financial Solutions Total				\$3,093.87
503	Uline Inc	70350637	Pks/Rec,Sportspark-Safety Bollard, Wiper Dispenser, Soft Blanket	09/03/2015	\$653.53
504	Uline Inc Total				\$653.53
505	Ultra Play Systems Inc	85741-INV	Pks/Rec,Sportspark-Trash Cans, Inground Kit for Trash, Table	09/15/2015	\$4,485.75
506		85756-INV	Pks/Rec,Sportspark-Crowd Barrier	09/15/2015	\$2,497.50
507	Ultra Play Systems Inc Total				\$6,983.25
508	USA Blue Book	749684	Wtr,WWTP-Lab Supplies	09/14/2015	\$546.87
509		749702	Wtr,WWTP-Lab Supplies	09/14/2015	\$60.86
510		749781	Wtr,WWTP-Lab Supplies	09/14/2015	\$986.36
511	USA Blue Book Total				\$1,594.09
512	Verizon Wireless	9752488428	Monthly Cell Phone Charges	09/18/2015	\$6,473.05
513	Verizon Wireless Total				\$6,473.05
514	Wal-Mart	1687	PW-Keyboard	09/07/2015	\$39.92
515		2450	Vending Machine Supplies	08/27/2015	\$5.36
516		4234	PD-Black Ink	09/18/2015	\$81.94

	A	B	C	D	E
517	Wal-Mart	4396	PD-Return Credit	08/11/2015	-\$23.88
518		4639	PD-Water	09/03/2015	\$17.40
519		4659	PD/EMS-Supplies	08/19/2015	\$5.97
520		4748	EMS-Aspirin	08/29/2015	\$9.92
521		6066	PW-Plates, Pier Set, Aerosol, Lipton Tea	08/14/2015	\$32.11
522		6347	PW-Office Supplies	08/30/2015	\$69.77
523		6810B	PW-Credit Return on Keyboard	09/07/2015	-\$29.88
524		7101	PW-Steno Books	09/02/2015	\$7.04
525		8683	CDD-Mouse, Car Charger	09/01/2015	\$31.20
526		969	PW-Card Reels, Adhesive, Document Box	08/19/2015	\$13.03
527		9909	PW-Plier Set Return Credit	08/19/2015	-\$9.97
528	Wal-Mart Total				\$249.93
529	Weil-Lombardo Trailers Inc	7485	PD/EMS-Universal Coupler Lock	09/14/2015	\$56.95
530		7587	Wtr-Used 2007 Big Tex, License & Title	09/18/2015	\$1,103.00
531		7588	Wtr-Used 2007 R&W, License & Title	09/18/2015	\$2,103.00
532	Weil-Lombardo Trailers Inc Total				\$3,262.95
533	Wireless USA	814027	PD/EMS-October 2015 Service Contract	09/21/2015	\$1,328.00
534	Wireless USA Total				\$1,328.00
535	Witmer Public Safety Group Inc	E1377895	FD-Cairns Helmets	09/14/2015	\$249.38
536	Witmer Public Safety Group Inc Total				\$249.38
537	Wood Bakery	28036	PD-Retirement/Promotion Cake	09/21/2015	\$32.40
538		28151	PW-Sheet Cake	09/23/2015	\$58.99
539	Wood Bakery Total				\$91.39
540	Grand Total				\$890,005.72