

## 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

Richie Meile

Jerry Albrecht

Robert Kueker

Kevin Hagarty

Matthew Gilreath

Herb Roach

Ward 1

Ward 1

Ward 2

Ward 2

Ward 3

Ward 3

Ward 4

Matt Smallheer

Michael Bennett

Courtney Marsh

Ray Holden

Ned Drolet

David Cozad

Harlan Gerrish

Ward 4

Ward 5

Ward 5

Ward 6

Ward 6

Ward 7

Ward 7

## CITY COUNCIL MEETING A G E N D A Tuesday, July 5, 2016 7:00 P.M. – Council Chambers

### I. CALL TO ORDER

### II. PLEDGE OF ALLEGIANCE

### III. ROLL CALL

### IV. APPROVAL OF MINUTES – [June 20, 2016](#)

### V. PUBLIC HEARING – 1. Annexation agreement with Thomas Williams and James Ford for approximately .77 acres located at 8676 E. Hwy 50, Lebanon, Illinois

### 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 the Ancient Order of Hibernians to conduct a raffle for a garden wagon of spirits on September 16, 2016 for their fundraiser
2. Request from St. Nicholas Church to conduct a raffle for various prizes from July 2016 – June 2017

#### C. Mayor's Report

### VII. RESOLUTIONS –

**ITEM 1** – A Resolution authorizing the Mayor to sign a lease with the O'Fallon-Shiloh Chamber of Commerce of the City of O'Fallon, Illinois

**ITEM 2** – A Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) Local Agency Agreement for Federal Participation for the

construction of the Illini Bike Trail and Pedestrian Improvement Project in the amount of \$493,690, Section 14-00066-00-BT

**ITEM 3** – A Resolution authorizing the Mayor to execute a Construction Engineering Services Agreement for Federal Participation with Rhutasel & Associates for Construction Engineering Services related to the Illini Bike Trail and Pedestrian Improvement Project in an Amount of \$17,050.00, excluding potential reimbursables and for use of MFT Funds in the Support of Project, Section 14-00066-00-BT

**ITEM 4** – A Resolution authorizing the Mayor to execute an agreement with Rhutasel & Associates, Inc. for the West Highway 50 Resurfacing

**ITEM 5** – A Resolution authorizing the Mayor to execute agreements with Lochmueller Group for the design of Regency Park Drive Reconstruction and Concrete Patching in an amount of \$61,967.00

**ITEM 6** – A Resolution authorizing the Mayor to sign an off-site sign agreement for the sign located at East State Street and Behrens

**ITEM 7** – A Resolution authorizing the Mayor to sign an annexation agreement with Thomas Williams and James Ford for property located at 8676 E. Hwy 50, Lebanon

## VIII. ORDINANCES

### A. 1<sup>st</sup> reading –

**ITEM 8** – An Ord. Amending 623, Zoning, Development known as First United Methodist Church Parking Lot located at 504 E. Hwy 50

**ITEM 9** – An Ord. Annexing Certain Territory, containing approximately 0.74 acres

**ITEM 10** – An Ord. Amending 623, Zoning, Development known as “8676 East Highway 50 boat, RV and vehicle storage”) located at 8676 east highway 50

### B. 2<sup>ND</sup> Reading –

**ITEM 11** – Ord. amending Section 158.037 (6) of Chapter 158: Zoning, Permitted Structures, *as amended*

**ITEM 12** – Ord. amending Chapter 77, Stop Sign – Hesse and N. Madison

**ITEM 13** – Ord. authorizing the execution of the Redevelopment Agreement with Metro Inflatables, LLC (Fezziwig’s)

**ITEM 14** – Ord. approving the Final Plat of Milburn Estates, 1<sup>st</sup> Addition

**ITEM 15** – Ord. approving the Final Plat of Parkview Meadows – Phase 1

**ITEM 16** – Ord. amending Development known as Lincoln Park Villas PUD, located at 1159 Lincoln Avenue

## IX. STANDING COMMITTEES

1. Community Development – *Minutes attached*
2. Public Works
3. Public Safety
4. Finance and Administration
  - a) **Motion** to approve **Warrant** #353 in the amount of \$1,301,422.45
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 June 20, 2016**

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

Maryanne Fair, Deputy City Clerk, called the roll: Gene McCoskey, present; Richie Meile, present; Jerry Albrecht, present; Robert Kueker, present; Kevin Hagarty, present; Matthew Gilreath, 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. Albrecht and seconded by K. Hagarty to approve the minutes of June 6, 2016. All ayes. Motion carried.

**PUBLIC HEARING** – None scheduled.

**REPORTS:**

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

Robert Dorman, Collinsville resident, spoke about his concerns about Jeff Stehman, who is an O'Fallon employee and an alderman for Collinsville.

Megan Breeding spoke about her support of the School Crossing Guard program and the importance of keeping it.

**Clerk's Report:** Deputy City Clerk Fair read the following requests:

1. Request from Random Acts to conduct a raffle for a Split the Pot at St. Clair Bowl on June 25, 2016
2. Request from Hands to Help NFP to conduct a raffle for a Split the Pot at St. Clair Bowl on July 16, 2016

Motion by M. Bennett and seconded by D. Cozad to approve the requests. All ayes. Motion carried.

**Mayor's Report:** Mayor Graham announced the appointment of Library Board members: Larry Morrison, Linda Kahley and Betty Reed to three year terms; Nancy Clark and Suzanne Rupright (New member) to two year terms; Harriet Baker, Doug Distler and Dennis Grimmer to one year terms.

Motion by M. Bennett and seconded by R. Kueker to approve the appointments.  
All ayes. Motion carried.

Mayor Graham asked the Rotary Club members Matthew Smallheer, Ed True and Rich Lunan to come forward with the recipient, Milkheila, and he read a Proclamation declaring June 20, 2016 as Milkheila Flores Day, Mexico Rotary Exchange Student.

He then announced that this month's meeting of the Southwestern Illinois Council of Mayors will be held June 23<sup>rd</sup> at the Swansea Moose Lodge.

**RESOLUTIONS:** Motion by J. Albrecht and seconded by G. McCoskey to consider resolution, items 1 – 3 under the Omnibus agreement. All ayes. Motion carried.

J. Albrecht read the resolutions:

Item 1 – Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) local agency agreement for Federal participation for the construction of the Hinchcliffe, Schaefer and Kampmeyer Elementary School Sidewalks Project in the amount of \$241,000.00, Section 15-00070-00-SW

Item 2 – Resolution authorizing the Transfer of Funds from General Fund Reserves to be used for equipment and building updates for the 9-1-1 Consolidation Center in the amount of \$250,000

Item 3 – Resolution authorizing the City of O'Fallon to enter into a Mutual Aid Agreement with the Illinois Law Enforcement Alarm System (ILEAS)

Motion by J. Albrecht and seconded by M. Bennett to approve resolution, items 1 – 3 under the previously approved Omnibus agreement.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye, Gerrish, aye. All ayes. Motion carried.

**ORDINANCES:**

**1<sup>st</sup> Reading** – Motion by J. Albrecht and seconded by G. McCoskey to consider on 1<sup>st</sup> Reading, Items 4 – 8 under the Omnibus agreement, as M. Bennett asked to consider Item 9 separately. All ayes. Motion carried.

Motion by J. Albrecht and seconded by G. McCoskey to approve on 1<sup>st</sup> reading, Items 4 – 8 under the previously approved Omnibus Agreement.

J. Albrecht read the following Ordinances:

Item 4 – Ordinance amending Chapter 77, Stop Sign – Hesse and N. Madison

Item 5 – Ord. authorizing the execution of the Redevelopment Agreement with Metro Inflatables, LLC (Fezziwig's)

Item 6 – Ord. approving the Final Plat of Milburn Estates, 1<sup>st</sup> Addition

Item 7 – Ord. approving the Final Plat of Parkview Meadows – Phase 1

Item 8 – Ord. amending Development known as Lincoln Park Villas PUD, located at 1159 Lincoln Avenue

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye, Gerrish, aye. All ayes. Motion carried.

Motion by J. Albrecht and seconded by G. McCoskey to approve on 1<sup>st</sup> reading, Item 9, an Ordinance amending Section 158.037 (6) of Chapter 158: Zoning.

M. Bennett voiced his concerns about removing the modular housing as a permitted use in SR-3. The area has smaller homes and mobile homes. The lots may be only 50 feet wide. Some may only be able to afford a modular home. He would like to see a more finessed approach to handle the modular homes.

C. Marsh echoed his comments. She added we do not want to alienate people from buying homes in the community. As long as the occupancy standards are met, she sees no problem.

G. McCoskey said the problem originated when a person was able to slide a trailer between two older homes on one of the properties without any permitting at all in less than eight feet from the property line of his neighbor. The amendment is needed to prevent that from happening again. It is not meant to penalize anyone.

M. Bennett asked T. Shekell whether this was the only solution. T. Shekell answered that we can discuss it again before 2<sup>nd</sup> reading. We are starting to see more SR-3 applications. There is nothing against this type of home, but we received calls from unhappy people from that area. We thought that this was the best solution to prevent that from happening.

Mayor Graham asked if a variance could be requested, but T. Shekell replied that they could not, if it is not permitted. Long term, this would protect the neighborhoods.

D. Cozad said it some of the modular homes look nice, but on this one, it looks like somebody just stuck it in there.

C. Marsh added they do not have covenant restrictions in this area. T. Shekell said we do not require it in the newer subdivisions.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Bennett, no; Marsh, no; Holden, aye; Drolet, aye; Cozad, aye, Gerrish, aye. Ayes – 12; Nos - 2. Motion carried.

## **2nd Readings –**

Motion by J. Albrecht and seconded by M. Bennett to approve 2<sup>nd</sup> reading, Item 10, an Ordinance amending Chapter 30 “City Council regarding Rules of Order and Procedure” of the Code of Ordinances.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye, Gerrish, aye. All ayes. Motion carried.

Motion by J. Albrecht and seconded by G. McCoskey to approve 2<sup>nd</sup> reading, Item 11, an Ordinance amending Chapter 77, Traffic Schedules, Schedule III, Stop/Through Street Intersections.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye, Gerrish, aye. All ayes. Motion carried.

## **STANDING COMMITTEES –**

**Community Development:** J. Albrecht stated they will meet next Monday at the Public Safety Building at 6:00 p.m.

**Public Works:** G. McCoskey stated they will meet June 27<sup>th</sup> at 7:00 p.m. at the Public Safety Building.

**Public Safety:** Motion by C. Marsh and seconded by R. Kueker to reinstate the School Crossing Guard Program.

K. Hagarty stated his concerns about taking police officers away from their duty. He added that Chief Van Hook gave a very detailed presentation during the committee meeting. He mentioned that District 90 stated they cannot fund the program. He would prefer a police officer not be used as a School crossing guard, as that takes them away from their responsibilities. He would prefer that gaming funds could be used for lit stop signs. He said most surrounding cities have the program funded by the schools.

H. Roach said he believes safety is important for the kids, as well. He said the superintendent said they cannot afford to fund the program. We have helped the schools before. The City can manage the program, and the Management Team can put together a good program without taking the officers away from their duties. He believes the Chief can do it efficiently and well. He added the gaming funds and volunteers could be used. He urged the city and the schools to look for a good solution.

M. Bennett said the schools do not want to run the program at this time. It was noted that it is only needed a half hour before and after school. The police officers should not be burdened. He thinks volunteers are a good solution.

R. Kueker said he believes the program is worth keeping, as it is important for the kids. He thinks it is the city's job to get them there, and the school's job to educate them.

D. Cozad asked Chief Van Hook to clarify that he had told District 90 that he would help them develop a program. The Chief replied that he has had discussion with the schools. He and Superintendent Hruby will put together a program for District 90 as well as Central School. We will continue to be good partners.

M. Smallheer commented that he believes the crossing guards have been a bargaining chip with the TIF a year ago.

C. Marsh said Central School does not have crossing guards. Kids are important to her, but the police do not need to administer this.

Mayor Graham clarified the motion was to fund and administer the School Crossing Guard program.

**ROLL CALL:** McCoskey, no; Meile, no; Albrecht, no; Kueker, aye; Hagarty, no; Gilreath, no; Roach, aye; Smallheer, aye; Bennett, no; Marsh, no; Holden, no; Drolet, no; Cozad, no, Gerrish, no. Motion failed.

**Finance/Administration:** M. Bennett said they met prior to this meeting, and they will cancel next week's meeting. M. Bennett made a motion seconded by J. Albrecht to approve Warrant #352 in the amount of \$559,066.87.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Gilreath, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye, Gerrish, aye. All ayes. Motion carried.

**Parks and Environment:** R. Holden said they would meet in July.

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

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

The meeting was adjourned at 7:44 p.m.



Submitted by,

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Philip A. Goodwin  
City Clerk

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



## CITY COUNCIL AGENDA ITEMS

**TO:** Mayor Graham and City Council  
**FROM:** Walter Denton, City Administrator  
**DATE:** July 5, 2016  
**SUBJECT:** Resolution Authorizing the Mayor to Sign a Lease Agreement with the O'Fallon-Shiloh Chamber of Commerce for the First Floor Conference Room at 200 S. Lincoln

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

**Background:** The O'Fallon-Shiloh Chamber of Commerce has been looking for possible locations to host various meetings and events that have outgrown their current meeting room. The Chamber approached the City in 2016 to inquire about the possibility of leasing a conference room in the City owned building at 200 S. Lincoln Avenue.

The proposal is for the Chamber to have access to the first floor conference room, entryway, and restrooms in the 200 S. Lincoln Ave. building. The conference room may be used for O'Fallon-Shiloh Chamber of Commerce sponsored events such as committee meetings, Chamber University, and Chamber Board Meetings.

An agreement has been drafted between the City and the O'Fallon-Shiloh Chamber of Commerce regarding the use of the Conference Room at 200 S. Lincoln Ave. by the Chamber of Commerce.

A feasibility study is currently being performed by White & Borgognoni Architects on behalf of the City to determine the best long-term use of the 200 S. Lincoln Building. The City has notified the Chamber that the lease could be only a short-term arrangement, pending the results of the study.

**Legal Considerations, if any:** Dale Funk drafted the lease agreement.

**Budget Impact:** Additional revenue resulting from the lease payment. O'Fallon-Shiloh Chamber of Commerce will pay the City: \$1 for annual lease; \$200 monthly payment for cleaning services and electrical utility service.

**Staff Recommendation:** Staff recommends approval of the lease agreement with the O'Fallon-Shiloh Chamber of Commerce for use of the Conference Room at the 200 S. Lincoln Ave. building.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A LEASE  
WITH THE O'FALLON-SHILOH CHAMBER OF COMMERCE OF THE CITY  
OF O'FALLON, ILLINOIS**

**WHEREAS**, the City of O'Fallon, St. Clair County, Illinois, will lease on an annual basis the "First Floor Conference Room" located inside the O'Fallon City owned building situated at 200 S. Lincoln in the City of O'Fallon, Illinois; and

**WHEREAS**, it would be in the best interest of the City to have a written lease with the O'Fallon-Shiloh Chamber of Commerce for the lease of the First Floor Conference Room; and

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of O'Fallon, Illinois that the City of O'Fallon authorized its appropriate representatives to enter into a written lease with the O'Fallon-Shiloh Chamber of Commerce of the City of O'Fallon, Illinois.

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

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ATTEST:

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

(seal)

\_\_\_\_\_  
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:** July 5, 2016  
**Subject:** RESOLUTION – IDOT Local Agency Agreement for Federal Participation for the Illini Bike Trail and Pedestrian Improvements Project and for the use of MFT Funds.

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

**Background:** Prior to the awarding of the contract by IDOT, the execution of a funding agreement is needed which stipulates the ITEP and Local Public Agency MFT funds allocated for the project.

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

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

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

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO SIGN AN ILLINOIS DEPARTMENT OF  
TRANSPORTATION (IDOT) LOCAL AGENCY AGREEMENT FOR FEDERAL  
PARTICIPATION FOR THE CONSTRUCTION OF THE ILLINI BIKE TRAIL AND  
PEDESTRIAN IMPROVEMENT PROJECT IN THE AMOUNT OF \$493,690, SECTION  
14-00066-00-BT**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need to construct a bike trail connecting the Illini Trails Bike Trail to Frank Scott Parkway; and,

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

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

The City of O'Fallon authorized its appropriate representatives to sign the IDOT Local Agency Agreement for Federal Participation for the construction of the Illini Bike Trail and Pedestrian Improvement project.

Passed and approved this 5<sup>th</sup> day of July 2016.

ATTEST:

Approved:

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Philip A. Goodwin, City Clerk

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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:** July 5, 2016  
**Subject:** RESOLUTION – Illini Bike Trail and Pedestrian Improvements Construction Engineering Services Agreement for Federal Participation

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

**Background:** Per IDOT requirements, during the construction of the Illini Bike Trail project there will be a need for construction engineering services. These requirements will be fulfilled with the execution of this agreement with Rhutasel & Associates, Inc.

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

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

**Staff recommendation:** Staff recommends execution of the resolution for support of engineering services contract with Rhutasel & Associates, Inc., in an amount of \$17,050.00.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION ENGINEERING SERVICES AGREEMENT FOR FEDERAL PARTICIPATION WITH RHUTASEL & ASSOCIATES FOR CONSTRUCTION ENGINEERING SERVICES RELATED TO THE ILLINI BIKE TRAIL AND PEDESTRIAN IMPROVEMENT PROJECT IN AN AMOUNT OF \$17,050.00, EXCLUDING POTENTIAL REIMBURSABLES AND FOR THE USE OF MFT FUNDS IN THE SUPPORT OF PROJECT, SECTION 14-00066-00-BT**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering construction services related to the construction of a bike trail connecting the Illini Trails bike trail to Frank Scott Parkway; and

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

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

That the City of O'Fallon authorizes its appropriate representatives to sign the Rhutasel & Associates agreement for construction services related to the Illini Bike Trail and Pedestrian Improvement project in an of \$17,050.00, excluding potential reimbursables and for the use of MFT funds in support of the project.

Passed and approved this 5<sup>th</sup> day of July 2016.

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:** July 5, 2016  
**Subject:** RESOLUTION – Agreement with Rhutasel & Associates, Inc. for the Construction Services Related to the West Highway 50 Resurfacing Project

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

**Background:** West Highway 50 between Old Collinsville Road and Hartman Lane is in need of resurfacing. The current plan is to start this work after the completion of the intersection improvements to West Highway 50 that will occur later this summer and fall. Rhutasel & Associates designed the intersection improvement and the last resurfacing therefore, they have the topographic survey of the corridor that will be needed in order to complete resurfacing design plans.

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

**Budget Impact:** Funding was reserved in the FY17 Streets Budget.

**Staff recommendation:** Staff recommends acceptance of the proposal from Rhutasel and Associates in the amount of \$14,200.00, excluding potential reimbursables.



CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH RHUTASEL  
AND ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO  
THE RESURFACING OF WEST HIGHWAY 50 IN AN AMOUNT OF \$14,200.00**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering services related to the resurfacing of West Highway 50; and

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

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

That the City of O'Fallon authorized its appropriate representatives to execute the agreement with Rhutasel & Associates for engineering services related to the resurfacing of West Highway 50 in an amount not to exceed \$14,200.00.

Passed and approved this 5<sup>th</sup> day of July 2016.

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:** July 5, 2016  
**Subject:** RESOLUTION – Lochmueller Group – Regency Park Drive Reconstruction & Concrete Patching

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

**Background:** The roadway along Regency Park Drive, beginning just past West Highway 50 and terminating near the Jack Schmitt Chevrolet property, has surpassed its life span. Considering the age of the road and the anticipated increase of vehicular traffic with the upcoming addition of St. Elizabeth's Hospital, the reconstruction and concrete patching has become a necessity.

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

**Budget Impact:** Funding was reserved in the FY17 Public Works Prop S Budget.

**Staff recommendation:** Staff recommends acceptance of the proposal from Lochmueller Group in an amount of \$61,967.00.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS WITH  
LOCHMUELLER GROUP FOR THE DESIGN OF REGENCY PARK DRIVE  
RECONSTRUCTION AND CONCRETE PATCHING IN AN AMOUNT OF \$61,967.00**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for engineering services for the design of the Regency Park Drive reconstruction and concrete patching, and

**WHEREAS**, Lochmueller Group has the expertise that the City needs to accomplish the design of the project, and

**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 execute the agreement with Lochmueller Group for the design in an amount not to exceed \$61,967.00 as in their proposal.

Passed and approved this 5<sup>th</sup> day of July 2016.

ATTEST:

Approved:

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

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



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** July 5, 2016

**Subject:** Off-Site Sign Agreement – East State Street at Behrens (RESOLUTION)

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**List of committees that have reviewed:** At its meeting on June 27, 2016, the Community Development Committee reviewed the off-site sign agreement with Steve's Auto Body, the Hut and Preferred Plumbing. The Community Development Committee discussed the agreement and recommended approval with a vote of 4-0.

**Background:**

There is an existing sign at the intersection of Behrens Avenue and East State Street advertising the Hut and Steve's Auto Body on City owned property. When the sign was originally erected it was not in violation of the City's zoning code and is considered grandfathered. However the sign is located in the site triangle and creates a potential traffic hazard for drivers turning onto State Street.

In August 2009, in order to obtain a sewer easement from Steve's Auto Body and the Hut, the City agreed to allow commercial establishments in the area of the Behrens Avenue sewer project to have off-site signage on the City owned property provided the signage would meet the City's sign ordinance. The agreement between the three parties outlines the responsibility of the commercial establishments and requires the existing sign to be remove, the new sign must be located outside of the site triangle, must remain in good condition and all parties must be annexed into the City of O'Fallon (The City is in the process of annexing the Carson – Behrens area). The agreement also, removes any liability of the City for any damage to the sign.

The area the sign will be located is attached and will be located outside of a 30-foot sight triangle measured from the edge of pavement of State Street an Behrens.

**Legal Considerations, if any:** None.

**Budget Impact:** None.

**Staff Recommendation:** Staff recommends approval of the agreement subject to the conditions stated in the agreement.

**RESOLUTION 2016 -**

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN OFF-SITE SIGN AGREEMENT FOR THE SIGN LOCATED AT EAST STATE STREET AND BEHRENS**

**WHEREAS**, there currently exists a free standing offsite sign located on City property at the northeast corner of the intersection of East State Street and Behrens Drive advertising for The Hut and Steve's Auto Body; and

**WHEREAS**, the offsite signage was in place at its current location prior to the property coming under the jurisdiction of the City's sign ordinance; and

**WHEREAS**, both The Hut and Steve's Auto Body, through their owner/representatives, entered into Pre-Annexation Agreements with the City which among other things provides the City would allow the existing off site signage to remain at its current location; and

**WHEREAS**, in addition and in return for Steve's Auto Body granting the City a drainage/sewer easement, the City agreed to allow commercial establishments in the area to use the City property at the corner of East State St. and Behrens Dr. for signage purposes; and

**WHEREAS**, currently the existing sign is located in a motor vehicle line of sight triangle (prohibited area) thereby creating a potential hazard for motorists; and

**WHEREAS**, Steve's Auto Body, The Hut and Preferred Plumbing, all being business located on Behrens Dr., have requested the City to permit placement of a new sign at the Northeast corner of East State St. and Behrens Dr., which would be located outside of the line of sight triangle; and

**WHEREAS**, Steve's Auto Body, The Hut and Preferred Plumbing wish to enter into an Agreement with the City for the new offsite signage, a copy of the Agreement being attached hereto; and

**WHEREAS**, the agreement would allow Steve's Auto Body, The Hut and Preferred Plumbing to install a new sign on the City property, provided it is installed outside of the line of sight triangle.

**WHEREAS**, the new proposed sign meets the City's sign ordinance with regard to size and composition; and

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

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

Section 2. For the benefit of the health, safety and welfare of the general public, the City, through its appropriate representatives is hereby authorized to enter into the Agreement with Steve's Auto Body, The Hut and Preferred Plumbing for offsite signage.

This resolution shall be in full force and effect from and after its passage and approval and its publication in the manner provided by law.

ATTEST:

(seal)

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

of \_\_\_\_\_ 2016.

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

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

**CITY OF O'FALLON, ILLINOIS**

**RESOLUTION 2016 - \_\_\_\_\_**

**AUTHORIZING THE MAYOR TO SIGN AN ANNEXATION AGREEMENT  
WITH THOMAS WILLIAMS AND JAMES FORD FOR THE PROPERTY  
LOCATED AT 8676 EAST HIGHWAY 50**

**WHEREAS**, a proposed annexation agreement has been filed with the City Clerk of the City of O'Fallon by Thomas Williams and James Ford; and

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

**WHEREAS**, the proposed annexation agreement was reviewed at the June 27, 2016 Community Development Committee meeting and approved with a vote of 4-0; and

**WHEREAS**, a public hearing on such terms of the annexation agreement was held on July 5, 2016, before the O'Fallon City Council.

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

- 1) The Mayor is authorized to sign an annexation agreement between the City of O'Fallon and Thomas Williams and James Ford in substantially the form of the agreement attached to and made an integral and continuing part of this resolution by reference.
- 2) The City of O'Fallon hereby agrees with all terms and conditions as indicated therein.
- 3) This resolution shall be come effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Attest:

Approved:

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

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

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*The Space above this line is for Recorder's Use Only*

#### ANNEXATION AGREEMENT

This Annexation Agreement (Agreement) is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2016, by and among Thomas Williams and James Ford ("Owner") and the City of O'Fallon (the "City") a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and City Council (collectively, "Corporate Authorities").

#### RECITALS

A. Owner is the owner of record of a certain parcel of real property situated in St. Clair County, Illinois, which is adjacent to the City and is more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Development Parcel" or "Subdivision").

B. The Development Parcel consists of approximately 0.77 acre +/- and adjoins, abuts, and is contiguous to the corporate limits of the City and is proposed for a commercial development known as O'Fallon Boat and RV Storage. *8676 US East Highway 50 - 04-27.0-401-012*

C. The Development Parcel has not been annexed to any municipality, is currently situated within unincorporated St. Clair County, Illinois.

D. The Development Parcel constitutes of territory that is contiguous to and may be annexed to the City, as provided under Section 7-1-1, *et seq.*, of the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*

E. Developer desires to have the Development Parcel annexed to the City, on the terms and conditions provided herein and to qualify for such benefits or services as such annexation may so entitle it.

F. The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Development Parcel to the City would further the orderly growth of the City, enable the City to control the development of the Development Parcel, and serve the best interests of the City.



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

H. Any fire protection district, library district, and other entity or person entitled to notice prior to annexation of the Development Parcel to the City has been given notice thereof by the City as required by law.

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

1. **Statutory Authority.** The Parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, *et seq.*
2. **Annexation.**
  - (a) Concurrent with this Agreement, Developer has filed with the City Clerk a Petition for Annexation of the Development Parcel to the City, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the City. A copy of said Petition is attached hereto and made a part hereof as **Exhibit "B"** and shall be binding on and effective as to all successors and assigns to any portion of the Development Parcel. To the extent that the Parcel is not yet contiguous to the City, Owner agrees to execute a Petition for Annexation as may be required by the City.
  - (b) Developer has filed with the City Clerk a Preliminary Plat of Annexation, which contains an accurate map of the Development Parcel and all of its phases, which is attached hereto and made a part hereof as **Exhibit "C"** ("Preliminary Plat").
  - (c) Subject to the terms of this Agreement, the Corporate Authorities shall hereinafter enact an ordinance annexing the Development Parcel to the City ("Annexation Ordinance"), which ordinance shall attach the Preliminary Plat.
3. **Rezoning.** Within thirty (30) days of the Development Parcel becoming contiguous to the City, the City shall do the following:
  - (a) The City shall adopt an ordinance repealing the existing St. Clair County zoning presently ascribed to the Development Parcel.
  - (b) The City shall adopt an ordinance zoning classifying the Development Parcel as B-2(P) (as defined by City Ordinance on such date as the City approves the terms of this Agreement) as shown on the Planned Use application. The parties acknowledge that prior to the date and execution of this Agreement, such public hearings as are necessary to enable the City lawfully to grant said zoning classification as to the Development Parcel will have been conducted upon proper notice.
  - (c) The City shall adopt an ordinance pursuant to the provisions of the City's Code of Ordinances (1) approving the final land use ("Planned Use") of the Development Parcel, which plat shall be substantially similar with the Preliminary Site Plan attached as **Exhibit "C"** hereto and made a part hereof; and (2) expressly permitting development of the Development Parcel in accordance with the Preliminary Site Plan.
  - (d) Except as provided herein, all changes in land use or related activity on the Development Parcel shall be subject to the applicable ordinances and laws authorizing or regulating such change or activity.

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

- (a) At the time of this agreement, the building on site is currently only utilized to store boats and vehicles and no sewer or water are necessary with the annexation of the property. If at any point the building will be occupied the owner shall utilize City water.
- (b) Should the building become occupied, the owner shall utilize City sewer service if available. If public sewer service is not available, the site shall provide private sanitary sewer on-site, subject to all local, state and federal laws.

5. **Miscellaneous**

- (a) This Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that the obligations to the City shall survive such termination to the extent not inconsistent with 65 ILCS 5/11-15.1-1.
- (b) The Parcel shall be subject to all laws, codes, ordinances, fees, annexation fees, taxes, usage charges, and regulations of the City, now existing or as may hereinafter be amended, enacted or enforced, and nothing herein shall be interpreted to limit the enforceability or application of such; provided that the required annexation fee of \$2250 per unit shall NOT apply to the Parcel and be required to be paid until the Parcel is rezoned at the request of the property owner or the Parcel is developed as a new subdivision.
- (c) This Agreement and the obligations of Owner hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcel, and may be recorded.
- (d) Upon annexation, the parcel shall be zoned to the City zoning classification equivalent to the County zoning in place at the time of the annexation. The Owners shall retain the right to petition to rezone their property, pursuant to the laws of the City, during the term of the agreement. The City agrees that it will not seek to rezone the Parcel to another zoning district classification without the written petition of the Owners for the duration of the agreement.
- (e) The existing boat / RV / vehicle storage facility presently located on the property would be permitted to remain, with the following improvements to the property;
  - (1) a wood or vinyl fence along the side property lines, extending the length of the storage area;
  - (2) the entrance must be asphalted; and
  - (3) the storage area and drives must be constructed of a dust-free material.
  - (4) In addition to the improvements required the items stored on-site must be stored in an orderly manner and all items must be must be operational and licensed. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.
- (f) Should the building become occupied, the building shall be inspected and an occupancy permit shall be required by the City.
- (g) The undersigned persons whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation indicated below, and (iv) to have signed this Agreement on their own behalf or

on behalf of such municipal corporation as their own free acts and deeds and/or the free acts and deeds of such municipal corporation after opportunity to consult with legal counsel.

- (h) The City may terminate this Agreement prior to effective date of the Annexation on written notice to the Owner if deemed by the City appropriate in the public interest, in which event the obligations of all parties pursuant to this Agreement shall thereafter cease.

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

ATTEST:

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

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

OWNER:

Thomas Williams

State of Illinois

OWNER

ATTEST:

County of St. Clair

By: THOMAS L. WILLIAMS

This instrument was acknowledged before me on May 18, 2016 by Thomas Williams.

Name: [Signature]

Vicki A. Evans

Title: OWNER

Notary Public



OWNER:

James Ford

State of Illinois

OWNER

ATTEST:

County of St. Clair

By: JAMES FORD

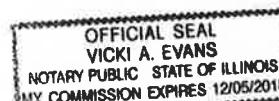
This instrument was acknowledged before me on May 18, 2016 by James Ford.

Name: [Signature]

Vicki A. Evans

Title: OWNER

Notary Public



## **LIST OF EXHIBITS**

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

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PARCEL**

- A. 8676 Highway 50, Lebanon, IL 62254: OFALLON TWP SEC 27 LOT/SEC-27-SUBL/TWP-2N-BLK/RG-7W EX PT FOR RD PT LT 6A DOC A02426624

04-27.0-401-012

**EXHIBIT B  
PETITION FOR ANNEXATION**

**PETITION FOR ANNEXATION**

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

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

PARCEL NUMBER(S): 04-27.0-401-012

ADDRESS(ES): 8676 Highway 50, Lebanon, IL 62254

*mail to 117 Brookside Dr  
O'Fallon IL 62269*

1. The territory hereinbefore described is not within the corporate limits of any municipality.
2. The territory hereinbefore described is contiguous to the City of O'Fallon, St. Clair County, Illinois.
3. There are 0 electors residing on the territory hereinbefore described.
4. The Petitioners are the sole owners of record of all land within the territory hereinbefore described, and it has also executed this Petition as such owners.
5. This Petition is conditioned on the provisions of a certain Annexation Agreement between the City of O'Fallon by and through its Mayor and City Council and Petitioners.

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

DATED: 5-18-16

OWNER: *[Signature]*

PRINT: Thomas Williams

State of Illinois  
County of St. Clair

SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of May, 2016.

*Vicki A. Evans*  
Notary Public



DATED: 5-18-16

OWNER: *[Signature]*

PRINT: James Ford

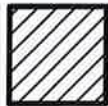
State of Illinois  
County of St. Clair

SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of May, 2016.

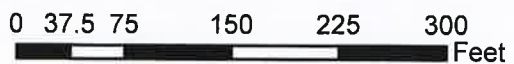
*Vicki A. Evans*  
Notary Public



P2016-06: 8676 E. Highway 50 *Exhibit "C"*  
Boat, RV and Vehicle Storage - Zoning Map



Subject Property



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



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** July 5, 2016

**Subject:** P2016-05: First United Methodist Church Parking Lot – Planned Use (1<sup>ST</sup> READING)

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### **List of committees that have reviewed:**

The Planning Commission held a public hearing on the above referenced application at their June 14, 2016 meeting. At the Public Hearing, concerns were over drainage and altering the residential nature of the neighborhood with the ingress/egress of the parking lot expansion onto Southview Drive. The Commission discussed the parking lot and the concerns they had for the development. A motion was made and seconded to approve the parking lot expansion, subject to staff recommended conditions. The motion to approve the planned use for the First United Methodist Church Parking Lot failed with a vote of 2-ayes and 4-nay.

At its meeting on June 27, 2016, the Community Development Committee reviewed the amended parking lot for the First United Methodist Church. The Community Development Committee discussed the planned use development, stormwater management and the vinyl fence required along the southern property line. A letter from the property owner to the south, where a vinyl fence was recommended, requested the condition be removed and allow the existing chainlink fence to remain. The committee made a motion to approve the planned use with an amendment to remove the requirement for a vinyl fence along the southern property and replace it with additional landscaping. The motion passed 3 yeas to 0 nays, with Alderman Albrecht abstaining, thus the motion passed 4-0.

### **Project Update:**

After the Planning Commission meeting the First United Methodist Church submitted a redesign of the parking lot expansion, eliminating the access point to Southview Drive. The design added additional area along Southview Drive to create a larger buffer from the residential uses across Southview Drive. The redesign also allows for a number of large trees to remain and provides for additional landscaping between the parking lot terminus and Southview Drive. The additional landscaping includes a hedge row at the end of the parking lot to assist with softening the parking lot and assist in reducing headlight glare to the surrounding neighbors. The revisions to the access of the parking lot and additional landscaping keeps the area along Southview Drive and the entrance to the Southview Gardens subdivision residential in nature and reduces any impact to the surrounding property owners.



**Project Background and Summary:**

The applicant and owner, First United Methodist Church, has filed an application requesting a parking lot expansion on an approximate 0.30-acre piece of land located between 900 Southview Drive and 501 Susan Court. The parcel is contiguous with the main campus of First United Methodist Church and is currently zoned SR-1, Single-Family Residence Dwelling District. The church is proposing to construct a 29 space parking lot and a curb cut onto Southview Drive on the currently vacant parcel.

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

**Legal Considerations, if any:** None.

**Budget Impact:** None.

**Staff Recommendation:**

Staff recommends approval of the project with the following conditions:

1. A landscaping plan meeting the requirements of the Code of Ordinances must be provided. Additional landscaping plantings, including trees and shrubs, should be made at the entrance proposed for Southview Drive to minimize the visual impact of the new parking lot on neighboring homes.

**Attachments:**

Revised Site Plan – No Connection to Southview Drive  
Planning Commission Report  
Letter from Property Owner

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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING DISTRICTS  
OF THE CITY OF O'FALLON,  
ILLINOIS (DEVELOPMENT KNOWN  
AS "FIRST UNITED METHODIST  
CHURCH PARKING LOT") LOCATED  
AT 504 EAST HIGHWAY 50, PARCEL  
NUMBER 04-32.0-104-054**

**WHEREAS**, the applicant, James Simpson on behalf of the First United Methodist Church, has filed an application requesting approval of a planned use rezoning to authorize a parking lot expansion on a property adjacent to the church, fronting on Southview Drive in O'Fallon; and

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

**WHEREAS**, the Planning Commission of the City of O'Fallon, Illinois held a public hearing on June 27, 2016, in accordance with state statute, and recommended not to approve the petitioner's request to obtain a SR-1(P) Planned Single-Family Residential Dwelling District zoning for the property with a vote of 2 ayes to 4 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on June 27, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 3 ayes to 0 nays, with 1 abstention, which is tied to the majority.

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

**Section 1.** That upon the effective date of this Ordinance, the described property, known as "First United Methodist Church Parking Lot", be henceforth classified as zoning district SR-1(P) Planned Single-Family Residential Dwelling District with the following condition:

- 1) A landscaping plan meeting the requirements of the Code of Ordinances must be provided. Additional landscaping plantings, including trees and shrubs, should be

made at the entrance proposed for Southview Drive to minimize the visual impact of the new parking lot on neighboring homes.

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

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

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\*\*\*\*\*

ATTEST:

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

(seal)

of \_\_\_\_\_ 2016.

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

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

ROLL CALL:	McCoskey	Meile	Kueker	Albrecht	Hagarty	Gilreath	Drolet	SUB TOTALS
Aye								
Nay								
Absent								

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

**Ordinance No. \_\_\_\_\_**

**AN ORDINANCE ANNEXING  
CERTAIN TERRITORY TO THE  
CITY OF O'FALLON, ST. CLAIR  
COUNTY, ILLINOIS CONTAINING  
APPROXIMATELY 0.74 ACRES**

**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 Parcel 04-27.0-401-012; 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 B-2(P) for all 04-27.0-401-012; 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.

**Section 2. Zoning.** The territory shown in Exhibit A shall be zoned B-2(P) in a manner as required by law by the City of O'Fallon.



**EXHIBIT "A"**

**PLAT OF ANNEXATION**



*Provided by East West Gateway Council of Governments, Imagery from by BURDEK*

**EXHIBIT "B"**

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

8676 Highway 50, Lebanon, IL 62254: OFALLON TWP SEC 27 LOT/SEC-27-  
SUBL/TWP-2N-BLK/RG-7W EX PT FOR RD PT LT 6A DOC A02426624

PARCEL ID NUMBERS: 04-27.0-401-012



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** July 5, 2016

**Subject:** A2016-03 & P2016-06: 8676 East Highway 50 Boat & RV Storage – Planned Use (1<sup>ST</sup> READING)

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### **List of committees that have reviewed:**

The Planning Commission held a public hearing on the above referenced application at their June 14, 2016 meeting. At the Public Hearing, a concern over whether the storage lot should have to install a dust-free surface or an asphalted surface. The Commission discussed the storage use and a motion was made and seconded to approve the storage lot, subject to staff recommended conditions and amended Condition #7 to restrict the use of the storage lot to boats, RVs and personal vehicles. The motion to approve the planned use for 8676 East Highway 50 passed with a vote of 6-ayes and 0-nays.

At its meeting on June 27, 2016, the Community Development Committee reviewed the requested Boat, RV and Personal Vehicle Storage. The committee discussed the item and the land use proposed. The committee made it clear it was only to be for personal vehicle storage and that the fence must be vinyl. A motion was made to approve the project and passed 4 yeas to 0 nays.

### **Annexation**

In addition to the requested Planned Use for Boat, RV and Vehicle Storage on the property, the petitioners, Thomas Williams and James Ford, have filed an application requesting annexation into the City of O'Fallon. The property is currently adjacent to the City of O'Fallon municipal limits. As a part of the annexation into the City the petitioners have agreed to a number of the conditions of the planned use as outlined below.

### **Project Background and Summary**

The applicants and owners, Thomas Williams and James Ford, have filed an application requesting approximately 0.74-acre of land located at 8676 East Highway 50, currently zoned in St. Clair County as A, Agricultural Industry District, be annexed and zoned to B-2(P), Planned General Business District, for a proposed boat, RV and vehicle storage center. The property has a 2,500 square foot building, which in the future may be used for indoor storage, but will be required to meet existing city occupancy, building and fire codes prior to being used for storage. The property was formerly used as a tow lot. The property is currently being used for a boat, RV and vehicle storage center, but was denied the proper zoning approvals from St. Clair County. The applicant is requesting to annex to the city and keep the boat, RV and vehicle storage center open.



The applicant is proposing to construct a wood or vinyl fence along the side property lines, extending the length of the storage area, as well as along the front to the entrance gate, which will remain chainlink. Additional improvements proposed for the site include an asphalted entrance and an approximately 22,000 square foot asphalt storage area to be constructed with a dust-free material.

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

**Legal Considerations, if any:** None.

**Budget Impact:** None.

**Staff Recommendation:**

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. The metal sided building is permitted to remain as constructed.
3. A ~~wood~~ or vinyl fence along the side property lines, extending the length of the storage area;
4. The entrance must be asphalted.
5. The storage area and drives must be constructed of a dust-free material.
6. A 20-foot utility easement shall be granted to the City along the northern property line.
7. In addition to the improvements required the items stored on-site are restricted to boats, RVs and personal vehicles. The items must be stored in an orderly manner and all items must be must be operational and licensed.
8. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

**Attachments:**

1. Report to Plan Commission
2. Ordinance

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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
“8676 EAST HIGHWAY 50 BOAT,  
RV AND VEHICLE STORAGE”)  
LOCATED AT 8676 EAST  
HIGHWAY 50, PARCEL  
NUMBER 04-27.0-401-012**

**WHEREAS**, the applicant, Thomas Williams and James Ford, have 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 “B-2(P)” Planned General Business District, pursuant to the proposed development shown on the attached Planned Use Report (Exhibit A); and

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

**WHEREAS**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on June 14, 2016, in accordance with state statute, and recommended to approve the petitioner’s request to obtain B-2(P)” Planned General Business District zoning for the property with a vote of 6 ayes to 0 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on June 27, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 5 ayes to 0 nays.

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

**Section 1.** That upon the effective date of this Ordinance, the described property, known as “8676 East Highway 50 Boat, RV and Vehicle Storage”, be henceforth classified as zoning district B-2(P)” Planned General Business District with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. The metal sided building is permitted to remain as constructed.
3. A vinyl fence along the side property lines, extending the length of the storage area;

4. The entrance must be asphalted.
5. The storage area and drives must be constructed of a dust-free material.
6. A 20-foot utility easement shall be granted to the City along the northern property line.
7. In addition to the improvements required the items stored on-site are restricted to boats, RVs and personal vehicles. The items must be stored in an orderly manner and all items must be must be operational and licensed.
8. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

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

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

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 \_\_\_\_\_ 2016.

\*\*\*\*\*

ATTEST:  
  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of \_\_\_\_\_ 2016.

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

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

ROLL CALL:	McCoskey	Meile	Kueker	Albrecht	Hagarty	Gilreath	Drolet	SUB TOTALS
Aye								
Nay								
Absent								

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



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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Community Development Director  
**DATE:** June 14, 2016  
**PROJECT:** P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage, Planned Use

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**Location:** 8676 East Highway 50  
**Owner/Applicant:** Thomas Williams and James Ford  
**Submitted:** May 18, 2016

### Introduction

The applicants and owners, Thomas Williams and James Ford, have filed an application requesting approximately 0.74-acre of land located at 8676 East Highway 50, currently zoned in St. Clair County as A, Agricultural Industry District, be annexed and zoned to B-2(P), Planned General Business District, for a proposed boat, RV and vehicle storage center. The property has a 2,500 square foot building, which in the future may be used for indoor storage, but will be required to meet existing city occupancy, building and fire codes prior to being used for storage. The property was formerly used as a tow lot. The property is currently being used for a boat, RV and vehicle storage center, but was denied the proper zoning approvals from St. Clair County. The applicant is requesting to annex to the city and keep the boat, RV and vehicle storage center open.

The applicant is proposing to construct a wood or vinyl fence along the side property lines, extending the length of the storage area, as well as along the front to the entrance gate, which will remain chainlink. Additional improvements proposed for the site include an asphalted entrance and an approximately 22,000 square foot asphalt storage area to be constructed with a dust-free material.

### Existing Conditions

#### Surrounding Zoning:

North: I  
East: B-2(P)  
South: Unincorporated  
West: Unincorporated, I

#### Surrounding Land Use:

North: Industrial uses across Highway 50.  
East: Commercial storage building  
South: Agricultural  
West: Agricultural / Weil- Lombardo Trailer Sales

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

## Applicable Ordinances, Documents and Reports

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

Zoning Ordinance and Planned Use Ordinance: The proposed development is subject to Article 6 Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the B-2, General Commercial District requirements. The project, as proposed, meets all of the B-2 District requirements; lot and yard dimensions, lot coverage and height 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.

## Discussion Points/Issues

Land Use: The applicant is seeking approval to operate a boat, RV and vehicle storage center. The center will not have an on-site office and the renters will receive a code to access the storage center at any time. The subject property was previously used for a tow lot in St. Clair County and is zoned A, Agricultural Industry District. The applicant transitioned the land use from the tow lot to the storage center and received violation notices from St. Clair County. The applicant applied for and was denied the necessary approvals from St. Clair County to operate a boat, RV and vehicle storage center. The applicant then discussed with City staff annexing the property into the City of O'Fallon. Staff discussed the use of the property as a boat, RV and vehicle storage lot and deemed it similar, if not less intense than a tow lot. The existing surrounding land uses are predominantly industrial and agricultural in nature, thus the existing land uses should not be impacted by the proposed boat, RV and vehicle storage center.

## Traffic Circulation/Parking

Ingress and Egress: Access to the property will remain where existing off of East Highway 50. However, the applicant has agreed to improve the entrance from the existing gravel entrance to an asphalted entrance. Since the entrance accesses Highway 50, the applicant will need to receive the necessary permits for improvement of the entrance from IDOT. Additionally, the entrance is over 75 feet from Highway 50 to the gated entrance to the storage lot thereby allowing ample room for a vehicle towing a boat or camper to pull off the highway while accessing the storage center.

Parking: The site will provide for 12 rental spaces along the eastern property line and there will be 15 rental spaces along the western property line. The site currently has a gravel parking area, which will be required to be improved to a dust-free material (i.e., millings or oil and chip). There will not be any on-site transactions, thus there is no need for dedicated parking spaces for customers. It should be noted that since the site is existing and in a non-conforming state, the proposed development brings the site into much greater compliance with City codes. If the site was a "greenfield" being newly developed, or if the existing site was to be completed scraped, graded, and redeveloped, it would be expected to fully comply with City codes regarding asphaltting all proposed parking, driving, and storage areas. However, since the site is existing, non-conforming, and not being fully redeveloped, staff believes that the major improvements the applicant is making will bring the site into greater compliance with City codes.

Lighting: The applicant is not proposing any additional lighting for the site. There is an existing dusk to dawn light on the east side of the parking lot that provides some lighting of the storage area.

Sidewalk: The City's Code of Ordinances requires concrete sidewalks within the street right-of-way and adjacent to the property line for all new development. Given the location of the property, staff supports the developer's request for a variance to waive the requirement to construct sidewalks along the proposed development's property lines.

Utilities and Drainage: Currently the property does not have City water, however a 6" water line at the northwest corner of the property. Additionally, subject property is not connected to the municipal sanitary sewer, however there may be a potential to extend municipal sewer service and a 20' utility easement along the front of the property would be beneficial. Since the proposed development will not have any on-site office there will not be a need to provide sewer or private on-site sewage disposal system, at this time. Should the building become used for storage or office, there may be additional utility requirements necessary to meet all applicable building/City codes.

Building: There is an existing metal building that is located in the southeast corner of the property and is proposed to remain as constructed.

Landscaping and Buffer Requirements: The applicant is proposing to construct a wood or vinyl fence along the side property lines, extending the length of the storage area, as well as along the front to the entrance gate, which will remain chainlink. Due to the subject property's location and the existing surrounding agricultural and industrial uses, the proposed landscaping and buffer requirements (fence treatment) is designed to present a finished and decorative appearance on all sides, while limiting the views into the storage center.

Signage: The applicant has not proposed any signage at this point. However, they have discussed placing a sign on the fence once construction is complete. All signage will have to meet the City's signage regulations. No sign variances are requested.

Hours of Operation: The applicant has stated that the storage lot will be accessible to renters 24-hours a day 7-days a week.

Review and Approval Criteria: Section 158.119 of Article 6 - Planned Uses lists several criteria for evaluating planned uses. As presently designed:

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,  
*The project meets all applicable zoning standards, with the exception of sidewalk construction.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development will not have a significant impact on traffic and makes the adequate provisions for public services.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The conversion from a tow lot to a boat, RV and vehicle storage lot should not negatively affect adjacent properties. The comprehensive plan has indicated this as an area for business and industry.*
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)  
*The proposal is consistent with the Comprehensive Plan and the Commercial Design Handbook is not applicable in this case.*
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.  
*The proposed development is designed to be operated to protect the public health, safety and welfare.*

6. An identified community need exists for the proposed use.  
*A community need exists for the proposed use.*
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.  
*The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.*
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.  
*The existing building is similar to and will not detract from many of the structures surrounding the property.*
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.  
*The proposed development meets the area-bulk requirements set forth in the B-2 General Business District.*

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. The metal sided building is permitted to remain as constructed.
3. A wood or vinyl fence along the side property lines, extending the length of the storage area;
4. The entrance must be asphalted.
5. The storage area and drives must be constructed of a dust-free material.
6. A 20-foot utility easement shall be granted to the City along the northern property line.
7. In addition to the improvements required the items stored on-site must be stored in an orderly manner and all items must be operational and licensed. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

### **Attachments**

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Land Use Map
- Attachment 4 – Site Plan



Planned Use / Re-Zoning Application

NAME OF PROJECT: O'Fallon Boat & RV STORAGE

ADDRESS/GENERAL LOCATION: 8676 EAST HIGHWAY 50

SUBDIVISION NAME & LOT NUMBER(S): \_\_\_\_\_

PARCEL NUMBER(S): 04-27.0-401-012

CITY OF O'FALLON  
MAY 18 2018  
DATE PAID

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: A - ST. CLAIR COUNTY

PROPOSED NUMBER OF BUILDINGS: 1 - EXISTING

PROPOSED ZONING: B-2 (P)

PROPOSED GROSS FLOOR AREA: \_\_\_\_\_

PROPOSED # OF LOTS: 1

AREA IN ACRES: 0.77

PROPOSED # OF DWELLING UNITS: 0

PRESENT USE: \_\_\_\_\_

APPLICANT INFORMATION:

NAME: TOM WILLIAMS

COMPANY: \_\_\_\_\_

ADDRESS: 117 BROOKSIDE

O'FALLON, IL 62269

PHONE: 618.616.7542

FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

DESIGN PROFESSIONAL INFORMATION:

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF DESIGN PROFESSIONAL

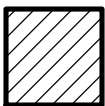
STAFF USE ONLY	
DATE RECEIVED: <u>5.16.2016</u>	PROJECT ID #: <u>P2016-06</u>
APPLICATION RECEIVED BY: <u>Randall</u>	STAFF ASSIGNED: <u>Randall</u>
APPLICATION FEE: <u>\$ 250.00</u>	PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u>



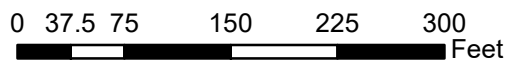
# P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Zoning Map



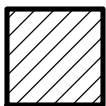
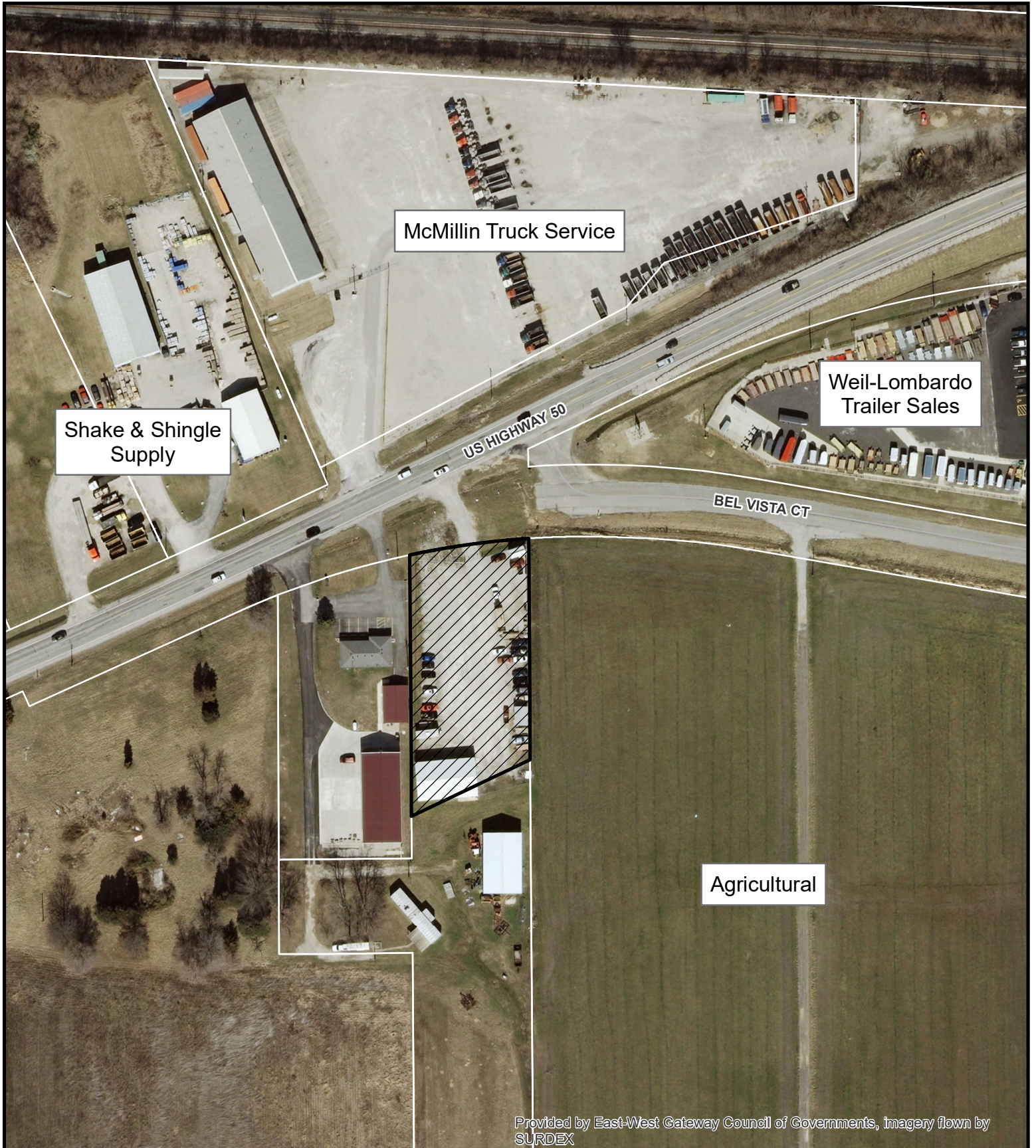
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



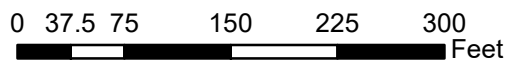
Subject Property

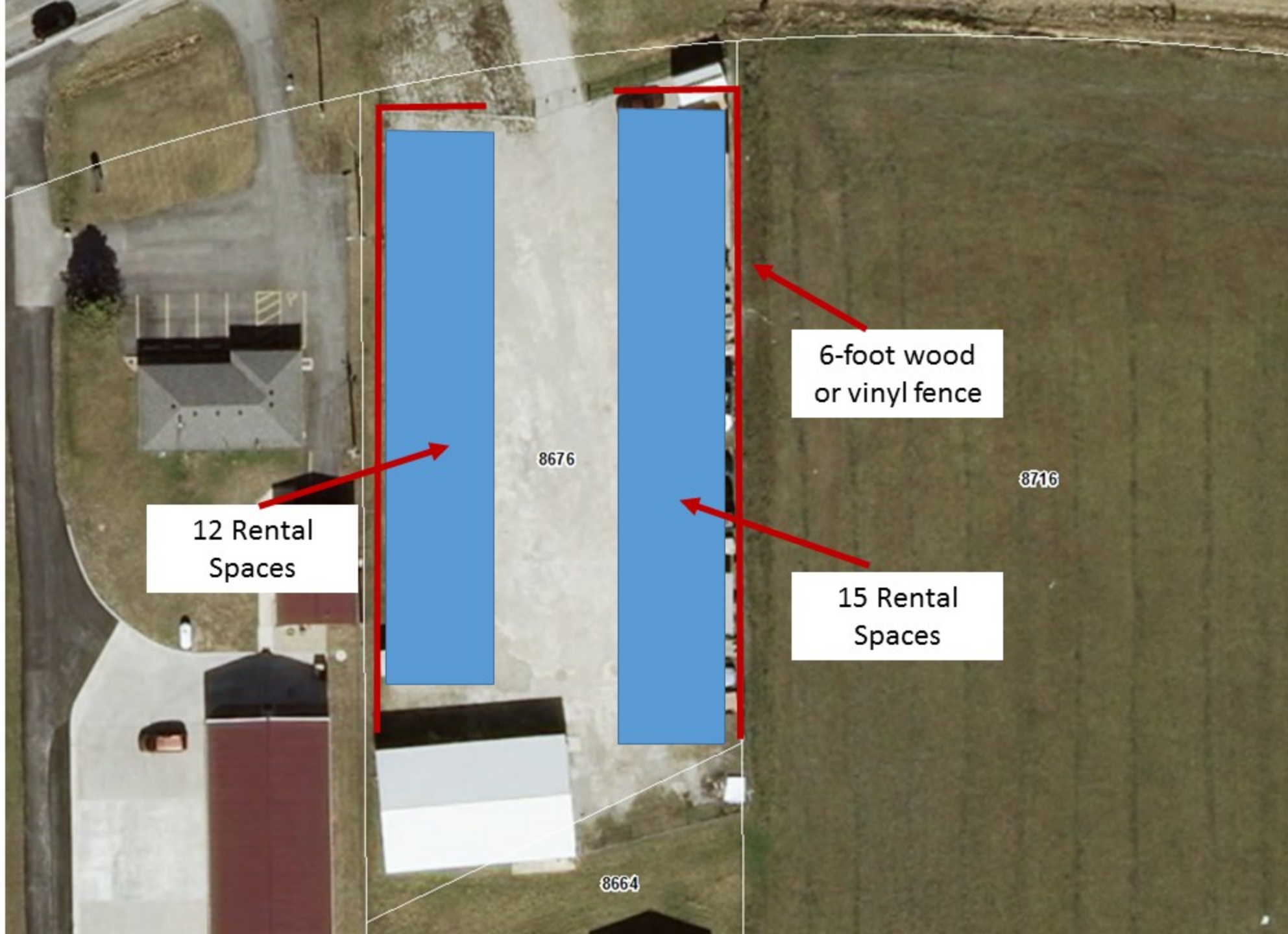


# P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Land Use Map



Subject Property





12 Rental Spaces

6-foot wood or vinyl fence

15 Rental Spaces

8676

8716

8664



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** July 5, 2016

**Subject:** P2016-04: Text Amendment – Permitted Principal Structures in SR-3 Zone District – AS AMENDED (2<sup>nd</sup> Reading)

---

**List of committees that have reviewed:** At its meeting on June 13, 2016, the Community Development Committee reviewed the proposed changes to the permitted principal structures in the SR-3 Zone District. The committee discussed the changes and recommended them for approve via a vote of 5 ayes and 0 nays.

At its meeting on June 27, 2016, the Community Development Committee discussed a potential change to allow modular building structures in the SR-3 zone district, but still requiring additional approval, such as a planned use. After discussion, a motion was made to amend the ordinance on 2<sup>nd</sup> reading to allow modular building structures to be approved as part of a planned use in the SR-3 zone district. The below text in bold has been added to the ordinance for second reading:

§158.037 (6) SR-3, Single-Family Residence Dwelling District.

(a) Permitted principal structures. Building structures of the following classes: Class 1, conventionally-built building structures; and Class 2, prefabricated building structures; ~~and Class 3, modular building structures.~~

(g) *Planned Use*. Modular Building Structures as a Principal Permitted Structure.

§158.116 Planned Use; When Required.

(B)(32) – Modular Building Structures as a Permitted Principal Structure in the SR-3 Zoning District

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recommends adopting the text amendment to prohibit a modular building structure in the SR-3 zone district.

**ORDINANCE NO.**

**AN ORDINANCE AMENDING  
SECTION 158.037 (6) OF  
CHAPTER 158: ZONING  
CODE OF ORDINANCES,  
PERMITTED STRUCTURES**

**WHEREAS**, Section 158.037 (6) of Chapter 158 of the City Code of Ordinances currently provides for the permitted structures in the SR-3, Single-Family Residence Dwelling District; and

**WHEREAS**, the City Code of Ordinances defines and permits modular homes in the SR-3, Single-Family Residence Dwelling District; and

**WHEREAS**, the City Code of Ordinances does not regulate the orientation or style of modular homes; and

**WHEREAS**, there is vast variation of design characteristics, making regulating the installation of a modular difficult in areas zoned SR-3, Single-Family Residence Dwelling District.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O’FALLON, ILLINOIS**, as follows:

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

Section 2. Section 158.037 (6) of Chapter 158 of the O’Fallon Code of Ordinances is amended by way of amending the code to the following:

§158.037 (6) SR-3, Single-Family Residence Dwelling District.

(a) Permitted principal structures. Building structures of the following classes: Class 1, conventionally-built building structures; and Class 2, prefabricated building structures; ~~and Class 3, modular building structures.~~

**(g) *Planned Use. Modular Building Structures as a Principal Permitted Structure.***

**§158.116 Planned Use; When Required.**

**(B)(32) – Modular Building Structures as a Permitted Principal Structure in the SR-3 Zoning District**

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

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_ 2016.

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

**ATTESTED**

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

<b>ROLL CALL:</b>	McCoskey	Meile	Kueker	Albrecht	Hagarty	Gilreath	Drolet	<b>SUB TOTALS</b>
Aye								
Nay								
Absent								

<b>ROLL CALL:</b>	Roach	Bennett	Marsh	Smallheer	Holden	Cozad	Gerrish	<b>SUB TOTALS</b>	<b>SUM OF TOTALS</b>
Aye									
Nay									
Absent									



## **CITY COUNCIL AGENDA ITEMS**

**To:** Mayor Graham and City Council  
**From:** Eric Van Hook, Chief of Police  
Walter Denton, City Administrator  
**Date:** June 20, 2016  
**Subject:** Ordinance Chapter 77, Schedule III – Stop Sign Addition

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

**Background:**

The City of O'Fallon does not currently have a stop sign on Hesse Way and North Madison as exit Hesse Park westbound. Due to the proximity to Hinchcliffe Elementary School and O'Fallon Hesse Park, it is in the best interest of public safety to add the stop sign at this location.

**Legal Considerations, if any:** City Attorney, Dale Funk

**Budget Impact:** Cost of the stop sign.

**Staff recommendation:** Approval.

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

**AN ORDINANCE AMENDING  
THE CODE OF ORDINANCES  
OF THE CITY OF O’FALLON,  
CHAPTER 77, TRAFFIC  
SCHEDULES, SCHEDULE III,  
STOP/THROUGH STREET  
INTERSECTIONS**

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

**SECTION 1: STOP STREET DESIGNATIONS:**

An Ordinance to amend the Code of Ordinances of the City of O’Fallon, Chapter 77, Schedule “III” be amended to include the following:

**Stop Street(s) Intersections:**

	Stop Street	Through Street	Direction
1)	Hesse Way	North Madison	Westbound

**SECTION 2: RESPONSIBILITIES:**

The City is responsible for the posting of said stop signs at named intersections above.







Cliff  
tary

Rd

Rd

Ogle Rd

N Madison St

W Nixon Dr

W Nixon Dr

W Nixon Dr

Linden Ct

N Madison St

Google

10 m

Lite Mode

Map data ©2016 Google Imagery ©2016 DigitalGlobe, U.S. Geological Survey

Terms

Privacy

**CITY OF O’FALLON, ILLINOIS**

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

**AN ORDINANCE OF THE  
CITY OF O’FALLON WHICH  
AUTHORIZES THE EXECUTION OF  
THE REDEVELOPMENT  
AGREEMENT WITH  
METRO INFLATABLES, LLC**

**WHEREAS,** the City of O’Fallon, St. Clair County, Illinois (the “City”) has the authority to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment (“TIF”) Act, constituting Section 65 ILCS 5/11-74.4-1, et. seq., as amended (the “TIF Act”), to share a portion of the incremental tax revenue generated by the redevelopment project with the developer of such project to induce the developer’s undertaking and performance of such project; and

**WHEREAS,** the City authorized preparation of a redevelopment plan entitled “City of O’Fallon, Illinois Tax Increment Financing Redevelopment Plan – Central City Redevelopment Area” (“Redevelopment Plan”), with established geographic boundaries (hereinafter the “Redevelopment Project Area”) for the City of O’Fallon, St. Clair County, Illinois; and

**WHEREAS,** in accordance with the TIF Act, the City (i) convened a joint review board which performed all actions required under the TIF Act, and (ii) held and conducted a public hearing with respect to the Redevelopment Plan and Redevelopment Project Area described in such Redevelopment Plan at a meeting of the Mayor and City Council (the “Council”) held on May 4, 2015, notice of such hearing having been given in accordance with the TIF Act; and

**WHEREAS,** the Council, after giving all notices required by law, and after conducting all public hearings required by law, adopted the following ordinances:

- (1) Ordinance No. 3885, approving the Redevelopment Plan and Project,
- (2) Ordinance No. 3886, designating the Redevelopment Project Area, and
- (3) Ordinance No. 3887, adopting Tax Increment Financing for the Redevelopment Project Area and establishing a special tax allocation fund therefore (“Special Tax Allocation Fund”); and

**WHEREAS,** **Metro Inflatables, LLC** (“Developer”) has submitted a Redevelopment Proposal providing for a redevelopment project to be undertaken by the Developer within a portion of the Redevelopment Project Area (the “Project Area”). The City and Developer reasonably expect that completion of the redevelopment project (as

defined in the Redevelopment Agreement to be approved by this Ordinance) will generate additional tax revenues and economic activity in furtherance of the goals of the Redevelopment Plan; and

**WHEREAS,** the Council desires to enter into an agreement (“Redevelopment Agreement”) with the developer to implement certain portions of the Redevelopment Plan and to enable the developer to carry out the development project; and

**WHEREAS,** the City is desirous of having the Project Area developed for such uses as identified in the Redevelopment Proposal in order to serve the needs of the community, to create jobs, to further the development of O’Fallon, and to produce increased tax revenues and enhance the tax base of the City and the various taxing districts which are authorized to levy taxes within the Redevelopment Area; and the City, in order to stimulate and induce the development of the Project, has agreed to apply TIF revenues under the TIF Act and the Redevelopment Plan to finance the reimbursable redevelopment project costs (as defined in the Redevelopment Agreement) with the Developer; and

**WHEREAS,** pursuant to the TIF Act, the City is authorized to enter into a Redevelopment Agreement with the Developer.

**NOW, THEREFORE, BE IT ORDAINED,** by the Mayor and City Council of the City of O’Fallon, St. Clair County, Illinois, as follows:

1. That the preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one (1) of this Ordinance; and
2. The Council finds and determines that it is necessary and desirable to enter into an agreement with the Developer to implement certain portions of the Redevelopment Plan and to enable the Developer to carry out the Development Project; and
3. The Council hereby approves the Redevelopment Agreement in substantially the form attached hereto as Exhibit “A” (“Redevelopment Agreement”).
4. The Mayor is hereby authorized and directed to execute, on behalf of the City, the Redevelopment Agreement between the City and Developer, and the City Clerk is hereby authorized and directed to attest to the Redevelopment Agreement and to affix the seal of the City thereto. The Redevelopment Agreement shall be in substantially the form attached hereto as Exhibit A, with such changes therein as shall be approved by the officers of the City executing the same, such official signatures thereon being conclusive evidence of their approval and the City’s approval thereof; and
5. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance; and





### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** June 20, 2016

**Subject:** Redevelopment Agreement for Fezziwig's / Metro Inflatables, LLC (1<sup>st</sup> Reading)

---

**List of committees that have reviewed:** At the June 13, 2016 Community Development Committee meeting, the committee reviewed the redevelopment agreement. The committee discussed the final plat and recommended approval with a vote of 5-0.

#### **Background**

Attached is the proposed TIF redevelopment agreement for 225 West First Street. The property is owned by Greg Muren of Metro Inflatables, LLC and the tenant is Fezziwig's Marketplace. Fezziwig's was looking for new locations for their business while the City of O'Fallon was in the process of creating the new Central City TIF district. At the time, they inquired about receiving financial assistance from the TIF district and they were told their project would be eligible, pending the creation of the TIF district and City Council approval of their agreement. As this is the first TIF redevelopment agreement in the Central City TIF district, it took some time for both parties to get the agreement in place. It provides for 75% of increment generated by the property to be returned to the property owner, not to exceed the total cost as shown in the budget of \$113,170.12 The property owner must then provide proof that Fezziwig's is reimbursed for the percentage of the improvements they paid for.

**Legal Considerations, if any:** None

**Budget Impact:** The project is not expected to cause any specific expenses to the City, other than the normal cost of providing services such as police protection, etc. The Commercial Project is, however, expected to generate sale tax to the City.

**Staff Recommendation:** Staff recommends approving the Central City Redevelopment Area TIF Redevelopment Agreement as proposed.

## **REDEVELOPMENT AGREEMENT**

**This Redevelopment Agreement** (including the Exhibits) (“Agreement”) is entered into on the date and by execution shown hereafter, by and between the **City of O’Fallon**, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as “City”) and **Metro Inflatables, LLC**, an Illinois corporation doing business under the assumed name Metro Inflatables, LLC (hereinafter collectively referred to as “the Developer”).

### **PREAMBLE**

**WHEREAS**, the municipality has the authority to promote health safety and welfare, including to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of and private investment in industry, business and housing and enhancing the marketability of real property, thereby increasing the tax base of the municipality and reducing unemployment; and

**WHEREAS**, the Developer owns the following described real estate located in the City of O’Fallon, St. Clair County (the “Property”) on which is situated a certain building:

Parcels consisting of parts of Lot 10 and Lot 11 of O’Fallon Original Town, City of O’Fallon, St. Clair County, Illinois, described as follows:

Permanent Parcel Nos. 04-30.0-403-005, 04-30.0-403-006, and 04-30.0-403-007;

**WHEREAS**, the City desires to encourage the Developer to renovate the existing building for a retail business in the City of O’Fallon (which renovation is hereinafter referred to as the “Project”); and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the “TIF Act”), the City has the authority to provide incentives to owners or prospective owners of real property to redevelop, rehabilitate and/or upgrade such property by reimbursing the owner for certain costs from the resulting increases in real estate tax revenues; and

**WHEREAS**, on June 1, 2015, recognizing the need to foster the development, expansion and revitalization of certain real properties, which are vacant, underutilized or obsolete or a combination thereof, a City approved a Tax Increment Redevelopment Plan, designated a Redevelopment Area and adopted Tax Increment Financing as provided under the TIF Act (“Central City TIF District”); and

**WHEREAS**, the Developer’s proposed project is consistent with the Central City TIF District Redevelopment Plan for the Redevelopment Project Area (the “Redevelopment Plan”) and further conforms to the land uses of the City as adopted; and

**WHEREAS**, pursuant to Section 5/11-74.4-4(b) of the TIF Act, the City may make and enter into all contracts with property owners, developers, tenants, over lapping taxing bodies, and

others necessary or incidental to the implementation and furtherance of the Redevelopment Plan; and

**WHEREAS**, pursuant to section 5/11-74.4-4(j) of the TIF Act, the City may incur Project Redevelopment Costs and reimburse developers who incurred redevelopment project costs authorized by a Redevelopment Agreement and further defined in Section 5/11-74.4-3(q) of the TIF Act including those Estimated TIF Eligible Project Cost as herein listed in the attached Exhibit “A” of this Redevelopment Agreement; and

**WHEREAS**, the Developer has informed the City, and the City hereby specifically finds, that without the financial support that may be provided pursuant to the TIF Act to reimburse some of the Project costs, the Project is not financially feasible and the Project will not move forward; and

**WHEREAS**, financing the construction of the renovated retail building is consistent with the objectives of the City’s Comprehensive Plan; and

**WHEREAS**, the parties acknowledge the City, in extending incentives for this Project, is relying on the representations of the Developer contained herein to substantially complete the Project as set forth herein.

**NOW, THEREFORE**, in consideration of the premises and agreements set forth below, the parties, for and in consideration of the representations relative to the proposed improvements of said real property owned by the Developer, hereby agree as follows:

**Section 1. Incorporation of Recitals.** The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

**Section 2. Contingency.** The performance of the Developer set forth in this agreement is premised on the Developer receiving timely approval by the City Council of all planning approvals required to accommodate the Concept Plan, including uses requested by the Developer for the Developer’s Development Project and the timely review and issuance by the City of all Governmental Approvals within its control. Performance hereunder is also premised on the receipt by the Developer, with a copy to the City, of an opinion of the City Attorney as to the validity and enforceability under Illinois law of this Agreement.

**Section 3. Obligations/Representations of the Developer.**

- a. Upon the approval by the City of the Development Agreement, the Developer shall proceed with the Project as described above. The Project shall be substantially complete within one (1) year of the date of execution of this Development Agreement.
- b. The Developer represents and warrants that it has sufficient funds or financing as necessary to construct the Project.
- c. The Developer shall at all times undertake the Developer’s Development Project, including any related activities in connection therewith, in conformance with this



Agreement, all applicable federal and state laws, rules and regulations and all City Codes. To the extent that the construction of the Developer's Development Project under this Agreement is a "public work" within the meaning of the Prevailing Wage Act of the State of Illinois (820 ILCS 130/0.01 et seq., the "PW Act"), the Developer shall assume the risk of compliance with the PW Act. The PW Act requires contractors and subcontractors performing work on behalf of Developer on the public works portion of the Developer's Development Project to pay laborers, workers and mechanics no less than the current "prevailing rate of wages" (hourly cash wages plus fringe benefits) in the county where the work is performed. IDOL publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. IDOL revises the prevailing wage rates and any contractor/subcontractor on the Project has an obligation to check the IDOL's website for revisions to the prevailing wage rates. The Developer shall require all contractors and subcontractors performing such work on the Developer's Development Project to comply with all requirements of the PW Act, including, but not limited to, all wage requirements and all notice, record keeping and monthly filing duties. Any agreement of the Developer related to the Developer's Development Project with any contractor or subcontractor shall, to the extent applicable, contain provisions substantially similar to those required of the Developer under this Agreement.

- d. Within fifteen (15) days of receipt of the TIF reimbursement from the City, Developer shall provide proof that Fezziwig's has been reimbursed for its project costs in an amount no less than 89% of what the Developer receives from the City through this Agreement.

**Section 4. Obligation of the City.** In consideration of the Developer's undertaking of the Project, including the incurring of Reimbursable Redevelopment Project Costs under the Redevelopment Plan, the City hereby pledges and agrees to apply the Incremental Property Taxes generated from Project and deposited into the Special Tax Allocation Fund in accordance with this Agreement to pay Reimbursable Project Costs incurred by the Developer, subject to the following:

- a. The City will reimburse 75% of the incremental EAV generated by the development of this Property until the expiration of this TIF District on June 1, 2038, or until the maximum funding amount is reached, whichever comes first. The developer must supply proof of tax payments, showing the EAV each year.
- b. Eligible Costs City will consider –

Land Acquisition, Renovation of Existing Building, Site Improvements, Legal,  
Architectural & Engineering Fees

Total Estimated Eligible Costs            \$113,170.12

- c. The Developer shall submit to the City's Director of Finance a request for payment consisting of a sworn written statement setting forth the amount of costs incurred by

the Developer for completion of the Project. Each Request shall be accompanied by such bills, invoices, lien waivers or other evidence as the City may reasonably require for documenting the Developer's costs incurred for the Project. These Requests shall be submitted after January 1st of each year until the total eligible cost tallies to at least \$113,170.12. The Developer may continue to provide Requests until all Project costs have been incurred and the Project is completed.

- d. The City's finance director (or designee as the case may be), shall approve or disapprove a request for payment by written notice to the Developer within 30 days after receipt of the request. Approval of a request will not be unreasonably withheld. If a request is disapproved, the reasons for disapproval will be set forth in writing; and the Developer shall resubmit the request with such additional information as may be required, and the same procedures as set forth herein for the initial submission shall apply for such resubmittals.
- e. Reimbursement of approved Project costs shall be made annually within sixty days upon receipt from the County of the property tax proceeds for the applicable tax year. Approved Project costs shall only be reimbursed to the extent that tax increment is generated by the Property and if there are monies available for such purpose. To the extent money is not available to reimburse the Developer for approved Project costs, such costs shall be reimbursed in subsequent years.
- f. The City and the Developer acknowledge that the determination of the qualification of Eligible Redevelopment Project Costs, the TIF Area and the Redevelopment Plan and Project and, therefore, qualification for payment and/or reimbursement under this Agreement are subject to changes made by amendments to the TIF Act, administrative rules and judicial interpretations during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions but will assist the Developer as to obtaining approval of Eligible Redevelopment Project Cost. The Developer assumes all risk related to qualification of Eligible Redevelopment Project Cost, the Area and the Redevelopment Plan and Project or the Development Project.
- g. Except as otherwise expressly provided herein, the City shall not be obligated to make any payments to any person other than the Developer, nor shall the City obligated to pay any contractor, sub-contractor, mechanic, material man providing services or materials to the Developer for or in respect of the Development Project.
- h. Prior to making an annual payment to the Developer for reimbursement of approved redevelopment project costs, the Developer shall provide evidence that the latest real property tax bill for the Property for the applicable tax year has been paid in full.
- i. The City's Finance Department shall maintain an account of all payment Developer under this Agreement and may set up sub-accounts to track the tax increment, and payments made to the Developer for this Property.

- j. THE CITY'S OBLIGATIONS TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES GENERATED BY THE PROJECT ON THE PROPERTY AND DEPOSITED IN THE CITY'S FUNDS FROM TIME TO TIME AND SHALL NOT BE A GENERAL OBLIGATION OF THE CITY OR SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.
- k. The City's obligations to reimburse the Developer for eligible TIF Project Costs, pursuant to Section 4 of this agreement, shall terminate upon the occurrence of any of the following:
  - 1. Developer's voluntary or involuntary bankruptcy;
  - 2. Fezziwig's voluntary or involuntary closure of its business;
  - 3. Substantial change in the nature of the Fezziwig's business without the City's prior written approval;
  - 4. Sale of the Developer's building without the City's prior written approval;
  - 5. Sale of Fezziwig's business without the City's prior written approval; or
  - 6. Relocation of Fezziwig's business.
- l. The failure of the Developer to provide any information required in this Agreement shall be considered a material breach of this Agreement and shall be sufficient cause for the City to deny payments under this Agreement to or in respect of the Developer, which payments are expressly conditioned upon the receipt of such information.

**Section 5. Indemnification.** The Developer shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and reasonable attorney's fees) which may arise directly or indirectly from acts or omissions in connection with the Development Project, the Development Area and this Agreement, whether or not a lawsuit is filed. The Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials or employees in any such action, the Developer shall, at its own expense, satisfy and discharge the same. This paragraph shall not apply, and the Developer shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees or contractors.

In no way limiting the foregoing, the Developer shall also indemnify and hold harmless the City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including reasonable attorney's fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

**Section 6. Default and Remedies.** Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either party or any successor or assign, the defaulting or breaching party (or successor or assign) shall, upon

written notice from the other party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching party. If either party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing party shall reimburse the prevailing party its costs and reasonable attorneys' fees on account of such proceeding.

**Section 7. Termination.** In the event that the Developer does not commence construction of the addition within six (6) months of the execution of this Agreement, the City may terminate this Agreement. If the City terminates this Agreement in accordance with this paragraph, Developer shall not be entitled to any financial assistance from the City.

In the event that the Project is not substantially completed within one (1) year after the execution of this Agreement, the City may terminate this Agreement. If the City terminates this Agreement in accordance with this paragraph, Developer shall not be entitled to any further financial assistance from the City. In addition, if the Developer fails to complete the Project, the Developer shall reimburse the City for any monies it received pursuant to this Agreement

**Section 8. Assignment.** This Agreement may not be assigned by the Developer without prior written approval of the City, which shall not be unreasonably withheld.

**Section 9. Partial Invalidity.** If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

**Section 10. Waiver.** Any party to this agreement may elect to waive any remedy it may have hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right or remedy, does so in writing. No such waiver shall obligate such party to wave any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies hereunder, or shall be deemed to constitute a waiver of other rights and remedies pursuant to this Agreement.

**Section 11. Severability.** If any section, sub-section, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of such section, sub-section, term or provision of this Agreement or the application of same, to parties or circumstance other than those to which it is held invalid or unenforceable, shall not be affected thereby.

**Section 12. Conflict of Interest.** No member of the Corporate Authorities, the Joint Review Board, or any branch of the City's government who has any power of review or approval of any of Developer's undertakings, or of the City's contracting for goods or services for the Property, shall participate in any decisions relating thereto which affect that member's personal interests or the interests of any corporation or partnership in which that member is directly or indirectly interested. As provided in the TIF Act, any person having such interest shall immediately, upon knowledge of such possible conflict, disclose, in writing, to the City Council the nature of such interest and seek a determination by the City Council with respect to such interest and, in the meantime, shall not participate in any actions or discussions relating to the activities herein proscribed.

**Section 13. Force Majeure.** The time the Developer is to perform any act under this Agreement shall be extended by a period of time equal to the number of days during which performance of such act is delayed by strikes, lockouts, acts of God, failure or inability to secure materials or labor in a timely fashion or any other cause beyond the reasonable control of the Developer.

**Section 14. Agreement Binding on Successors.** This Agreement shall be binding on the Developer's permitted successors and assigns.

**Section 15. Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same instrument.

**Section 16. Entire Agreement; Amendment.** The parties agree that this Agreement constitutes the entire agreement between the parties and that no other agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized representatives of both parties.

**Section 17. Miscellaneous.** Developer represents that signee has the authority to enter into this Agreement.

**Section 18. Notices.** All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Attention: Gregory Muren  
Metro Inflatables, LLC  
114 North Vine Street  
O'Fallon, IL 62269

To the City:

Attention: City Clerk  
City of O'Fallon  
255 South Lincoln Avenue  
O'Fallon, IL 62269

**IN WITNESS WHEREOF**, the City and Developer have caused this Agreement to be

executed in their respective names and caused their respective seals, if applicable, to be affixed thereto, and attested as to the date first above written.

(SEAL)

**CITY OF O’FALLON, ILLINOIS**

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

Attest:

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

**Developer:**  
**METRO INFLATABLES, LLC**

\_\_\_\_\_  
Gregory Muren, Manager Date

Attachment A

Extensive Renovations to 225 W. 1st Street O'Fallon, IL 62269

Source	Amount	Services and details	Date	Date Paid	Paid by
ADT Security	\$ 510.97	New ADT Pulse security system	6/26/2015	6/26/2015	Credit card
City of O'Fallon	\$ 250.00	Zoning Amendment & Planned Use Application	4/1/2015	4/1/2015	Check
City of O'Fallon	\$ 86.79	Zoning Fee (\$35) and Sign Fee (\$50)	4/16/2015	4/16/2015	Credit card
City of O'Fallon	\$ 425.00	Building permits for 225 W. 1st Street remodel	5/14/2015	5/18/2015	Check
Demond Signs	\$ 640.00	4 x 8 sign for store front	5/15/2015	5/26/2015	Check
Environs Architects & Planners	\$ 2,400.00	Professional services and construction documents	5/6/2015	5/26/2015	Check
Hayden Homeworks	\$ 5,425.00	Complete ductwork replacement materials and labor	7/21/2015	8/13/2015	Check
Hayden Homeworks	\$ 429.00	Fabricate stainless steel pieces for gas range and install duct work	9/13/2015	10/13/2015	Check
Home Depot	\$ 143.41	Door lockset for new front door	5/4/2015	5/4/2015	Credit card
Home Depot	\$ 323.40	New pantry door and framing btwn kitchen and classroom	6/20/2015	6/20/2015	Credit card
Home Depot	\$ 102.22	Ceiling paint and roller covers	6/25/2015	6/25/2015	Cash
Home Depot	\$ 170.54	Paint for interior walls and	6/26/2015	6/26/2015	Credit card
Home Depot	\$ 93.38	Interior paint and supplies	6/27/2015	6/27/2015	Credit card
Home Depot	\$ 385.02	Cast iron dbl sink for classroom, faucet and handles	7/1/2015	7/1/2015	Credit card
Home Depot	\$ 31.24	Interior paint	7/3/2015	7/3/2015	Cash
Home Depot	\$ 535.83	4 ceiling fans, down rods, chains for carriage house	7/26/2015	7/26/2015	Credit card
Jacob Adams Construction	\$ 13,374.00	Phase 1 of construction, demolition and framing	5/4/2015	5/4/2015	Check
Jacob Adams Construction	\$ 14,200.00	Phase 2 of construction	5/16/2015	5/16/2015	Check
Jacob Adams Construction	\$ 7,250.00	Phase 3 of construction	5/16/2015	5/16/2015	Check
Jacob Adams Construction	\$ 750.00	2 adtl transoms and trim, rear steps, cleanup and removal	6/12/2015	6/12/2015	Check
Jacob Adams Construction	\$ 2,200.00	Install kitchen cabinets, install countertops, cabinets in classroom	6/12/2015	6/12/2015	Check
Jacob Adams Construction	\$ 9,516.00	Install priv fence overlay, add base cab, drywall finish labor, balance of flooring, balance of cabinet project, install two add transoms & trim, install trims, install rear steps, add cabinet, extra 20 yd dumpster, add upstairs door, install registers	7/6/2015	7/6/2015	Check
Jacob Adams Construction	\$ 75.00	Relocation of thermostat	12/31/2015	12/31/2015	Check
Klein's Brand Source	\$ 780.08	42" Glass Canopy over 5 burner oven	4/8/2015	4/8/2015	Credit card
Light Brite	\$ 2,500.00	Down payment on all lighting fixtures for remodel	6/4/2015	6/5/2015	Check
Light Brite	\$ 2,495.03	Balance of invoice #349264	6/26/2015	6/26/2015	Check
Light Brite	\$ 78.16	Additional overhead track fixtures	7/27/2015	7/27/2015	Credit card
Lowe's	\$ 174.18	36" toe kick, 24" base cabinet, ADA braille restroom sign, locking mailbox	6/15/2015	6/15/2015	Credit card
Lowe's	\$ 259.43	30" base cabinet, 4 cases marcona hickory laminate flooring	6/17/2015	6/17/2015	Credit card
Maxson Service	\$ 10,299.90	Labor and materials for rough-in and trim of plumbing	8/11/2015	8/28/2015	Check
Maxson Service	\$ 1,876.60	Labor and materials associated with upstairs water and drain	8/11/2015	8/28/2015	Check
Maxson Service	\$ 146.11	Labor and materials for stove hookup	8/11/2015	8/28/2015	Check
Moore Asphalt	\$ 6,300.00	Level up low spots, add 2.5" asphalt and roll/tamp carriage house	12/17/2015	12/17/2015	Check
True Value	\$ 408.16	Ceiling paint, wall paint and painting supplies	6/24/2015	6/24/2015	Cash
True Value	\$ 36.65	KILZ 2 gallons	6/25/2015	6/25/2015	Cash
True Value	\$ 148.83	5 Gallons pastel base	6/26/2015	6/26/2015	Cash
Webstaurant	\$ 2,616.07	40lb grease trap, 16 ga. Triple stainless sink, stainless wall mounted hand sink, natural gas 5 burner oven, wall-mounted spray head for triple sink	6/17/2015	6/17/2015	Credit card
Windsor Electric	\$ 7,100.00	50% down payment on electrical work rewire to 200amp service, new panel,	5/17/2015	5/21/2015	Check
Windsor Electric	\$ 16,600.00	Balance of original electrical services \$23,700, all LED lighting systems	7/22/2015	7/24/2015	Check
Windsor Electric	\$ 1,193.72	A/C circuit, furnace circuit, 2 track lights, microwave circuit, dimmer switches	7/24/2015	9/2/2015	Check
Windsor Electric	\$ 840.40	Install 4 ceiling fans in barn, install outdoor emergency light on rear of store	9/22/2015	10/13/2015	Check
<b>TOTAL</b>	<b>\$113,170.12</b>				



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator  
**Date:** June 20, 2016  
**Subject:** Milburn Estates 1<sup>st</sup> Addition, Final Plat (1<sup>st</sup> Reading)

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**List of committees that have reviewed:** At the June 13, 2016 Community Development Committee meeting, the committee reviewed the final plat. The committee discussed the final plat and recommended approval with a vote of 5-0.

**Background**

The applicant, Milburn Road, LLC, is proposing a Final Plat of the 1<sup>st</sup> Addition of Milburn Estates subdivision, consisting of 20 single-family homes on 17.04 acres. This is 1<sup>st</sup> Addition of a larger development located south of Milburn School Road, south of the Milburn Campus of OTHS.

The proposed final plat is consistent with the approved preliminary plat and improvement plans.

**Legal Considerations, if any:** None

**Budget Impact:** There will be an annexation fee paid to the City of \$2,250 per lot.

**Staff Recommendation:** Community Development and Public Work staff recommend the 1<sup>st</sup> Addition of Milburn Estates Final Plat for approval, subject to final review of the improvements plans.



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

**AN ORDINANCE APPROVAL THE  
FINAL PLAT OF MILBURN ESTATES  
1<sup>ST</sup> ADDITION**

**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 the Milburn Estates 1<sup>st</sup> Addition subdivision; and

**WHEREAS**, on June 13, 2016, the Community Development Committee of the City Council reviewed the final plat and recommended approval with a vote of 5-0; 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 Milburn Estate 1<sup>st</sup> Addition 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 \_\_\_\_\_ 2016.

\*\*\*\*\*

ATTEST:

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

(seal)

of \_\_\_\_\_ 2016.

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

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

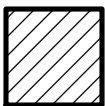
ROLL CALL:	McCoskey	Meile	Kueker	Albrecht	Hagarty	Gilreath	Drolet	SUB TOTALS
Aye								
Nay								
Absent								

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

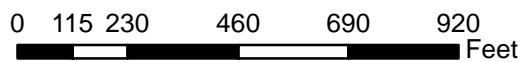
# S16-04: Milburn Estates 1st Addition - Final Plat

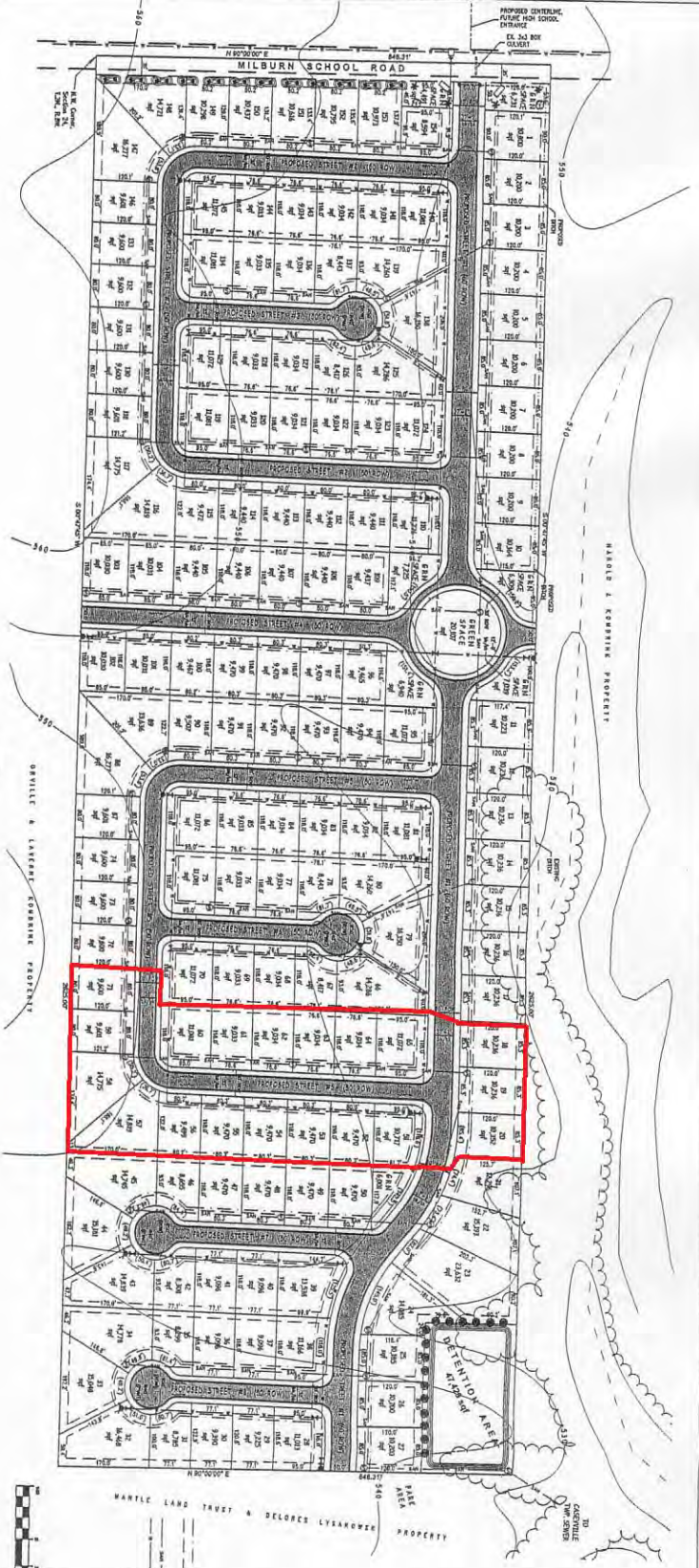


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



Subject Property





SUBDIVISION INFORMATION  
 154 LOTS TOTAL  
 76.6 minimum frontage

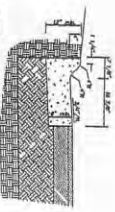
TOTAL AREA = 61.0 ACRES  
 AREA IN LOTS = 58.2 ACRES  
 AREA IN COMMON AREAS = 2.8 ACRES  
 DETENTION AREA = 1.1 ACRES  
 GREEN SPACE AREA = 1.5 ACRES

SANITARY CENTER  
 CASPERVILLE TOWNSHIP SEWER  
 WATER  
 CITY OF O'FALLON  
 CASPERVILLE TOWNSHIP

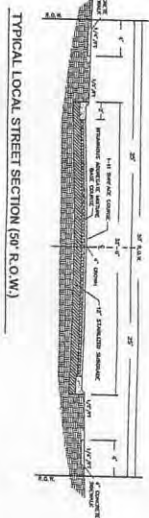


NOTE:  
 1. SANITARY SEWER LAYOUT SHOWS POSSIBLE PATHS. FINAL LAYOUT TO BE DETERMINED BY THE CITY OF O'FALLON.  
 2. SPANAGE CALCULATED WITH SEWER SPACING, SIZES AND LOCATION TO BE PROVIDED WITH CONSTRUCTION PLANS.  
 3. ALL LOT FRONTAGE TO HAVE 20' BUILDING SETBACK AND 10' UTILITY & DRAINAGE EASEMENT.  
 4. REAR AND SIDE YARD EASEMENTS ARE TO BE CITY UTILITY AND DRAINAGE USE ONLY.  
 5. WATER MAIN ALONG PROPOSED STREET #1 TO BE 6" DIA. ALL OTHER MAIN TO BE 8" DIA.  
 6. THE DEVELOPMENT IS NOT WITHIN A FEMA FLOODPLAIN.  
 7. ALL LANDSCAPE AND RETENTION EASEMENT AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.  
 8. LANDSCAPE AND DETENTION EASEMENT AREAS NOT INCLUDED IN LOT AREA SHOWN HEREON.

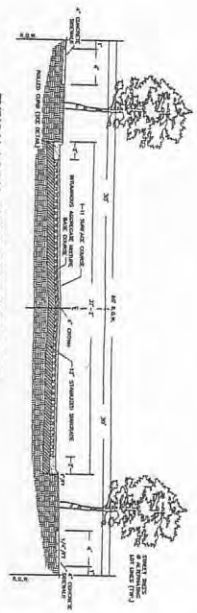
**TRANSVERSE SECTION OF ROLLED CURB & GUTTER BITUMINOUS CONCRETE PAVEMENT**



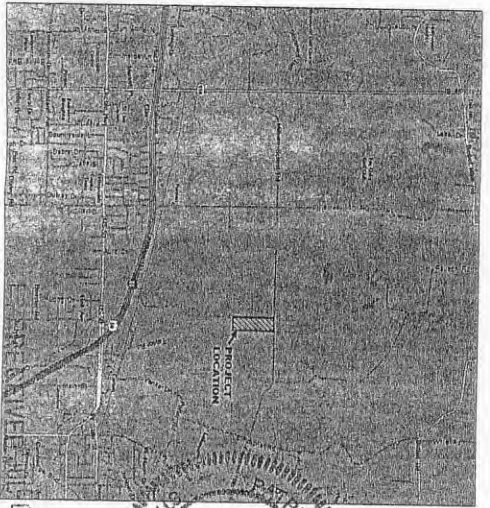
- PAVEMENT ALTERNATIVES**
- 1. 12" THICK CONCRETE
  - 2. 4" ASPHALT SURFACE COURSE
  - 3. 4" ASPHALT BINDER COURSE
  - 4. 4" ASPHALT BASE COURSE
  - 5. 4" ASPHALT SUBGRADE
  - 6. 12" STRENGTH COURSE
  - 7. 12" STRENGTH COURSE
  - 8. 12" STRENGTH COURSE



TYPICAL LOCAL STREET SECTION (90' R.O.W.)



TYPICAL LOCAL STREET SECTION (60' R.O.W.)



07 2007

NETEMEYER ENGINEERING ASSOCIATES, INC.

PROJECT LOCATION

DATE: 07/2007

SCALE: 1" = 100'

DATE: 07/2007

DATE: 07/2007

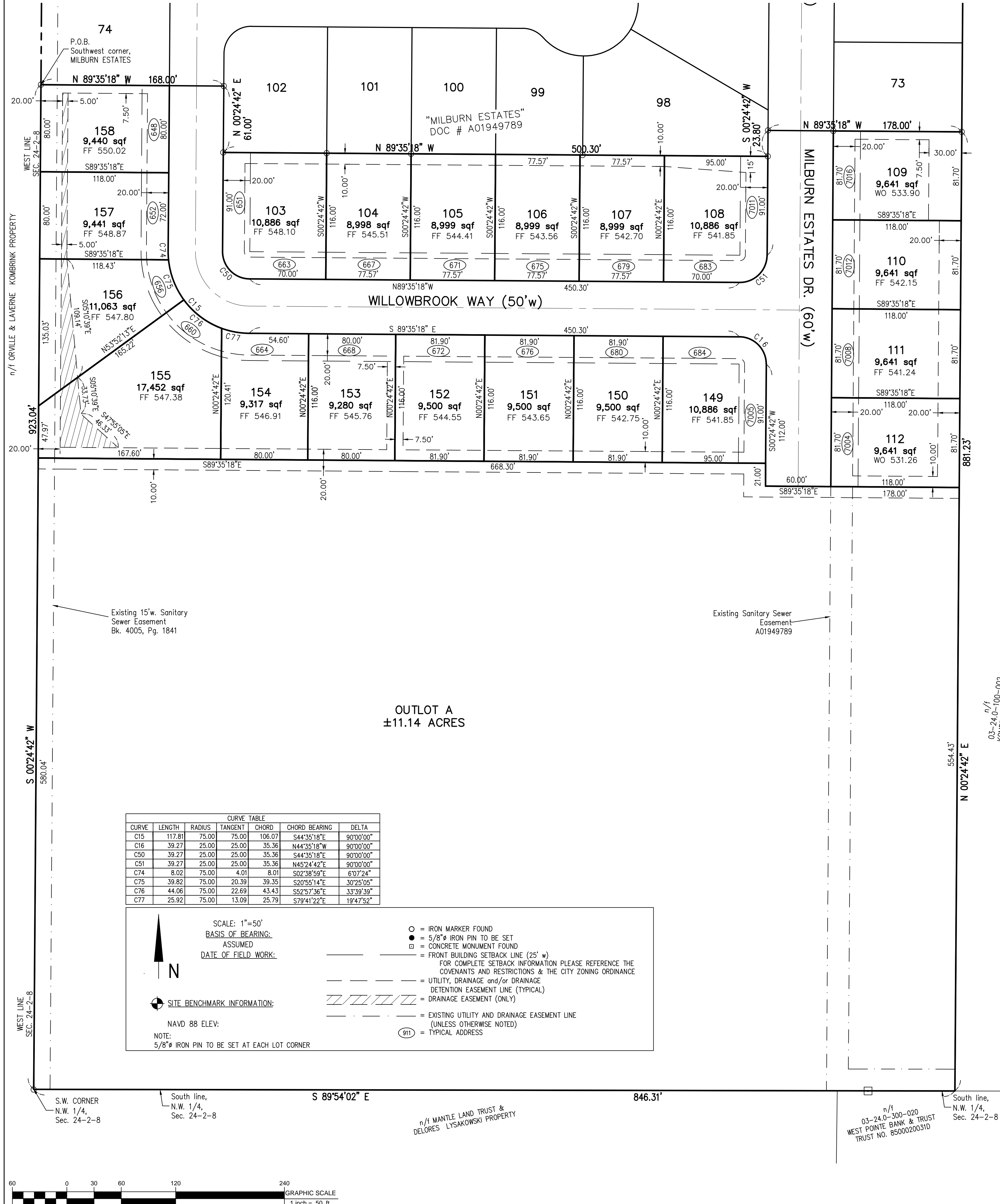
DATE: 07/2007

MILBURN ESTATES  
 Part of the N.W. 1/4 of Section 24, T.2 N., R.8 W. 3rd P.M.  
 St. Clair County, Illinois  
 O'FALLON DEVELOPMENT GROUP, L.L.C.  
 791 Wall Street Suite 100 O'Fallon, Illinois 62269  
 Phone: (618) 632-2500

NETEMEYER ENGINEERING ASSOCIATES, INC.  
 3300 Highline Road Avon, IL 62216  
 PHONE: (618) 228-7816  
 FAX: (618) 228-7800

# MILBURN ESTATES - 1st ADDITION

Part of the Northwest Quarter of Section 24, Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois



### PERIMETER DESCRIPTION:

Part of the Northwest Quarter of Section 24, Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, described as follows:

Beginning at the Southwest Corner of "MILBURN ESTATES" as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the St. Clair County, Illinois records; thence, S.00°24'42"W, (bearing assumed) along the West line of said Northwest Quarter, 923.04 feet to the Southwest Corner of said Northwest Quarter; thence, S.89°35'18"E, along the South Line of said Northwest Quarter, 846.31 feet; thence, N.00°24'42"E, 861.23 feet to the Southeast corner of said "MILBURN ESTATES"; thence along the Southerly boundary of said "MILBURN ESTATES" as follows: N.89°35'18"W, 178.00 feet; thence, S.00°24'42"W, 23.80 feet; thence, N.89°35'18"W, 500.30 feet; thence, N.00°24'42"E, 61.00 feet; thence, N.89°35'18"W, 168.00 feet to the Point of Beginning, containing 17.04 acres, more or less.

### NOTE:

The approval and certification of this plat by the City of O'Fallon, the subdivider, and the surveyor/engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement. It is the intent of the City, subdivider and surveyor/engineer that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property. Any storm or seep water drainage pipe 12" diameter or smaller along with inlets and other items appurtenant to these drainage pipes shall be privately owned and maintained by the homeowner's association established for this subdivision.

### SURVEYOR'S CERTIFICATE:

I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, hereby certify that this is a true and correct plat of survey made under my supervision at the request of the owners. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. I further certify that the tract shown hereon is within the corporate limits of the City of O'Fallon, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Municipal Code, and that the tract is not within 1-1/2 miles of any other city, town or village which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code. Given under my hand and seal at 3300 Highline Road, Aviston, Il., this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Patrick R. Netemeyer I.P.L.S. No. 2704  
Expiration Date: November 30, 2016  
NETEMEYER ENGINEERING ASSOC., INC.  
3300 Highline Road  
Aviston, Illinois 62216  
phone: (618) 228-7816

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, reviewed, and upon request additional information can be obtained on this plat. This professional service conforms to the current Illinois minimum standards for a boundary survey.

I do hereby certify that the following agencies were properly notified if required and to the best of my knowledge approve this project:

- Illinois Historic Preservation Agency (HPA - archaeological)
- Illinois Department of Natural Resources (IDNR-endangered species)
- Illinois Department of Natural Resources - Division of Water Resources (IDNR-DWR - stream hydraulics)
- Soil Conservation Service (SCS - land use)
- U.S. Army Corps of Engineers (USACE - clean water act/stream hydraulics)
- Illinois Environmental Protection Agency (IEPA - storm water permit)
- St. Clair County Department of Roads and Bridges (entrance permit)
- Illinois Dept. of Transportation Div. of Highways (DOT - entrance permit)
- U.S. Department of Agriculture (USDA - prime farm land)

Patrick R. Netemeyer I.P.L.S. No. 2704  
Expiration Date: November 30, 2016

LAND SURVEYOR / ENGINEER:  
NETEMEYER ENGINEERING ASSOCIATES, INC.  
IL. PROF. DESIGN FIRM (LS/PE/SE) 184-001027  
3300 HIGHLINE ROAD  
AVISTON, IL 62216-1018  
PH: 618-228-7816

RETURN PLAT TO OWNER:  
Milburn Road L.L.C.  
774 Sunset Blvd., Suite 100  
O'Fallon, IL 62269

### NOTES:

- FINISHED FLOOR ELEVATIONS SUBJECT TO REVISION BY PROFESSIONAL ENGINEER AFTER AS-BUILT CONDITIONS ARE DETERMINED.
- FF = MINIMUM FOUNDATION OPENING ELEVATION ON STANDARD LOT
- WO = MINIMUM FOUNDATION OPENING ELEVATION ON WALK-OUT LOT (FF - 8')
- DECK = MINIMUM FOUNDATION OPENING ELEVATION ON DECK LOT (FF-6')
- A Private Drain Facility Easement is shown on this plat the boundary lines of which are coincidental with all backyard public utility drainage easements shown, and shall be subordinate to and shall not be used to interfere with the public drainage easement provided at the same location. The Private drain facilities easement shall allow for installation and maintenance of underground basement sump drain and low volume rainfall runoff system infrastructure for adjoining and nearby lots within the subdivision installed subject to all applicable codes. No land disturbance or change of grade may occur without City approval nor in anyway that interferes with the use of the public drainage easement. The Private drain facility easement and facilities therein shall be maintained by the established subdivision homeowner's association in the same manner as other common facilities within the platted subdivision.
- THIS SUBDIVISION SHALL BE SUBJECT TO MILBURN ESTATES COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT \_\_\_\_\_ OF THE ST. CLAIR COUNTY, ILLINOIS RECORDS.

State of Illinois )  
County of St. Clair )

I, the undersigned, a member of Milburn Road L.L.C., an Illinois Corporation, being the owner of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "MILBURN ESTATES - 1st ADDITION." It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and platting into lots. All rights of way and easements shown hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois. The building lines as shown are hereby established.

I further certify that the property platted hereon is within O'Fallon Grade School District No. 90, O'Fallon High School District No. 203 and Southwestern Illinois College District No. 522.  
In witness whereof, we have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Member  
Milburn Road L.L.C.  
774 Sunset Blvd., Suite 100  
O'Fallon, IL 62269

State of Illinois )  
County of St. Clair )

I, \_\_\_\_\_, Notary Public in and for said county in the state aforesaid, do hereby certify that \_\_\_\_\_ Member of Milburn Road L.L.C., is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me in person this day and acknowledged that he has signed and delivered the said plat as his own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public

State of Illinois )  
County of St. Clair )

We, the undersigned, professional engineer for this development and members of Milburn Road L.L.C., the owner, do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared by Netemeyer Engineering Assoc., Inc., latest revision, as approved by the City or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Member  
Milburn Road L.L.C.  
774 Sunset Blvd., Suite 100  
O'Fallon, IL 62269

Patrick R. Netemeyer I.R.P.E. No. 37441  
Expiration Date: November 30, 2017

State of Illinois )  
County of St. Clair )

Examined and approved by the City Council of the City of O'Fallon, Illinois and accepted by resolution No. \_\_\_\_\_ dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Mayor

City Clerk

State of Illinois )  
County of St. Clair )

Approved by Mapping and Platting this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Director of Mapping and Platting

State of Illinois )  
County of St. Clair )

This plat has been reviewed for 911 implementation.

911 Coordinator Date

State of Illinois )  
County of St. Clair )

I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that I find no unpaid taxes against any of the real estate included within this plat.  
In witness whereof, I have hereunto set my hand and affixed the seal of my office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

County Clerk

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C15	117.81	75.00	75.00	106.07	S44°35'18"E	90°00'00"
C16	39.27	25.00	25.00	35.36	N44°35'18"W	90°00'00"
C50	39.27	25.00	25.00	35.36	S44°35'18"E	90°00'00"
C51	39.27	25.00	25.00	35.36	N45°24'42"E	90°00'00"
C74	8.02	75.00	4.01	8.01	S02°38'59"E	6°07'24"
C75	39.82	75.00	20.39	39.35	S20°55'14"E	30°25'05"
C76	44.06	75.00	22.69	43.43	S52°57'36"E	33°39'39"
C77	25.92	75.00	13.09	25.79	S79°41'22"E	19°47'52"

SCALE: 1"=50'  
BASIS OF BEARING:  
ASSUMED  
DATE OF FIELD WORK: \_\_\_\_\_

○ = IRON MARKER FOUND  
 ● = 5/8" IRON PIN TO BE SET  
 □ = CONCRETE MONUMENT FOUND  
 — = FRONT BUILDING SETBACK LINE (25' w)  
 FOR COMPLETE SETBACK INFORMATION PLEASE REFERENCE THE COVENANTS AND RESTRICTIONS & THE CITY ZONING ORDINANCE  
 - - - = UTILITY, DRAINAGE and/or DRAINAGE DETENTION EASEMENT LINE (TYPICAL)  
 // // // // = DRAINAGE EASEMENT (ONLY)  
 - - - - - = EXISTING UTILITY AND DRAINAGE EASEMENT LINE (UNLESS OTHERWISE NOTED)  
 911 = TYPICAL ADDRESS

SITE BENCHMARK INFORMATION:  
NAVD 88 ELEV:  
NOTE:  
5/8" IRON PIN TO BE SET AT EACH LOT CORNER



**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
3300 Highline Road ph: 618-228-7816  
Aviston, IL 62216 fax: 618-228-7900



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** June 20, 2016

**Subject:** Parkview Meadows – Phase 1 - Final Plat (1<sup>st</sup> Reading)

---

**List of committees that have reviewed:** At the June 13, 2016 Community Development Committee meeting, the committee reviewed the final plat. The committee discussed the final plat and recommended approval with a vote of 5-0.

**Background**

The applicant, Fulford Homes, is proposing a Final Plat of Parkview Meadows – Phase 1, consisting of 24 single-family homes on 7.76 acres. This is first final plat of an 18.18-acre, 49 lot subdivision located 0.25-mile north of State Street on the east side of Obernuefemann Road (just north of the Family Sports Park entrance).

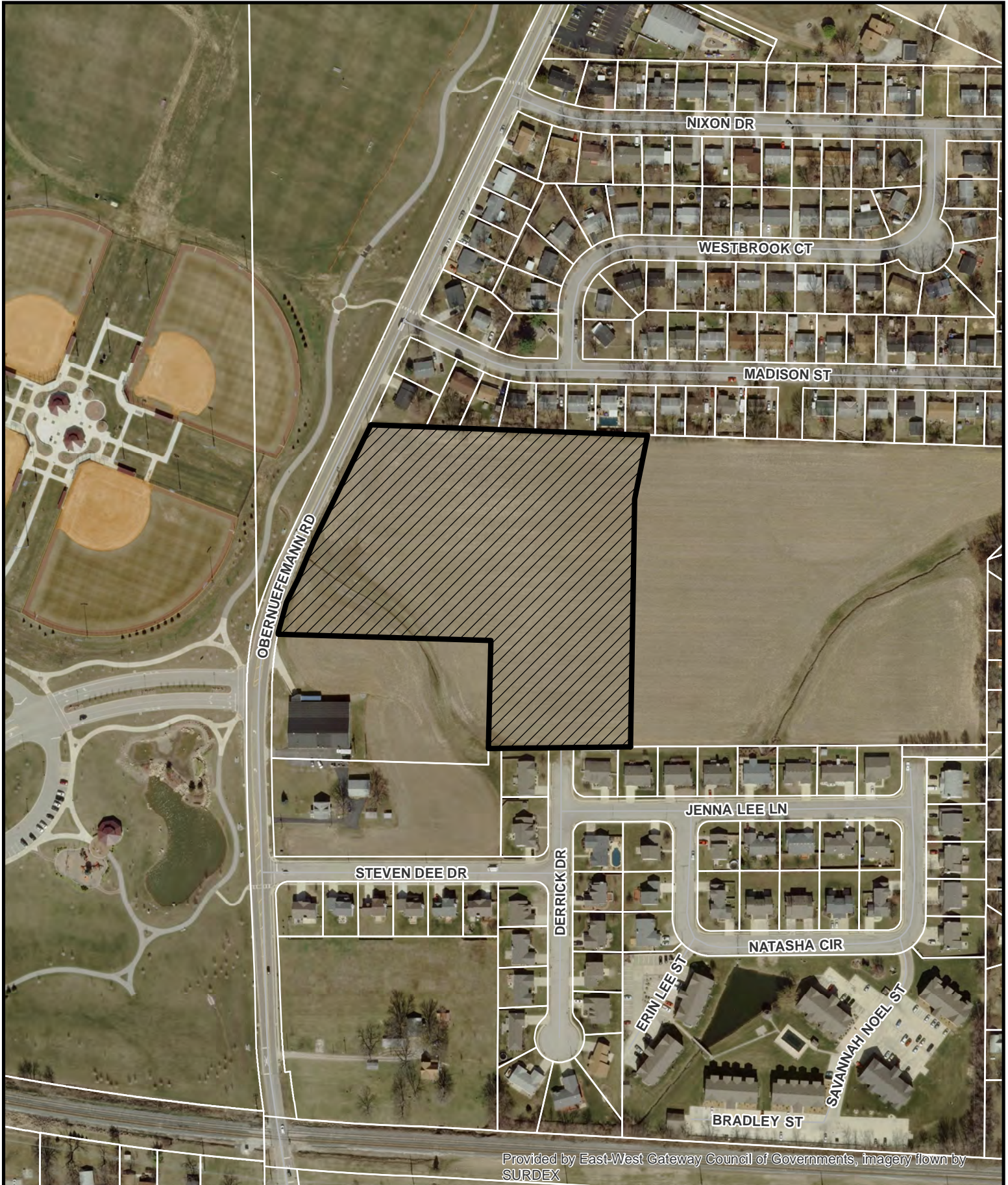
The proposed final plat is consistent with the approved preliminary plat and improvement plans.

**Legal Considerations, if any:** None

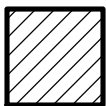
**Budget Impact:** There will be a fee of \$865 per lot will be paid to the City by the developer as a fee in lieu of park land.

**Staff Recommendation:** Community Development and Public Work staff recommends the Parkview Meadows Phase 1 Final Plat for approval.

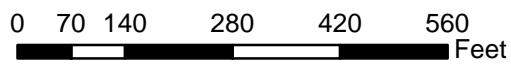
# S16-05: Parkview Meadows Phase 1 - Final Plat



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

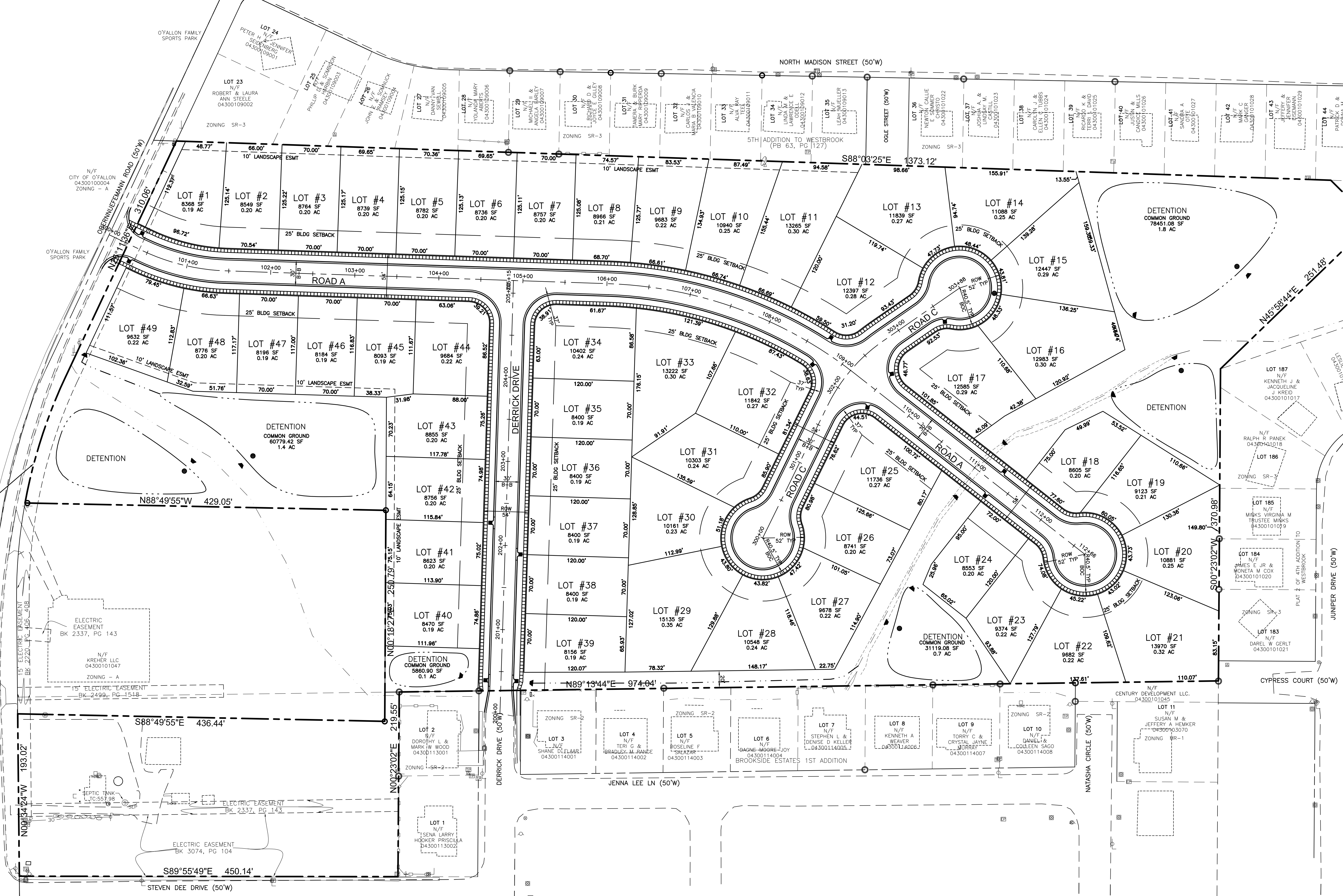
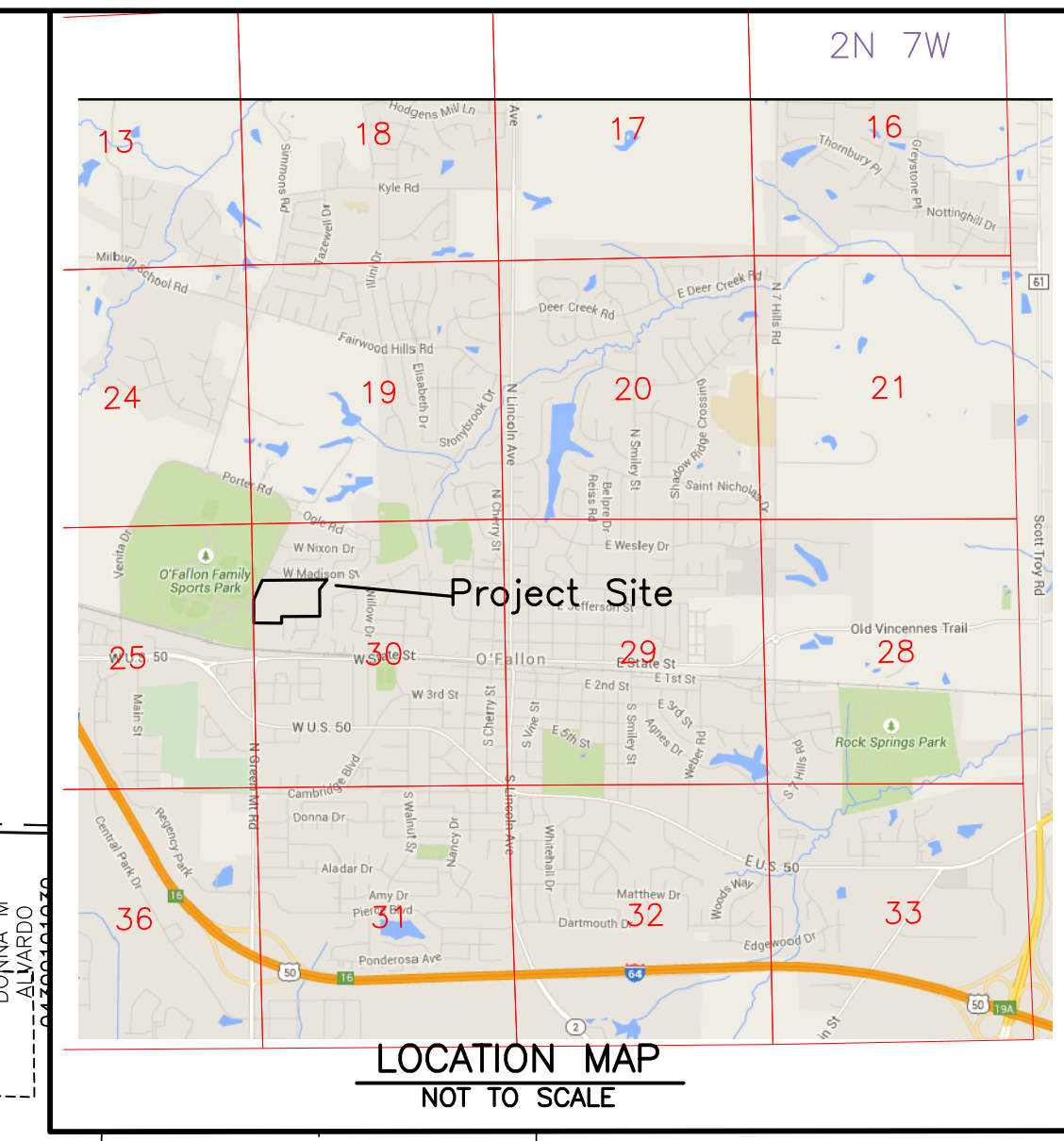


Subject Property



# 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

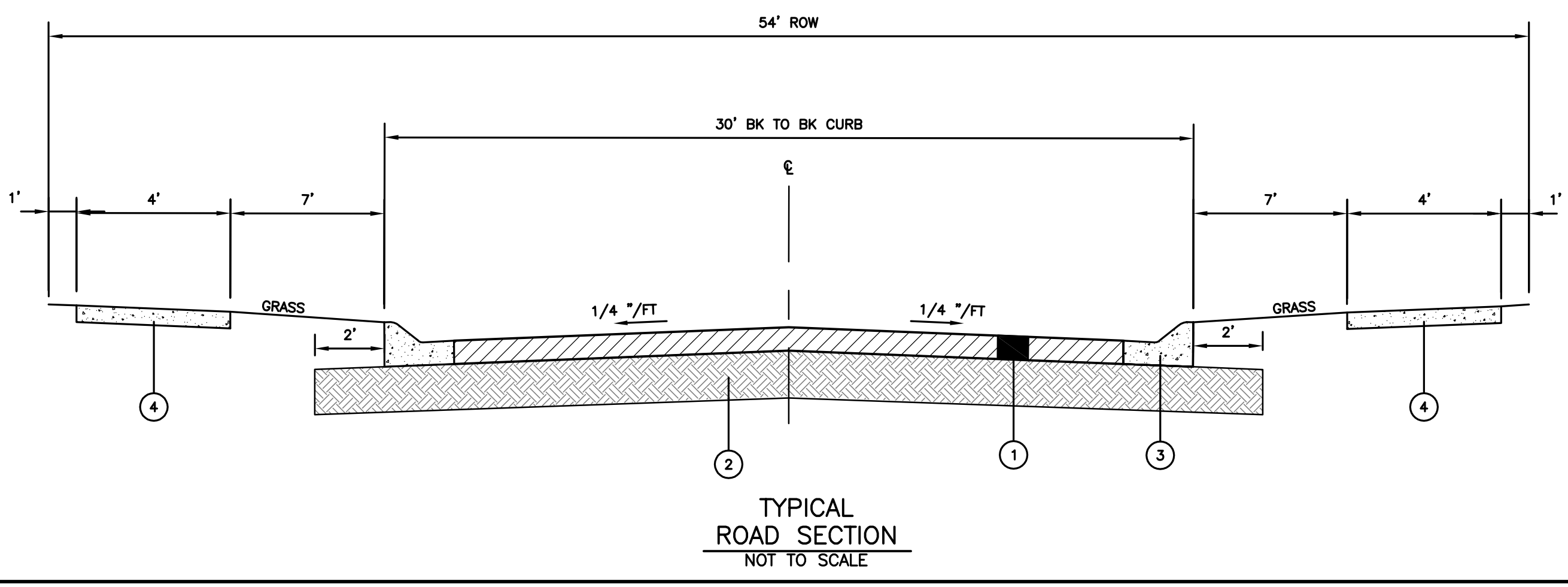


### SITE DATA

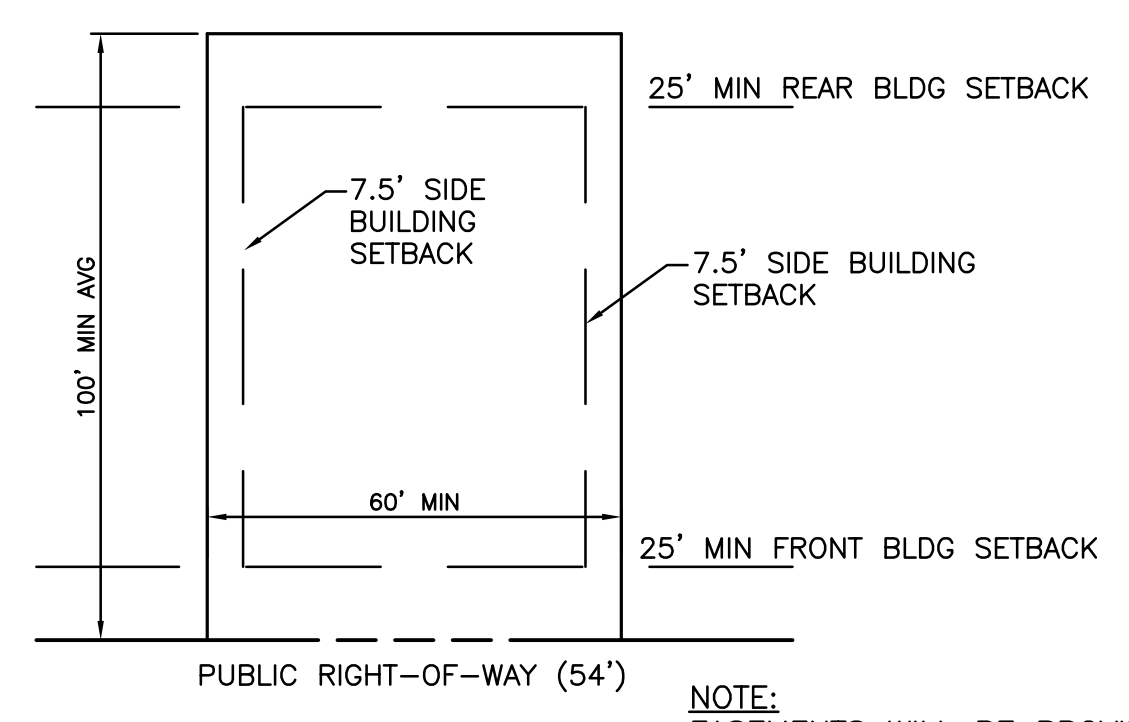
TOTAL DEVELOPMENT	
HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 9,957 SF (0.23 AC)
MIN LOT SIZE	= 8,093 SF (0.19 AC)
MAX LOT SIZE	= 15,135 SF (0.35 AC)
GROSS AREA	= 792,040 SF (18.18 AC)
PUBLIC ROW AREA	= 126,859 SF (2.91 AC)
NET AREA	= 487,869 SF (11.20 AC)
NUMBER OF LOTS	= 49
DENSITY	= 2.69 UNITS/ACRE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

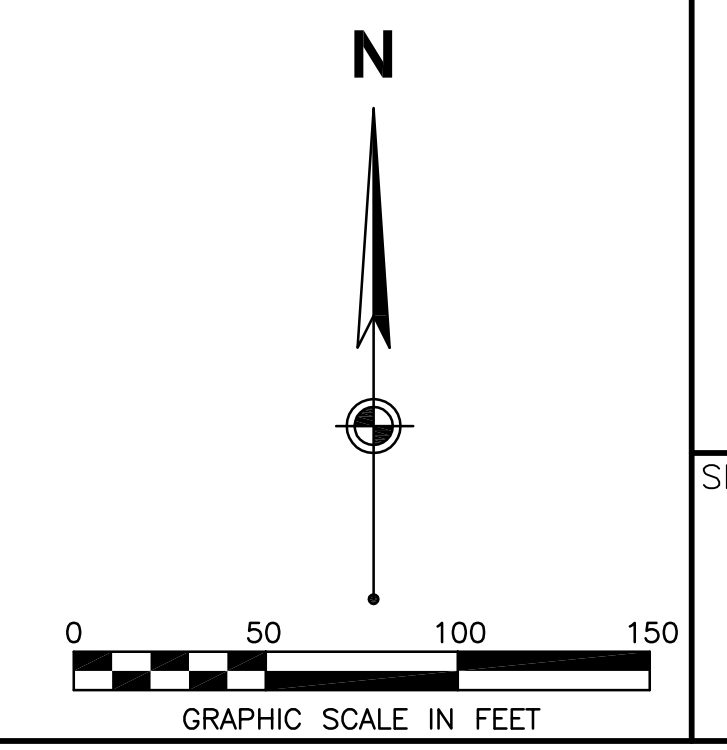
OWNER:	DEVELOPER:	ENGINEER:	LAND SURVEYOR:	EXISTING ZONING:	PROPOSED ZONING:	FLOODPLAIN:	SEWAGE DISPOSAL:	WATER SUPPLY:	ELECTRIC SERVICE:	GAS SERVICE:
KAREN BROWN 513 TURTLE CREEK CT O'FALLON, IL 62269 PHONE: 618.632.7231	CHRIS MATTEO FULFORD HOMES 1116 HARTMAN LANE SHILOH, IL 62221 PHONE: 618.632.5779	DAVID DILLON, PE 062-047964 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004	KELLY HARRIS, PLS 3749 WOOLPERT, INC 343 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, IL 62208 PHONE: 618.632.7004	AGRICULTURAL (A)	SR-2 (SINGLE FAMILY) 8,000 SF MIN LOT 60' MIN LOT WIDTH 100' AVG LOT DEPTH	FIRM MAP NUMBER 1716300206D EFFECTIVE DATE NOVEMBER 5, 2003 ZONE **X* (NO SHADING)	CITY OF O'FALLON	CITY OF O'FALLON	AMEREN IP PROPOSED UNDERGROUND 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)



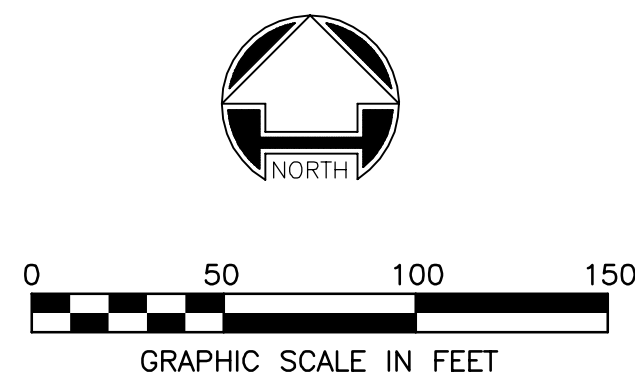
NOTE:  
EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.



REVISION	No.	DATE
PROJECT NO:	75555	DATE: 7/20/15
DESIGNER:	DR.	CKD.
1116 Hartman Lane Shiloh, Illinois 62221 ENGINEER: DAVID M. DILLON, PE		
373 FOUNTAINS PARKWAY, SUITE 100 FAIRVIEW HEIGHTS, ILLINOIS 62208 ENGINEER: DAVID M. DILLON, PE		
<b>PARKVIEW MEADOWS</b> <b>FULFORD HOMES</b> OBERNUEFEMANN ROAD O'FALLON, ST. CLAIR COUNTY, ILLINOIS <b>PRELIMINARY PLAT</b>		
SHEET NO.		
1 of 3		

G:\DE\Clients\Fulford Homes\Brown Site\PRE PLAT.dwg Plotted By:temphill, Joe Plotted July 20, 2015, 2:29:14 PM





# FINAL PLAT OF PARKVIEW MEADOWS PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,  
ST. CLAIR COUNTY, ILLINOIS.

## LEGEND:

- OVERALL BOUNDARY
- PHASE 1 LIMITS
- EXISTING LOT/PARCEL LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED 25' SETBACK LINE
- SECTION LINES
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- REBAR FOUND
- IRON PIPE FOUND
- SPIKE FOUND
- CHISELED CROSS FOUND
- BRASS PLUG FOUND
- BENCH MARK FOUND/SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- WIDTH
- ADDRESS LABEL

## SITE MAP

NOT TO SCALE

POINT BEING 660.0' NORTH OF THE NORTH LINE OF LOT 13

N/4 CITY OF FALLON 04300100004 ZONING - A

15' ELECTRIC EASEMENT BK 2220, PG 406, 408

STM MH 512 TC:555.82

N24°50'56"E 310.06'

LEN=156.53' R=610.13' CH BRG=N17°29'57"E CH LEN=156.10'

EAST RIGHT-OF-WAY LINE

30' LANDSCAPE & UTILITY EASEMENT HEREBY GRANTED

FOUND IRON PIPE

R=612.27' R. CHB=S 07°15'09" W R. L=121.61'R.

ELECTRIC EASEMENT BK 2337, PG 143

N/4 KREHER LLC 04300101047 ZONING - A

15' ELECTRIC EASEMENT BK 2499, PG 1918

P.O.B. EXCEPTION PARCEL 2

S 87°24'12" E 26.08' R.

P.O.C. EXCEPTION PARCEL 3

S 01°31'00" W 129.49' R.

15' ELECTRIC EASEMENT BK 2220, PG 406, 408

ZONING - A

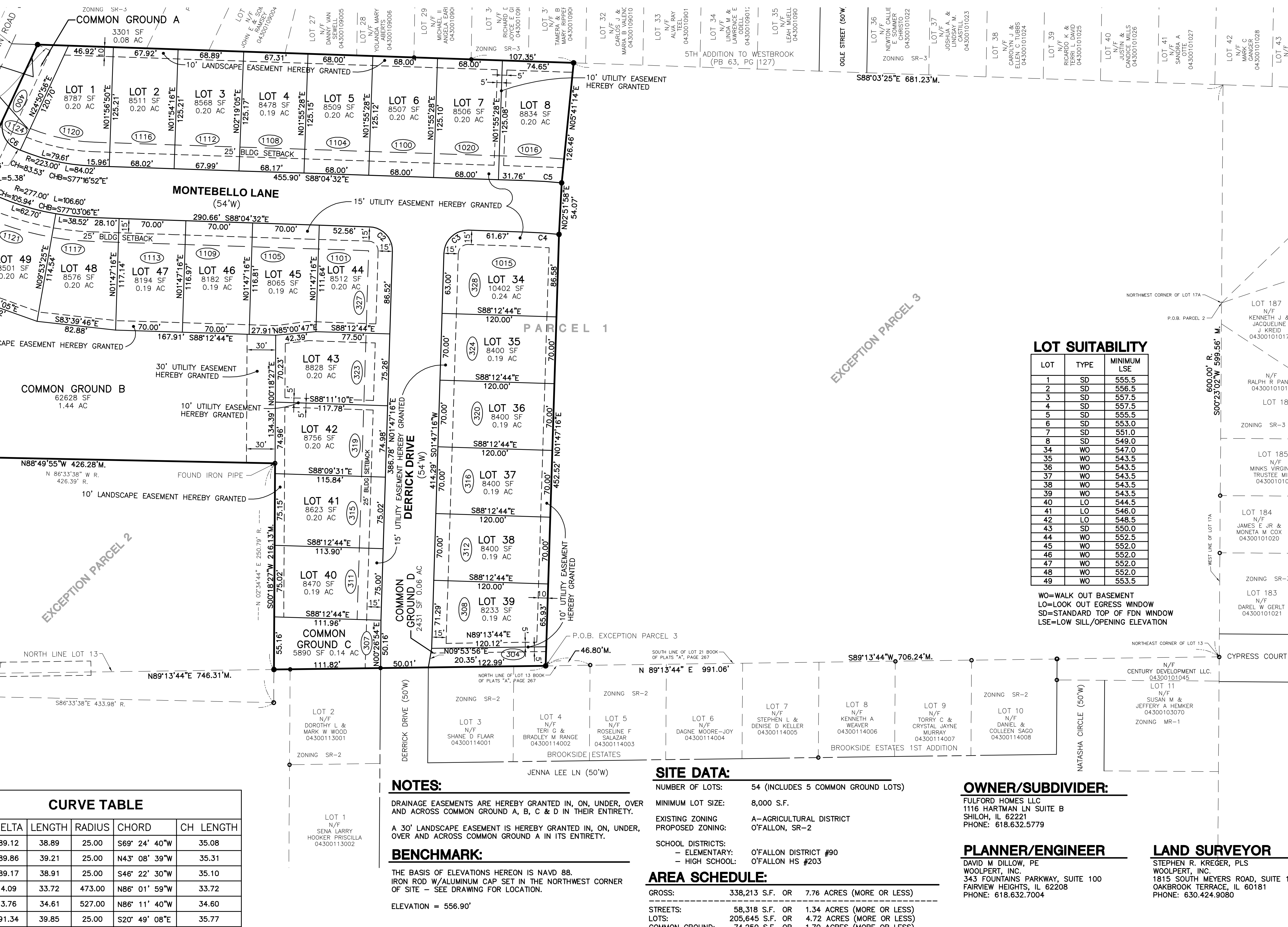
P.O.C. EXCEPTION PARCEL 1

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30

NORTH RANGE 7 WEST

P.O.C. EXCEPTION PARCEL 2

SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 30



### LOT SUITABILITY

LOT	TYPE	MINIMUM LSE
1	SD	555.5
2	SD	556.5
3	SD	557.5
4	SD	557.5
5	SD	555.5
6	SD	553.0
7	SD	551.0
8	SD	549.0
34	WO	547.0
35	WO	543.5
36	WO	543.5
37	WO	543.5
38	WO	543.5
39	WO	543.5
40	LO	544.5
41	LO	546.0
42	LO	548.5
43	SD	550.0
44	WO	552.5
45	WO	552.0
46	WO	552.0
47	WO	552.0
48	WO	553.5
49	WO	553.5

WO=WALK OUT BASEMENT  
LO=LOOK OUT EGRESS WINDOW  
SD=STANDARD TOP OF FDN WINDOW  
LSE=LOW SILL/OPENING ELEVATION

## NOTES:

DRAINAGE EASEMENTS ARE HEREBY GRANTED IN, ON, UNDER, OVER AND ACROSS COMMON GROUND A, B, C & D IN THEIR ENTIRETY.  
A 30' LANDSCAPE EASEMENT IS HEREBY GRANTED IN, ON, UNDER, OVER AND ACROSS COMMON GROUND A IN ITS ENTIRETY.

## BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. IRON ROD W/ALUMINUM CAP SET IN THE NORTHWEST CORNER OF SITE - SEE DRAWING FOR LOCATION.  
ELEVATION = 556.90'

## SITE DATA:

NUMBER OF LOTS: 54 (INCLUDES 5 COMMON GROUND LOTS)  
MINIMUM LOT SIZE: 8,000 S.F.  
EXISTING ZONING: A-AGRICULTURAL DISTRICT  
PROPOSED ZONING: O'FALLON, SR-2  
SCHOOL DISTRICTS:  
- ELEMENTARY: O'FALLON DISTRICT #90  
- HIGH SCHOOL: O'FALLON HS #203

## AREA SCHEDULE:

GROSS: 338,213 S.F. OR 7.76 ACRES (MORE OR LESS)  
STREETS: 58,318 S.F. OR 1.34 ACRES (MORE OR LESS)  
LOTS: 205,645 S.F. OR 4.72 ACRES (MORE OR LESS)  
COMMON GROUND: 74,250 S.F. OR 1.70 ACRES (MORE OR LESS)

## OWNER/SUBDIVIDER:

FULFORD HOMES LLC  
1116 HARTMAN LN SUITE B  
SHILOH, IL 62221  
PHONE: 618.632.5779

## PLANNER/ENGINEER

DAVID M DILLON, PE  
WOOLPERT, INC  
343 FOUNTAINS PARKWAY, SUITE 100  
FAIRVIEW HEIGHTS, IL 62208  
PHONE: 618.632.7004

## LAND SURVEYOR

STEPHEN R. KREGER, PLS  
WOOLPERT, INC  
1815 SOUTH MEYERS ROAD, SUITE 120  
OAKBROOK TERRACE, IL 60181  
PHONE: 630.424.9080

### CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	89.12	38.89	25.00	S69° 24' 40"W	35.08
C2	89.86	39.21	25.00	N43° 08' 39"W	35.31
C3	89.17	38.91	25.00	S46° 22' 30"W	35.10
C4	4.09	33.72	473.00	N86° 01' 59"W	33.72
C5	3.76	34.61	527.00	N86° 11' 40"W	34.60
C6	91.34	39.85	25.00	S20° 49' 08"E	35.77

REVISION	DATE	No.	PROJECT No:	DATE	SCALE	DES.	DR.	CKD.
			75597	03/10/16	AS SHOWN	SRK	JMA	PTK/SRK

WOOLPERT, INC.  
1815 South Meyers Road,  
Suite 120  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.495.3731

**WOOLPERT**  
DESIGN (LOCAL AND INTERNATIONAL)

**PARKVIEW MEADOWS PHASE 1**  
A PART OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE  
3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

**SUBDIVISION PLAT**

SHEET NO. 1 of 2

G:\CS\Projects\Various\75597 - Fulford Homes Parkview Meadows Drawings\75597 - Plat Phase 1.dwg, Plotted By: andersonj, Plotted: Apr 27, 2016 - 2:29pm

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICTED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ELEMENTARY SCHOOL DISTRICT O'FALLON DISTRICT #90 AND HIGH SCHOOL DISTRICT O'FALLON HS #203.

DATED THIS DAY OF A.D., 20

FULFORD HOMES LLC

BY: SIGNATURE ATTEST: SIGNATURE

TITLE TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) SS.

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN

THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THEIR(HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS DAY OF 20

NOTARY PUBLIC

MORTGAGEE CONSENT CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) SS.

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED A.D., 20 AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF COUNTY, ILLINOIS ON THE DAY OF A.D., 20 AS DOCUMENT NO. HEREBY CONSENTS TO AND APPROVES THE ANNEXED PLAT DEPICTED HEREON.

DATED THIS DAY OF A.D. 20

MORTGAGEE NAME:

BY: ATTEST:

ITS: ITS: SIGNATURE

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) SS.

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN

THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THEIR(HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS DAY OF 20

NOTARY PUBLIC

FINAL PLAT OF PARKVIEW MEADOWS PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

PROPERTY DESCRIPTION:

PARCEL 1: THAT PART OF LOT 21 IN THE NW 1/4 OF SECTION 30, T2N, R7W 3RD P.M., ST CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 13 WITH THE CENTERLINE OF THE PUBLIC ROAD; THENCE IN AN EASTERLY DIRECTION; ALONG THE NORTH LINE OF LOT 13, TO THE NORTHEAST CORNER OF LOT 13; THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF LOT 17A AND ITS EXTENSION, A DISTANCE OF 600.00 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE CENTERLINE OF THE PUBLIC ROAD, SAID POINT BEING 660.0 FEET NORTH OF THE NORTH LINE OF LOT 13, MEASURED AT RIGHT ANGLES; THENCE IN SOUTHWESTERLY AND SOUTHERLY DIRECTION, ALONG THE CENTERLINE OF THE PUBLIC ROAD TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE RIGHT OF WAY OF SAID PUBLIC ROAD.

ALSO EXCEPTING THEREFROM THE FOLLOWING LEGAL DESCRIPTION;

PART OF LOT 13 AND PART OF LOT 21 OF THE NW 1/4 OF SECTION 30, IN T2N, R7W 3RD P.M., ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 30, RUNNING THENCE NORTH 02°35'48" EAST ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 30, A DISTANCE OF 948.35 FEET TO A POINT; RUNNING THENCE SOUTH 87°24'12" EAST, A DISTANCE OF 26.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF "OBERNUEFFEMANN ROAD", SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; RUNNING THENCE SOUTH 86°33'38" EAST, A DISTANCE OF 433.98 FEET TO A POINT; RUNNING THENCE NORTH 02°34'44" EAST, A DISTANCE OF 250.79 FEET TO A POINT; RUNNING THENCE NORTH 86°33'38" WEST, A DISTANCE OF 426.39 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID "OBERNUEFFEMANN ROAD", SAID RIGHT OF WAY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 612.27 FEET, RUNNING THENCE SOUTHERLY ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 7°15'09" WEST, A DISTANCE OF 121.61 FEET TO A POINT; CONTINUING THENCE SOUTH 1°33'10" WEST, A DISTANCE OF 129.49 FEET TO THE POINT OF BEGINNING AND CONTAINS 2.5 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM THE FOLLOWING LEGAL DESCRIPTION;

THAT PART OF LOT 21 IN THE NW 1/4 OF SECTION 30, T2N, R7W 3RD P.M., ST CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 13 WITH THE CENTERLINE OF THE PUBLIC ROAD; THENCE IN AN EASTERLY DIRECTION, ALONG THE NORTH LINE OF LOT 13, A DISTANCE OF 746.31 FEET TO A POINT 46.80 FEET WESTERLY OF AN IRON REBAR FOUND AT THE NORTHEAST CORNER OF LOT 4 IN BROOKSIDE ESTATES PER THE PLAT THEREOF RECORDED AUGUST 19, 1996 IN THE ST. CLAIR COUNTY RECORDER'S OFFICE PER BOOK 94, PAGE 93, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREE 47 MINUTES 16 SECONDS EAST, A DISTANCE OF 452.52 FEET; THENCE NORTH 02 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 54.07 FEET; THENCE NORTH 05 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF 126.46 FEET TO THE SOUTH LINE OF PLAT NO. 1 FIFTH ADDITION TO WESTBROOK RECORDED MAY 1, 1970 IN THE ST. CLAIR COUNTY RECORDER'S OFFICE PER BOOK 63, PAGE 127, SAID POINT BEING 107.35 FEET EASTERLY OF AN IRON REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 30 IN SAID PLAT NO. 1 FIFTH ADDITION TO WESTBROOK; THENCE SOUTH 88 DEGREES 03 MINUTES 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PLAT NO. 1 FIFTH ADDITION TO WESTBROOK, A DISTANCE OF 681.23 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17A; THENCE ALONG SAID NORTHERLY EXTENSION, AND ALSO ALONG THE WEST LINE OF SAID LOT 17A, SOUTH 00 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 599.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, AS WITNESSED BY AN IRON REBAR FOUND 0.20 FEET SOUTH OF SAID LOCATION; THENCE SOUTH 89 DEGREES 13 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 706.24 FEET TO THE POINT OF BEGINNING. THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD83).

NOTES:

- 1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE; FIPS ZONE 1202; (NAD 83).
4. THIS PROPOSED SUBDIVISION WAS PREVIOUSLY ANNEXED TO THE CITY OF O'FALLON.
5. ALL EASEMENTS SHOWN HEREON ARE GRANTED FOR PUBLIC AND PRIVATE UTILITIES.
6. SUBDIVISION SHALL BE MONUMENTED PER STATE STATUTES WITH 5/8"x24" IRON RODS.
7. THE MINIMUM FIRST FLOOR OF EACH BUILDING OR STRUCTURE LOCATED ADJACENT TO OR IN THE VICINITY OF A STORM SEWER PIPE OR APPURTENANT STRUCTURE SHALL BE ESTABLISHED TO ACCOMMODATE THE HEADWATER THAT MAY BE DEVELOPED DURING THE ONE-HUNDRED (100) YEAR STORM EVENT.
8. ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR FULFORD HOMES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY.
9. NO FENCES, SHEDS, WOOD PILES, ETC. TO BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
10. THE STREET RIGHTS-OF-WAY SHOWN WITHIN THIS PLAT ARE HEREBY GRANTED TO THE CITY OF O'FALLON.
11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WOOLPERT, INC. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF THE TITLE TO THE SUBJECT TRACT IS BASED UPON STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 153633BMT WITH AN EFFECTIVE DATE OF MAY 1, 2015.
12. THE ERROR OF CLOSURE OF THIS PLAT IS NOT MORE THAN ONE (1) FOOT IN FIVE THOUSAND (5,000) FEET.

ST. CLAIR COUNTY RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ST. CLAIR ) SS.

THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE OFFICE OF ST. CLAIR COUNTY RECORDER OF DEEDS ON THE DAY OF A.D., 20 AT O'CLOCK M.,

AND RECORDED IN BOOK OF PLATS ON PAGE AS

DOCUMENT NO.

RECORDER OF DEEDS

EXISTING PARCEL INDEX NUMBER: 04-30.0-101-046

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: ADDRESS:

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL REQUIRED AND APPLICABLE AGENCIES WERE PROPERLY NOTIFIED AND APPROVED OF THE PROJECT, AND THESE AGENCY NOTIFICATIONS SHALL INCLUDE: ILLINOIS HISTORIC PRESERVATION AGENCY (IHPA); ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR - ENDANGERED SPECIES); ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR - STREAM HYDRAULICS); NATURAL RESOURCE CONSERVATION SERVICE (NRCS); U.S. ARMY CORPS OF ENGINEERS (USACE - CLEAN WATER ACT - STREAM HYDRAULICS); ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA - STORM WATER PERMIT); ST. CLAIR COUNTY DEPARTMENT OF ROADS AND BRIDGES (ENTRANCE PERMIT); ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS (IDOT - ENTRANCE PERMIT); U.S. DEPARTMENT OF AGRICULTURE (USDA - PRIME FARM LAND).

WOOLPERT, INC.

DAVID M. DILLOW PROFESSIONAL ENGINEER 062-047964 STATE OF ILLINOIS LICENSE EXPIRES NOVEMBER 30, 2017

WOOLPERT, INC. ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, STEPHEN R. KREGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #35-002985, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF LOT 21 IN THE NW 1/4 OF SECTION 30, T2N, R7W 3RD P.M., ST CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 13 WITH THE CENTERLINE OF THE PUBLIC ROAD; THENCE IN AN EASTERLY DIRECTION, ALONG THE NORTH LINE OF LOT 13, TO THE NORTHEAST CORNER OF LOT 13; THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF LOT 17A AND ITS EXTENSION, A DISTANCE OF 600.00 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE CENTERLINE OF THE PUBLIC ROAD, SAID POINT BEING 660.0 FEET NORTH OF THE NORTH LINE OF LOT 13, MEASURED AT RIGHT ANGLES; THENCE IN SOUTHWESTERLY AND SOUTHERLY DIRECTION, ALONG THE CENTERLINE OF THE PUBLIC ROAD TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE RIGHT OF WAY OF SAID PUBLIC ROAD.

ALSO EXCEPTING THEREFROM THE FOLLOWING LEGAL DESCRIPTION;

PART OF LOT 13 AND PART OF LOT 21 OF THE NW 1/4 OF SECTION 30, IN T2N, R7W 3RD P.M., ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 30, RUNNING THENCE NORTH 02°35'48" EAST ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 30, A DISTANCE OF 948.35 FEET TO A POINT; RUNNING THENCE SOUTH 87°24'12" EAST, A DISTANCE OF 26.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF "OBERNUEFFEMANN ROAD", SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; RUNNING THENCE SOUTH 86°33'38" EAST, A DISTANCE OF 433.98 FEET TO A POINT; RUNNING THENCE NORTH 02°34'44" EAST, A DISTANCE OF 250.79 FEET TO A POINT; RUNNING THENCE NORTH 86°33'38" WEST, A DISTANCE OF 426.39 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID "OBERNUEFFEMANN ROAD", SAID RIGHT OF WAY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 612.27 FEET, RUNNING THENCE SOUTHERLY ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 7°15'09" WEST, A DISTANCE OF 121.61 FEET TO A POINT; CONTINUING THENCE SOUTH 1°33'10" WEST, A DISTANCE OF 129.49 FEET TO THE POINT OF BEGINNING AND CONTAINS 2.5 ACRES, MORE OR LESS.

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I FURTHER HEREBY CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF O'FALLON, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. IN ACCORDANCE WITH S.B. 908-P.A. 85-267, I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. AS SHOWN ON FIRM MAP, COMMUNITY PANEL NO. 171630C0206D, DATED NOVEMBER 5, 2003.

I FURTHER HEREBY CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/), THE EXTERIOR MONUMENTS HAVE BEEN SET AND THE INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT AS PROVIDED BY STATE STATUTE.

THIS SURVEY MEETS THE CURRENT "ILLINOIS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

GIVEN UNDER MY HAND AND SEAL THIS DAY OF 20, A.D.

WOOLPERT, INC.

STEPHEN R. KREGER PROFESSIONAL LAND SURVEYOR #35-002985 STATE OF ILLINOIS LICENSE EXPIRES NOVEMBER 30, 2016

WOOLPERT, INC. ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393



REVISION

DATE

No.

PROJECT No: 75597 DATE 03/10/16 SCALE AS SHOWN DES. SRK DR. JMA CKD. PTK/SRK

WOOLPERT, INC. 1815 South Meyers Road, Suite 120 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3731

PARKVIEW MEADOWS PHASE 1 A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

SUBDIVISION PLAT

SHEET NO.

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

**AN ORDINANCE FOR THE  
APPROVAL THE FINAL PLAT OF  
PARKVIEW MEADOWS PHASE 1**

**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 the Parkview Meadows Phase 1 subdivision; and

**WHEREAS**, on June 13, 2016, the Community Development Committee of the City Council reviewed the final plat and recommended approval with a vote of 5-0; 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 Parkview Meadows Phase 1 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 \_\_\_\_\_ 2016.

\*\*\*\*\*

ATTEST:

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

(seal)

of \_\_\_\_\_ 2016.

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

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

<b>ROLL CALL:</b>	McCoskey	Meile	Kueker	Albrecht	Hagarty	Gilreath	Drolet	<b>SUB TOTALS</b>
Aye								
Nay								
Absent								

<b>ROLL CALL:</b>	Roach	Bennett	Marsh	Smallheer	Holden	Cozad	Gerrish	<b>SUB TOTALS</b>	<b>SUM OF TOTALS</b>
Aye									
Nay									
Absent									



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** June 20, 2016

**Subject:** P2016-03: Lincoln Park Villas – MR-2 Zoning Amendment & Planned Use (1<sup>st</sup> Reading)

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**List of committees that have reviewed:** At the June 13, 2016 Community Development Committee meeting, the committee reviewed the proposed senior living community. The committee discussed the final plat and recommended approval with a vote of 5-0.

### Background

- Property located on the west side of Lincoln Road, just south of GCS Credit Union and O'Fallon Public Library.
- Senior Living Development consisting of 6.98 acres.
- 13 proposed buildings ranging from 4 units to 8 units.
- Community Building, with a fitness area, gathering space and offices for the development and special outside services.
- Zoned B-1(P) – Planned Community Business District.
- Requested to be rezoned to MR-2(P), Planned Multi-Family Residential Dwelling District.
- Connecting Civic Plaza to the drive just south of GCS Credit Union.
- The gross density is 11.3 units per acre.
- The developer will be tying into the City of O'Fallon water and sanitary sewer services.
- Planned Use is also approving preliminary plat, location of street and new utilities.
- A final plat will need to be filed prior to final approval.

The applicant, RCH Development, Inc., is proposing to create a 72 unit multi-family community for seniors 55 years of age or old, including a clubhouse facility with fitness equipment, open gathering areas, and offices. The developer has stated the property will be deed/plat restricted to limit the age of renters to 55 year of age and older. The property is located on the west side of Lincoln Avenue, just south of GCS Credit Union and O'Fallon Public Library. The 72 unit senior living community has a calculated density of 11.3 units / acre and provides 162 parking spaces for the development. There is a proposed detention pond in the northwest corner of the development, which will tie into the detention basins behind the library and an existing detention pond that will serve a portion of the development and the GCS Credit Union site.

The development will connect the existing Civic Plaza that ends at the library parking lot to the street providing access to GCS Credit Union. The proposed extension of Civic Plaza will be consistent with the existing Civic Plaza, maintaining the 60-foot right-of-way and 30-foot of pavement face of curb to

face of curb. The development will only have access to Civic Plaza. Civic Plaza will have two connections to Lincoln Avenue. There are no other connections to the south or west due to existing development. Sidewalks have been incorporated into the preliminary site plan on both sides of Civic Plaza, along Lincoln Avenue and throughout the development.

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 B-1(P), Planned Community Business District and the developer is requesting the property to be rezoned to MR-2, Multi-Family Residential Dwelling District. Although multi-family is allowed in the B-1 district, MR-2 is the more appropriate zoning district due to the residential developments to the east and west of the site. The development will have a park land fee of \$510 per unit. Additionally, the extension of Civic Drive, a public street, will create two lots for the development. The Planned Use is approving two lots, the location of the street/right-of-way width and utility extensions. This project only functions if all buildings and lots stay under one common ownership, which can be accomplished with a note on the final plat. Since the development will be extending a city street and public utilities, there will be a need for subdivision improvement plans and a final plat approved by the City Council.

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

**Legal Considerations, if any:** None

**Budget Impact:** There will be a fee of \$510 per unit will be paid to the City by the developer as a fee in lieu of park land.

**Staff Recommendation:** Staff recommends approval of Lincoln Park Villas with the following conditions:

1. There will be a park land dedication requirement of 0.72 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$36,720, \$510.00 per unit.
2. A revised landscaping plan is required to including street trees and fencing.
3. A final plat is required with a note restricting the limit the age of the renters to 55 or older
4. A final plat is required with a note restricting the sale of individual lots and buildings.
5. The lots along the Woodgate subdivision are required to be setback 20 feet from the property line.

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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
“LINCOLN PARK VILLAS”)  
LOCATED AT 1159 LINCOLN  
AVENUE, PARCEL NUMBER  
04-31.0-216-037**

**WHEREAS**, the applicant, Chad Hartle of RCH Development, Inc., has filed an application requesting approval of a planned use rezoning to authorize construction of a 72-unit senior living community at 1159 Lincoln Avenue in O’Fallon; and

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

**WHEREAS**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on May 23, 2016, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a MR-2(P) Planned Multi-Family Residential Dwelling District zoning for the property with a vote of 5 ayes to 1 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on June 13, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 5 ayes to 0 nays.

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

**Section 1.** That upon the effective date of this Ordinance, the described property, known as “Lincoln Park Villas”, be henceforth classified as zoning district MR-2(P) Planned Multi-Family Residential Dwelling District with the following conditions:

1. There will be a park land dedication requirement of 0.72 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$36,720, \$510.00 per unit.
2. A revised landscaping plan is required to including street trees and fencing.
3. A final plat is required with a note restricting the limit the age of the renters to 55 or older
4. A final plat is required with a note restricting the sale of individual lots and buildings.

- 5. The lots along the Woodgate subdivision are required to be setback 20 feet from the property line.

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

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

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 \_\_\_\_\_ 2016.

\*\*\*\*\*

ATTEST:  
  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of \_\_\_\_\_ 2016.

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

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

ROLL CALL:	McCoskey	Meile	Kueker	Albrecht	Hagarty	Gilreath	Drolet	SUB TOTALS
Aye								
Nay								
Absent								

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





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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Community Development Director  
**DATE:** May 24, 2016  
**SUBJECT:** P2016-03: Lincoln Park Villas – MR-2 Zoning Amendment & Planned Use

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**Applicant:** Chad Hartle  
RCH Development, Inc.  
2201 Walton Drive  
Jackson, MO 63755

**Owner:** GCS Federal Credit Union  
3970 Maryville Road  
Granite City, IL 62040

**Submitted:** April 18, 2016

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### Project Summary

- Property located on the west side of Lincoln Road, just south of GCS Credit Union and O'Fallon Public Library.
- Senior Living Development consisting of 6.98 acres.
- 13 proposed buildings ranging from 4 units to 8 units.
- Community Building, with a fitness area, gathering space and offices for the development and special outside services.
- Zoned B-1(P) – Planned Community Business District.
- Requested to be rezoned to MR-2(P), Planned Multi-Family Residential Dwelling District.
- Connecting Civic Plaza to the drive just south of GCS Credit Union.
- The gross density is 11.3 units per acre.
- The developer will be tying into the City of O'Fallon water and sanitary sewer services.
- Planned Use is also approving preliminary plat, location of street and new utilities.
- A final plat will need to be filed prior to final approval.

### Background & Executive Summary

The applicant, RCH Development, Inc., is proposing to create a 72 unit multi-family community for seniors 55 years of age or old, including a clubhouse facility with fitness equipment, open gathering areas, and offices. The developer has stated the property will be deed/plat restricted to limit the age of renters to 55 year of age and older. The property is located on the west side of Lincoln Avenue, just south of GCS Credit Union and O'Fallon Public Library. The 72 unit senior living community has a calculated density of 11.3 units / acre and provides 162 parking spaces for the

Community Development Department

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

development. There is a proposed detention pond in the northwest corner of the development, which will tie into the detention basins behind the library and an existing detention pond that will serve a portion of the development and the GCS Credit Union site.

The development will connect the existing Civic Plaza that ends at the library parking lot to the street providing access to GCS Credit Union. The proposed extension of Civic Plaza will be consistent with the existing Civic Plaza, maintaining the 60-foot right-of-way and 30-foot of pavement face of curb to face of curb. The development will only have access to Civic Plaza. Civic Plaza will have two connections to Lincoln Avenue. There are no other connections to the south or west due to existing development. Sidewalks have been incorporated into the preliminary site plan on both sides of Civic Plaza, along Lincoln Avenue and throughout the development.

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 B-1(P), Planned Community Business District and the developer is requesting the property to be rezoned to MR-2, Multi-Family Residential Dwelling District. Although multi-family is allowed in the B-1 district, MR-2 is the more appropriate zoning district due to the residential developments to the east and west of the site. The development will have a park land fee of \$510 per unit. Additionally, the extension of Civic Drive, a public street, will create two lots for the development. The Planned Use is approving two lots, the location of the street/right-of-way width and utility extensions. This project only functions if all buildings and lots stay under one common ownership, which can be accomplished with a note on the final plat. Since the development will be extending a city street and public utilities, there will be a need for subdivision improvement plans and a final plat approved by the City Council.

### Existing Conditions

#### Surrounding Zoning:

North: B-1(P) & SR-1  
East: SR-2  
South: B-1 & B-1(P)  
West: MR-2/PUD

#### Surrounding Land Use:

North: GCS Credit Union, O'Fallon Public Library  
US Post Office.  
East: Single-family residential development of  
Southview Gardens subdivision.  
South: Multiple office buildings along Springfield  
Court.  
West: Multi-family residential development of  
Woodgate subdivision.

The site is currently used for agriculture purposes. The site is generally flat, with a slight grade from Lincoln Avenue to the northwest corner. The site does not have any floodplain, nor any areas identified as a riparian area. There are no known environmental hazards on the site.

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### Applicable Ordinances, Documents and Reports

#### O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Office. Within the Office District, Nursing Homes are identified as an allowed use. While this is not a nursing home, the development of senior housing community is comparable and consistent with the Office designation.

#### 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 MR-2, Multi-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.

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### Discussion Points/Issues

#### General Discussion:

The Lincoln Park Villas senior community development consists of 6.98 acres with 72 units in a requested MR-2 zoning district. The developer has stated the property will be deed/plat restricted to limit the age of renters to 55 years of age and older. The proposed development will have an overall density of 11.3 units per acre, well under the 16 units allowed under the MR-2 zoning district. Additionally, the proposed development meets all the other area/bulk requirements of the MR-2 district. The 72 units will be built to meet the Green Building Standards to reduce utility costs and all units will include high efficiency appliances. The units will be a mixture of one and two bedrooms. The one bedroom units are approximately 750 square feet and the two bedrooms are approximately 865 square feet. In addition to the 72 units, a clubhouse facility will be constructed with a fitness area, gathering space and offices. The intent is for third party services to be able to use an office, such as nurses, tax return preparers, educational providers and other services to be provided for the residences. This project only functions if all buildings and lots stay under one common ownership, which can be accomplished with a note on the final plat.

#### Access, Circulation and Parking:

The proposal will extend the existing Civic Plaza (a public street), which provides access to the library and access for GCS Credit Union. The completed Civic Plaza will create two points of access for the development (and the library) to Lincoln Avenue. The proposal will have four points of access onto Civic Plaza. Civic Plaza is proposed to be constructed within a 60-foot right of way and a width of 30 feet, face of curb to face of curb. This is consistent with the existing street segments of Civic Plaza from Lincoln Avenue to the library parking lot and Lincoln Avenue to the rear of the GCS Credit Union property.

Within the development, the access to the buildings is comprised of 24-foot wide drive aisles with parking spaces. The layout provides sufficient on- and off-site circulation. The site is required to provide 2 parking spaces per unit, totaling 144 parking spaces. The site is designed with 162 parking spaces to accommodate the residents and their guest. The development has provided sidewalks along both sides of Civic Plaza and sidewalks that connect all of the units to the parking lot, as well as to Civic Plaza. Additionally, sidewalks will be provided along Lincoln Avenue.

#### Drainage and Detention:

The site topography shows two drainage sub-basin areas for the property. Generally, the eastern portion of the site flows to the south towards an existing detention basin, designed to collect stormwater for the eastern portion of the subject property and the GCS Credit Union development. The remainder of the subject property generally drains to the northwest corner of the property, where a large detention basin is proposed. 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 the Public Works Department.

#### Utilities:

The developer will be tying into the City of O'Fallon water system. The development will complete a loop of two 8" lines that stub at the end of the library property and the end of the GCS Credit Union Property. Within the development 8" water lines will be utilized to provide water to the units. Additionally, the developer will be utilizing the City of O'Fallon sanitary sewer system, tying the proposed development into the existing sanitary sewer main that runs through the subject property. 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:

A preliminary landscape plan has been submitted for the parking lot areas and open spaces. The developer will be required to install street trees in the 7' wide lawn between the curb and sidewalk every 50 feet along the streets in the development. The regulations will require a vinyl fence along the eastern property line that adjoins the GCS Credit Union property. A berm along Civic Plaza and Lincoln Avenue is not required because the buildings will be oriented so the front elevations are facing the streets.

Building Elevations and Signage:

The developer has provided building elevations for the senior living facility that are consistent with other residential and multi-family developments within the city. The elevations are constructed of varying building materials, including fiber cement siding, stone veneer, brick veneer, columns and varying roof pitches. The development has proposed as many front elevations as possible to be seen from Lincoln Avenue and Civic Plaza. However Building 2 and Building 3 will have highly visible rear elevations. Building 2 adjoins the parking lot of the library and Building 3 adjoins the rear of GCS Credit Union, both will be aided by the vinyl fence required in the landscaping package.

The developer has provided an area near the intersection of Lincoln Avenue and Civic Plaza to construct a monument sign. The City and developer are in discussions to create a sign that will provide a space for the O'Fallon Public Library, however final design and sizing has not be finalized.

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 developments are constructed. Based on the average density of 1.66 persons per apartment unit, the development's 72 units requires a total of 0.72 acre of park lands dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 120 (72 x 1.66). A fee of \$36,720 (based on a construction cost of \$51,000 for one acre of park land) will be required for the 0.72 acre of park space, totaling \$510 per unit.

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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 Lincoln Park Villas project 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.

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Conclusion and Recommendation

Staff recommends approval of Lincoln Park Villas with the following conditions:

1. There will be a park land dedication requirement of 0.72 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$36,720, \$510.00 per unit.

2. A revised landscaping plan is required to including street trees and fencing.
3. A final plat is required with a note restricting the limit the age of the renters to 55 or older
4. A final plat is required with an note restricting the sale of individual lots and buildings.

**Attachments**

1. Project Application & Narrative
2. Zoning Map
3. Surrounding Land Use Map
4. Site Plans
5. Building Elevations



APR 18 2016

DATE PAID

Planned Use / Re-Zoning Application

property owner: GCS Federal Credit Union  
c/o Keith Bunton, President/CEO  
3970 Maryville Rd, Granite City IL 62040

NAME OF PROJECT: Lincoln Park Villas

ADDRESS/GENERAL LOCATION: Rear 85% of 1159 S. Lincoln Av. O'Fallon, IL.

SUBDIVISION NAME & LOT NUMBER(S): \_\_\_\_\_

PARCEL NUMBER(S): 04310216037

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B 1 (P) PROPOSED NUMBER OF BUILDINGS: 13

PROPOSED ZONING: Planned Use - M1R-2(P) PROPOSED GROSS FLOOR AREA: 68,714

PROPOSED # OF LOTS: 1 AREA IN ACRES: 6.98

PROPOSED # OF DWELLING UNITS: 72 PRESENT USE: vacant land

APPLICANT INFORMATION:

NAME: Chad Hartle (contract purchaser)

COMPANY: RCH Development, INC.

ADDRESS: 2201 Walton Dr.  
Jackson, MO. 63755

PHONE: 573-576-5433

FAX: 573-243-9802

EMAIL: rent2u@sbcglobal.net

DESIGN PROFESSIONAL INFORMATION:

NAME: Tim Pruett


COMPANY: Rhutasel and Associates

ADDRESS: 4 Industrial Drive  
Freeburg, IL. 62243

PHONE: 618-539-3178

FAX: 618-539-3174

EMAIL: tim.pruett@rhutasel.net

  
SIGNATURE OF APPLICANT

  
SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>April 18, 2016</u>	STAFF USE ONLY	PROJECT ID #: <u>P2016-03</u>
APPLICATION RECEIVED BY: <u>V. Evans</u>		STAFF ASSIGNED: <u>J. Randall</u>
APPLICATION FEE: <u>\$500.00</u>		PLAN REVIEW FEE DEPOSIT REC'D: <u>yes</u>

RCH DEVELOPMENT, INC.  
2201 Walton Drive  
Jackson, Mo. 63755  
573-243-1463



P2016-03  
narrative for  
Lincoln Park  
Villas

RECEIVED APR 18 2016

The proposed development is a 72 unit multifamily community for seniors 55 years of age or older that includes a clubhouse facility with fitness equipment, open seating area for resident gatherings, office and spare office for third part services such as visiting nurses, tax return preparers, educational providers and private meetings. We anticipate tying in to existing programs for seniors such as blood pressure clinics, check-ups, lunch n' learns on health topics, and general health care programs.

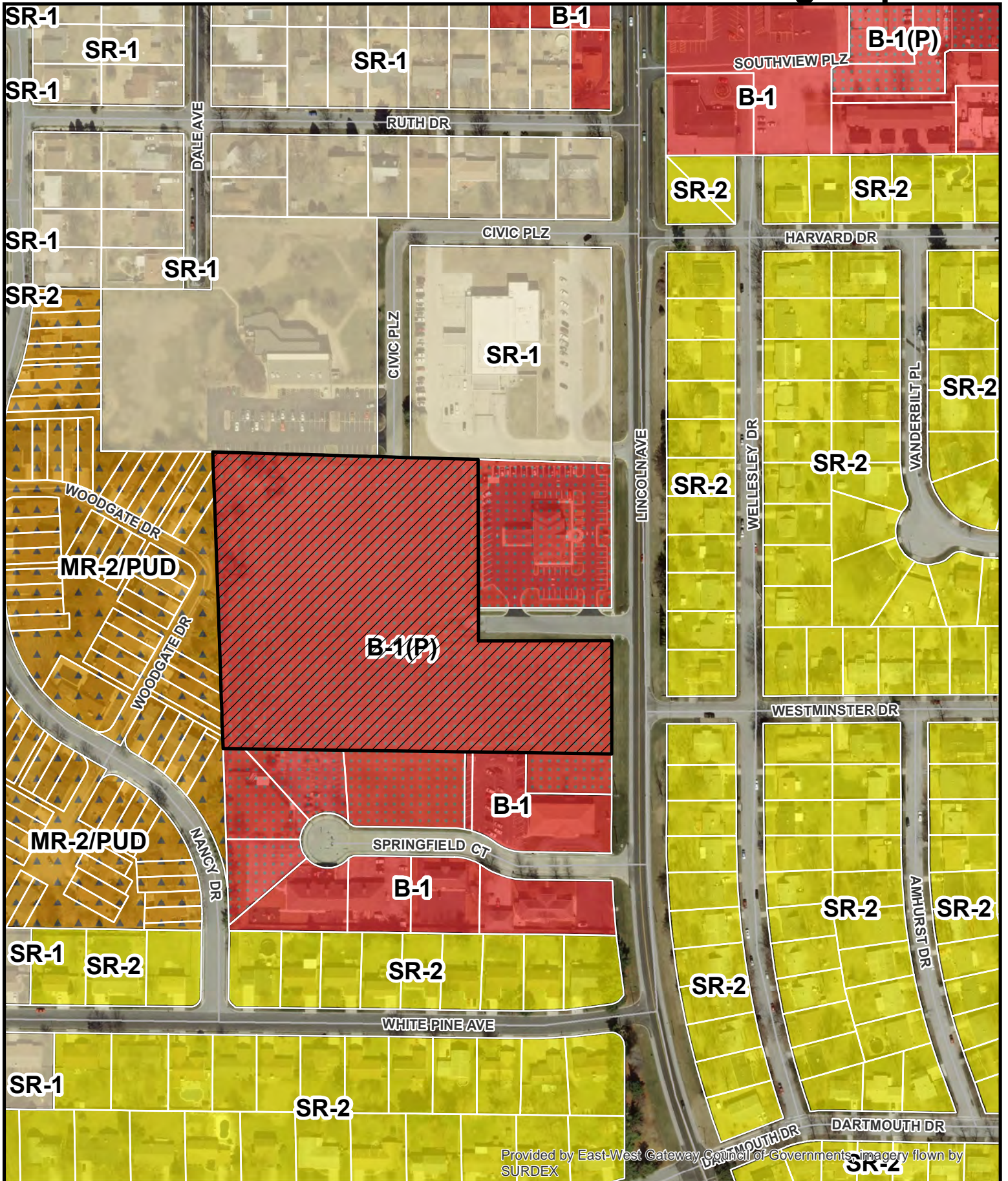
Each villa will be built according to the National Association of Home Builders and International Code Council National Green Building Standards and will be constructed using Universal Design concepts. The 2 bedroom units will be approximately 865 sq. ft. in size and the 1 bedroom units approximately 750 sq. ft. Both unit sizes will feature high efficiency HVAC, washers and dryers, dishwashers, garbage disposals, microwaves as well as stoves and refrigerators.

The close proximity of this site to the City Park, Public Library, Post Office, shopping and medical services makes it ideal for senior living. A facility of this type helps senior maintain their independent living status longer than they are able to do in their homes as well as provide a social atmosphere that is conducive to a healthy lifestyle.

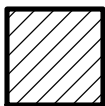
RCH Development, INC.

  
Chad Hartle  
President

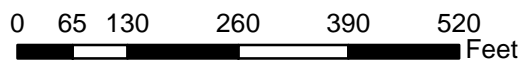
# P2016-03: Lincoln Park Villas - Zoning Map



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



Subject Property

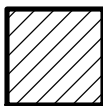




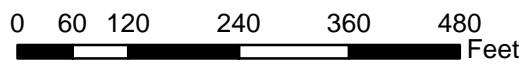
# P2016-03: Lincoln Park Villas - Land Use Map



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



Subject Property



# PRELIMINARY SITE PLAN

## FOR

# LINCOLN PARK VILLAS

## RCH DEVELOPMENT, INC.

### ST. CLAIR COUNTY, ILLINOIS

### CITY OF O'FALLON

#### INDEX OF SHEETS

1. COVER SHEET
2. SITE PLAN
3. UTILITY AND GRADING PLAN
4. BUILDING SCHEDULE

#### OWNER

RCH DEVELOPMENT, INC.  
 MR. CHAD HARTLE  
 2201 WALTON, SUITE A  
 JACKSON, MO 63755  
 PHONE: (573)-243-1463

#### ARCHITECT

#9 DESIGN, LLC.  
 135 SOUTH PALMER DRIVE STE 200  
 ELMHURST, ILLINOIS 60126  
 PHONE: (630)-279-9990

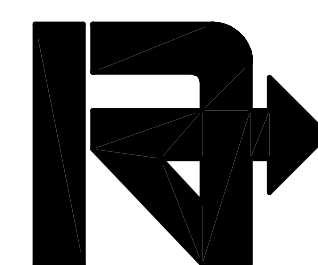
#### SUMMARY TABLE

AREA - TOTAL	304,285 SF
LOT 2	243,399 SF
LOT 3	33,413 SF
LOT 2 & 3 COMBINED	276,812 SF
ROW	27,473 SF
MAX. GROSS FLOOR AREA ALLOWED PER ORDINANCE	
LOT 2 & 3	
PROPOSED GROSS FLOOR AREA	
LOT 2 & 3	68,718 SF
% BUILDING COVERAGE ON LOT	
LOT 2 & 3	24.8%
EXISTING ZONING	B-1(P)
PROPOSED ZONING	MR-2(P)
	<b>LOT 2 &amp; 3</b>
OFF-STREET PARKING REQUIRED (2/DWELLING UNIT)	144
OFF-STREET PARKING PROVIDED	154/8
MAX. BUILDING HEIGHT ALLOWED	35 FT
PROPOSED BUILDING HEIGHT	20 FT
SITE COVERAGE	
BUILDINGS	68,718 SF
PARKING	68,269 SF
SIDEWALK	26,179 SF
OPEN SPACE	113,646 SF
SCHEDULE	
START: NOVEMBER, 2016	
COMPLETE: JANUARY, 2018	



LOCATION MAP  
 N.T.S.

PART OF THE N.E. 1/4 OF SECTION 32  
 T. 2 N., R. 7 W. OF THE 3RD P.M.

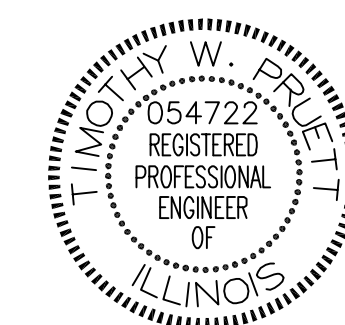


**RHUTASEL and ASSOCIATES, INC.**

CONSULTING ENGINEERS • LAND SURVEYORS

CORPORATE OFFICE  
 4 INDUSTRIAL DRIVE, PO BOX 97  
 FREEBURG, ILLINOIS 62243  
 (618) 539-3178

IL. LICENSE NO. 184-000287



\_\_\_\_\_  
 Timothy W. Pruett  
 Date of Signing \_\_\_\_\_  
 Date of License Expiration \_\_\_\_\_

#### CITY COUNCIL APPROVAL:

THE PRELIMINARY SITE PLAN FOR THE LINCOLN PARK VILLAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 MAYOR DATE \_\_\_\_\_

Attest: \_\_\_\_\_

\_\_\_\_\_  
 CITY CLERK DATE \_\_\_\_\_

#### UTILITIES

##### WATER AND SEWER

CITY OF O'FALLON  
 255 SOUTH LINCOLN AVE  
 O'FALLON, ILLINOIS 62269  
 618-624-4500

##### TELEPHONE

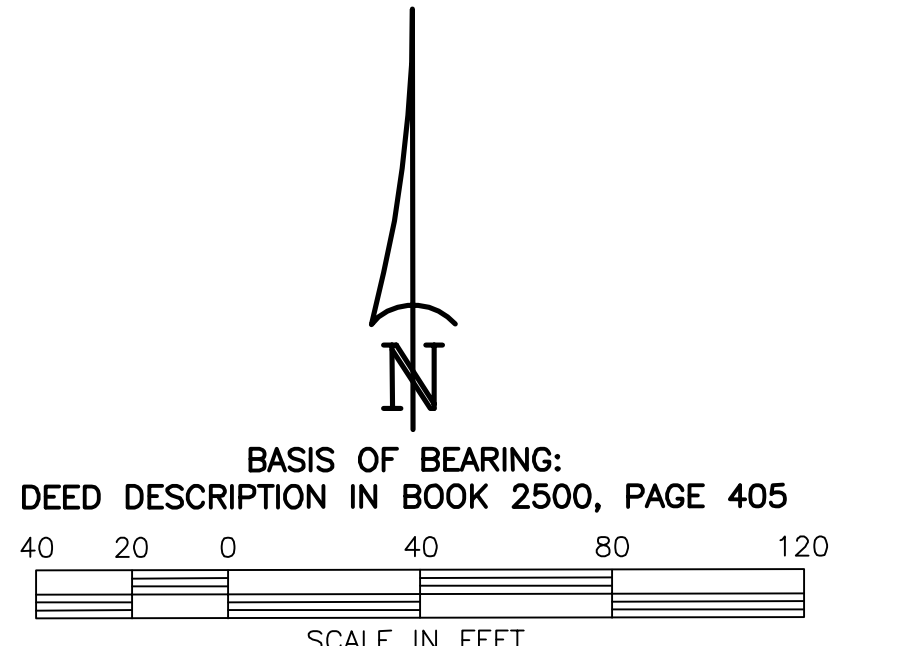
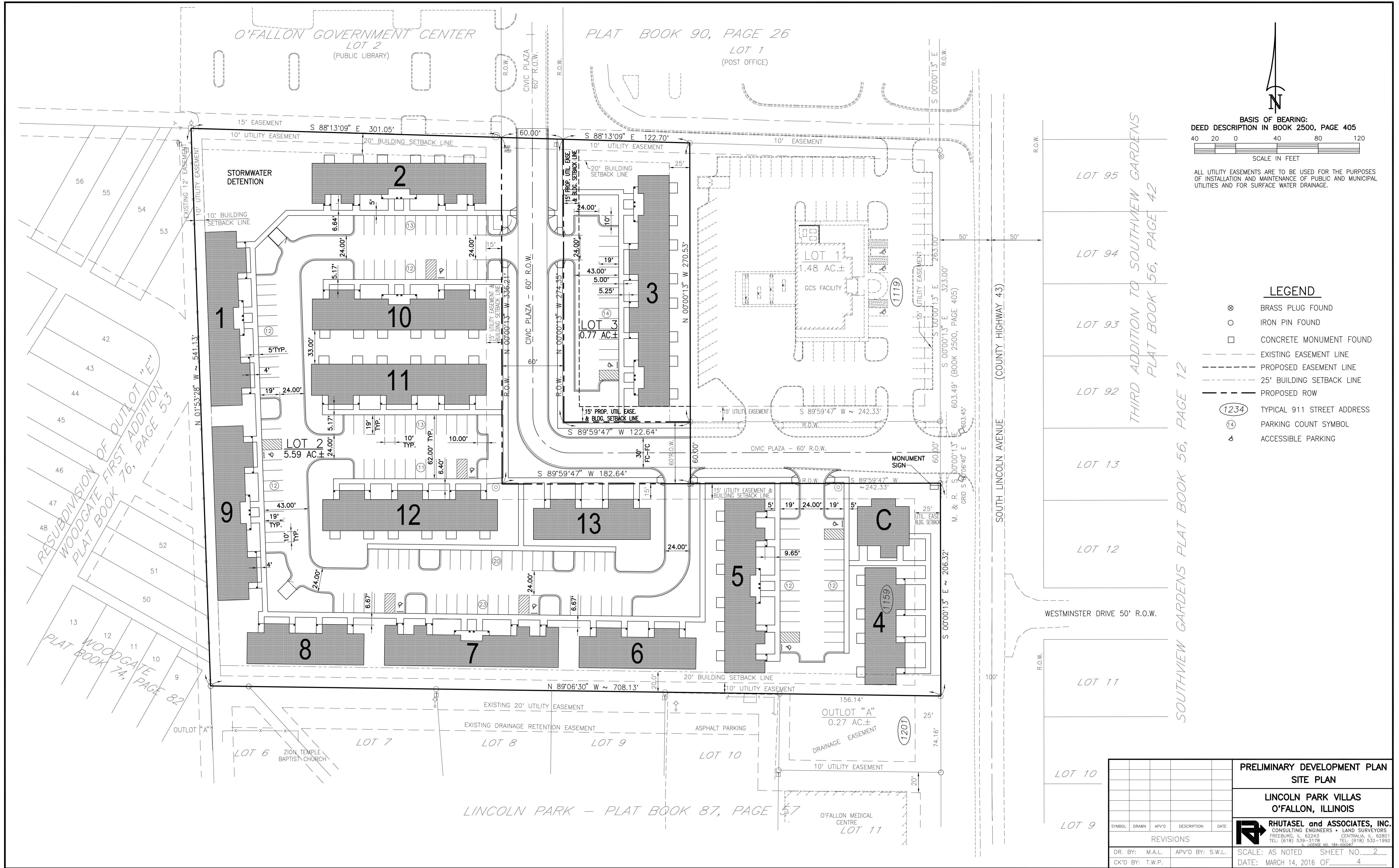
AT&T  
 203 GOETHE  
 COLLINSVILLE, IL 62234  
 618-346-7292

##### ELECTRIC AND GAS

AMEREN IP  
 1050 WQUEST BLVD.  
 BELLEVILLE, ILLINOIS 62221  
 800-755-5000

##### CABLE

CHARTER COMMUNICATIONS  
 317 WEST MAIN ST.  
 BELLEVILLE, IL 62220  
 888-438-2427



ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE.

**LEGEND**

- ⊗ BRASS PLUG FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - 25' BUILDING SETBACK LINE
- - - - - PROPOSED ROW
- (1234) TYPICAL 911 STREET ADDRESS
- (14) PARKING COUNT SYMBOL
- ♿ ACCESSIBLE PARKING

PRELIMINARY DEVELOPMENT PLAN SITE PLAN			
LINCOLN PARK VILLAS O'FALLON, ILLINOIS			
RHUTASEL and ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS FREEBURG, IL 62243      CENTRALIA, IL 62801 TEL: (618) 539-3178      TEL: (618) 532-1992 E-MAIL: RAS@RHUTASEL.COM      LICENSE NO. 184-00002			
REVISIONS			
DR. BY:	M.A.L.	APV'D BY:	S.W.L.
CK'D BY:	T.W.P.	SCALE: AS NOTED SHEET NO. <u>2</u>	
DATE: MARCH 14, 2016		OF <u>4</u>	

LINCOLN PARK - PLAT BOOK 87, PAGE 57

SOUTHVIEW GARDENS PLAT BOOK 56, PAGE 12  
 THIRD ADDITION TO SOUTHVIEW GARDENS  
 PLAT BOOK 56, PAGE 42

WOODGATE PLAT BOOK 74, PAGE 82  
 RESUBDIVISION OF OUTLOT "E"  
 WOODGATE FIRST ADDITION  
 PLAT BOOK 76, PAGE 53

O'FALLON GOVERNMENT CENTER  
LOT 2  
(PUBLIC LIBRARY)

PLAT BOOK 90, PAGE 26  
LOT 1  
(POST OFFICE)

SOUTH LINCOLN AVENUE (COUNTY HIGHWAY 43)

WESTMINSTER DRIVE 50' R.O.W.

LOT 6 ZION TEMPLE BAPTIST CHURCH

O'FALLON MEDICAL CENTRE  
LOT 11

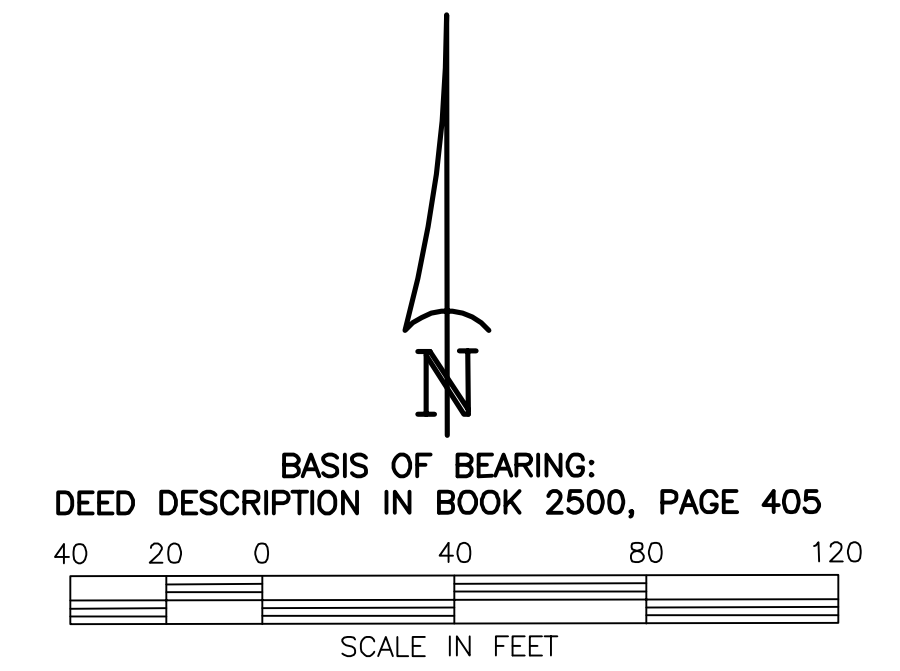
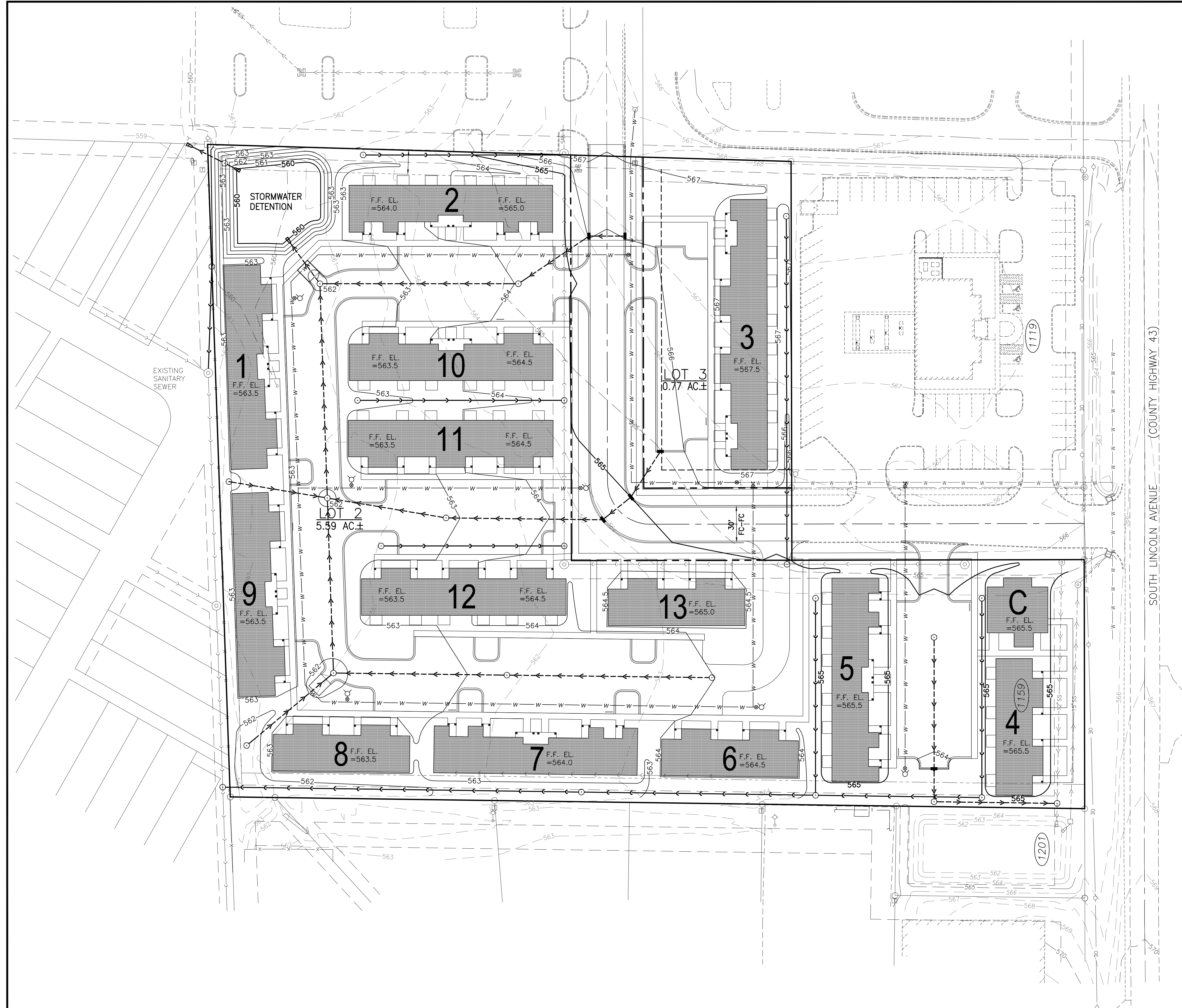
OUTLOT "A"  
0.27 AC.±  
DRAINAGE EASEMENT

MONUMENT SIGN

LOT 1  
1.48 AC.±  
GCS FACILITY

LOT 3  
0.77 AC.±

LOT 2  
5.59 AC.±



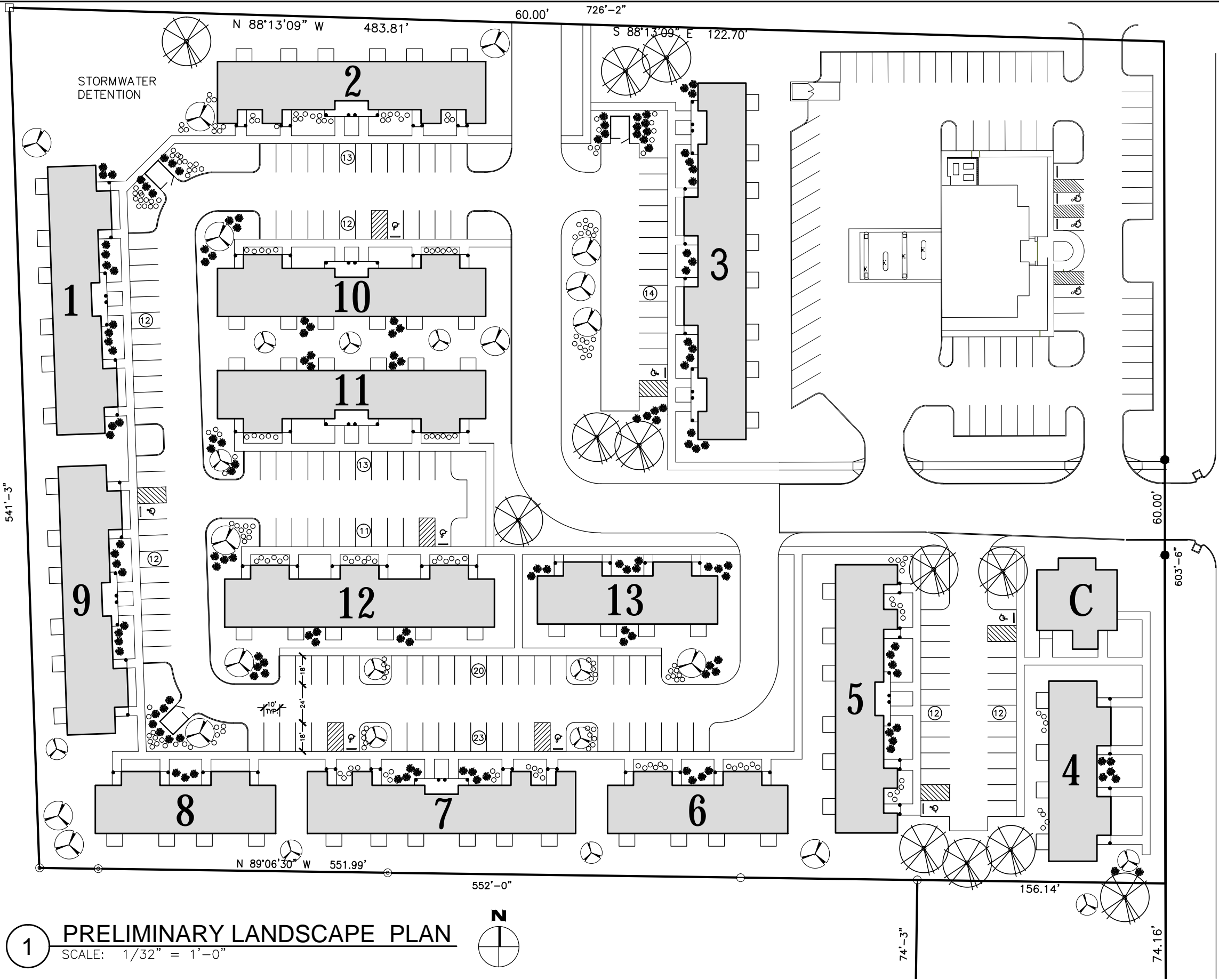
ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE.

- LEGEND**
- ⊗ BRASS PLUG FOUND
  - IRON PIN FOUND
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  - - - - - EXISTING EASEMENT LINE
  - - - - - PROPOSED EASEMENT LINE
  - - - - - 25' BUILDING SETBACK LINE
  - - - - - PROPOSED ROW
  - (1234) TYPICAL 911 STREET ADDRESS
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊕ PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM CURB INLET
  - PROPOSED SANITARY MANHOLE
  - w-w- PROPOSED WATER MAIN
  - - - - - PROPOSED STORM SEWER
  - - - - - PROPOSED SANITARY SEWER

WESTMINSTER DRIVE 50' R.O.W.

SOUTH LINCOLN AVENUE (COUNTY HIGHWAY 43)

PRELIMINARY DEVELOPMENT PLAN UTILITY AND GRADING PLAN			
LINCOLN PARK VILLAS O'FALLON, ILLINOIS			
RHUTASEL and ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS FREEBURG, IL 62243    CENTRALIA, IL 62801 TEL: (618) 539-3178    TEL: (618) 532-1992 E-MAIL: RHA@RHUTASEL.COM    184-00002			
REVISIONS			
DR. BY:	M.A.L.	APV'D BY:	S.W.L.
CK'D BY:	T.W.P.	SCALE:	AS NOTED
		SHEET NO.:	3
		DATE:	MARCH 10, 2016 OF 4



LANDSCAPE LEGEND	
	8 - RED MAPLE (ACER RUBRUM L.)
	14 - EASTERN REDBUD (CERCIS CANADENSIS)
	3 - NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS)
	23 - COMMON LILAC (SYRINGA VULGARIS)
	38 - CHINESE JUNIPER (JUNIPERUS CHINENSIS)

**1 PRELIMINARY LANDSCAPE PLAN**  
SCALE: 1/32" = 1'-0"



S. LINCOLN AVE

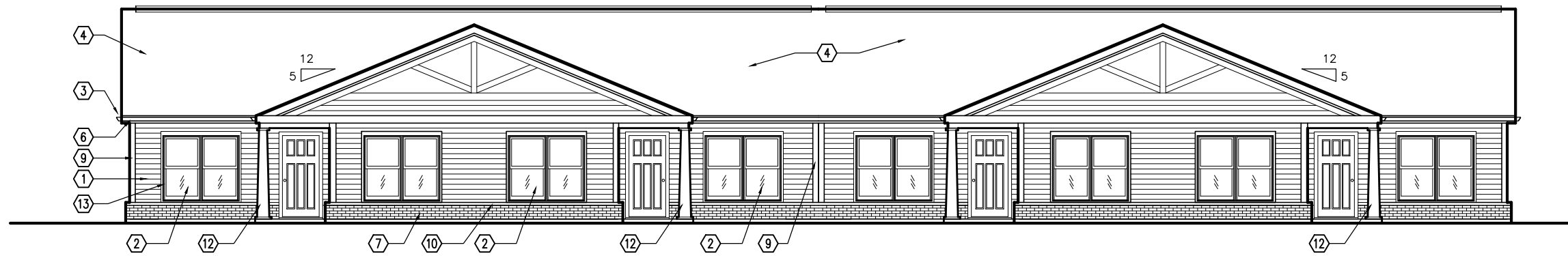
**RCH DEVELOPMENT, INC.**  
2201 WALTON DRIVE, SUITE A  
JACKSON, MO 63755

**LINCOLN PARK SENIOR VILLAS**  
1159 SOUTH LINCOLN AVENUE  
O'FALLON, ILLINOIS 62269

**#9 Design, LLC**  
135 S. Palmer Drive, Suite 200  
Elmhurst, IL 60126

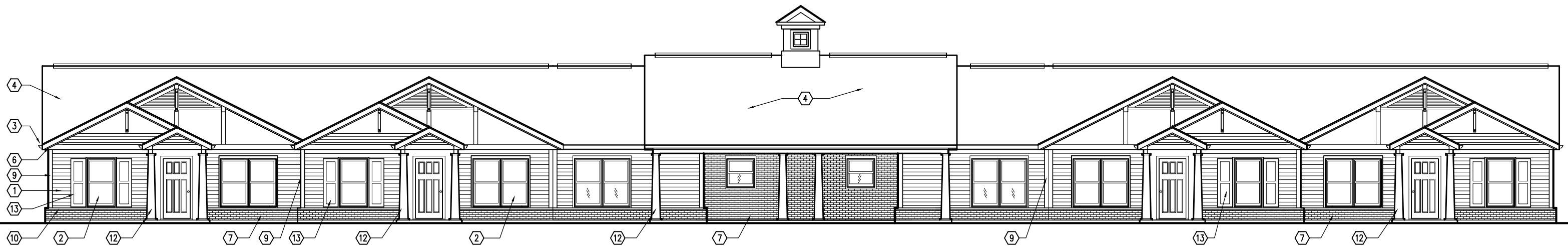
DATE
2/29/2016

**A0.2**



ELEVATION KEYNOTES	
①	PREFINISHED FIBER CEMENT LAP SIDING WITH 4" PROFILE
②	PREMIUM VINYL LOW E INSULATED GLASS WINDOW
③	PREFINISHED SEAMLESS GUTTER
④	ENERGY STAR RATED ASPHALT SHINGLES
⑤	STONE VENEER
⑥	ALUMINUM FASCIA AND SOFFIT
⑦	4" THICK BRICK VENEER
⑧	PREFINISHED SEAMLESS DOWNSPOUT
⑨	1 x 6 PREFIN. FIBER CEMENT TRIM BOARDS
⑩	PRECAST CONCRETE STONE CAP
⑪	DECORATIVE BRACKET
⑫	LOAD BEARING FIBERGLASS COLUMN
⑬	VINYL SHUTTER
⑭	PREFINISHED FIBER CEMENT BOARD & BATTEN SIDING
⑮	PREFINISHED FIBER CEMENT SHINGLE SIDING

**1** EXTERIOR FRONT ELEVATION - 4 UNIT BUILDING  
 SCALE: 3/32" = 1'-0" BUILDINGS 4, 6, 8 AND 13



**2** EXTERIOR FRONT ELEVATION - 6 UNIT BUILDING - TYPE A  
 SCALE: 3/32" = 1'-0" BUILDINGS 2, 5 AND 7

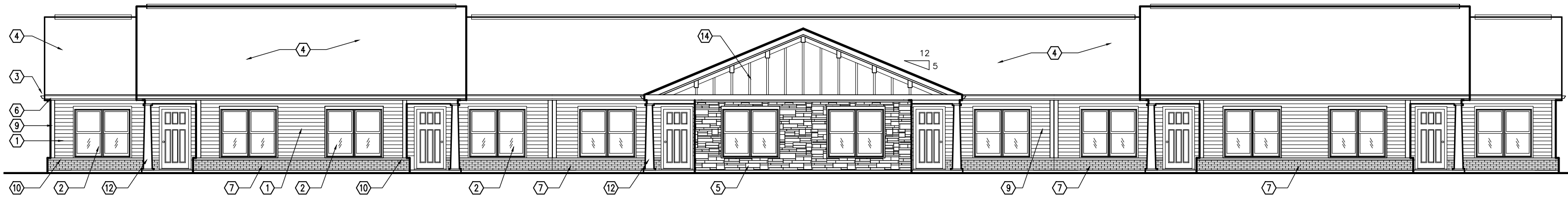
**RCH DEVELOPMENT, INC.**  
 2201 WALTON DRIVE, SUITE A  
 JACKSON, MO 63755

**LINCOLN PARK SENIOR VILLAS**  
 1159 SOUTH LINCOLN AVENUE  
 O'FALLON, ILLINOIS 62269

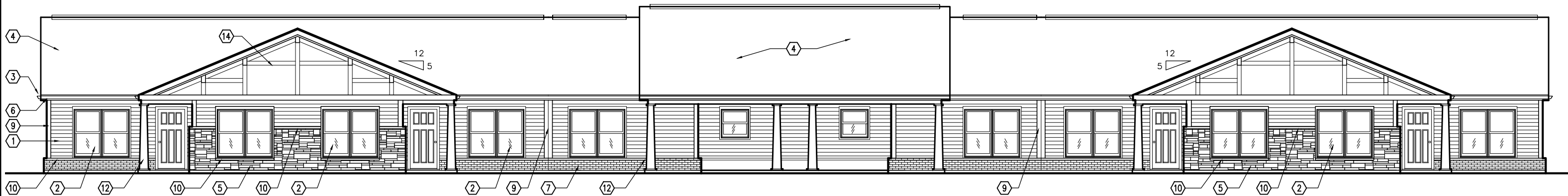
**#9 Design, LLC**  
 135 S. Palmer Drive, Suite 200  
 Elmhurst, IL 60126

DATE  
 2/29/2016

A2.0



**1** EXTERIOR FRONT ELEVATION - 6 UNIT BUILDING - TYPE B  
 SCALE: 3/32" = 1'-0" BUILDINGS 11 AND 12



**2** EXTERIOR FRONT ELEVATION - 6 UNIT BUILDING - TYPE C  
 SCALE: 3/32" = 1'-0" BUILDINGS 1, 9 AND 10

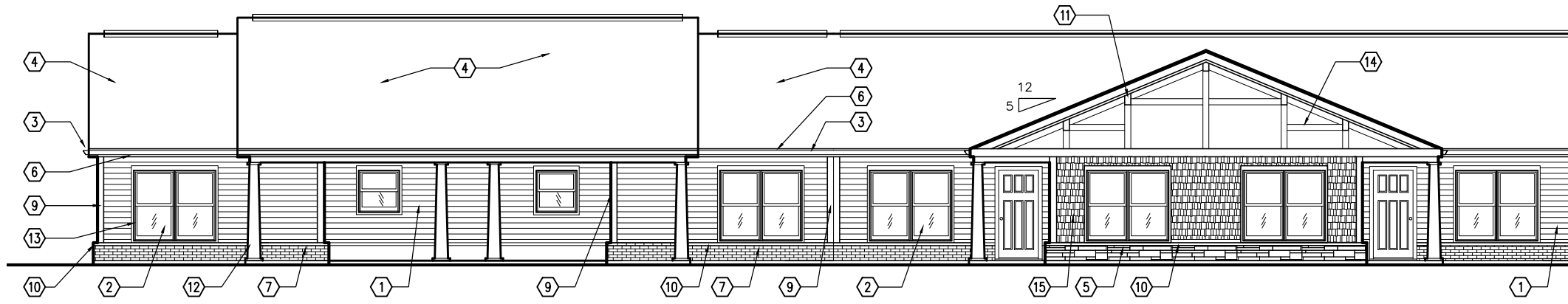
**RCH DEVELOPMENT, INC.**  
 2201 WALTON DRIVE, SUITE A  
 JACKSON, MO 63755

**LINCOLN PARK SENIOR VILLAS**  
 1159 SOUTH LINCOLN AVENUE  
 O'FALLON, ILLINOIS 62269

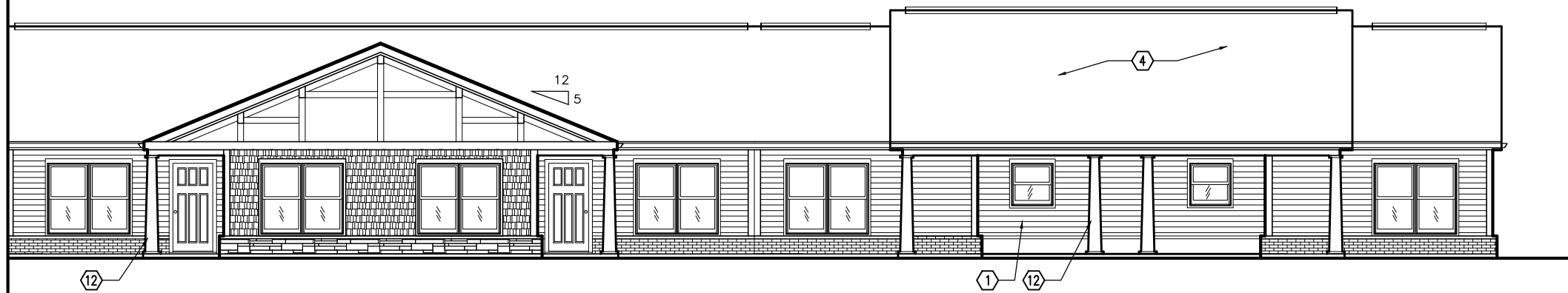
**#9 Design, LLC**  
 135 S. Palmer Drive, Suite 200  
 Elmhurst, IL 60126

DATE  
 2/29/2016

A2.1



**1** EXTERIOR FRONT ELEVATION - 8 UNIT BUILDING - PARTIAL  
 SCALE: 3/32" = 1'-0"  
 BUILDING 3



**2** EXTERIOR FRONT ELEVATION - 8 UNIT BUILDING - PARTIAL  
 SCALE: 3/32" = 1'-0"  
 BUILDING 3



**3** EXTERIOR FRONT ELEVATION - COMMUNITY BUILDING  
 SCALE: 3/32" = 1'-0"

**RCH DEVELOPMENT, INC.**  
 2201 WALTON DRIVE, SUITE A  
 JACKSON, MO 63755

**LINCOLN PARK SENIOR VILLAS**  
 1159 SOUTH LINCOLN AVENUE  
 O'FALLON, ILLINOIS 62269

**#9 Design, LLC**  
 135 S. Palmer Drive, Suite 200  
 Elmhurst, IL 60126

DATE  
 2/29/2016

A2.2





**LINCOLN PARK SENIOR VILLAS**  
O'Fallon, Illinois

May 16, 2016



**#9 Design, LLC.**

**RCH DEVELOPMENT, INC.**  
2201 Walton Drive, Suite A  
Jackson, MO. 63755



DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
5:30 PM Monday, June 27, 2016

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

CALL TO ORDER: 5:30 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Matt Smallhear, Rich Meile, Herb Roach, Robert Kueker and Ned Drolet. *Staff:* Walter Denton, Pam Funk, Eric Van Hook, James Cavins, Grant Litteken, Ted Shekell, Jeff Stehman, Jeff Taylor and Sandy Evans. *Visitors:* Ron Zelms, Rich Lunan, James Simpson, Todd Keller, Steve Reindl, Vern Malare, and Craig Hubbard.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
  - A. First United Methodist Parking Lot – Planned Use (1<sup>st</sup> Reading) – Ted Shekell provided an overview of the project for the expansion of the parking lot for the First United Methodist Church. Shekell indicated after the Planning Commission meeting, the church had their engineer redesign the parking lot, removing the access to Southview Drive. The Committee discussed the drainage issues along between the residential and commercial uses along Highway 50. Shekell indicated the new parking lot would have detention that meets all city codes. Additionally, the committee discussed the request of the neighbor to the south to remove the condition of a new vinyl fence and allow the existing chain link fence to remain. A motion was made to approve the parking lot as amended and removing the vinyl fence along the southern property line. Alderman Albrecht abstained; the motion passed 4-0.
  - B. 8676 East Highway 50 Boat, RV and Vehicle Storage – Planned Use (1<sup>st</sup> Reading) – Ted Shekell provided a brief overview of the proposed storage lot and the necessary improvements to the site. Shekell made clear the site would only allow for personal vehicles to be stored, not construction equipment and vehicles. The committee discussed the planned use and recommended approval, with an amended condition to only allow the fence to be vinyl. The motion passed with a vote of 5-0.
  - C. Off-Site Sign Agreement – East State Street and Behrens (Resolution) – Ted Shekell provided a brief overview of the agreement for the proposed new sign and the location of the sign. The committee discussed the agreement and recommended approval with a vote of 5-0.
  - D. Fezziwigs Redevelopment Agreement (2<sup>nd</sup> Reading) – Ted Shekell indicated there were no changes from 1<sup>st</sup> Reading.
  - E. Milburn Estate 1<sup>st</sup> Addition – Final Plat (2<sup>nd</sup> Reading) – Ted Shekell indicated there were no changes from 1<sup>st</sup> Reading.
  - F. Parkview Meadows – Phase 1 – Final Plat (2<sup>nd</sup> Reading) – Ted Shekell indicated there were no changes from 1<sup>st</sup> Reading.
  - G. Lincoln Park Villas – Planned Use (2<sup>nd</sup> Reading) – Ted Shekell indicated there were no changes from 1<sup>st</sup> Reading.
  - H. Text Amendment – Permitted Structures in the SR-3 Zone District (1<sup>st</sup> Reading) – Ted Shekell noted there was no change, but there was discussion of amending the ordinance to continue to allow modular

homes in the SR-3 district, but under additional review. The best way to allow the housing type to stay would be to require them as a planned use. Shekell indicated staff would provide an amended ordinance for 2<sup>nd</sup> Reading. The committee recommended the amendment with a vote of 5-0.

**IV) Other Business - None**

**MEETING ADJOURNED: 6:20 PM**

**NEXT MEETING: July 11, 2016 – Public Safety Building**

**Prepared by: Justin Randall, Senior City Planner**

**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: July 1, 2016  
Subject: Invoices for July 5, 2016  
Amount: \$1,301,422.45  
Warrant: #353

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Attached, for the Finance Committee's and the City Council's approval, is the bills list for June 20, 2016 in the amount of \$1,297,552.45 as well as \$2,080.00 for Parks Seasonal Payments and \$1,790.00 for Parks Refunds. If you have any questions or should need further information; please let me know.

Copy: Sandy Evans  
City Council  
Mayor Graham

**CITY OF O'FALLON**

BILL LIST FOR July 5, 2016  
Warrant #353

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 6<sup>th</sup> of July, 2016. The Office of Finance is hereby authorized to borrow from any fund having an excess cash balance to pay the bills for any fund having a cash deficit.

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Gary Graham, Mayor

ATTEST:

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Philip Goodwin, City Clerk

	A	B	C	D	E
1	<b>AP Warrant FY 2016</b>				
2	Invoice Due Date.Date mm-dd-yyyy	07/06/2016			
3					
4	<b>Invoice Amount</b>				
5	<b>Vendor Name</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Date mm-dd-yyyy</b>	<b>Total</b>
6	Absopure Water Co	11595	PD-Business Cards/Broadston	06/10/2016	\$38.00
7	<b>Absopure Water Co Total</b>				
8	All Inclusive Rec LLC	1535	Sportspark-Black Planters	06/03/2016	\$4,013.00
9	<b>All Inclusive Rec LLC Total</b>				
10	All Touch Tennis LLC	6148	Pks/Rec-Mini Camp Tennis	06/28/2016	\$1,260.00
11		6286,6294,6305-7	Pks/Rec-Intermediate/Little Swingers/Beginners Tennis	06/28/2016	\$313.60
12	<b>All Touch Tennis LLC Total</b>				
13	Allegra Print & Imaging	4824	PD-Labels	06/21/2016	\$30.75
14	<b>Allegra Print &amp; Imaging Total</b>				
15	Amazon	150525155017	CDD-Chair Mat for Carpet Floors	05/10/2016	\$36.99
16		255211995397	IT-Security Bit Set	05/25/2016	\$11.95
17		59672540155	IT-Electrical Tape, Crimp Tool	05/24/2016	\$81.12
18		59676335721	IT-Shielded Cat	05/25/2016	\$67.92
19	<b>Amazon Total</b>				
20	Anderson Hospital	20698	EMS-Heartsaver CPR AED Cards	06/20/2016	\$10.00
21	<b>Anderson Hospital Total</b>				
22	Anderson Pest Solutions	3850737	Prk Bldg by Tennis Court, Pav #4, Pool Bldg-Pest Control	06/01/2016	\$80.00
23	<b>Anderson Pest Solutions Total</b>				
24	APA-St Louis Metro Section	061316	PW-June 2016 Luncheon	06/13/2016	\$15.00
25	<b>APA-St Louis Metro Section Total</b>				
26	Aramark Uniform Services	311212754	PD/EMS-Mat Service	06/16/2016	\$37.20
27		311237751	PD/EMS-Mat Service	06/23/2016	\$37.20
28	<b>Aramark Uniform Services Total</b>				
29	Arthur J Lager Monument Co	10160388B	Cemetery-Touch Up Paint for Bronze Markers	06/08/2016	\$40.00
30	<b>Arthur J Lager Monument Co Total</b>				
31	Ash, William	061616	Reimb/Training	06/16/2016	\$50.00
32		062116	Reimb/Water License Renewal	06/21/2016	\$10.00
33	<b>Ash, William Total</b>				
34	ASP Enterprises Inc	204150-IN	Strts-PVC Gabion, N.A.G.	06/14/2016	\$730.00
35	<b>ASP Enterprises Inc Total</b>				
36	Asphalt Sales & Products Inc	28340	MFT-N50 C Mix	06/17/2016	\$242.40
37	<b>Asphalt Sales &amp; Products Inc Total</b>				
38	AT&T	618537493006	618-537-4930	06/13/2016	\$78.26
39	<b>AT&amp;T Total</b>				
40	AT&T Long Distance	Apr 2016	Long Distance Phone Charges	05/06/2016	\$503.76
41		May 2016	Long Distance Phone Charges	06/06/2016	\$951.56
42	<b>AT&amp;T Long Distance Total</b>				
43	Auffenberg Dealer Group	81390	Strts-Socket Assy Credit	04/28/2016	-\$35.76

	A	B	C	D	E
44	<b>Auffenberg Dealer Group</b>	<b>81943</b>	FD-Bumper Assy, Unit 4394	06/21/2016	\$450.81
45		<b>81982</b>	Wtr-Relay	06/24/2016	\$18.54
46	<b>Auffenberg Dealer Group Total</b>				<b>\$433.59</b>
47	<b>B C Signs</b>	<b>24484</b>	Pks/Rec-Equipment Decals	06/23/2016	\$120.00
48	<b>B C Signs Total</b>				<b>\$120.00</b>
49	<b>Bank of Edwardsville, The</b>	<b>062116</b>	PD-Loan 1052918849 Pmt	06/21/2016	\$2,691.43
50	<b>Bank of Edwardsville, The Total</b>				<b>\$2,691.43</b>
51	<b>Batteries Plus Bulbs</b>	<b>378-313020</b>	FD-6V Lead Batteries	06/16/2016	\$38.37
52	<b>Batteries Plus Bulbs Total</b>				<b>\$38.37</b>
53	<b>Baxter Farms and Nurseries</b>	<b>743</b>	Cemetery-Renovation of Statue Landscape	06/13/2016	\$2,177.00
54	<b>Baxter Farms and Nurseries Total</b>				<b>\$2,177.00</b>
55	<b>Bel-O Cooling &amp; Heating Inc</b>	<b>88282</b>	Sportspark-Ice Machine Repair	06/09/2016	\$180.00
56		<b>88283</b>	Fac-Labor (200 S Lincoln)	06/08/2016	\$135.00
57		<b>88284</b>	Mus-Labor, Wire, Sealtite, Connector, and Fuse	06/09/2016	\$140.00
58		<b>88285</b>	Mus-Labor	06/09/2016	\$90.00
59	<b>Bel-O Cooling &amp; Heating Inc Total</b>				<b>\$545.00</b>
60	<b>Benedick Atty, Thomas</b>	<b>10852</b>	PD-Crime Free Housing Seminar	06/22/2016	\$150.00
61	<b>Benedick Atty, Thomas Total</b>				<b>\$150.00</b>
62	<b>Blackburn, James</b>	<b>062716</b>	Travel Reimb Request/NENA Conference	06/27/2016	\$106.79
63		<b>FY17-HS</b>	FY2017 Healthy Spending Reimb	05/19/2016	\$75.00
64	<b>Blackburn, James Total</b>				<b>\$181.79</b>
65	<b>Bound Tree Medical LLC</b>	<b>82184160</b>	EMS-Medical Supplies	06/17/2016	\$400.84
66		<b>82185529</b>	EMS-Curaplex Extrication Collar	06/20/2016	\$24.40
67	<b>Bound Tree Medical LLC Total</b>				<b>\$425.24</b>
68	<b>Bradshaw Property Group LLC</b>	<b>062716</b>	Swr-W Washington Sanitary Swr Easement Repl	06/27/2016	\$425.00
69	<b>Bradshaw Property Group LLC Total</b>				<b>\$425.00</b>
70	<b>Brewster Alexander LLC</b>	<b>IP01582</b>	Replacement camera analog encoder	06/16/2016	\$400.00
71		<b>IP01583</b>	Replcement camera DVR - Thoman Park	06/16/2016	\$564.00
72		<b>IP01586</b>	Replacement PW Compound camera	06/22/2016	\$453.00
73	<b>Brewster Alexander LLC Total</b>				<b>\$1,417.00</b>
74	<b>Broadston, Casey</b>	<b>FY16-HS</b>	FY2016 Healthy Spending Reimb	04/29/2016	\$75.00
75	<b>Broadston, Casey Total</b>				<b>\$75.00</b>
76	<b>Bruckert, Gruenke &amp; Long PC</b>	<b>5830-Bal</b>	PD-Attend Ordinance Violation Docket	06/02/2016	\$120.00
77	<b>Bruckert, Gruenke &amp; Long PC Total</b>				<b>\$120.00</b>
78	<b>Buck, Eric</b>	<b>FY17-HS</b>	FY2017 Healthy Spending Reimb	06/25/2016	\$75.00
79	<b>Buck, Eric Total</b>				<b>\$75.00</b>
80	<b>Buckeye Cleaning Center</b>	<b>968152</b>	Pks/Rec,Sportspark,Pool-Janitorial Supplies	06/07/2016	\$737.56
81		<b>969663</b>	Pks/Rec,Sportspark-Trash Can Liners	06/14/2016	\$178.56
82	<b>Buckeye Cleaning Center Total</b>				<b>\$916.12</b>
83	<b>Butler Supply Co</b>	<b>12392436</b>	Pks/Rec-Light Maintenance at Community Park	06/09/2016	\$37.65
84	<b>Butler Supply Co Total</b>				<b>\$37.65</b>
85	<b>CarMax Auto Superstores Inc</b>	<b>Jan-Apr 2016</b>	sales tax rebate	06/28/2016	\$6,731.18
86	<b>CarMax Auto Superstores Inc Total</b>				<b>\$6,731.18</b>

	A	B	C	D	E
87	Casper Stolle Quarry	1001803	Strts-Agri Limedust	06/23/2016	\$146.06
88	<b>Casper Stolle Quarry Total</b>				<b>\$146.06</b>
89	CBB Transportation	062116-#1	Central Park Traffic Study	06/21/2016	\$4,777.50
90	<b>CBB Transportation Total</b>				<b>\$4,777.50</b>
91	Chad Evans	062816	Lib-SRP Performance	06/28/2016	\$200.00
92	<b>Chad Evans Total</b>				<b>\$200.00</b>
93	Charter Communications	108719-061416	EconDev-TV Service	06/14/2016	\$14.76
94		224904-062116	Pks/Rec-TV Service	06/21/2016	\$7.39
95		24452-061816	PD/EMS-TV Service	06/18/2016	\$132.96
96		48974-062115	FD,EMS-TV Service	06/21/2016	\$59.06
97	<b>Charter Communications Total</b>				<b>\$214.17</b>
98	Christ Truck Svc Inc	16697	Pks/Rec-12 1/2 Yds Mulch	06/02/2016	\$352.50
99		16731	Strts-Haul Away Debris at W Washington	06/06/2016	\$208.50
100		16752	Pks/Rec-12 1/2 Yds Mulch	06/07/2016	\$352.50
101		16763	Strts-Topsoil	06/08/2016	\$225.00
102		16787	Sportspark-2 Loads Mulch, 25 Yds	06/09/2016	\$705.00
103		16806	Strts-Haul away Brush, Dirt and Old Fence	06/13/2016	\$614.25
104		16824	Strts-Haul away Brush, Dirt and Trees,, Rip Rap, Rock	06/15/2016	\$1,277.89
105		16846	Strts-Rock	06/16/2016	\$481.29
106		16865	Strts-Dirt	06/17/2016	\$222.50
107	<b>Christ Truck Svc Inc Total</b>				<b>\$4,439.43</b>
108	Cintas Corporation	731486941	Fire Station #4-Mat Service	06/15/2016	\$59.17
109	<b>Cintas Corporation Total</b>				<b>\$59.17</b>
110	Cletes Auto Repair	86720	PD-Svc on 2014 Ford Explorer, Unit 43	06/09/2016	\$1,160.69
111		86722	PD-Svc on 2013 Ford Explorer, Unit 30	06/09/2016	\$905.34
112		86747	PD-Svc on 2011 Ford Crown Victoria, Unit 64	06/13/2016	\$1,022.25
113		86778	PD-Svc on 2013 Ford Explorer, Unit 27	06/14/2016	\$601.69
114		86831	PD-Svc on 2007 Ford Explorer, Unit 52	06/17/2016	\$531.53
115	<b>Cletes Auto Repair Total</b>				<b>\$4,221.50</b>
116	Code Enf Officials of So IL	062016	CDD-July 13, 2016 DEO Meeting	06/20/2016	\$75.00
117	<b>Code Enf Officials of So IL Total</b>				<b>\$75.00</b>
118	Commercial Door & Hardware	508675	Lib-ReAlign and Reset Cylinder	05/18/2016	\$85.00
119	<b>Commercial Door &amp; Hardware Total</b>				<b>\$85.00</b>
120	Community Wholesale Tire Inc	8911307	Strts-Tires	06/05/2016	\$422.00
121		8920369	Strts-Tires	06/11/2016	\$500.76
122		8925367	Strts-Tires	06/14/2016	\$590.60
123	<b>Community Wholesale Tire Inc Total</b>				<b>\$1,513.36</b>
124	Complete Window Tinting	062016	FD-Front Sides of 2015 Explorer	06/20/2016	\$100.00
125	<b>Complete Window Tinting Total</b>				<b>\$100.00</b>
126	Contech Engineered Solutions	IN00252476	Strts-H/C Pipes, Galv Pipes	06/07/2016	\$2,665.79
127	<b>Contech Engineered Solutions Total</b>				<b>\$2,665.79</b>
128	Continental Research Corp	436257-CRC-1	Swr-Longnect 4 Pc Set	06/14/2016	\$248.40
129	<b>Continental Research Corp Total</b>				<b>\$248.40</b>



	A	B	C	D	E
130	Cost Recovery Corp	062816	Monthly Contingency Fees	06/28/2016	\$1,844.54
131	<b>Cost Recovery Corp Total</b>				<b>\$1,844.54</b>
132	CR Office Technologies Inc	77478	CDD-Printer Cartridge	06/21/2016	\$105.71
133	<b>CR Office Technologies Inc Total</b>				<b>\$105.71</b>
134	Custom Screen Printing Inc	30869	Pks/Rec-Mighty Ball Uniforms	05/31/2016	\$1,644.00
135		30874	Pks/Rec-Moisture Wicking, O&S Reorder	05/24/2016	\$23.00
136	<b>Custom Screen Printing Inc Total</b>				<b>\$1,667.00</b>
137	Datamax Office Systems	1186667	PW-Plotter Ink	06/09/2016	\$181.87
138		1193655	Upstairs-Annual Maintenance Charges (6/18/16-6/17/17)	06/18/2016	\$603.00
139		1198539	Contract GNG13145-01	06/27/2016	\$50.06
140		1200226	Contract CN912-02	06/28/2016	\$48.33
141	<b>Datamax Office Systems Total</b>				<b>\$883.26</b>
142	Datamax STL Leasing	L302017-00000209	Lease 3-05821	06/25/2016	\$315.62
143		L305803073	Lease 3-05803	06/25/2016	\$343.78
144		L306061052	Lease 3-06061	06/25/2016	\$109.40
145		L306136047	Lease 3-06136	06/25/2016	\$387.99
146		L306185043	Lease 3-06185	06/25/2016	\$3,112.53
147		L306498018	Lease 3-06498	06/25/2016	\$181.65
148		L403083019	Lease 4-03083	06/15/2016	\$169.35
149	<b>Datamax STL Leasing Total</b>				<b>\$4,620.32</b>
150	Dave Schmidt Truck Svc	T81473	Strts-Svc on 2002 International, Unit 13	05/31/2016	\$4,875.95
151		T81552	EMS-Svc on Ford F450, Unit 4355	06/09/2016	\$84.45
152	<b>Dave Schmidt Truck Svc Total</b>				<b>\$4,960.40</b>
153	Drury Development Corporation	May 2016	Rebate Agreement	06/28/2016	\$4,391.07
154	<b>Drury Development Corporation Total</b>				<b>\$4,391.07</b>
155	Dutch Hollow Janitor	200483	CityHall-Janitorial Supplies	06/17/2016	\$493.12
156		200592	FD-Absorbent	06/22/2016	\$84.40
157	<b>Dutch Hollow Janitor Total</b>				<b>\$577.52</b>
158	Econ-O-Johns LLC	J-92306	Pks/Rec-Rental Unit	05/23/2016	\$90.00
159		J-92307	Cemetery-Rental Unit	05/23/2016	\$90.00
160	<b>Econ-O-Johns LLC Total</b>				<b>\$180.00</b>
161	Ed Roehr Safety Products	449756	PD-Vest, Impac-HT Plate	06/21/2016	\$2,020.00
162	<b>Ed Roehr Safety Products Total</b>				<b>\$2,020.00</b>
163	EJ Equipment Inc	E00112	VAC-CON MODEL V390 / 1000 LHA COMBINATIONSEWER CLEANER	06/28/2016	\$304,311.75
164		P00055	Swr-Two Set/4 Seg Steel Bins	06/03/2016	\$1,118.52
165	<b>EJ Equipment Inc Total</b>				<b>\$305,430.27</b>
166	Electrico Inc	700-6599	Strts-LED Lamp Mod Replace	05/18/2016	\$100.00
167		700-6632	Strts-Traffic Signal Maint	06/22/2016	\$100.00
168	<b>Electrico Inc Total</b>				<b>\$200.00</b>
169	Elite Ft Incorporated	629C	Pks/Rec-21 Kids @\$60 ea, 70/30 Split	06/28/2016	\$882.00
170	<b>Elite Ft Incorporated Total</b>				<b>\$882.00</b>
171	Environmental Resource Assoc	795693	WWTP-Lab Supplies	06/08/2016	\$541.46
172	<b>Environmental Resource Assoc Total</b>				<b>\$541.46</b>

	A	B	C	D	E
173	ERB Equipment/Mitchell	160424	Strts-Hyd Quick Conn, Coupler	06/13/2016	\$201.49
174	<b>ERB Equipment/Mitchell Total</b>				<b>\$201.49</b>
175	Express Medical Care LLC	053016	Eng-Adult Physical/Gerstner, Adam	05/30/2016	\$226.00
176		053116	IT-Adult Physical/Behrmann, James	05/31/2016	\$226.00
177		4559	FD-Adult Physical/Shewmaker, Frank	06/16/2016	\$171.00
178	<b>Express Medical Care LLC Total</b>				<b>\$623.00</b>
179	Factory Motor Parts	57-882013	Strts-Oil Drum	06/16/2016	\$535.00
180	<b>Factory Motor Parts Total</b>				<b>\$535.00</b>
181	Fastenal Company	ILBEL72969	PW-Safety Supplies	06/08/2016	\$305.47
182		MN01975457	PW-Coil/Tax Exempt	06/13/2016	\$480.00
183		MN01975458	PW-Coil/Tax Exempt	06/13/2016	\$480.00
184	<b>Fastenal Company Total</b>				<b>\$1,265.47</b>
185	Fire Apparatus & Supply Team	16-212	FD-Drain, Auto	06/08/2016	\$52.90
186		16-231	FD-Chrg Rack Vulcan, Wire Charging Cord, Bezel Lens, Etc	06/15/2016	\$238.09
187	<b>Fire Apparatus &amp; Supply Team Total</b>				<b>\$290.99</b>
188	Four Seasons Dist	49730	Pool-Concessions Foods	05/27/2016	\$975.38
189		49877	Sportspark-Concession Foods	06/09/2016	\$4,046.75
190		49878	Sportspark-Concession Foods	06/06/2016	\$806.75
191		49984	Sportspark-Concession Foods	06/17/2016	\$5,168.05
192		49997	Pool-Concessions Foods	06/17/2016	\$1,185.50
193		50093	Sportspark-Concession Foods	06/24/2016	\$1,240.25
194	<b>Four Seasons Dist Total</b>				<b>\$13,422.68</b>
195	Fource Group, The	37	Strategic Plan/Econ Dev	06/08/2016	\$3,480.00
196		40	Pks/Rec-Spring Summer Program Promo	06/01/2016	\$1,000.00
197		41	Pks/Rec-Fall Baseball & Soccer Online Promotion	06/01/2016	\$1,050.00
198		42	Pks/Rec-Movie Series Promo	06/01/2016	\$950.00
199	<b>Fource Group, The Total</b>				<b>\$6,480.00</b>
200	Frost Electric Supply Co	S3645620.001	PD-Wiremold Floor Moulding	06/08/2016	\$21.50
201		S3646259.001	Swr-Copper Wire	06/06/2016	\$55.40
202	<b>Frost Electric Supply Co Total</b>				<b>\$76.90</b>
203	FS Turf Solutions	21268	Pks/Rec-Field Improvement, 8 Bags Turface Pro League	05/02/2016	\$3,384.00
204		21470	Sportspark-Herbicide, Field Marking Chalk	05/28/2016	\$1,180.60
205		91584	Pks/Rec-Horticulture Bed Weed Control	06/15/2016	\$77.00
206	<b>FS Turf Solutions Total</b>				<b>\$4,641.60</b>
207	Funk, Dale M	16-237	Strts-Toennies, Damage to Mailbox	06/13/2016	\$892.50
208		16-238	PD-Intergovernmental Agreement District 203	06/14/2016	\$435.00
209		16-242	PD-Emergency Telephone System	06/22/2016	\$960.00
210		16-243	Admin-Chamber of Commerce Lease	06/23/2016	\$217.50
211		16-245	Admin-FOIA, Dorman, Citation Issued by Stehman	06/24/2016	\$227.50
212		16-247	Admin-FOIA, Ann Onomous, Shekell	06/27/2016	\$60.00
213		16-250	Admin-FOIA, Dorman, Personnel Files	06/27/2016	\$262.50
214		16-252	Admin-FOIA, Dorman, TIF	06/27/2016	\$255.00
215		Traffic #16-146	PD-Traffic/Misdemeanor Disposition	06/13/2016	\$375.00

	A	B	C	D	E
216	Funk, Dale M	Traffic #16-147	PD-Traffic/Misdemeanor Disposition	06/22/2016	\$187.50
217	<b>Funk, Dale M Total</b>				<b>\$3,872.50</b>
218	Garrett, Donald Jay	052716	Reunb.Midwest Pediatric Trauma Conference	05/27/2016	\$90.00
219	<b>Garrett, Donald Jay Total</b>				<b>\$90.00</b>
220	Gempler's	SI02466931	Pks/Rec-Bungee Cords	04/27/2016	\$34.26
221		SI02515532	Cemetery,Pks/Rec,Sportspark-Perm Uniforms	05/12/2016	\$1,137.37
222		SI02553103	Pks/Rec,Sportspark-Perm Uniforms	05/24/2016	\$163.53
223		SI02557633	Cemetery-Perm Uniforms	05/25/2016	\$65.88
224		SI02565244	Pks/Rec-Hand Tools	05/26/2016	\$69.06
225		SI02587327	Pks/Rec-Barricade, Parking Sign	06/03/2016	\$231.45
226		SI02593848	Cemetery-Perm Uniforms	06/07/2016	\$71.20
227		SI02616272	Pks/Rec-Parking Sign, Hort Shed	06/14/2016	\$103.95
228		SI02639260	Pks/Rec-Sharpening Stone, Bypass Pruner, Drum Cradle, Drum Faucet	06/21/2016	\$367.75
229		SI02639819	Pks/Rec-Pruning Saw, Spot Sprayer, SMV Sign	06/21/2016	\$142.95
230		SI02646672	Pks/Rec,Sportspark-Trash Grabbers	06/23/2016	\$221.24
231	<b>Gempler's Total</b>				<b>\$2,608.64</b>
232	Getty Up 3 Inc	1103	Pks/Rec-44 Camp Lunches (5/24-5/26)	05/24/2016	\$88.00
233		1104	Pks/Rec-Camp Lunches (5/31-6/2)	05/31/2016	\$231.15
234		1105	Pks/Rec-Camp Food	06/06/2016	\$259.35
235	<b>Getty Up 3 Inc Total</b>				<b>\$578.50</b>
236	Gonzalez Office Products	200372537-1	PD/EMS-Packaging Tape, Permanent Markers	06/03/2016	\$50.41
237		200375769-1	FD-Office Supplies	06/09/2016	\$428.60
238		200375776-1	FD-Ink Cartridge	06/09/2016	\$33.20
239		200377945-1	PD-Envelopes, Report Covers, CD-R	06/15/2016	\$137.88
240		200378295-1	PD-Toner Cartridges	06/15/2016	\$183.00
241		200379357-1	Admin-Toner Cartridge	06/16/2016	\$70.26
242		200379512-1	CDD-Office Supplies	06/17/2016	\$236.16
243		200379512-1-1	CDD-Copy Paper Return	06/23/2016	-\$41.76
244		200379514-1	CDD-File Folders	06/17/2016	\$24.28
245		200380265-1	Admin-Toner Cartridge	06/20/2016	\$136.16
246		200382625-1	Admin-Pocket Folders	06/23/2016	\$5.51
247		200382780-1	PW-Office Supplies	06/23/2016	\$800.04
248		200383865-1	Admin-Retractable Pens	06/27/2016	\$10.33
249	<b>Gonzalez Office Products Total</b>				<b>\$2,074.07</b>
250	Gov Consulting Solutions	4301	EconDev-August 2016 Consulting Svcs	07/01/2016	\$3,000.00
251	<b>Gov Consulting Solutions Total</b>				<b>\$3,000.00</b>
252	Grand Rental Station	67509	Pks/Rec-Propane Refill	06/15/2016	\$21.23
253		67609	Strts-Walkbehind Saw Rental	06/17/2016	\$75.00
254	<b>Grand Rental Station Total</b>				<b>\$96.23</b>
255	Green Machine Lawn & Landscaping, Th	062716-9A	Municipal Mowing Contract/C1 Sites	06/27/2016	\$867.00
256		062716-9B	Municipal Mowing Contract/C2 Sites	06/27/2016	\$2,303.00
257	<b>Green Machine Lawn &amp; Landscaping, The Total</b>				<b>\$3,170.00</b>
258	Green, Rockie	0408-050716	Reimb/Cell Phone Charges	05/07/2016	\$30.00

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259	Green, Rockie	0508-060716	Reimb/Cell Phone Charges	06/07/2016	\$30.00
260	<b>Green, Rockie Total</b>				<b>\$60.00</b>
261	Gregory, Sarah	0311-041016	Reimb/Cell Phone Charges	04/10/2016	\$45.00
262		0411-051016	Reimb/Cell Phone Charges	05/10/2016	\$45.00
263		0511-061016	Reimb/Cell Phone Charges	06/10/2016	\$45.00
264	<b>Gregory, Sarah Total</b>				<b>\$135.00</b>
265	Harper, James	062716	Reimb/Bee Keeping Supplies	06/27/2016	\$548.23
266	<b>Harper, James Total</b>				<b>\$548.23</b>
267	Harris, Erick	FY16-HS	FY2016 Healthy Spending Reimb	04/29/2016	\$75.00
268	<b>Harris, Erick Total</b>				<b>\$75.00</b>
269	Helldoerfer, Jason	FY16-HS	FY2016 Healthy Spending Reimb	04/27/2016	\$75.00
270	<b>Helldoerfer, Jason Total</b>				<b>\$75.00</b>
271	Henry, Bill	May 2016	May 2016 Mileage Reimb	06/27/2016	\$128.52
272	<b>Henry, Bill Total</b>				<b>\$128.52</b>
273	Heros in Style	150228	FD-Uniforms/Gross, C	06/09/2016	\$248.27
274		150307	EMS-Uniforms/Johnson, K	06/13/2016	\$80.98
275	<b>Heros in Style Total</b>				<b>\$329.25</b>
276	Hilton Garden Inn	062216-F&B	April Balance & May 2016 Rebate Agreement	06/22/2016	\$1,203.79
277		062416-H/M	May 2016 Rebate Agreement	06/24/2016	\$3,882.71
278	<b>Hilton Garden Inn Total</b>				<b>\$5,086.50</b>
279	Horner & Shifrin Inc	061016-#11	St E's-Engineering Progress Report	06/10/2016	\$26,324.29
280		51148	St E's.-N Green Mount Rd PS&E	06/14/2016	\$11,675.25
281		51156	St E's-Misc Stakeout	06/13/2016	\$874.89
282	<b>Horner &amp; Shifrin Inc Total</b>				<b>\$38,874.43</b>
283	Hughes Customat Inc	72668	Strts,Wtr-Mat Service	06/14/2016	\$44.61
284		72669	IT-Mat Service	06/14/2016	\$16.16
285		72672	Swr-Mat Service	06/14/2016	\$36.81
286		74291	IT-Mat Service	06/28/2016	\$16.16
287	<b>Hughes Customat Inc Total</b>				<b>\$113.74</b>
288	I Scream U Scream	643471	Sportspark-Concession Foods	06/17/2016	\$675.00
289		643472	Sportspark-Concession Foods	06/18/2016	\$175.00
290		643473	Sportspark-Concession Foods	06/24/2016	\$675.00
291		643474	Sportspark-Concession Foods	06/28/2016	\$437.50
292		817752	Pool-Concessions Foods	06/14/2016	\$87.50
293		817754	Pool-Concessions Foods	06/18/2016	\$40.00
294		817755	Pool-Concessions Foods	06/20/2016	\$147.50
295		817756	Pool-Concessions Foods	06/24/2016	\$87.50
296		817757	Pool-Concessions Foods	06/26/2016	\$50.00
297	<b>I Scream U Scream Total</b>				<b>\$2,375.00</b>
298	IL American Water Co	0512-061016	Monthly Water Charges	06/13/2016	\$390,401.97
299		0513-061316	FD,EMS-Monthly Utilities	06/14/2016	\$321.96
300	<b>IL American Water Co Total</b>				<b>\$390,723.93</b>
301	IL Dept of Agriculture	062016-Frank	Pks/Rec-Pest License	06/20/2016	\$20.00

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302	IL Dept of Agriculture	062016-Siebert	Pks/Rec-Pest License	06/20/2016	\$20.00
303	<b>IL Dept of Agriculture Total</b>				<b>\$40.00</b>
304	IL Fire Chiefs Assn	IFCA-16011	FD-Spring/Fall Jacket	06/07/2016	\$55.00
305		SYMP-16055	FD-2016 Symposium Registration/Saunders, Brent	06/09/2016	\$130.00
306	<b>IL Fire Chiefs Assn Total</b>				<b>\$185.00</b>
307	Jones, Amy	062916	EconDev-Studio Headshots	06/29/2016	\$125.00
308	<b>Jones, Amy Total</b>				<b>\$125.00</b>
309	Kohnen Concrete Products Inc	296282	Swr-Manhole Donuts, Rubber Donut, Sealant	06/15/2016	\$849.00
310	<b>Kohnen Concrete Products Inc Total</b>				<b>\$849.00</b>
311	Krebs Associates LLC, Glen	16-0607	Blank Checks for Finance	06/14/2016	\$1,142.10
312	<b>Krebs Associates LLC, Glen Total</b>				<b>\$1,142.10</b>
313	Kuhlmann Design Group Inc	61460	MFT-Ashland Ave Extension	04/11/2016	\$3,292.19
314		61546	MFT-Ashland Ave Extension	05/09/2016	\$3,497.50
315	<b>Kuhlmann Design Group Inc Total</b>				<b>\$6,789.69</b>
316	L W Contractors Inc	14002	Swr-600 Block W Washington Swr Repl	06/16/2016	\$195,889.00
317	<b>L W Contractors Inc Total</b>				<b>\$195,889.00</b>
318	Lochmueller Group Inc	903408	MFT-Professional Services	03/10/2016	\$6,210.25
319	<b>Lochmueller Group Inc Total</b>				<b>\$6,210.25</b>
320	MAC Electric Inc	3877	Vet Memorial-Lighting Service	06/21/2016	\$226.29
321	<b>MAC Electric Inc Total</b>				<b>\$226.29</b>
322	Maclair Asphalt Sales LLC	883	MFT-EZ Street	06/27/2016	\$221.48
323	<b>Maclair Asphalt Sales LLC Total</b>				<b>\$221.48</b>
324	Macro Logic Inc	CR-417	EMS-Additional Local Field Unit Report	06/14/2016	\$1,300.00
325	<b>Macro Logic Inc Total</b>				<b>\$1,300.00</b>
326	Market Basket of O'Fallon LLC	134780	Pks/Rec-Cedar Mulch Bulk	06/13/2016	\$355.00
327	<b>Market Basket of O'Fallon LLC Total</b>				<b>\$355.00</b>
328	Martin Fence LLC	1020	Pks/Rec-Pickleball Fence Repairs from 5/7/16 Storm	06/27/2016	\$13,200.00
329	<b>Martin Fence LLC Total</b>				<b>\$13,200.00</b>
330	Martin, Lauren N	6365	Pks/Rec-Girls Youth Volleyball Skills and Drills	06/28/2016	\$440.00
331	<b>Martin, Lauren N Total</b>				<b>\$440.00</b>
332	Massey, Melissa L	6365	Pks/Rec-Girls Youth Volleyball Skills and Drills	06/28/2016	\$440.00
333	<b>Massey, Melissa L Total</b>				<b>\$440.00</b>
334	Maxson Services	7974	CityHall-Labor, Filters on Water Coolers	06/17/2016	\$283.52
335		9371	Pool-Dewinterize Pool Bldg, Repair Wading Pool Pump Line, Etc	06/22/2016	\$2,243.95
336		9374	Pks/Rec-Install Push Button Faucets	06/23/2016	\$880.50
337	<b>Maxson Services Total</b>				<b>\$3,407.97</b>
338	McNeil & Co Inc	10524120	FD-Add 2015 Ford Expedition	06/08/2016	\$257.11
339		10526120	FD-Add 2015 Ford Expedition/Inland Marine	06/08/2016	\$138.17
340	<b>McNeil &amp; Co Inc Total</b>				<b>\$395.28</b>
341	Medicclaims Inc	16-17970	EMS-Receipt Percentage	05/31/2016	\$6,818.55
342	<b>Medicclaims Inc Total</b>				<b>\$6,818.55</b>
343	Memorial Hospital	EMS-348	EMS-May Medical Supplies	06/17/2016	\$95.40
344	<b>Memorial Hospital Total</b>				<b>\$95.40</b>

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345	<b>Menard Inc</b>	<b>4621</b>	Wtr-PVC, Tee PVC, ELL PVC	06/08/2016	\$37.14
346		<b>5413</b>	Strts-Tension Band, Male Hinge, Post Level, Carriage Bolts	06/17/2016	\$21.84
347		<b>5450</b>	Strts-Tension Band	06/17/2016	\$1.74
348		<b>5463</b>	Strts-Return Credit	06/17/2016	-\$135.17
349		<b>5803</b>	Wtr-Stock Replacement Supplies	06/21/2016	\$137.89
350		<b>8132</b>	Wtr-Supplies to use in Moving Wtr Svcs on E Jefferson	06/24/2016	\$337.44
351	<b>Menard Inc Total</b>				<b>\$400.88</b>
352	<b>Midwest Municipal Supply</b>	<b>152813</b>	Wtr-Type K Rigid Copper	06/16/2016	\$663.20
353		<b>152814</b>	Wtr-Meterlids	06/16/2016	\$1,944.50
354	<b>Midwest Municipal Supply Total</b>				<b>\$2,607.70</b>
355	<b>Midwest Pool &amp; Court Co</b>	<b>62784</b>	Pool-Pool Logic Tabs, Flowmeter	06/06/2016	\$1,179.50
356		<b>62888</b>	Pool-Axiall Cal-Hypo, Less Deposit	06/09/2016	\$1,549.80
357		<b>62889</b>	Pool-Flowmeter	06/09/2016	\$99.95
358	<b>Midwest Pool &amp; Court Co Total</b>				<b>\$2,829.25</b>
359	<b>Millennia Professional Services of IL Ltd</b>	<b>ME15041.01-4</b>	PropS-Plans, Specas and Bidding, Const Staking	06/22/2016	\$17,237.50
360	<b>Millennia Professional Services of IL Ltd Total</b>				<b>\$17,237.50</b>
361	<b>Miracle Recreation Equip</b>	<b>775957</b>	Pks/Rec-Community Park Playground Repairs	06/13/2016	\$990.80
362	<b>Miracle Recreation Equip Total</b>				<b>\$990.80</b>
363	<b>Missoula Childrens Theatre</b>	<b>062116</b>	Pks/Rec-MCT Gulliver's Travel Deposit	06/21/2016	\$500.00
364	<b>Missoula Childrens Theatre Total</b>				<b>\$500.00</b>
365	<b>Missouri Petroleum Products Co LLC</b>	<b>37343</b>	Strts-Fuel	06/15/2016	\$640.70
366	<b>Missouri Petroleum Products Co LLC Total</b>				<b>\$640.70</b>
367	<b>Mojzis, Michael</b>	<b>FY17-HS</b>	FY2017 Healthy Spending Reimb	06/25/2016	\$75.00
368	<b>Mojzis, Michael Total</b>				<b>\$75.00</b>
369	<b>MPR Supply Co</b>	<b>160296</b>	Sportspark-Irrigation Maint Repair	06/09/2016	\$428.43
370	<b>MPR Supply Co Total</b>				<b>\$428.43</b>
371	<b>MTI Distributing Inc</b>	<b>1063768-00</b>	Sports Park Ground Maintenance Equipment	06/07/2016	\$27,289.96
372	<b>MTI Distributing Inc Total</b>				<b>\$27,289.96</b>
373	<b>Municipal Emergency Svcs</b>	<b>IN1033832</b>	EMS-Freight	05/25/2016	\$15.88
374		<b>IN1038508</b>	FD-Inhalation Valve, Safety Valve Plug	06/10/2016	\$111.00
375	<b>Municipal Emergency Svcs Total</b>				<b>\$126.88</b>
376	<b>MVI Inc</b>	<b>6001970</b>	Wtr/Swr-SCADA Services	06/06/2016	\$1,690.00
377		<b>6002283</b>	Wtr/Swr-SCADA Services	06/20/2016	\$2,600.00
378		<b>602428</b>	Wtr/Swr-SCADA Services	06/27/2016	\$2,340.00
379	<b>MVI Inc Total</b>				<b>\$6,630.00</b>
380	<b>National Law Enforcement Supply</b>	<b>132848</b>	PD-Urine Specimen Collection Kit	06/10/2016	\$108.25
381	<b>National Law Enforcement Supply Total</b>				<b>\$108.25</b>
382	<b>NuWay Concrete Forms Troy LLC</b>	<b>969384</b>	Strts-Fast Setting Cement, Asphalt Lute	06/15/2016	\$760.77
383		<b>974498</b>	Strts-Power Auto Level Kit	06/23/2016	\$260.00
384	<b>NuWay Concrete Forms Troy LLC Total</b>				<b>\$1,020.77</b>
385	<b>O'Fallon Fire Dept</b>	<b>2167</b>	Reimb/Refreshments	06/10/2016	\$93.64
386		<b>3808</b>	Reimb/Cleaning Supplies	06/24/2016	\$184.49
387		<b>6550</b>	Reimb/Dehumidifier, Bath Tissue, Paper Towels	06/20/2016	\$560.68

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388	<b>O'Fallon Fire Dept Total</b>				<b>\$838.81</b>
389	O'Fallon Shiloh Towing LLC	062116	PD-Towed Vehicle for Case #16-14091	06/21/2016	\$207.50
390	<b>O'Fallon Shiloh Towing LLC Total</b>				<b>\$207.50</b>
391	O'Fallon Weekly	1297	PW-Prevailing Wage Notice	06/24/2016	\$24.00
392	<b>O'Fallon Weekly Total</b>				<b>\$24.00</b>
393	Old Dominion Brush Co	90650-IN	Strts-Brooms for Sweepers	06/09/2016	\$411.57
394	<b>Old Dominion Brush Co Total</b>				<b>\$411.57</b>
395	O'Reilly Auto Parts	1151-171601	Strts-Battery	06/08/2016	\$112.62
396		1151-172475	Sportspark-Battery Charger	06/13/2016	\$119.99
397		1151-172529	EMS-Tire Shine, Wheel Cleaner, Paper, Carwash	06/13/2016	\$19.96
398		1151-172704	Strts-Fuel Filter, Oil Filters	06/14/2016	\$37.71
399		1151-172877	Strts-Hub/Brg Assy	06/15/2016	\$215.14
400		1151-173649	Sportspark-Adapter, Socket Holders	06/19/2016	\$12.98
401		1151-173823	Strts-Governor	06/20/2016	\$13.30
402	<b>O'Reilly Auto Parts Total</b>				<b>\$531.70</b>
403	Orr, Richard	062716	Travel Reimb Request/FBI Crisis Negotiation Tng	06/27/2016	\$113.65
404	<b>Orr, Richard Total</b>				<b>\$113.65</b>
405	Ostendorf, Daryl	062716	Travel Reimb Request/NENA Conference	06/27/2016	\$86.80
406		062716B	Employee Education Reimb	06/27/2016	\$3,385.50
407	<b>Ostendorf, Daryl Total</b>				<b>\$3,472.30</b>
408	Paragon Micro Inc	701626	PD-Adobe Scrobat Standard DC License	06/20/2016	\$251.99
409	<b>Paragon Micro Inc Total</b>				<b>\$251.99</b>
410	Paul Conway Shields Inc	387129-IN	FD-Uniforms	06/17/2016	\$757.39
411	<b>Paul Conway Shields Inc Total</b>				<b>\$757.39</b>
412	Pedersen, Michael	6045	Pks/Rec-Fundamentals of Computer Science	06/27/2016	\$900.00
413		6188	Pks/Rec-Mini Camp Fundamentals of Computer Science	06/27/2016	\$866.25
414	<b>Pedersen, Michael Total</b>				<b>\$1,766.25</b>
415	Pepsi Cola Inc	25352304	Sportspark-Concession Drinks	06/21/2016	\$3,488.48
416		25352305	Sportspark-Concession Drinks	06/21/2016	\$1,991.39
417		28860110	Pool-Concessions Drinks	06/22/2016	\$212.46
418		31855109	Pool-Concessions Drinks	06/15/2016	\$256.80
419		62283660	Sportspark-Concession Drinks	06/14/2016	\$2,244.80
420		80329854	Sportspark-Concession Drinks	06/24/2016	\$600.00
421		84680507	Sportspark-Concession Drinks	06/28/2016	\$2,560.43
422	<b>Pepsi Cola Inc Total</b>				<b>\$11,354.36</b>
423	Petty Cash	061616-Brueggema	PD-SIPCA Breakfast	06/16/2016	\$40.00
424		061616-Holley	EMS-Neonatal Recesitation Program Inst Lunch/Holley, Jim	06/16/2016	\$27.58
425		062716	CC-SWICMA, Prevailing Wage, Plates, Easements	06/27/2016	\$105.14
426	<b>Petty Cash Total</b>				<b>\$172.72</b>
427	Pioneer Manufacturing Co Inc	INV598308	Pks/Rec,Sportspark-Paint, Starliner Hose	06/10/2016	\$748.42
428	<b>Pioneer Manufacturing Co Inc Total</b>				<b>\$748.42</b>
429	Pitney Bowes Purchase Power	061516	Upstairs-Postage	06/15/2016	\$1,000.00
430		062416A	Wtr/Swr-B/C Bill Mailing	06/24/2016	\$954.21

	A	B	C	D	E
431	Pitney Bowes Purchase Power	062416B	Wtr/Swr-B/C Bill Mailing	06/24/2016	\$1,775.86
432	<b>Pitney Bowes Purchase Power Total</b>				<b>\$3,730.07</b>
433	Porter Paints	941702065095	Sportspark-Traffic Paint	06/17/2016	\$225.26
434	<b>Porter Paints Total</b>				<b>\$225.26</b>
435	R P Lumber Co Inc	1606-465097	Strts-Premix Concrete	06/15/2016	\$79.80
436	<b>R P Lumber Co Inc Total</b>				<b>\$79.80</b>
437	RealStar Illinois	062716	Crime Free Rental Housing License Refund	06/27/2016	\$45.00
438	<b>RealStar Illinois Total</b>				<b>\$45.00</b>
439	Red-E-Mix LLC	774623	Strts-PSI O/S Flatwork, Small Load Chg	05/31/2016	\$382.50
440		775126	Strts-4000 PSI O/S Summer, Sm Load Chg	06/08/2016	\$130.00
441		775127	Strts-Flowable Backfill	06/08/2016	\$294.00
442		775215	Strts-Sack Indiana Reline	06/09/2016	\$636.00
443		775446	Strts-4000 PSI O/S Flatwork	06/13/2016	\$339.00
444		775502	Strts-4000 PSI O/S Flatwork	06/14/2016	\$339.00
445		775503	Strts-4000 PSI O/S Summer, Sm Load Chg	06/14/2016	\$304.25
446	<b>Red-E-Mix LLC Total</b>				<b>\$2,424.75</b>
447	Rejis Commission	INV0048394	IT-May 2016 Computer Services	05/31/2016	\$15,894.50
448		INV0048654	PD-Computer Services	06/15/2016	\$222.34
449	<b>Rejis Commission Total</b>				<b>\$16,116.84</b>
450	Revison Systems	062616	IT-Install Repl Camera	06/26/2016	\$150.00
451	<b>Revison Systems Total</b>				<b>\$150.00</b>
452	Rhutasel and Associates	040716-#12	MFT-Illini Bike Trail to Frank Scott Parkway	04/07/2016	\$9,205.51
453		040716-#12B	MFT-Marie Schaeffer, Estelle Kampmeyer & Hinchcliffe	04/07/2016	\$3,343.12
454		050916-#1	MFT-Milburn School Rd Sidewalk & Pedestrian Bridge	05/09/2016	\$1,068.46
455		12418	MFT-Venita Dr, Row & Easements	04/08/2016	\$5,162.50
456		12420	MFT-Milburn Rd Phase III	04/08/2016	\$4,498.00
457		12476	MFT-Venita Dr, Row & Easements	05/10/2016	\$5,492.50
458	<b>Rhutasel and Associates Total</b>				<b>\$28,770.09</b>
459	Riding Center Inc, The	8405	Pks/Rec-Horsemanship Program for June 27 - July 1 2016 Bal	06/27/2016	\$1,125.00
460	<b>Riding Center Inc, The Total</b>				<b>\$1,125.00</b>
461	Rite Business Products	17631	Wtr/Swr-Service Orders	06/14/2016	\$425.41
462	<b>Rite Business Products Total</b>				<b>\$425.41</b>
463	Ronnoco Coffee LLC	1001614842	PD/EMS-Rental Charges	06/25/2016	\$324.00
464	<b>Ronnoco Coffee LLC Total</b>				<b>\$324.00</b>
465	Sams Club	1045	Pks/Rec-Camp Snack Supplies	05/25/2016	\$495.70
466		1535	Pks/Rec-Camp Supplies	06/14/2016	\$277.54
467		1542	Wtr-Sugar, Tissues	05/21/2016	\$21.26
468		1613	Sportspark-Concession Foods	05/21/2016	\$154.98
469		1679	Sportspark-Concession Foods	05/21/2016	\$63.36
470		1763	Sportspark-Pam Spray Oil	06/06/2016	\$83.76
471		1931	Lib-Water	06/02/2016	\$29.40
472		3416B	LIB-SUPPLIES	05/20/2016	\$87.36
473		3661B	Vending Machine Supplies	06/02/2016	\$105.24



	A	B	C	D	E
474	<b>Sams Club</b>	<b>3730</b>	IT-Office Supplies	05/25/2016	\$43.58
475		<b>3871</b>	Wtr-Liquid Hand Soap	05/24/2016	\$20.94
476		<b>3872</b>	Lib-Liquid Hand Soap	05/24/2016	\$20.94
477		<b>3873</b>	PD/EMS-Liquid Hand Soap	05/24/2016	\$20.94
478		<b>407</b>	Admin-Bandaids	05/25/2016	\$9.98
479		<b>434</b>	Lib-Water, Snacks	05/24/2016	\$19.94
480		<b>4427</b>	EMS-Batteries	05/27/2016	\$35.96
481		<b>4732</b>	Sportspark-Water	05/29/2016	\$79.60
482		<b>6493</b>	PD-PRISONER MEALS	06/16/2016	\$64.88
483		<b>6494</b>	Admin-Cups	06/16/2016	\$8.88
484		<b>6716</b>	Strts,Wtr-Kitchen Supplies	06/15/2016	\$42.82
485		<b>7638B</b>	Pool-Water	06/08/2016	\$15.92
486		<b>9094</b>	Vending Machine Supplies	06/16/2016	\$7.72
487		<b>9096B</b>	IT-Creamer	06/01/2016	\$9.97
488		<b>9444</b>	Lib-Program Refreshments	06/18/2016	\$72.99
489		<b>970</b>	Vending Machine Supplies	06/10/2016	\$13.96
490		<b>Sams Club Total</b>			
491	<b>SCBAS</b>	<b>96998</b>	FD-Hydrostatic Test, Leak Check, Inspection, O Ring	06/08/2016	\$406.40
492		<b>97051</b>	FD-Line Valve w/Bleeder	06/14/2016	\$88.00
493		<b>97052</b>	FD-Valve Rebuild Kit	06/14/2016	\$83.16
494		<b>97163</b>	FD-Breathing Air Test	06/23/2016	\$400.00
495		<b>97164</b>	FD-Breathing Air Test	06/23/2016	\$400.00
496		<b>971695</b>	FD-Breathing Air Test	06/23/2016	\$400.00
497	<b>SCBAS Total</b>				<b>\$1,777.56</b>
498	<b>Schildknecht Lawn Care LLC</b>	<b>30</b>	CDD-Cut Grass at 125 Booster Rd	05/26/2016	\$40.00
499		<b>31</b>	CDD-Cut Grass at 126 Booster Rd	05/26/2016	\$50.00
500		<b>32</b>	CDD-Cut Grass at 207 Renee Dr	05/26/2016	\$45.00
501		<b>33</b>	CDD-Cut Grass at 1911 Crestview Dr	05/26/2016	\$35.00
502		<b>34</b>	CDD-Cut Grass at 1913 Crestview Dr	05/26/2016	\$35.00
503		<b>35</b>	CDD-Cut Grass at 126 Douglas	05/26/2016	\$20.00
504		<b>36</b>	CDD-Cut Grass at 126 Douglas	05/26/2016	\$20.00
505		<b>37</b>	CDD-Cut Grass at 126 Douglas	05/26/2016	\$15.00
506		<b>38</b>	CDD-Cut Grass at 115 Elm St	05/26/2016	\$115.00
507		<b>41</b>	CDD-Cut Grass at 201 Wesley	06/10/2016	\$35.00
508		<b>42</b>	CDD-Cut Grass at 706 Westbrook	06/10/2016	\$50.00
509		<b>43</b>	CDD-Cut Grass at 126 Booster	06/15/2016	\$50.00
510		<b>44</b>	CDD-Cut Grass at 112 Booster	06/15/2016	\$35.00
511		<b>45</b>	CDD-Cut Grass at 810 Meadowlark	06/22/2016	\$40.00
512		<b>45B</b>	CDD-Cut Grass at 753 Forest Green	06/15/2016	\$40.00
513		<b>46</b>	CDD-Cut Grass at 1913 Crestview	06/15/2016	\$35.00
514	<b>Schildknecht Lawn Care LLC Total</b>				<b>\$660.00</b>
515	<b>Scotts Pwr Equip Co of IL Inc</b>	<b>102112</b>	Sportspark-Belt	05/02/2016	\$134.30
516		<b>107547</b>	Sportspark-Edger Blade	06/21/2016	\$25.90

	A	B	C	D	E
517	Scotts Pwr Equip Co of IL Inc	99576	Pks/Rec-Push Behind Vacuum	05/09/2016	\$122.99
518	<b>Scotts Pwr Equip Co of IL Inc Total</b>				<b>\$283.19</b>
519	Sensit Technologies	226908-IN	FD-P100 Co Refurbish	06/06/2016	\$97.66
520	<b>Sensit Technologies Total</b>				<b>\$97.66</b>
521	Sentinel Emergency Solutions	42524	FD-Service Work	06/22/2016	\$454.46
522		42566	Ultimatic Impulse Trigger Valve System	06/23/2016	\$600.00
523	<b>Sentinel Emergency Solutions Total</b>				<b>\$1,054.46</b>
524	SeVeN 13 Portable Welding & Metal Wo	062016	FD-Out Rigger Pad Holder Repair	06/20/2016	\$200.00
525	<b>SeVeN 13 Portable Welding &amp; Metal Works Total</b>				<b>\$200.00</b>
526	Sheehan, Donald	0523-062216	Reimb/Cell Phone Charges	06/22/2016	\$30.00
527	<b>Sheehan, Donald Total</b>				<b>\$30.00</b>
528	Shewmaker, Rob	062716	CDD-Deck Building Permit Refund	06/27/2016	\$70.00
529	<b>Shewmaker, Rob Total</b>				<b>\$70.00</b>
530	Shiloh Valley Equip Co	01-56791	WWTP-Labor, Oil Filter, Fuel Filter, Filter Element, Hyd Filter	06/27/2016	\$508.84
531	<b>Shiloh Valley Equip Co Total</b>				<b>\$508.84</b>
532	Shred-It USA LLC	9411231407	Professional Shredding	06/23/2016	\$63.90
533	<b>Shred-It USA LLC Total</b>				<b>\$63.90</b>
534	Sierra Wireless America Inc	170534	Annual Maintenance Public Safety Mobile Wireless Routers	06/27/2016	\$2,739.00
535		170545	Wireless Router for New EMS Supervisor Vehicle	06/27/2016	\$2,497.50
536	<b>Sierra Wireless America Inc Total</b>				<b>\$5,236.50</b>
537	SIU Edwardsville	061516	EconDev-Payment for Intern/Wolfe, Owen	06/15/2016	\$3,000.00
538	<b>SIU Edwardsville Total</b>				<b>\$3,000.00</b>
539	Southwestern Illinois College	25001288-061416	FD-Training	06/14/2016	\$2,695.00
540	<b>Southwestern Illinois College Total</b>				<b>\$2,695.00</b>
541	Spectra Graphics Inc	29192	Pks/Rec-Seasonal Uniforms	06/15/2016	\$177.70
542		29223	Pks/Rec-Per Uniforms	06/22/2016	\$140.00
543	<b>Spectra Graphics Inc Total</b>				<b>\$317.70</b>
544	St Clair Service Co	11591	Sportspark-Unltd Fuel, 194 Gal @ 1.73; Diesel 223 Gal @ 1.68	05/04/2016	\$749.44
545		11716	Pks/Rec-Unltd Fuel, 206 Gal @ 1.88; Diesel 208 Gal @ 1.78	05/18/2016	\$799.14
546		11799	Pks/Rec,Sportspark-Unltd Fuel, 157 Gal @ 1.94, Diesel, 129 @ 1.29	05/26/2016	\$569.79
547		12088	PW-Diesel Fuel	06/24/2016	\$2,317.54
548	<b>St Clair Service Co Total</b>				<b>\$4,435.91</b>
549	St Louis Wilbert Vault Co	IV116930	Cemetery-Tent Rental	05/10/2016	\$100.00
550	<b>St Louis Wilbert Vault Co Total</b>				<b>\$100.00</b>
551	Standard Insurance Co, The	061616	FD-Insurance Premiums	06/16/2016	\$338.13
552	<b>Standard Insurance Co, The Total</b>				<b>\$338.13</b>
553	Stevenson, Anne	0419-051816	Reimb/Cell Phone Charges	05/18/2016	\$30.00
554	<b>Stevenson, Anne Total</b>				<b>\$30.00</b>
555	Strano Property Management	062716	CDD-Reinspection Refund	06/27/2016	\$35.00
556	<b>Strano Property Management Total</b>				<b>\$35.00</b>
557	Teklab Inc	187354	WWTP-Pet Dairy Weekly	06/20/2016	\$613.23
558		187594	WWTP-Pet Dairy Weekly	06/27/2016	\$613.23
559	<b>Teklab Inc Total</b>				<b>\$1,226.46</b>

	A	B	C	D	E
560	Telvent DTN LLC	4869663	PD/EMS,FD-Hughes Satellite Internet	06/03/2016	\$600.00
561	<b>Telvent DTN LLC Total</b>				<b>\$600.00</b>
562	Thouvenot, Wade & Moerchen Inc	54965	MFT-Seven Hills Rd Sidewalk	03/31/2016	\$13,859.40
563		55151	MFT-Seven Hills Rd Sidewalk	04/30/2016	\$2,068.04
564		55154	MFT-Porter Rd Construction Plans	04/30/2016	\$4,463.00
565	<b>Thouvenot, Wade &amp; Moerchen Inc Total</b>				<b>\$20,390.44</b>
566	Truck Centers Inc	F170043281-01	Wtr-Slack Adj, Oil Seal, Belt, Control	06/16/2016	\$571.74
567	<b>Truck Centers Inc Total</b>				<b>\$571.74</b>
568	True Value	157283	Pks/Rec-Belt, Notched Blade	06/21/2016	\$304.00
569	<b>True Value Total</b>				<b>\$304.00</b>
570	TrueLine Communications	11143	EMS-Restocking Fee, Shipping	06/17/2016	\$270.76
571	<b>TrueLine Communications Total</b>				<b>\$270.76</b>
572	Tyco Global Financial Solutions	6491-Interest	Interest-Fire Alarm & Intrusion System	06/15/2016	\$284.65
573		6491-PMA	PMA-Fire Alarm & Intrusion System	06/15/2016	\$1,528.08
574		6491-Principal	Principal-Fire Alarm & Intrusion System	06/15/2016	\$1,281.14
575	<b>Tyco Global Financial Solutions Total</b>				<b>\$3,093.87</b>
576	Tye-Dyed Iguana, The	3324	Pks/Rec-Summer Camp (6/20-6/24/16), 14 Kids @ \$65 ea.	06/27/2016	\$910.00
577	<b>Tye-Dyed Iguana, The Total</b>				<b>\$910.00</b>
578	Uline Inc	77800082	Pks/Rec,Sportspark-Propane Storage, Custodial Supplies	06/15/2016	\$1,754.59
579		77930874	Pool,Pks/Rec,Sportspark-Forklift Equip, Squeegees for Pool	06/21/2016	\$1,959.43
580		77944348	Wtr/Swr-Cashier Mat	06/21/2016	\$211.35
581	<b>Uline Inc Total</b>				<b>\$3,925.37</b>
582	United Parcel Service	23T41T256	WWTP-Shipping	06/18/2016	\$14.30
583	<b>United Parcel Service Total</b>				<b>\$14.30</b>
584	USA Blue Book	982548	Wtr,WWTP-Lab Supplies	06/20/2016	\$684.85
585	<b>USA Blue Book Total</b>				<b>\$684.85</b>
586	Utility Pipe Sales Co Inc	EV045238	Wtr-Solid Sleeve LP, PVC Pipe	06/01/2016	\$742.88
587	<b>Utility Pipe Sales Co Inc Total</b>				<b>\$742.88</b>
588	Verizon Wireless	9767251524	Monthly Cell Phone Charges	06/18/2016	\$5,667.42
589	<b>Verizon Wireless Total</b>				<b>\$5,667.42</b>
590	Virtual Town Hall Holdings LLC	5990	EconDev-Annual Hosting & Support	06/09/2016	\$1,995.00
591	<b>Virtual Town Hall Holdings LLC Total</b>				<b>\$1,995.00</b>
592	Wagner, Joe	FY16-HS	FY2016 Healthy Spending Reimb	04/30/2016	\$75.00
593	<b>Wagner, Joe Total</b>				<b>\$75.00</b>
594	Wal-Mart	1344	PW-Designer Hook, Bic Pencil, Krazy Glue, Bins, Drawer Tray	06/07/2016	\$23.79
595		1516	PD-Hugs Diapers	06/10/2016	\$7.97
596		1968	Pks/Rec-Camp Supplies	06/10/2016	\$115.91
597		2359	Sportspark-Mini Tongs	06/09/2016	\$5.76
598		3031	EMS-Supplies	05/19/2016	\$86.94
599		3457	Sportspark-Supplies	05/20/2016	\$49.22
600		4279B	Pks/Rec-Camp Supplies	06/13/2016	\$59.79
601		4376	Pks/Rec-Camp Supplies	06/02/2016	\$76.69
602		4811	Pks/Rec-Camp Supplies	05/16/2016	\$134.11

	A	B	C	D	E
603	<b>Wal-Mart</b>	<b>4827</b>	Pks/Rec-Frames for Site Maps	05/16/2016	\$155.97
604		<b>6279</b>	Pks/Rec-Safety Pins, Card Stock	06/02/2016	\$8.75
605		<b>6326B</b>	Pool-Shower Curtains for Pool Locker Rooms	05/20/2016	\$55.94
606		<b>6911</b>	Pks/Rec-Frames for Site Maps @ PMF	05/31/2016	\$127.00
607		<b>7120</b>	Pool,Sportspark-Cooking Supplies	06/06/2016	\$138.51
608		<b>7591</b>	Pks/Rec-Camp Supplies	05/31/2016	\$99.06
609		<b>7755</b>	Pool-Sunscreen	06/08/2016	\$14.96
610		<b>7908</b>	Pks/Rec-Camp Supplies	06/09/2016	\$31.53
611		<b>8115B</b>	Pks/Rec-Science Supplies	06/10/2016	\$163.44
612		<b>812</b>	Strts-Steno Book, Legal, Memo Book	05/18/2016	\$7.42
613		<b>833</b>	PD-Binders	06/07/2016	\$59.76
614		<b>8442</b>	Pks/Rec-Camp Supplies	05/25/2016	\$54.25
615		<b>8504</b>	PD-Dog Food	05/17/2016	\$19.98
616		<b>8975</b>	Pks/Rec-Tryout Supplies	06/07/2016	\$20.66
617		<b>955</b>	Pks/Rec-Camp Supplies	06/02/2016	\$17.46
618		<b>9552</b>	Pks/Rec-Camp Supplies	06/01/2016	\$112.93
619		<b>9695</b>	Pool-Office Supplies	05/21/2016	\$48.94
620		<b>9802B</b>	Pks/Rec-Camp Supplies	05/19/2016	\$12.02
621		<b>9863</b>	EMS-Marker Kit	06/02/2016	\$17.91
622	<b>Wal-Mart Total</b>				<b>\$1,726.67</b>
623	<b>Watson's Office City</b>	<b>13789-1</b>	Lib-Tray, Cable, Wireform	05/09/2016	\$148.00
624		<b>14239-1</b>	Finance-Envelopes	06/08/2016	\$138.09
625	<b>Watson's Office City Total</b>				<b>\$286.09</b>
626	<b>Weidner, Daniel</b>	<b>45512</b>	Wtr-Alterations	06/21/2016	\$30.00
627	<b>Weidner, Daniel Total</b>				<b>\$30.00</b>
628	<b>Weil-Lombardo Trailers Inc</b>	<b>12382</b>	FD-CUR 49250	06/20/2016	\$29.95
629		<b>12391</b>	Strts-Sign Board	05/20/2016	\$35.95
630	<b>Weil-Lombardo Trailers Inc Total</b>				<b>\$65.90</b>
631	<b>Whelen Engineering Co Inc</b>	<b>981848</b>	EMS-Linear Tir LED Sync	05/31/2016	\$82.20
632		<b>986021</b>	FD-Vertex Super LED Split	06/07/2016	\$168.00
633		<b>990500</b>	FD-Duo 5-Lamp Housing, Bracket Mtg Kit, Tracer, Etc	06/15/2016	\$1,673.60
634	<b>Whelen Engineering Co Inc Total</b>				<b>\$1,923.80</b>
635	<b>White, Brad</b>	<b>062916</b>	Travel Reimb Request/Training	06/29/2016	\$1,593.00
636	<b>White, Brad Total</b>				<b>\$1,593.00</b>
637	<b>Winsupply O'Fallon IL Co</b>	<b>196077 00</b>	Cemetery-Building Spigot	06/13/2016	\$118.72
638	<b>Winsupply O'Fallon IL Co Total</b>				<b>\$118.72</b>
639	<b>Wireless USA</b>	<b>243728</b>	PD/EMS-July 2016 Svc Contract	06/21/2016	\$1,398.00
640	<b>Wireless USA Total</b>				<b>\$1,398.00</b>
641	<b>Worldpoint ECC Inc</b>	<b>5577231</b>	EMS-Manual, Workbook	06/10/2016	\$315.02
642	<b>Worldpoint ECC Inc Total</b>				<b>\$315.02</b>
643	<b>Grand Total</b>				<b>\$1,297,552.45</b>