

## CITY OF O'FALLON

### GARY L. GRAHAM

Mayor

### PHILIP A. GOODWIN

City Clerk

Walter Denton

City Administrator

### DAVID H. HURSEY

City Treasurer

### ALDERMAN

Gene McCoskey Ward 1 Matt Smallheer Ward 4

Richie Meile Ward 1 Michael Bennett Ward 5

Jerry Albrecht Ward 2 Courtney Marsh Ward 5

Robert Kueker Ward 2 Ray Holden Ward 6

Jerry Mouser Ward 3 Ned Drolet Ward 6

Kevin Hagarty Ward 3 David Cozad Ward 7

Herb Roach Ward 4 Harlan Gerrish Ward 7

## CITY COUNCIL MEETING

### A G E N D A

Monday, September 21, 2015

7:00 P.M. – Council Chambers

#### I. CALL TO ORDER

#### II. PLEDGE OF ALLEGIANCE

#### III. ROLL CALL

#### IV. APPROVAL OF MINUTES – [September 8, 2015](#)

#### V. PUBLIC HEARING – 1. Annexation agreement with Fulford Homes for approximately 24.88 acres located at the southwest corner of North Lincoln Avenue and Kyle Road, 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007, 04-18.0-407-008

#### VI. REPORTS

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

#### B. Clerk's Report

1. Request from O'Fallon Rotary Club to conduct a children's parade on October 31, 2105 starting at 12:30 – 2:00 p.m. from the Opera House parking lot to the Santa Hut
2. Request from the O'Fallon Woman's Club to conduct a raffle for liquor and other items on November 16<sup>th</sup> at the Katy Cavins Community Center
3. Request from the Knights of Columbus Assembly 1829 to hold a raffle for a "Wagon of Spirits" from October 9 – December 23, 2015
4. Request from the O'Fallon Underwater Search and Recovery Team to conduct a roadblock on Friday, November 27<sup>th</sup> from 8:00 a.m. to 12:00 p.m. and Saturday, November 28<sup>th</sup> for 8:00 a.m. – 12:00 p.m. at the intersection of Lincoln and State Street, insurance pending

### C. Mayor's Report

1. Announcement of the following promotions in Public Safety: Lt. James Cavins to Captain, Sgt. Kirk Brueggeman to Lieutenant and Ptl. Michael Mojzis to Sergeant
2. Proclamation declaring October 4 – 10, 2015 as Fire Prevention Week

## VII. RESOLUTIONS –

**ITEM 1** – Resolution approving and accepting the preliminary plat of Parkview Meadows on 18.18 acres, Parcel 04-30.0-101-046

**ITEM 2** – Resolution authorizing the Mayor to sign an annexation agreement with Christ Matteo, representing Fulford Homes for the Illini Trails – 3<sup>rd</sup> Addition Subdivision

**ITEM 3** – Resolution approving and accepting the Preliminary Plat of Illini Trails, 3<sup>rd</sup> Addition, 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007, and 04-18.0-407-008

## VIII. ORDINANCES

### A. 1<sup>st</sup> reading –

**ITEM 4** – Ord. amending Ord. 623, Zoning, development known as Parkview Meadows Subdivision

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

**ITEM 6** – Ord. amending Chapter 116, Section 116.48, regarding Video Gambling Devices

**ITEM 7** – Ord. annexing certain territory containing approximately 24.88 acres, Illini Trails

**ITEM 8** – Ord. amending Ord. 623, Zoning, known as Illini Trails – 3<sup>rd</sup> Addition, 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 AND 04-18.0-407-008

### B. 2<sup>ND</sup> Reading –

**ITEM 9** – Ord. repealing Chapter 35 of the Code of Ordinances, regarding Tax on Sale of Food and Beverages Prepared for Immediate Consumption and replacing it with a new Tax on Sale of Food and Beverages Prepared for Immediate Consumption

**ITEM 10** – Ord. Approving the Final Plat for Four Points Center, Phase 1

## IX. STANDING COMMITTEES

1. Community Development – *Minutes attached*
2. Public Works
3. Public Safety – *Minutes attached*
4. Finance and Administration
  - A) **Motion** to approve Warrant #333 in the amount of \$718,577.48
5. Parks/Environment

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

## XI. ACTION TAKEN ON EXECUTIVE SESSION ITEMS

## XII. ADJOURNMENT

**O'FALLON CITY COUNCIL  
MINUTES OF THE REGULAR COUNCIL MEETING  
Draft September 8, 2015**

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

Philip Goodwin, City Clerk, called the roll: Gene McCoskey, present; Richie Meile, present; Jerry Albrecht, present; Robert Kueker, present; Jerry Mouser, excused; Kevin Hagarty, present; Herb Roach, present; Matthew Smallheer, excused; 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 G. McCoskey to approve the minutes of August 17, 2015. All ayes. Motion carried.

**PUBLIC HEARING** – Mayor Graham said there was no hearing scheduled.

**RESIDENTS:** Mayor Graham asked if anyone wished to come forward to speak to the Council. No one came forward.

**REPORTS:**

**Clerk's Report:** Motion by J. Albrecht and seconded by G. McCoskey to approve a request from the Republican Women of St. Clair County to conduct a raffle for a "Split the Pot" on September 20, 2015 and a request from O'Fallon Moose Lodge 2608 to conduct a raffle for a Remington pistol and cash from September 18<sup>th</sup> – October 11, 2015. All ayes. Motion carried.

**Mayor's Report:** No report.

**RESOLUTIONS:**

Motion by J. Albrecht and seconded by G. McCoskey to consider items 1 – 4 under the Omnibus Agreement. Motion failed, as H. Roach and N. Drolet requested that 2 and 3 be removed.

Motion by J. Albrecht and seconded by M. Bennett to approve Item 2, a Resolution authorizing the Mayor to execute an agreement with Rhutasel & Associates for the design of the State Street Water and Sewer Rehabilitation Project in an amount not to exceed \$61,000.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

Motion by J. Albrecht and seconded by M. Bennett to approve Item 4, a Resolution authorizing the Mayor to execute an agreement for Community Park Restroom Facilities to McCann Concrete Products in the amount not to exceed \$66,929.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

Motion by J. Albrecht and seconded by M. Bennett to approve Item 1, a Resolution authorizing the Mayor to execute an agreement with Trane for the supply and installation of HVAC replacement units at City Hall in an amount of \$168,350.

H. Roach mentioned that he understands the need for it but would prefer a cost competitive bidding process from three or four major suppliers. He believes that is the better value.

R. Kueker said the staff provided good rationale about why we did this, but agreed that we should have competitive bids on this project.

N. Drolet said the purchasing manual states we should use local vendors whenever possible in a competitive bidding process. It also specifies that if the cost is over \$6,000, then competitive bids should be obtained. There should also be a written reason if a sole bidder is pursued.

M. Bennett stated that the city engineer did provide good reasons at the committee meeting of why he suggests sole sourcing. He asked D. Sullivan to explain the process. D. Sullivan stated that we have had a twenty year relationship with Trane of St. Louis. They have a working knowledge of our system. They know the deficiencies in our system. We avoided hiring an HVAC consultant by utilizing their expertise. He answered the Mayor stating that the design would be about 12 – 20% of the equipment and installation cost. So, it could be between \$16,000 and \$32,000 according to the Mayor.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, no; Hagarty, no; Roach, no; Bennett, aye; Marsh, aye; Holden, aye; Drolet, no; Cozad, aye; Gerrish, aye. Ayes – 8; Nos – 4. Motion carried.

Motion by J. Albrecht and seconded by G. McCoskey to approve Item 3, a Resolution authorizing the Mayor and City Clerk to proclaim support for the installation of traffic signals at the intersection of Scott-Troy Road and Old Vincennes Trail.

N. Drolet said a roundabout had been considered at some point. M. Bennett answered that there are two different speeds coming together and the volume of traffic. Mayor Graham added that the Township and County would share this. H. Roach also stated that he is glad to see it as the residents have asked for it for quite some time.

Mayor Graham said he brought it forward, as it is dangerous. The problem is at Borchers Road. The County Engineer has been against it, so we want it on the record. N. Drolet added that we may get mitigation funds.

R. Meile said Old Vincennes was a County Road. Now it is a joint venture between the City, Township and the County. This is the first time that they see it as a safety issue.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

## **ORDINANCES:**

### **1st Reading –**

Motion by J. Albrecht and seconded by H. Gerrish to consider on 1st Reading, Item 5, an Ordinance repealing Chapter 35 of the Code of Ordinances, regarding Tax on Sale of Food and Beverages Prepared for Immediate Consumption and replacing it with a new Tax on Sale of Food and Beverages Prepared for Immediate Consumption.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

Motion by J. Albrecht and seconded by K. Hagarty to consider on 1st Reading, Item 6, an Ordinance approving the Final Plat for Four Points Center, Phase 1.

M. Bennett said it is a good project but thinks it could be better.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, no; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 11; Nos – 1. Motion carried.

**2<sup>nd</sup> Reading –** Nothing brought forward.

## **STANDING COMMITTEES –**

**Community Development:** Motion by J. Albrecht and seconded by M. Bennett to approve the Special Event request from 801 Degrees Wood Fired Pizza, LLC for their Oktoberfest on September 19<sup>th</sup> at their location, with conditions - includes alcohol sales. All ayes. Motion carried.

J. Albrecht said the next meeting will be Monday, September 14<sup>th</sup>.

**Public Works:** Motion by G. McCoskey and seconded by M. Bennett to approve the purchase of a Kut Kwick MegaSloperMaster Slope Mower in an amount not to exceed \$88,840.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

Motion by G. McCoskey and seconded by J. Albrecht to approve the purchase of a 2015 Vermeer D9X13III boring machine including a trade in the amount of \$45,135.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

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

**Public Safety:** C. Marsh said they will meet next Monday, September 14th at 5:00 p.m. at the Public Safety Building.

**Finance/Administration:** M. Bennett stated the Committee met prior to the Council meeting and that the warrant has two parts. Motion by M. Bennett and seconded by G. McCoskey to approve Warrant #332a in the amount of \$1,000,767.30.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

Motion by M. Bennett and seconded by J. Albrecht to approve Warrant 332b in the amount of \$12,500.

**ROLL CALL:** McCoskey, aye; Meile, aye; Albrecht, aye; Kueker, aye; Hagarty, aye; Roach, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Cozad, aye; Gerrish, aye. Ayes – 12; Nos – 0. Motion carried.

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

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

Mayor Graham welcomed former alderman, Allen Medford, who is visiting.

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

The meeting was adjourned at 7:27 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

Resolution 2015 -

**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT OF PARKVIEW MEADOWS ON 18.18 ACRES OF PARCEL NUMBER: 04-30.0-101-046**

**WHEREAS**, the proposed preliminary plat has been reviewed by the O'Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

**WHEREAS**, the property described in Exhibit A is currently located in the City of O'Fallon, zoned Agriculture, A and is proposed for rezoning in the City of O'Fallon as a single-family subdivision containing 49 homes and proposed for "SR-2" zoning; and

**WHEREAS**, the developer will be responsible for paying to the City of O'Fallon a fee in lieu of 0.832 acres of park land dedication in the amount \$42,433; and

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

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

- 1) Approval. Parkview Meadows Preliminary Plat, as proposed by the developer, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved with the conditions below:
  1. There will be a park land dedication requirement of 0.832 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$42,433, \$865.00 per house permit.
- 2) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 3) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

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

Approved:

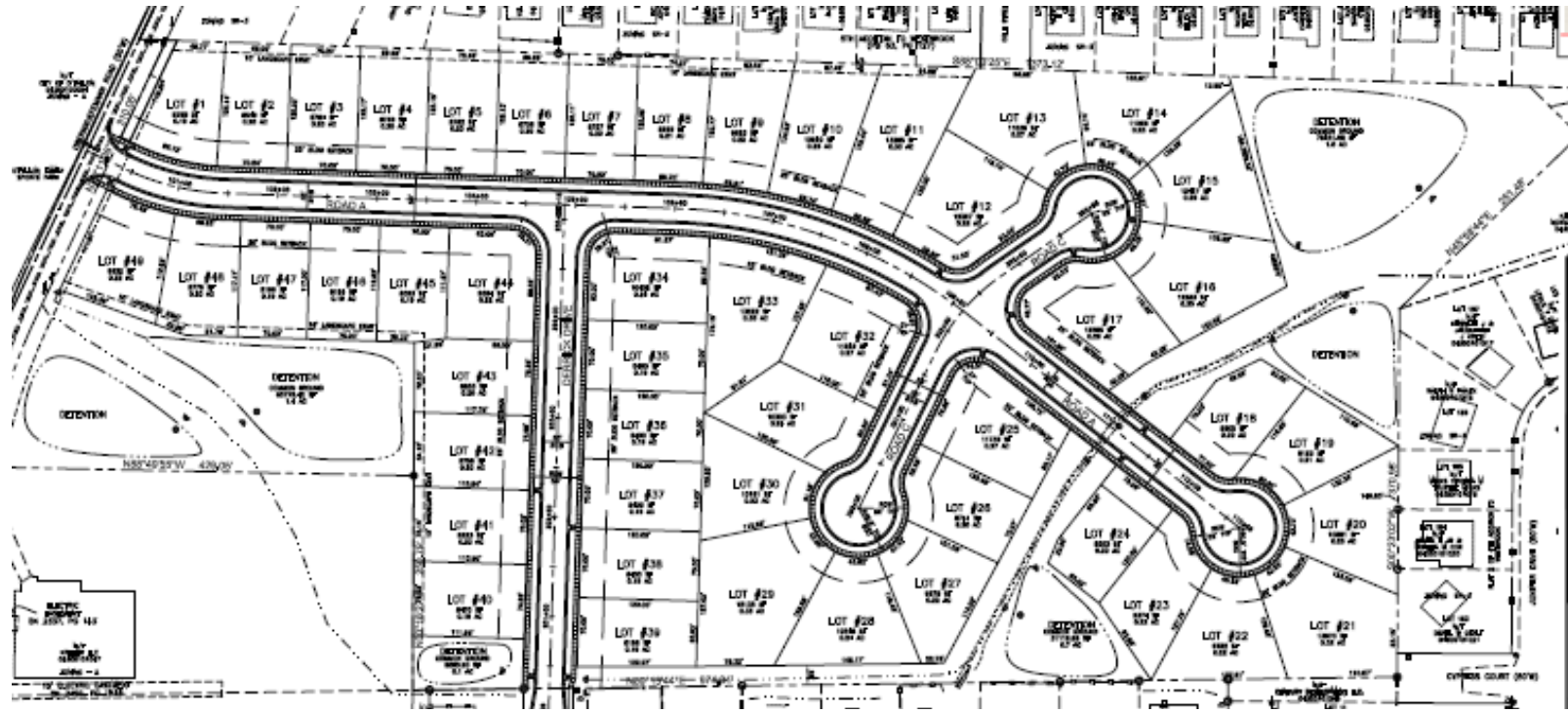
\_\_\_\_\_  
Gary L. Graham, Mayor

Attest:

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



EXHIBIT "A"  
PRELIMINARY PLAT





### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** September 21, 2015

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

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

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

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

#### **Background**

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

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

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

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

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

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recommends approval of the Preliminary Plat and the Rezoning to SR-2 with the following conditions:

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

**CITY OF O'FALLON, ILLINOIS**

**RESOLUTION 2015 - \_\_\_\_\_**

**AUTHORIZING THE MAYOR TO SIGN AN ANNEXATION AGREEMENT  
WITH CHRIS MATTEO, REPRESENTING FULFORD HOMES FOR THE  
ILLINI TRAILS – 3<sup>RD</sup> ADDITION SUBDIVISION**

**WHEREAS**, a proposed annexation agreement has been filed with the City Clerk of the City of O'Fallon by Fulford Homes; 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 September 14, 2015 Community Development Committee meeting and approved with a vote of 6-0; and

**WHEREAS**, a public hearing on such terms of the annexation agreement was held on September 21, 2015, before the O'Fallon City Council.

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

- 1) The Mayor is authorized to sign an annexation agreement between the City of O'Fallon and Fulford Homes for the Illini Trails – 3<sup>rd</sup> Addition subdivision 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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015, by and between FULFORD HOMES, LLC an Illinois limited liability company (“Developer” or “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”). The Developer and City are sometimes referred to herein collectively as “Parties.”

**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 24.88 acres +/- and adjoins, abuts, and is contiguous to the corporate limits of the City and is proposed for a development of a residential subdivision known as ILLINI TRAILS 3<sup>RD</sup> ADDITION.

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 promises and the mutual covenants and agreements herein contained, and in compliance with ordinances, codes, and regulations of the City in effect as of the date of this Agreement, or as may hereinafter be enacted, subsequently, 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 SR-1B (as defined by City Ordinance on such date as the City approves the terms of this Agreement) as shown on the Preliminary Plat. 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 and zoning plat ("Final Plat") of the Development Parcel, which plat shall be substantially similar with the Preliminary Plat attached as **Exhibit "C"** hereto and made a part hereof; and (2) expressly permitting development of the Development Parcel in accordance with the Preliminary Plat.

(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. **Variations.** The City shall approve the Final Plat of the Development Parcel if submitted consistent with all applicable City regulations, including but not limited to the Subdivision and Development Control Ordinance ("Subdivision Ordinance"), except that the following variations are hereby authorized:

(a) School Impact Fee – Except as otherwise specifically provided in this Agreement, Developer shall not be required to pay any school impact fee.

5. **Developer Improvement Obligations.**

(a) All improvements (except as provided below), including Storm Sewers (hereafter defined), and right-of-way or fee simple dedication contemplated by this Agreement or as shown on the Final Plat shall be dedicated to the City or other appropriate utility entity in the form and as reasonably required by the City Attorney. Notwithstanding anything to the contrary in this Section or this Agreement, all City and/or Developer rights and obligations with respect to the Sanitary Sewers (hereafter defined) and the Lift Station (hereafter defined) shall be governed by Section 7 below.

(b) Nothing contained in this Agreement shall affect the Developer's right to mortgage, encumber, or convey the Development Parcel as a whole or each Phase separately to one or several third parties, subject to 65 ILCS 5/11-15.1-4.

6. **Water Supply and Service.**

The City agrees to supply fresh, potable water to the property line of Development Parcel in quantities and pressure sufficient in all respects to serve the needs of the Development Parcel. The Development Parcel shall be subject to applicable service rates and tap fees and charges of the City. So long as City water is available, Owner and Development Parcel shall be required to use water exclusively from the City. Any change in the use of Development Parcel requested or initiated by the Owner shall be subject to and in compliance with the provisions of the City's

ordinances and regulations. Except as provided below, the Owner shall be responsible for all costs of extending the existing water lines at an 8" line diameter and in compliance with all city codes, subject to engineering calculation indicating an 8" line is adequate. Notwithstanding anything to the contrary in this Section 6 or this Agreement, if the City requires any line dimensions exceeding an 8" line diameter or installation of any other off site water lines, the Owner shall install and pay for same provided the City shall reimburse the Owner for such expense within thirty (30) days of being provided invoices and paid receipts from the Owner. Notwithstanding anything to the contrary herein, this Section 6 sets forth all of the fees related to water service and connection that Developer is required to pay except for ordinary tap-in fees paid for each residence.

Any change in the use of Development Parcel requested or initiated by the Owner shall be subject to and in compliance with the provisions of the City's ordinances and regulations.

**7. Sanitary Sewer.**

(a) The Developer shall be permitted to connect to public sewer facilities subject to otherwise generally applicable conditions and usage, tap-in, extension or pro-rata or other related charges to the existing sanitary sewer owned by the City.

(b) The Developer shall use and exercise all reasonable means and facilities to install sanitary sewer trunk lines ("Sanitary Sewers") sufficient to serve the Development Parcel. Said lines shall be constructed in conformity with the Preliminary Plat and in compliance with applicable City ordinances and standards.

**8. Stormwater and Drainage Facilities.**

On the Development Parcel, the Owner shall use and exercise all reasonable means and facilities to install storm sewer lines ("Storm Sewers") and retention basins sufficient to serve the Development Parcel and the Development. Said storm sewer lines and detention/retention areas shall be constructed in conformity with the Preliminary Plat in compliance with applicable City ordinances and standards. All storm sewer lines shall be within an easement and dedicated to the City, however all detention/retention areas located within outlots or easements shall be maintained by the present and future property owners (or the homeowner's association if the outlot or easement is common area) of the Illini Trails 3<sup>rd</sup> Addition subdivision. Notwithstanding anything to the contrary in this Section 8 or this Agreement, the City shall in no way delay approval of any improvements hereunder that are otherwise in conformity with the Preliminary Plat to avoid or mitigate the cost of the City's reimbursement obligations hereunder

**9. Roadways/Sidewalks.**

(a) The Developer shall use and exercise all reasonable means and facilities to construct the roadways to be located on the Development Parcel all as shown on the Preliminary Plat. Said construction shall be completed in accordance with the City's Subdivision Ordinance and shall include installation of curbs, gutters, streetlights, sidewalks, street and traffic signage, and other public improvements required under said Subdivision Ordinance (collectively, "Public Improvements"), except as expressly varied by the City Council. Sidewalks shall be constructed at time as of building of each home.



(b) The Developer shall construct sidewalks adhering to applicable Illinois ADA standards along both sides of all streets in the 3<sup>rd</sup> Addition of Illini Trails subdivision, as shown on the preliminary plat as each plat is developed, unless otherwise mutually agreed with the City. In lieu of constructing a sidewalk on Lincoln Avenue, the development shall provide a check to the city for the cost of constructing the required sidewalk at a rate of five dollars (\$5.00) per square foot.

**10. Dedication of Improvements.**

(a) The Developer shall construct and dedicate to the City the roadways, easements, public improvements, water lines, and storm sewer lines as may be required consistent with law and accepted by the City in conjunction with development approvals. The Developer shall dedicate to the City the Roadways, the Public Improvements, the water lines, and the Storm Sewer Lines by recording with the St. Clair County, Illinois Recorder, the appropriate subdivision plat, which dedicates the Public Improvements as provided herein. Nothing herein shall require the City to accept such improvements for maintenance or liability that are not in satisfaction of the City's specifications or that have not been inspected by the City and found to be in acceptable condition.

(b) The Owner shall grant to the City nonexclusive utility easements ("Utility Easements") for maintenance and repair of the aforesaid utilities to be constructed on the Development Parcel and dedicated to the City as shown on the Preliminary Plat of Annexation and/or the Final Plat in accordance with applicable ordinances.

(c) To the full extent permitted by law, and except as provided herein, the Development Parcel shall be subject to the development laws of the City applicable to development in effect prior to the annexation contemplated by this Agreement; provided that prior to annexation, Owner shall be given prior notice and reasonable opportunity to cure any violation prior to enforcement by the City.

**11. Annexation Fee.** Notwithstanding any other City Ordinance to the contrary, Developer shall only be required to pay the City, a fee of TWO THOUSAND TWO HUNDRED FIFTY DOLLARS (\$2,250.00) per lot ("Annexation Fee") as payment to the City, intended in part to defray the City's costs relating to this annexation and in providing services to the Subdivision and services as may benefit the residents of the Subdivision. Any complete or partial lot created or existing within the Development Parcel shall be subject to this requirement. The Owner (and its successors in title) shall pay such Annexation Fee for each lot (or any partial lot) within the Development Parcel at the time of and as a condition of application for a building permit to build a dwelling on each such lot. The payment obligation herein shall survive expiration (but not termination by the City) of the Agreement and shall be a Developer obligation that shall be deemed to run with the land. Payment of this annexation fee shall be a fundamental condition of any building permit and shall be binding as to such permits issued both prior to and after annexation and expiration of this agreement.

**12. Park Dedication.** Per City Ordinance, the developer is required to pay a park fee per lot ("Park Fee") upon annexation and concurrent with each building permit application to the City with the intended purpose to mitigate the Developer's impact to the City park system at

a calculated fee of EIGHT HUNDERD SIXTY FIVE DOLLARS (\$865.00). The Owner (and its successors in title) shall pay such Park Fee for each lot at the time of and as a condition of application for a building permit to build a dwell on each lot in the Development Parcel. Payment of this Park Fee shall be a fundamental condition of any building permit and shall be binding as to such permits issued both prior to and after annexation and expiration of this Agreement.

13. **Miscellaneous.**

(a) Notwithstanding any other provision contained herein to the contrary, with respect to the Development Parcel, this Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that any continuing obligations to the City shall survive any termination or expiration to the extent consistent with 65 ILCS 5/11-15.1-1.

(b) Except as provided in this Agreement, the Development Parcel shall be bound by the terms of the Agreement and shall be subject to all other generally applicable laws, codes, ordinances 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 of such.

(c) This Agreement shall bind the heirs, successors, and assigns of the Developer, the City, the Corporate Authorities, and their successors in office. This Agreement shall inure to the benefit of the parties hereof, their successors, and assigns. This Agreement and the obligations of Developer 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 Development Parcel, and may be recorded.

(d) Nothing herein shall in any way prevent the alienation, encumbrance, or sale of the Development Parcel or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

(e) Within thirty (30) days after the execution hereof, the text of this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the City in the Office of the Recorder of St. Clair County, Illinois.

(f) It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus, or other proceeding may enforce or compel the performance of this Agreement, or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them, provided that nothing in this Agreement shall permit or give rise to an action in damages against the City or the Developer (and/or its successors and/or assigns), except that the Developer may seek specific performance of the City's reimbursement obligations under this Agreement, if any.

(g) It is understood by the Parties hereto that time is of the essence. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten (10) days after a notice specifying such default is given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus, or other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.

(h) The undersigned persons, whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation or other entity indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation or other entity as their own free acts and deeds and/or the free acts and deeds of such municipal corporation or other entity after opportunity to consult with legal counsel.

(i) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.

(j) Unless stated otherwise herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail, return receipt requested, to the respective parties at their addresses listed below:

If to the City: City of O’Fallon, Illinois  
225 S. Lincoln Avenue  
O’Fallon, IL 62269  
Attention: Planning Director

with a copy to: Mr. Terry Bruckert, Esq.  
Attorney at Law  
1002 E. Wesley Dr.  
O’Fallon, IL 62269

If to the Developer/Owner: Fulford Homes, LLC  
1116 Hartman Lane  
Shiloh, IL 62221

with a copy to: -----  
-----  
-----

(k) Nothing in this Agreement shall waive the police powers of the City or preclude the City from enforcing its laws as to the Development Parcel regarding public health, welfare or safety irrespective of any claim of estoppel or otherwise.

14. **Special Service Area.** Only in the event the homeowner’s association governing the Development Parcel (sometimes, the “HOA”) becomes defunct or declines to manage the Development Parcel’s common area pursuant to City Ordinance, under the Special Service Area Tax Law (35 ILCS 200/27-5 *et seq.*, as supplemented and amended, the “**SSA Law**” (which if applicable law requires or under which it otherwise would be desirable includes the Special Assessment / Local Improvement (“**SA/LI**”) process of Article 9 of the Illinois Municipal Code)) the City may, at the cost of the homeowner’s association (and not at the cost of the Owner, Developer, or City), request to undertake proceedings (the “**SSA Proceedings**,”

which shall include SA/LI proceedings, as the case may be) to finance making any Development Parcel common area compliant with City ordinance. The Owner and the Developer will fully and timely cooperate with the City in connection with the SSA Proceedings and establishing the Area and the issuance of the SSA Bonds if so required, provided however in no event shall the Owner and/or its assign be required to pay any cost associated with the SSA Proceedings or the SSA Bonds. Further notwithstanding anything to the contrary in this Agreement, in the event the Owner or its assign owns any lots in the Development Parcel when the City chooses to initiate SSA Proceedings, the Owner or its assign shall not be subject to any increase in ad valorem real estate taxes related to the lots it owns for such time as the Owner or assign owns the lot. This agreement and provision shall run as a covenant with the land. In the event of default of the maintenance requirements herein, the HOA and/or future owners agree to not object to the establishment of the SSA and the enforcement of the provisions of this section.

**[Remainder of Page Intentionally Left Blank, Proceed to Signature Page]**

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

**CITY:**

CITY OF O'FALLON  
an Illinois municipal corporation,

ATTEST:

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

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

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

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

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

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

**DEVELOPER**

FULFORD HOMES,LLC., an Illinois limited liability company

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

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

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

## LIST OF EXHIBITS

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

**EXHIBIT "A"**

**DEVELOPMENT PARCEL LEGAL DESCRIPTION**

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

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

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

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

PARCEL ID NUMBERS: 04-18.0-400-032 (Parcel 1)  
04-18.0-407-002 (Parcel 2)  
04-18.0-407-006 (Parcel 3)  
04-18.0-407-007 (Parcel 4)  
04-18.0-407-008 (Parcel 5)

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): 04-18.0-400-032

- 04-18.0-407-002
- 04-18.0-407-006
- 04-18.0-407-007
- 04-18.0-407-008

ADDRESS(ES): 1485 North Lincoln Avenue

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: 8/4/15

OWNER: [Signature]

PRINT: Christopher Matteo, representing Fulford Homes

State of Illinois  
County of St. Clair

SUBSCRIBED AND SWORN to before me this 4 day of August, 2015.

[Signature]  
Notary Public





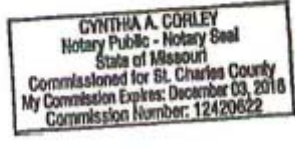
DATED: 8/19/15

OWNER: Terry Epling

PRINT: Terry Epling representing Presbytery of Giddings-Lovejoy

State of Illinois  
County of St. Clair  
SUBSCRIBED AND SWORN to before me this 19<sup>th</sup> day of August, 2015.

Cynthia A. Corley  
Notary Public

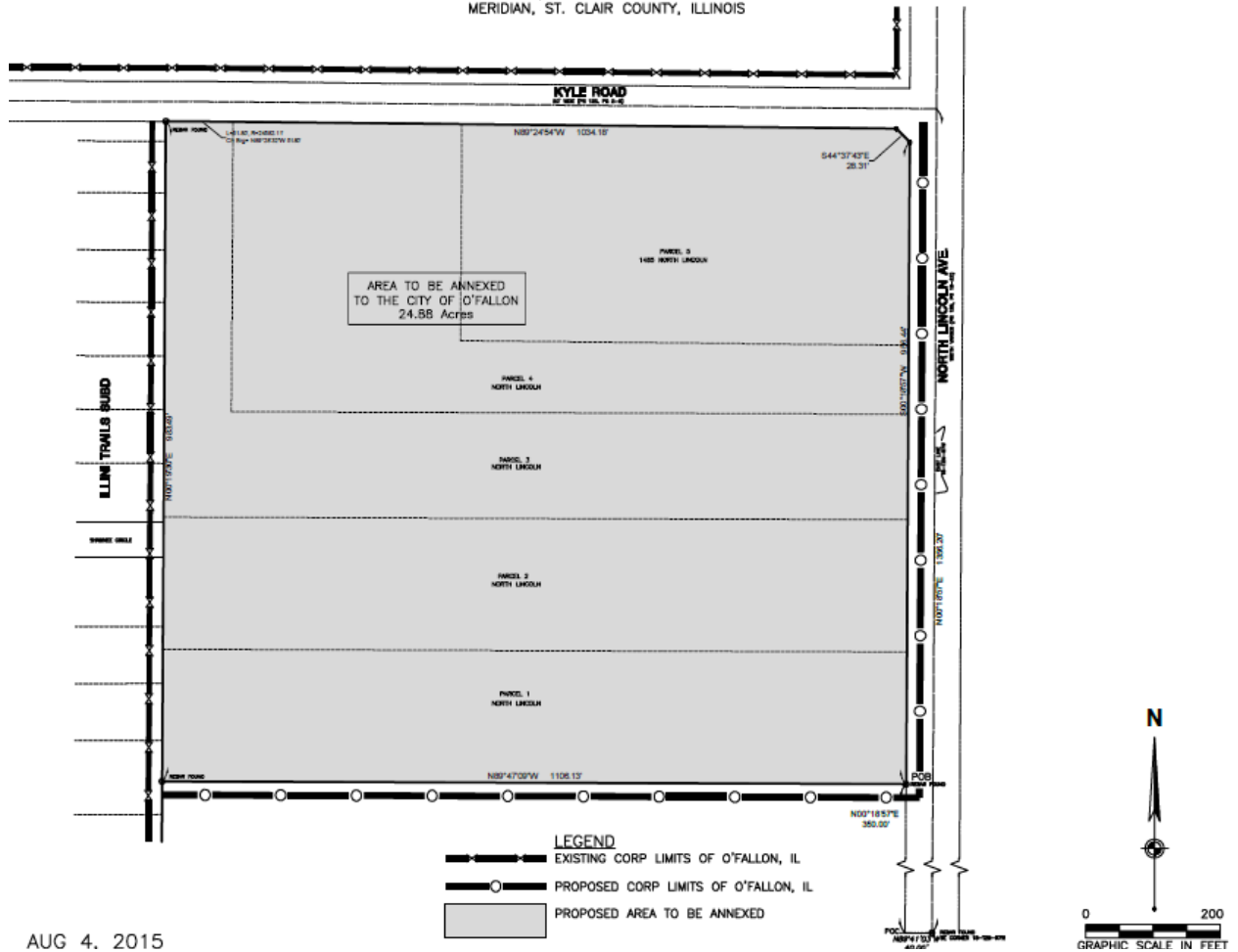


# EXHIBIT "C"

## PRELIMINARY PLAT OF ANNEXATION

### ANNEXATION PLAT

LAND BEING ANNEXED TO THE CITY OF O'FALLON, ILLINOIS  
PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18,  
IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL  
MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



AUG 4, 2015



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** September 21, 2015

**Subject:** S15-09 & P2015-10: Illini Trails – 3<sup>rd</sup> Addition, Preliminary Plat & Zoning Amendment

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

#### **Background**

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

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

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

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

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

**Annexation**

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

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

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

**Legal Considerations, if any:** None

**Budget Impact:** None

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

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

**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT OF ILLINI TRAILS – 3<sup>rd</sup> ADDITION ON PARCEL NUMBERS 04-18.0-400-032, 04-18.0-407-002, 04-18.0-407-006, 04-18.0-407-007 AND 04-18.0-407-008**

**WHEREAS**, the proposed preliminary plat has been reviewed by the O’Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

**WHEREAS**, the property described in Exhibit A is currently located in St. Clair County, is zoned Agriculture, A, and is proposed for annexation into the City of O’Fallon as a single-family subdivision containing 57 homes and proposed for Single Family Residential Dwelling District “SR-1B” zoning; and

**WHEREAS**, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 0.966 acres of park land dedication in the amount \$49,266; and

**WHEREAS**, the developer will be responsible for paying to the City of O’Fallon an annexation fee of \$2,250 per lot; and

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

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

- 1) Approval. Illini Trails – 3rd Addition Preliminary Plat, as proposed by the developer, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved with the conditions below:
  1. Concurrent annexation and rezoning of land from St. Clair County Agriculture, A to Single Family Residential Dwelling District, SR-1B in the City of O’Fallon; and.
  2. In lieu of constructing a sidewalk on Lincoln Avenue, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with a check in the amount agreed upon.
  3. There will be a \$2,250 annexation fee per house permit and the park land dedication requirement is 0.966 acre, with the requirement being fulfilled through a fee in lieu of land in the amount of \$49,266, \$865.00 per house permit.

- 2) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 3) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

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

Approved:

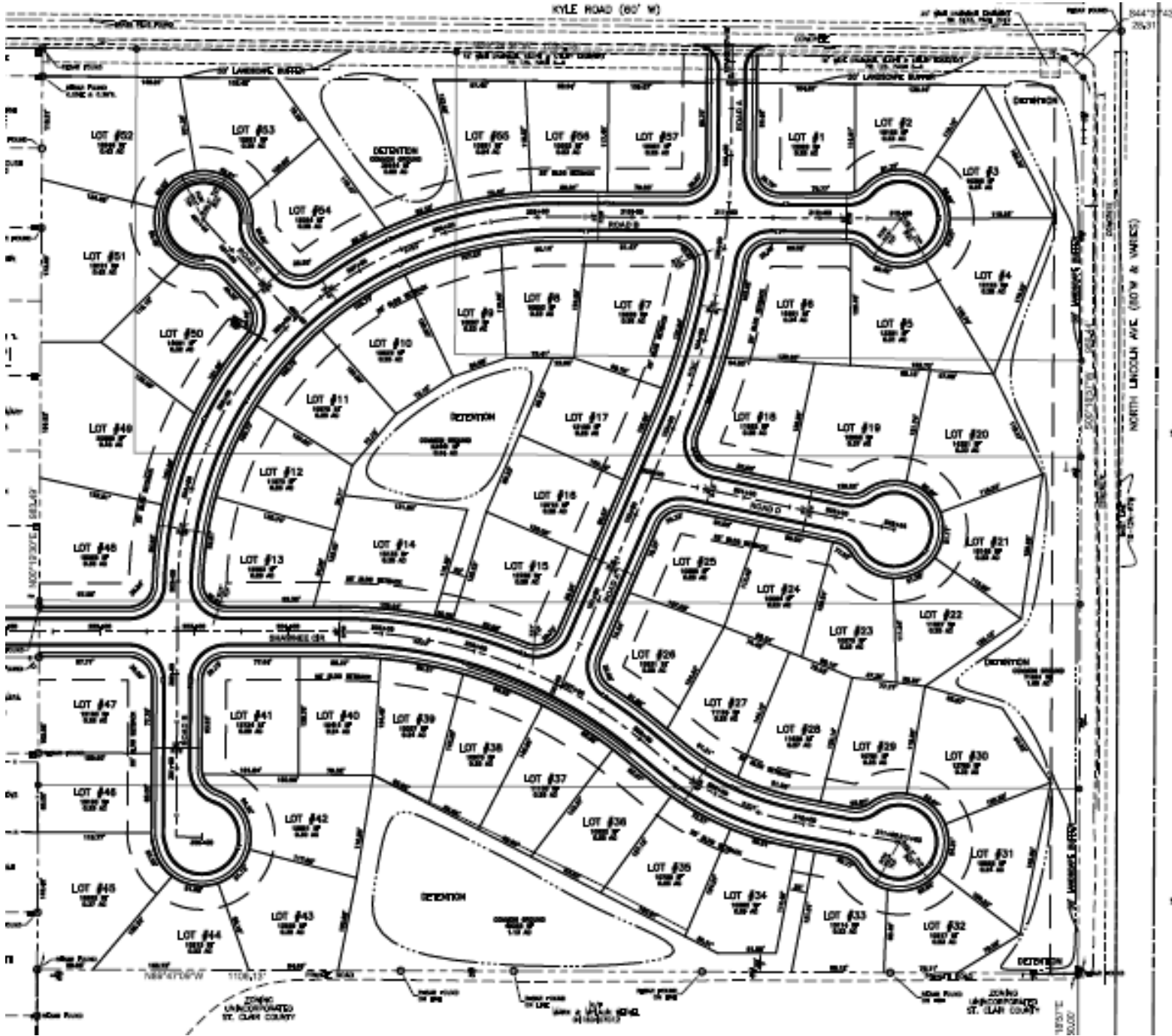
\_\_\_\_\_  
Gary L. Graham, Mayor

Attest:

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

EXHIBIT "A"

PRELIMINARY PLAT



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

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

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

**WHEREAS**, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 0.832 acres of park land dedication in the amount \$42,433; and

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

**WHEREAS**, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on August 25, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1 Single Family Residence Dwelling District zoning for the property with a vote of 6-eyes to 0-nayes; and

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

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

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

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



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

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

\*\*\*\*\*

ATTEST:  
  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of \_\_\_\_\_ 2015.

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

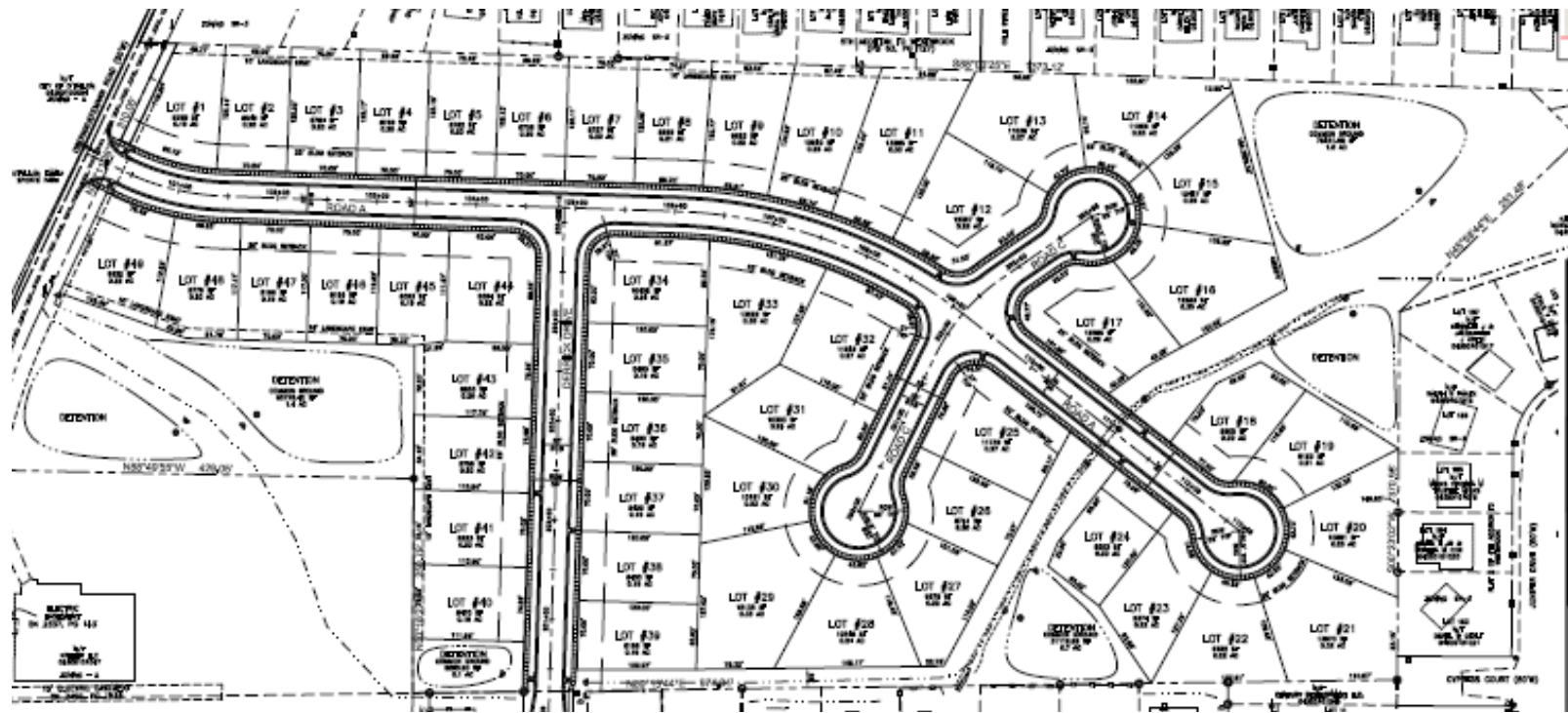
\_\_\_\_\_  
Gary L. Graham, Mayor

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

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

EXHIBIT "A"

PRELIMINARY PLAT





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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:** August 25, 2015  
**SUBJECT:** S15-08 & P2015-09: Parkview Meadows - Preliminary Plat & SR-2 Zoning Amendment

---

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

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

**Submitted:** July 17, 2015

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### Project Summary

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

### Background & Executive Summary

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

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

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

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

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

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

**Existing Conditions**

**Surrounding Zoning:**

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

**Surrounding Land Use:**

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

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

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

**Code of Ordinances:**

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-2, Single Family Residence Dwelling District requirements.

**Public Notice:**

Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of

the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

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### **Rezoning Discussion Points**

#### **General Discussion:**

The proposed subdivision consists of 18.18 acres of land requested to be rezoned to SR-2, Single Family Residence Dwelling District. The proposed subdivision is located next to other similarly zoned developments, including Westbrook subdivision and Brookside Estates. The area of the proposed subdivision has been designated as Neighborhood Residential on the Future Land Use Map, which the request to rezone the property to SR-2, Single Family Residence Dwelling District conforms to the Comprehensive Plan.

#### **SR-2 Zoning District:**

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

#### **Side Yard Setbacks:**

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

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### **Preliminary Plat Discussion Points/Issues**

#### **General Discussion:**

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

#### **Access and Circulation:**

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

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

#### **Drainage and Detention:**

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

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

Utilities:

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

Street Trees, Landscape Berms, and Buffers:

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

Open Space:

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

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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 Reserves of Timber Ridge property appears to meet each of the following zoning criteria:

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

### **Conclusion and Recommendation**

Staff recommends approval of the Preliminary Plat and the Rezoning to SR-2 with the following conditions:

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

### **Attachments**

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

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

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

RECEIVED JUL 23 2015

Date: July 20, 2015

Name of Subdivision: Parkview Meadows

CITY OF O'FALLON

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

JUL 23 2015

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

DATE PAID

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

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

Section: 30

Township: 2N

Range: 7W

Area of Tract: 18.18 acres

Number of Proposed Lots: 49

Zoning: Existing-A, Proposed - SR-2

Property interest of applicant: ( ) Owner



Contract Purchaser ( ) Other

**APPLICANT'S CHECKLIST**

**REQUIREMENTS FOR SUBMITTAL**

(YES or NO)

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

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

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

Applicant's Signature



RECEIVED JUL 23 2015

## **Fulford Homes**

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

#### **Development Narrative:**

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

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

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

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

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

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

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

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

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

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

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

PETITION FOR ZONING AMENDMENT

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

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

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

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

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

Date: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF O'FALLON  
AUG - 4 2015  
DATE PAID

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

- Name of property owner(s): MMAAC, LLC Phone: 618-632-7231  
Mailing address: 513 Turtle Creek Ct, O'Fallon, IL E-Mail: \_\_\_\_\_
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779  
Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser
- Address of property: 226 Oberneufemann Rd Parcel (Tax) ID #: 04300101046
- Present use of property: Agriculture Present Zone District: A  
Proposed use of property: Single Family Residential Parkview Meadows Proposed Zone District: SR-2
- Zone District Classifications of adjacent properties: N=SR-3 S=SR-2 E=SR-3 W=A
- Area of land rezoning requested for: 18.18 Ac acres/square feet.
- This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
- An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

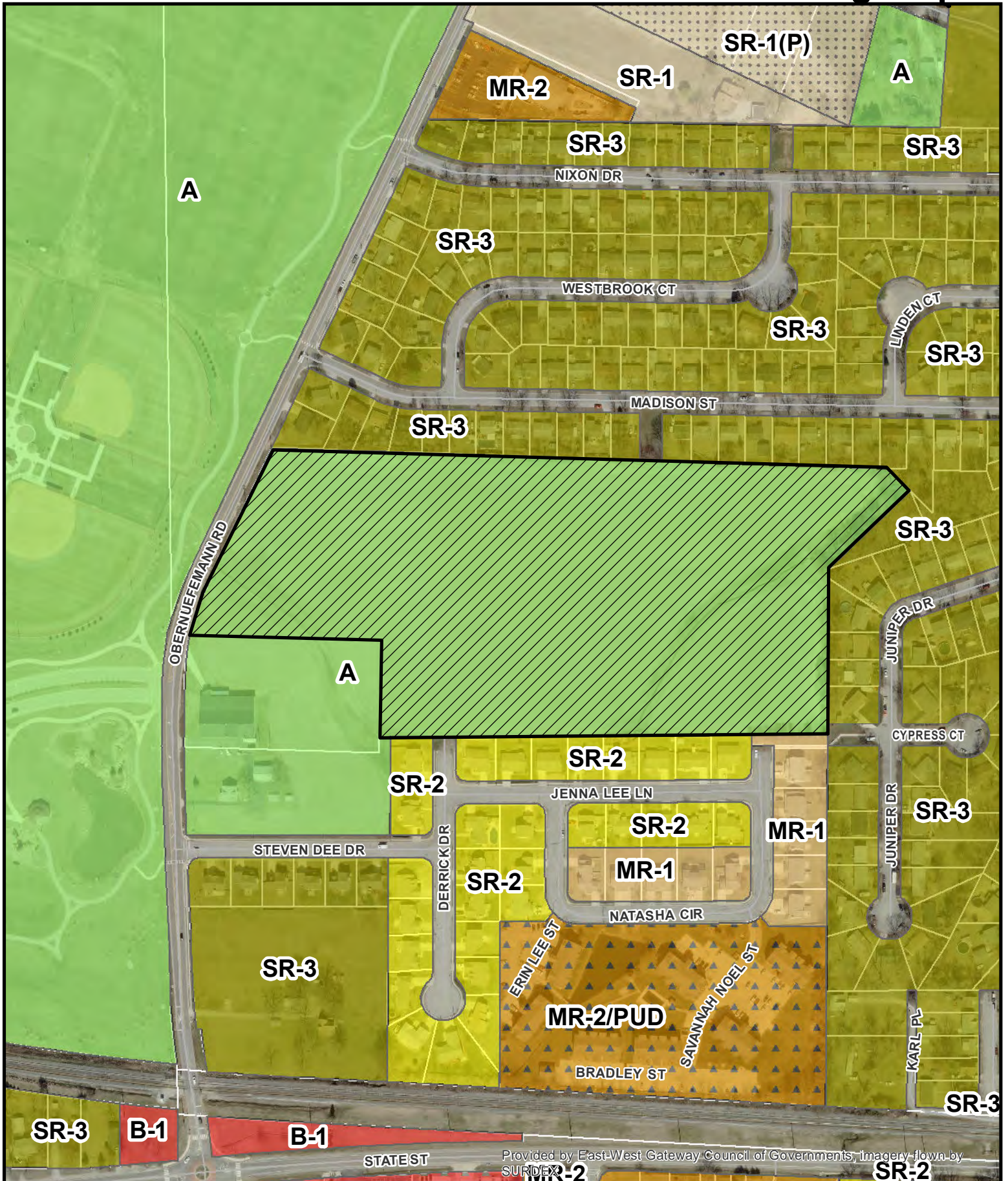
I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

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

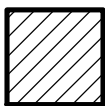
Date: 8/4/15 Signature of Applicant: \_\_\_\_\_  
Date: 8/4/15 Signature of Owner: \_\_\_\_\_ (CONTRACT OWNER)



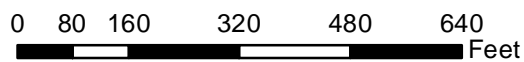
# S15-08 & P2015-09: Parkview Meadows - Zoning Map



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



Subject Property



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



Family Sports Park

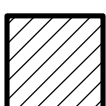
Westbrook Subdivision

Westbrook Subdivision

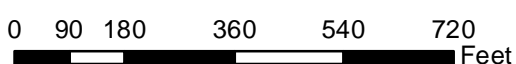
Brookside Estates Subdivision

Brookside Manor

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

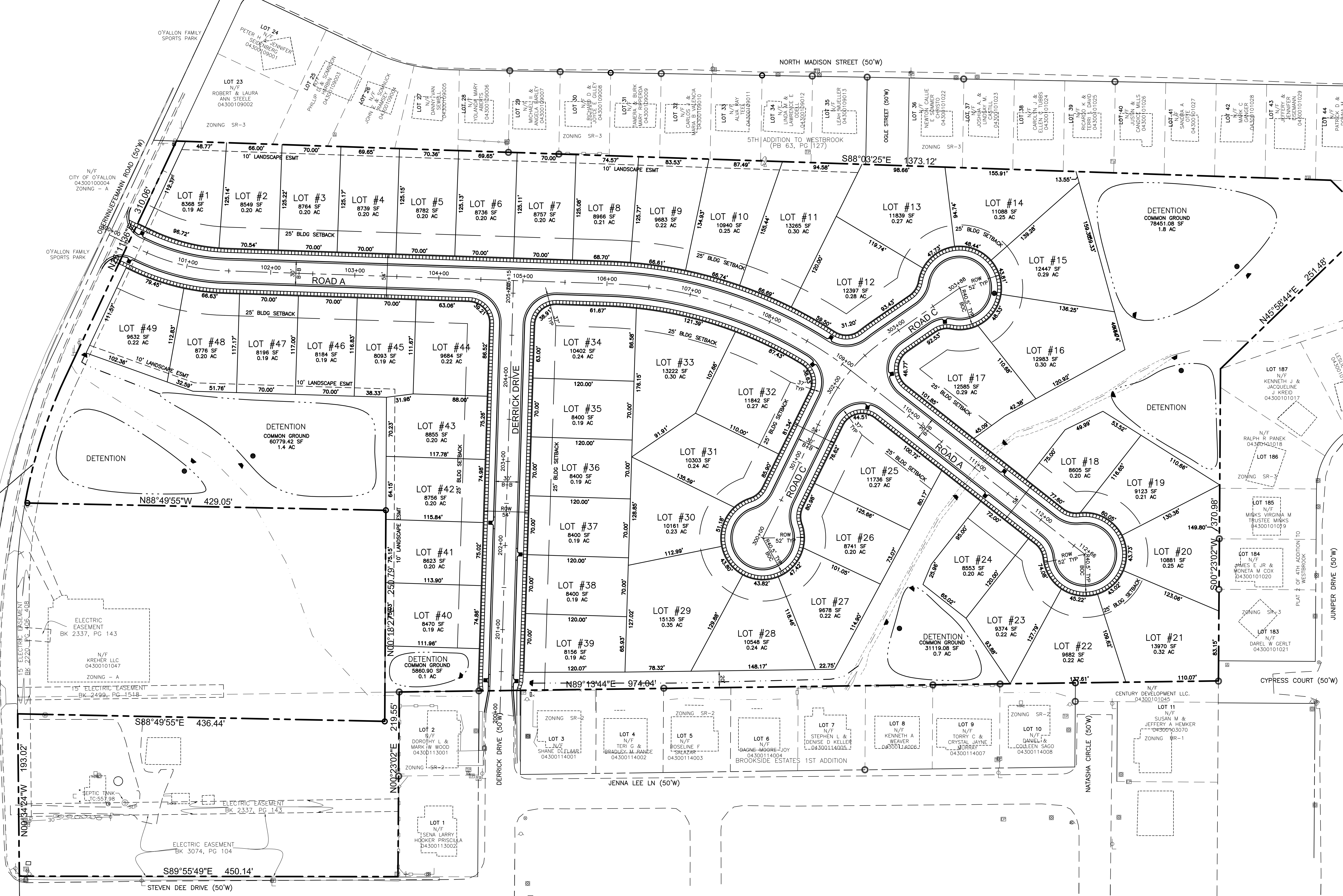
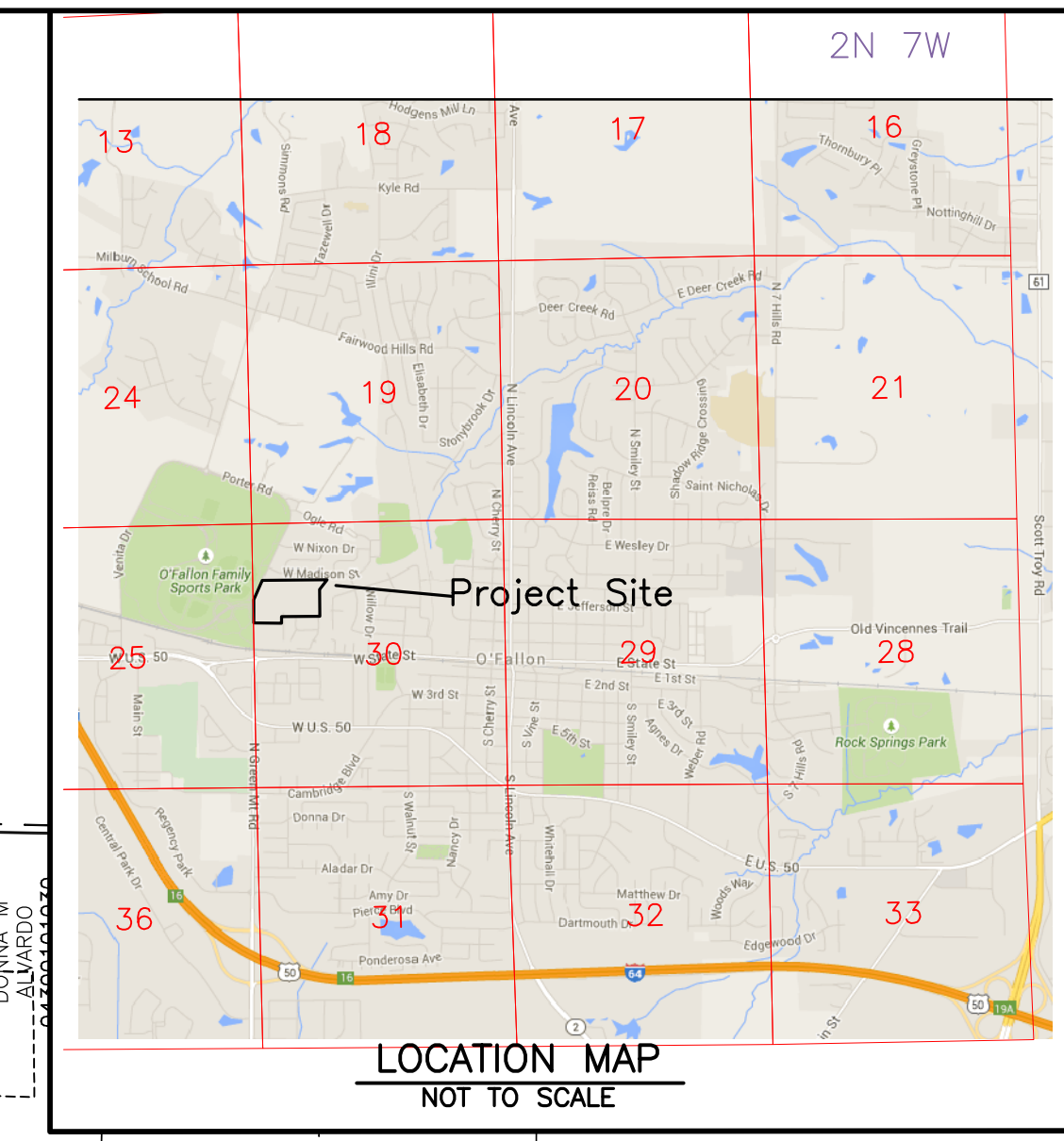


Subject Property



# PRELIMINARY PLAT PARKVIEW MEADOWS

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



### SITE DATA

TOTAL DEVELOPMENT	
HOUSING PRODUCT	= SINGLE FAMILY
AVG LOT SIZE	= 9,957 SF (0.23 AC)
MIN LOT SIZE	= 8,093 SF (0.19 AC)
MAX LOT SIZE	= 15,135 SF (0.35 AC)
GROSS AREA	= 792,040 SF (18.18 AC)
PUBLIC ROW AREA	= 126,859 SF (2.89 AC)
NET AREA	= 487,869 SF (11.20 AC)
NUMBER OF LOTS	= 49
DENSITY	= 2.69 UNITS/ACRE
COMMON GROUND AREA	= 177,312 SF (4.07 AC)

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

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

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

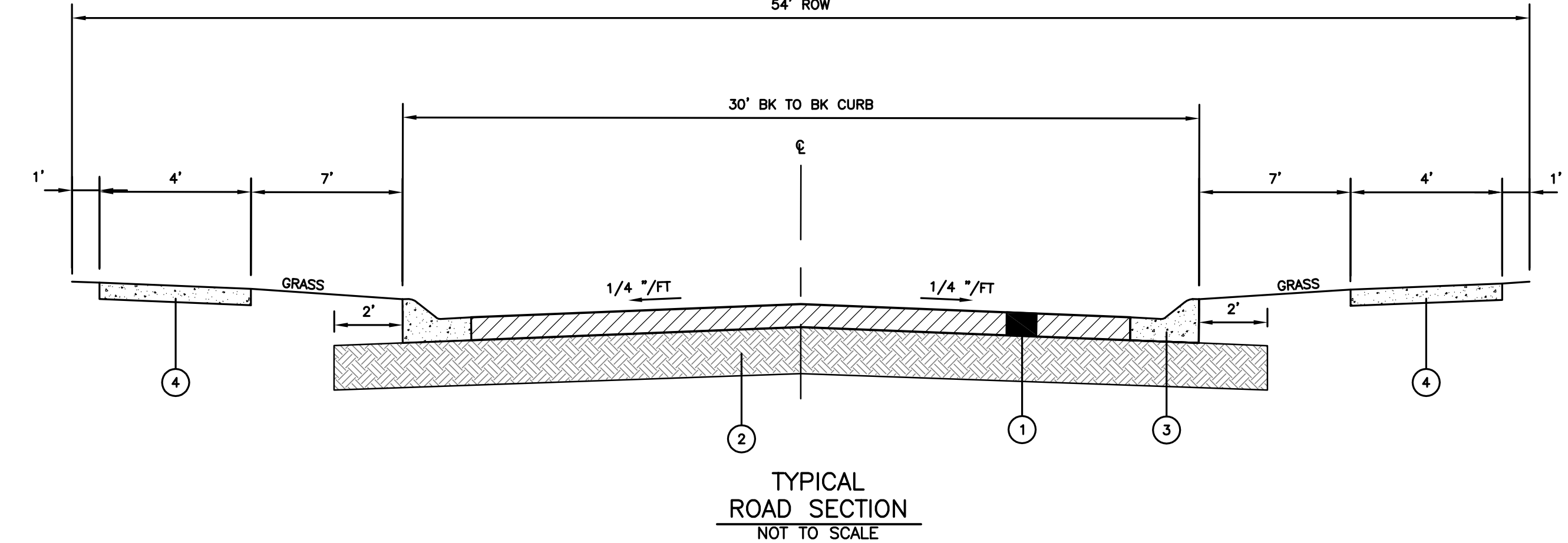
ENGINEER:  
DAVID DILLON, PE 062-047964  
WOOLPERT, INC  
343 FOUNTAINS PARKWAY, SUITE 100  
FAIRVIEW HEIGHTS, IL 62208  
PHONE: 618.632.7004

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

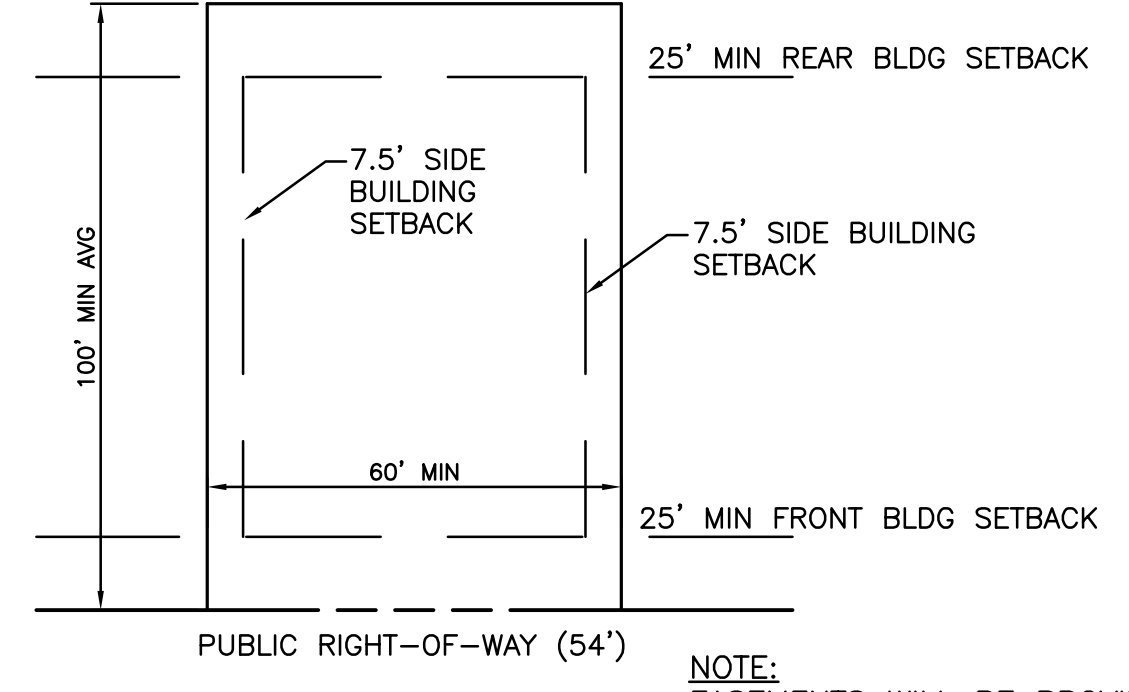
EXISTING ZONING: AGRICULTURAL (A)  
PROPOSED ZONING: SR-2 (SINGLE FAMILY)  
PROPOSED ZONING REQ: 8,000 SF MIN LOT  
60' MIN LOT WIDTH  
100' AVG LOT DEPTH

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

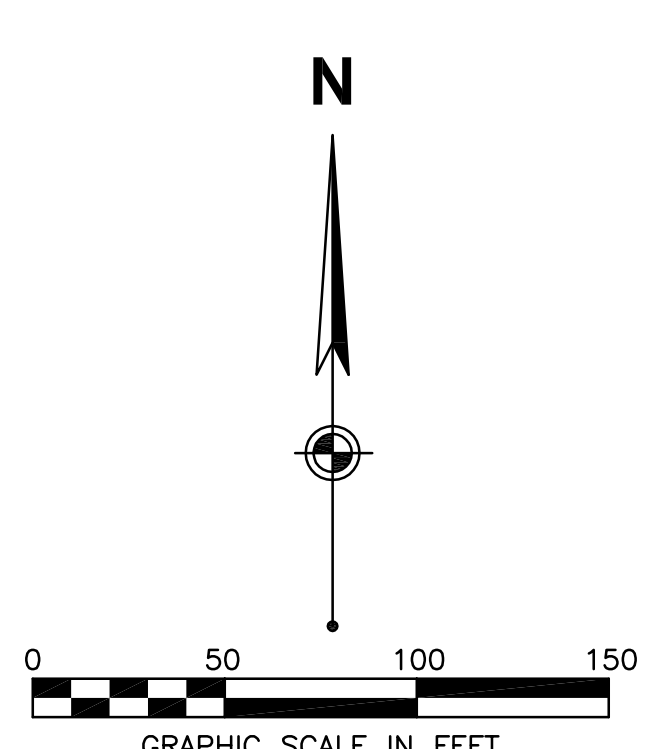
SEWAGE DISPOSAL: CITY OF O'FALLON  
WATER SUPPLY: CITY OF O'FALLON  
ELECTRIC SERVICE: AMEREN IP  
PROPOSED UNDERGROUND SERVICE  
GAS SERVICE: AMEREN IP



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



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

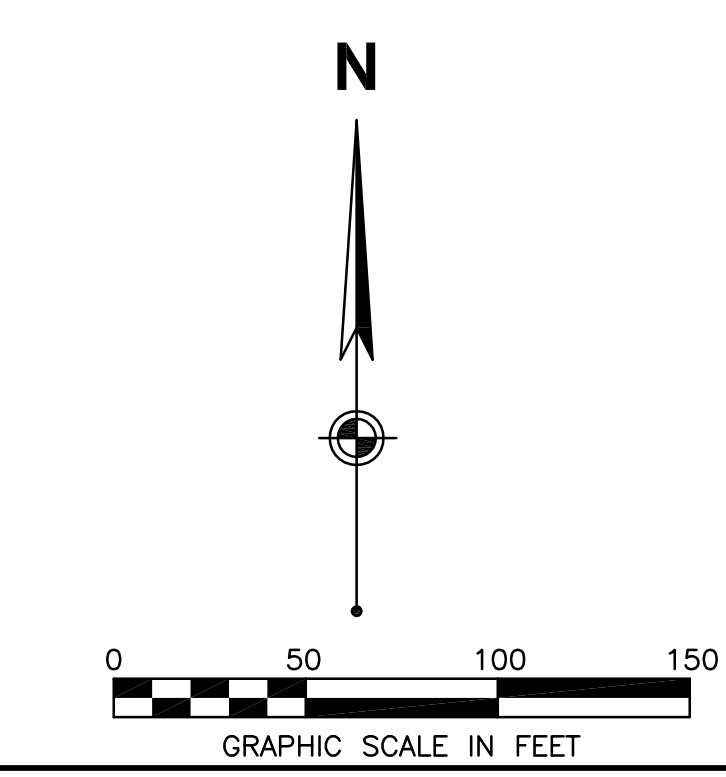
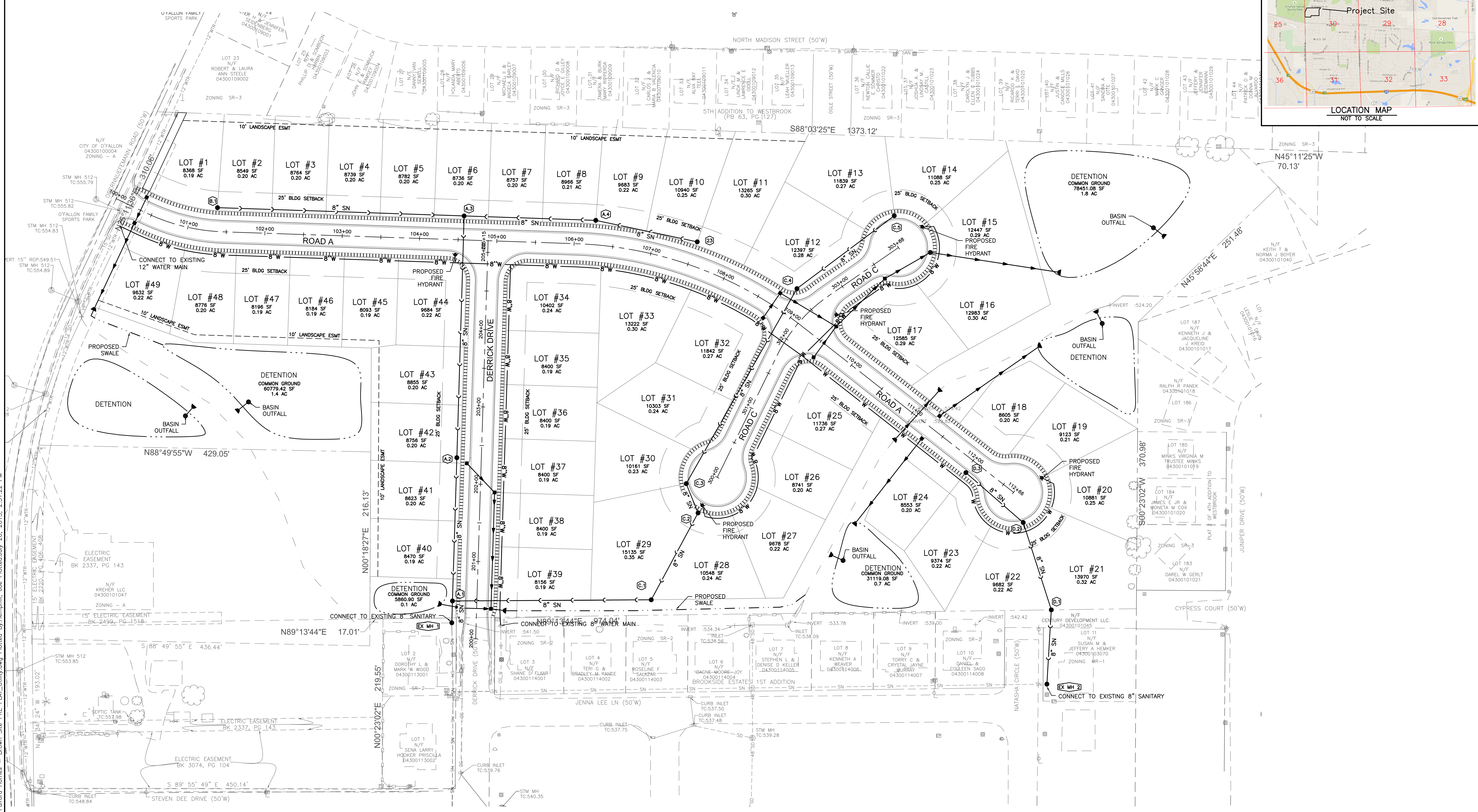
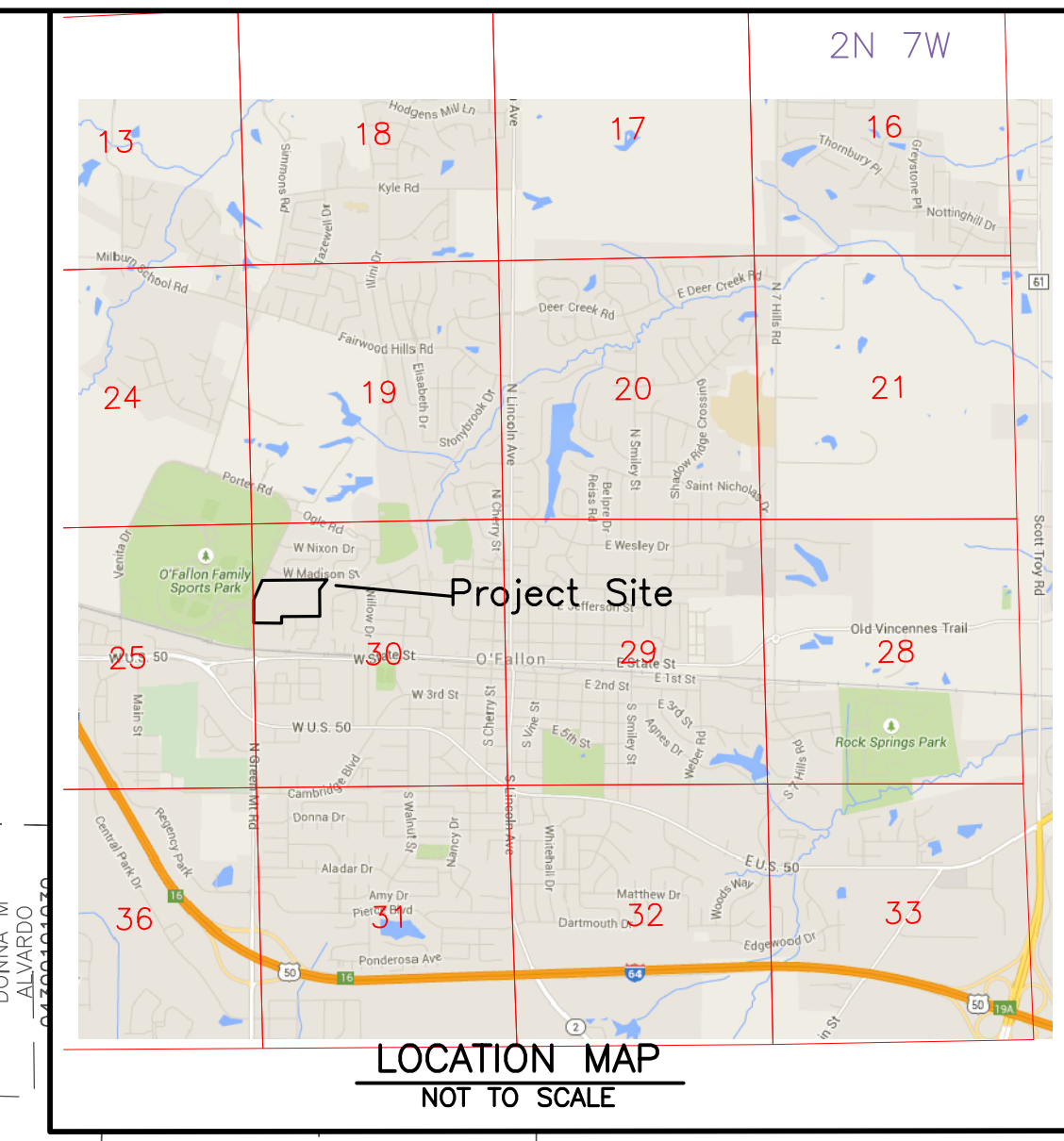


	PROJECT NO: 75555
	DATE: 7/20/15
	DES: DR.
	CHK: CKD.
SHEET NO. 1 of 3	

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# PRELIMINARY UTILITY PLAN PARKVIEW MEADOWS

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



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

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# PHASE 1 DRAINAGE PLAN

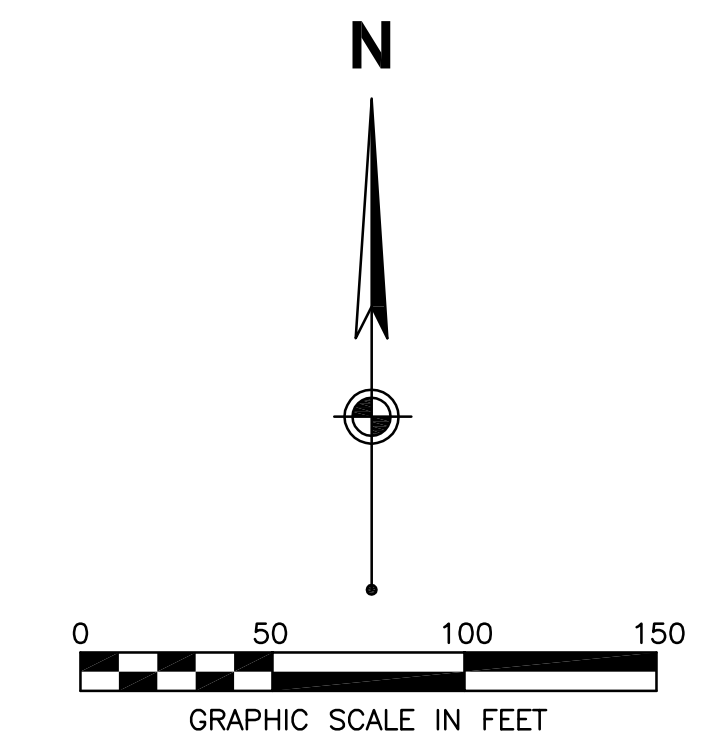
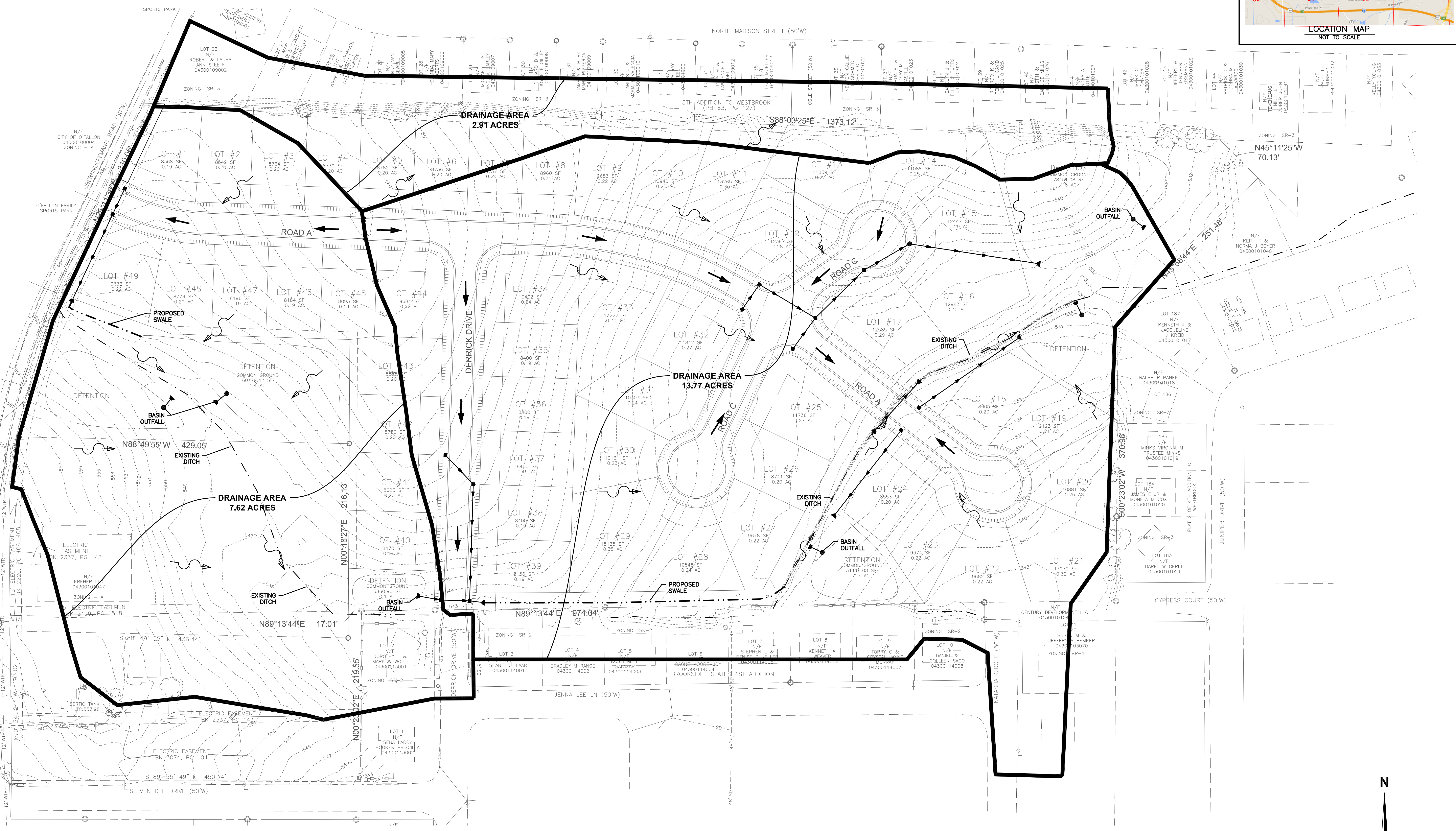
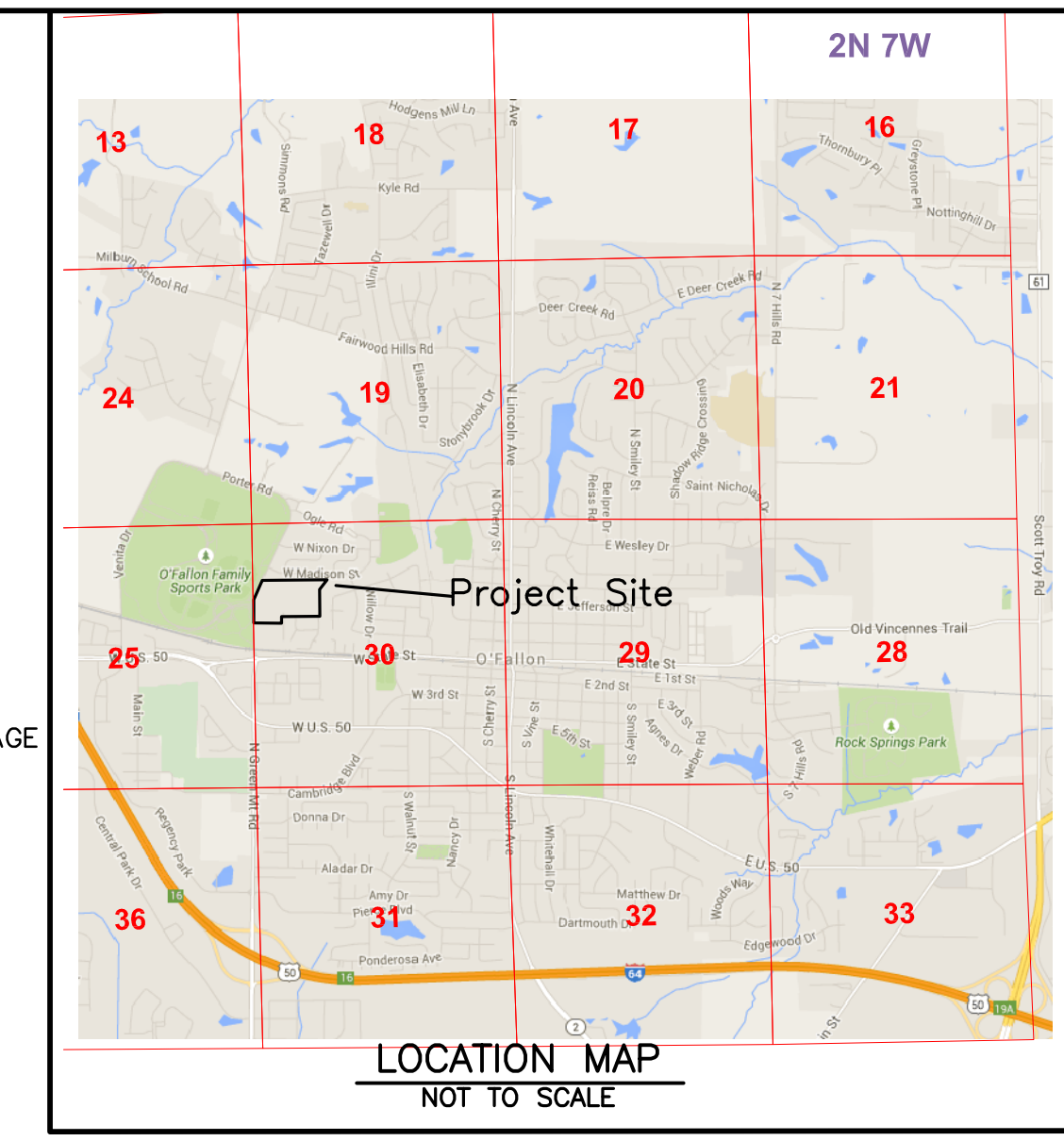
## PARKVIEW MEADOWS

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

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

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

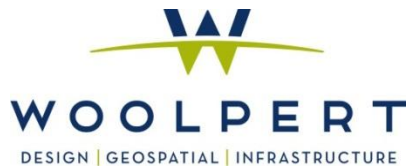
NOTE: EASEMENTS NOT SHOWN FOR CLARITY EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, LOT FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.



 1116 Hartman Lane Shawnee Heights, Illinois 62221 618.822.5175 DEVELOPER	PROJECT No: 75555 DATE 7/20/15 DES. DR. CKD.
	No. DATE REVISION
	SHEET NO. <b>3 of 3</b>

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

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September 8, 2015

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

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

Mr. Randall:

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

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

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

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

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

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

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

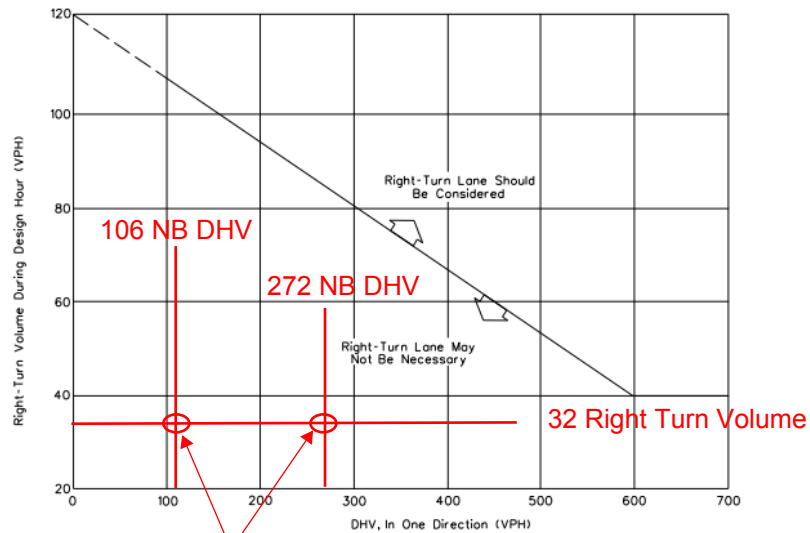
Page 2

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

Sincerely,

**Woolpert, Inc.**

David M. Dillow, PE, LEED AP  
Vice President



Turn Lane is NOT required.

IDOT Figure 36-3-A

49 Lots Proposed

Trip Generation Rates  
ITE 1997 Trip Generation Manual

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

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

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

Source: *Gettingaroundillinois.com*

Parkview Meadows Intersection is approx 500' north of Park Entrance

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

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

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

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

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

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

CITY OF O'FALLON, ILLINOIS  
ORDINANCE NO.

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

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

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

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

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

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

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

**Section 1:** Chapter 158 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by adding to Section 158.016, Definitions the term Living Space as defined below and the addition of a new subsection (D) of Section 158.039 to the General Supplementary Regulations section as follows:

**§ 158.016 DEFINITIONS.**

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

**§ 158.039 GENERAL SUPPLEMENTARY REGULATIONS.**

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

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

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

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

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

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

\*\*\*\*\*

ATTEST:  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of \_\_\_\_\_ 2015.

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

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

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

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



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** September 21, 2015

**Subject:** Text Amendment – Attached Garage/Storage Space (1<sup>st</sup> Reading)

---

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

### Background

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

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

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

**Legal Considerations, if any:** None

**Budget Impact:** None

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

\*\*\*\*\*

ATTEST:

Approved by the Mayor this \_\_ day

(seal)

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

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

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

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

<b>ROLL CALL:</b>	Smallheer	Bennett	Marsh	Holden	Drolet	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:** September 21, 2015

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

---

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

#### **Background**

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

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

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

**Legal Considerations, if any:** None

**Budget Impact:** None

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

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

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

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

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

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

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

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

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

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

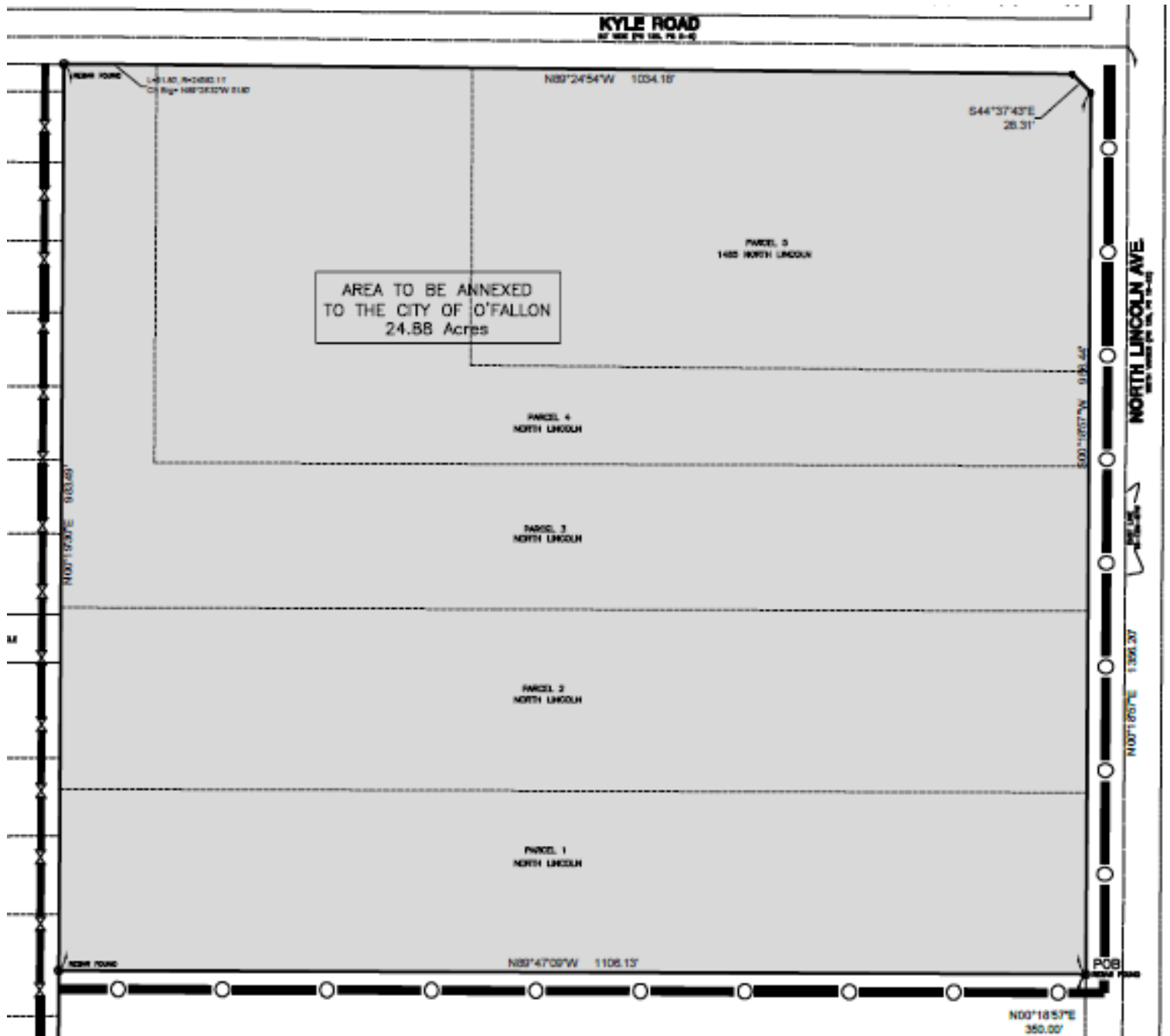
**NOT THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF O'FALLON, ST. CLAIR COUTNY, ILLINOIS AS FOLLOWS:**

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



**EXHIBIT "A"**

**PLAT OF ANNEXATION**



**EXHIBIT "B"**

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

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

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

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

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

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



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

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

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

**WHEREAS**, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 0.966 acres of park land dedication in the amount \$49,266; and

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

**WHEREAS**, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on August 25, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1B Single Family Residence Dwelling District zoning for the property with a vote of 6-ayes to 0-nayes; and

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

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

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

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

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

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

\*\*\*\*\*

ATTEST:

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

(seal)

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

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

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

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

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

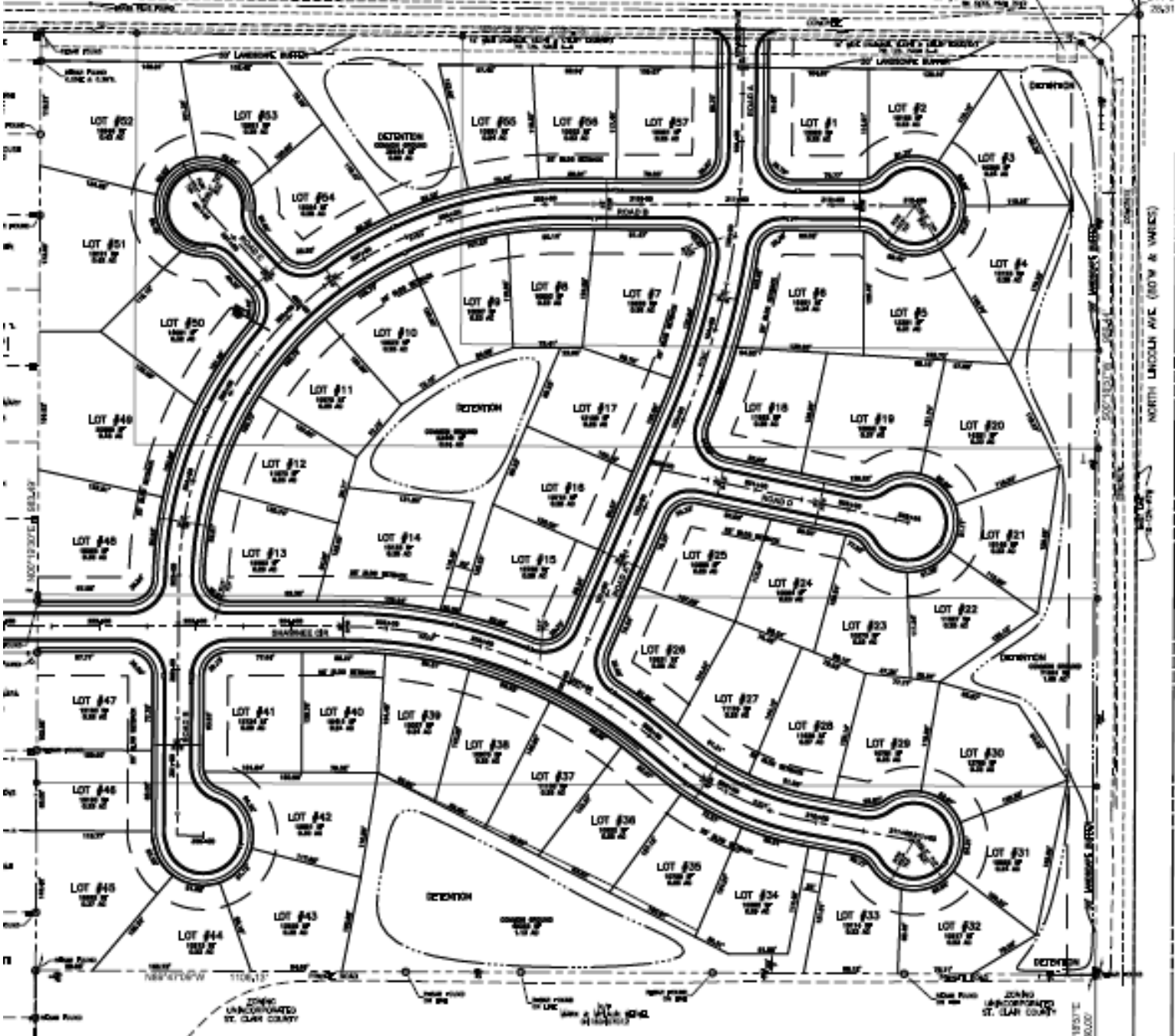
**EXHIBIT "A"**

**PRELIMINARY PLAT**

KYLE ROAD (80' W)

BY THE COUNTY ENGINEER  
IN 1975, 1976, 1977

36473  
25271



UNINCORPORATED  
ST. CLAIR COUNTY

UNINCORPORATED  
ST. CLAIR COUNTY

UNINCORPORATED  
ST. CLAIR COUNTY

100' 00' 00"



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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:** August 25, 2015  
**SUBJECT:** S15-09 & P2015-10: Illini Trails – 3<sup>rd</sup> Addition - Preliminary Plat & SR-1B Zoning Amendment

---

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

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

**Submitted:** July 17, 2015

---

### Project Summary

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

### Background & Executive Summary

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

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

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

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

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

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

### **Existing Conditions**

#### **Surrounding Zoning:**

North: A(P)/B-1(P), SR-1, SR1B  
  
East: Unincorporated A  
South: Unincorporated A & O'Fallon SR-1  
  
West: SR-1B

#### **Surrounding Land Use:**

North: Vacant land previously approved for a neighborhood commercial center. Single-family residential developments of Gettysburg at Lincoln Farm and Nolin Creek Estates.  
  
East: Agricultural land uses  
South: Single family residences and the Manors at Fairwood Hills single-family subdivision  
  
West: Illini Trails single-family subdivision

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

---

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

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

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

#### **Code of Ordinances:**

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-1B, Single Family Residence Dwelling District requirements.

#### **Public Notice:**

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

---

## **Rezoning Discussion Points**

### **General Discussion:**

The proposed development consists of five tracts of land and the applicant is requesting to have the properties annexed into the City. The property is contiguous to the City of O'Fallon, adjoining Illini Trails 1<sup>st</sup> Addition to the west. The five tracts of land consist of 24.88 acres and requested to be annexed into the City of O'Fallon with a SR-1B - Single Family Residence Dwelling District designation.

### **SR-1B Zoning District:**

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

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

### **Side Yard Setbacks:**

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

---

## **Preliminary Plat Discussion Points/Issues**

### **General Discussion:**

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

### **Access and Circulation:**

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

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

### **Drainage and Detention:**

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

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

Utilities:

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

Street Trees, Landscape Berms, and Buffers:

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

Open Space:

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

---

**Criteria for considering General Rezoning applications:**

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

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

---

**Conclusion and Recommendation**

Staff recommends approval of the Preliminary Plat and the Rezoning to SR-1B with the following conditions:



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

#### **Attachments**

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

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

S15-09

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

CITY OF O'FALLON  
JUL 23 2015  
DATE PAID

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

Date: July 20, 2015

Name of Subdivision: Illini Trails 3rd Addition

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

1116 Hartman Lane, Shiloh, Illinois 62221, 618.632.5779

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

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

Section: 18

Township: 2N

Range: 7W

Area of Tract: 24.88 acres

Number of Proposed Lots: 57

Zoning: SR-1B

Property interest of applicant: ( ) Owner  Contract Purchaser ( ) Other

St. Clair County - Ag

**APPLICANT'S CHECKLIST**

**REQUIREMENTS FOR SUBMITTAL**

(YES or NO)

PAYMENT OF FILING FEE

YES

\$720<sup>00</sup>

PAYMENT OF ENGINEERING PLAN REVIEW FEE

YES

\$2,770<sup>00</sup>

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

YES

VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED

NO

NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT

YES

COMPLETION OF PRELIMINARY PLAT CHECKLIST

YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM

YES

PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)

NO

PHASE I DRAINAGE REPORT

YES

.PDF COPY OF PLAT

YES

SUBMITTAL IN CAD / GIS FORMAT (ON CD)

YES

PROOF OF DEVELOPER'S OWNERSHIP INTEREST

YES

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

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

Applicant's Signature

## **Fulford Homes**

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

#### **Development Narrative:**

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

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

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

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

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

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

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

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

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

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

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

PETITION FOR ZONING AMENDMENT

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

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

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

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

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

Date: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF O'FALLON  
AUG - 4 2015  
DATE PAID

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

- Name of property owner(s): Presbytery of Giddings - Lovejoy Phone: 314-772-2395  
Mailing address: 2236 Tower Grove Ave, St Louis, MO 63110 E-Mail: \_\_\_\_\_
- Applicant's name: Fulford Homes - Attn: Chris Matteo Phone: 618-632-5779  
Mailing address: 1116 Hartman Lane, Shiloh, Illinois 62221 E-Mail: Chris@FulfordHomes.com
- Property interest of applicant (Owner, Contractor, etc.): Developer - Contract Purchaser 04180407008/007/006/002
- Address of property: N Lincoln Ave at Kyle Road Parcel (Tax) ID #: 04180400032
- Present use of property: Agriculture Present Zone District: County - A  
Proposed use of property: Single Family Residential Illini Trails 3rd Addit Proposed Zone District: SR-1B
- Zone District Classifications of adjacent properties: N=A/B-1 S=Uninc E=Uninc -A W=SR-1B
- Area of land rezoning requested for: 24.88 Ac acres/square feet.
- This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
- An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

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

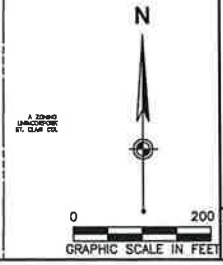
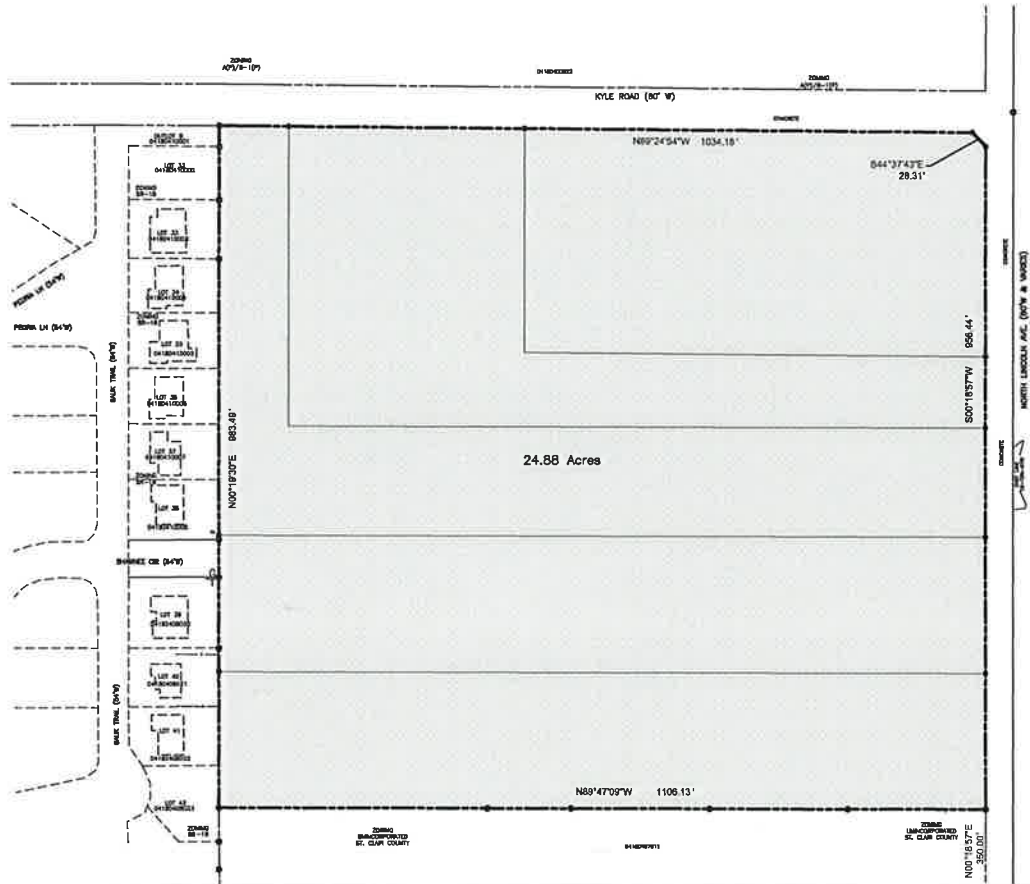
I consent that the entry in or upon the premises described in this application by any authorized official of O'Fallon, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

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

RECEIVED AUG - 4 2015

# REZONING EXHIBIT

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



**FulfordHomes**  
 REAL ESTATE DEVELOPMENT

**WOOLPERT**  
 SURVEYING & ENGINEERING

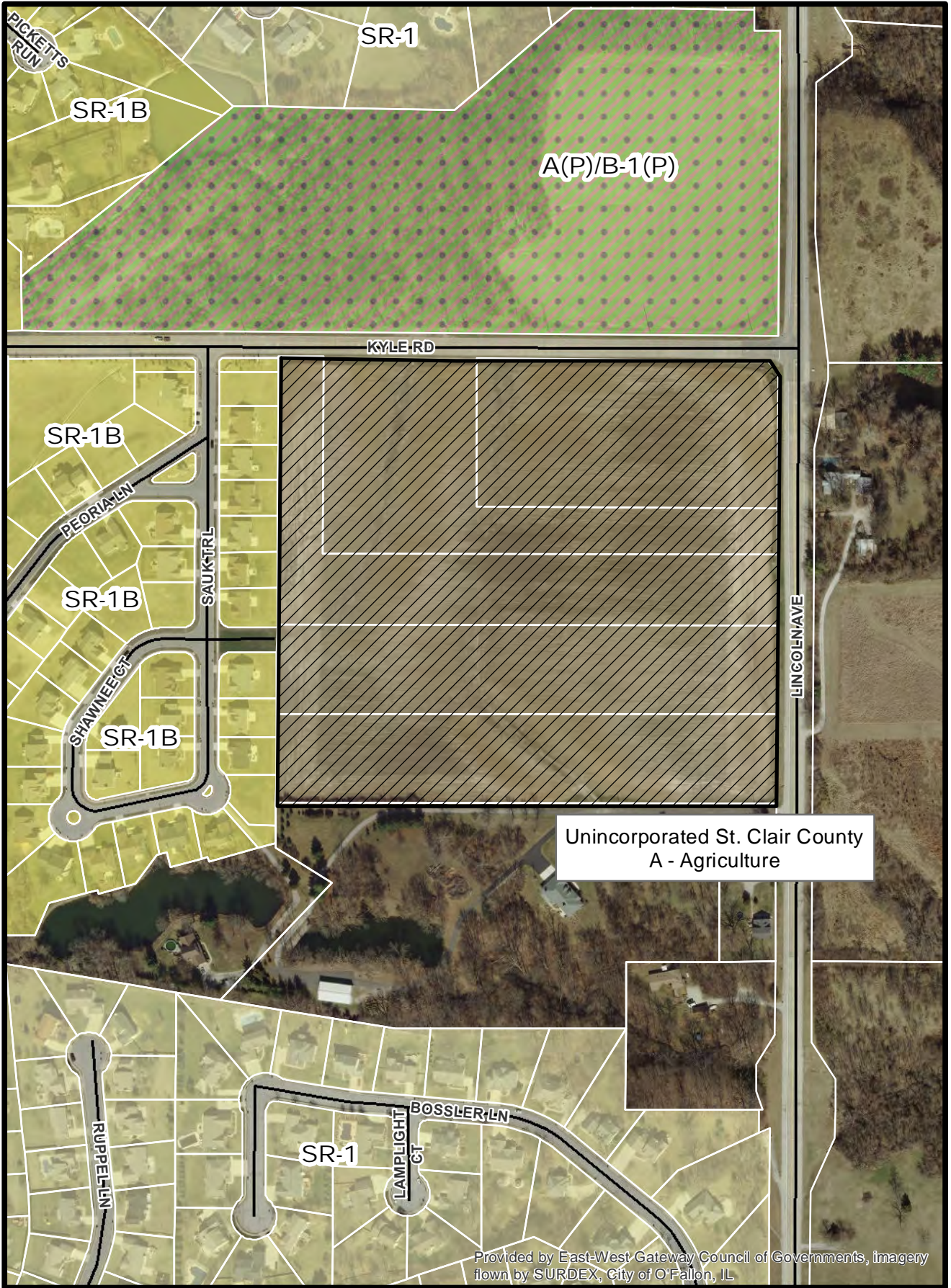
1115 Margaret Lane  
 Bismarck, North Dakota 58201  
 701.223.7179

371 Founders Parkway, Suite 100  
 Fayetteville, North Carolina 28404  
 ENGINEER: DAVID M. DELOW, PE  
 ENGINEER: STEVEN W. ...

**ILLINI TRAILS 3RD ADDITION**  
**FULFORD HOMES**  
 NORTH LINCOLN AVENUE & KYLE ROAD  
 OF FALLON, ST. CLAIR COUNTY, ILLINOIS

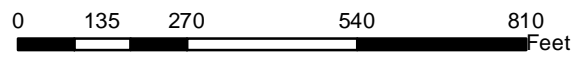
SHEET NO.  
**1 OF 1**

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



Unincorporated St. Clair County  
A - Agriculture

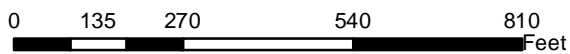
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX, City of O'Fallon, IL



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



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

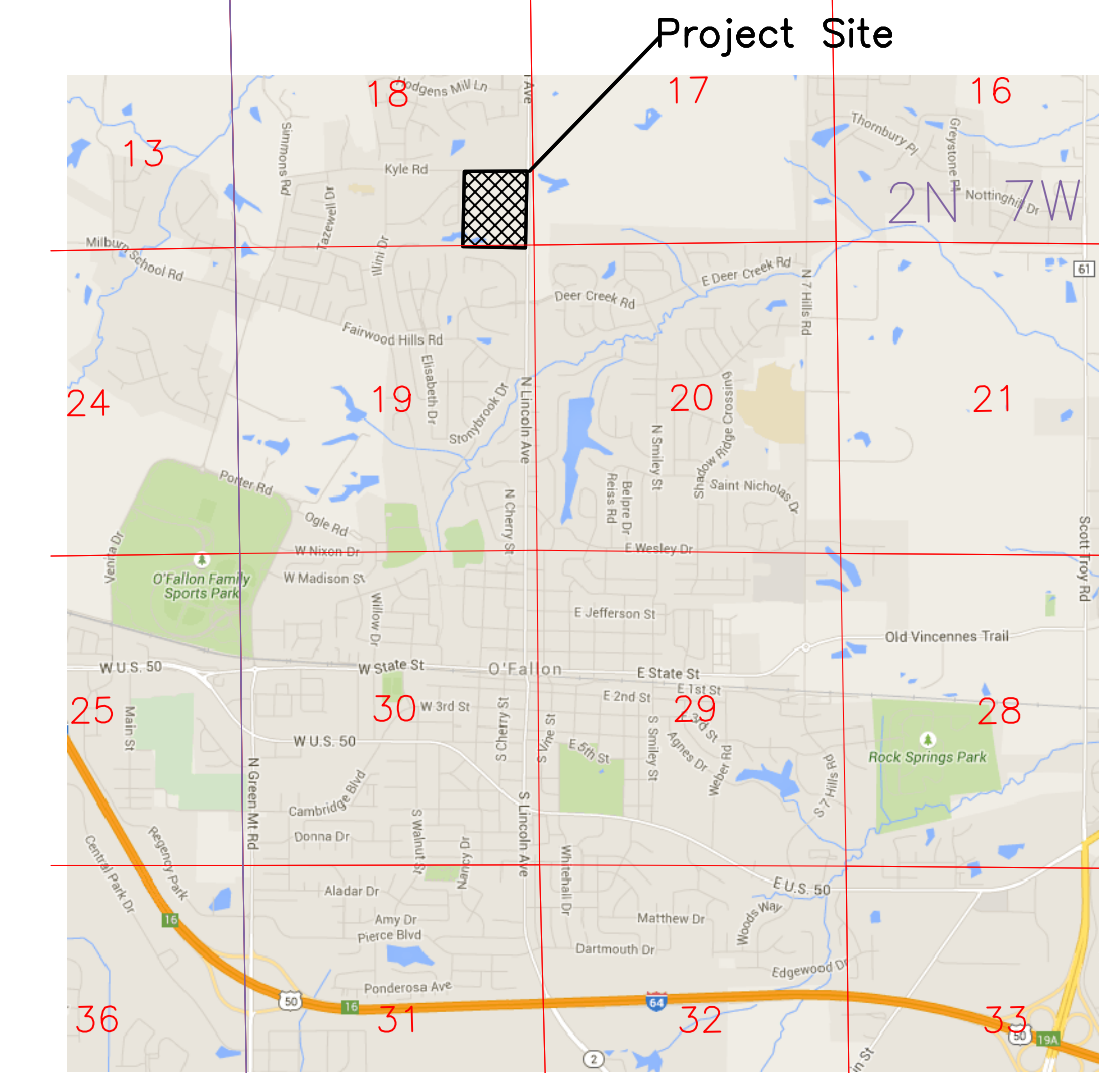




# PRELIMINARY PLAT

## ILLINI TRAILS 3RD ADDITION

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



LOCATION MAP  
NOT TO SCALE

### SITE DATA

#### TOTAL DEVELOPMENT

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

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

ALL UTILITIES SHALL BE UNDERGROUND

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

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

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

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

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

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

EXISTING ZONING: UNINCORPORATED ST. CLAIR COUNTY

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

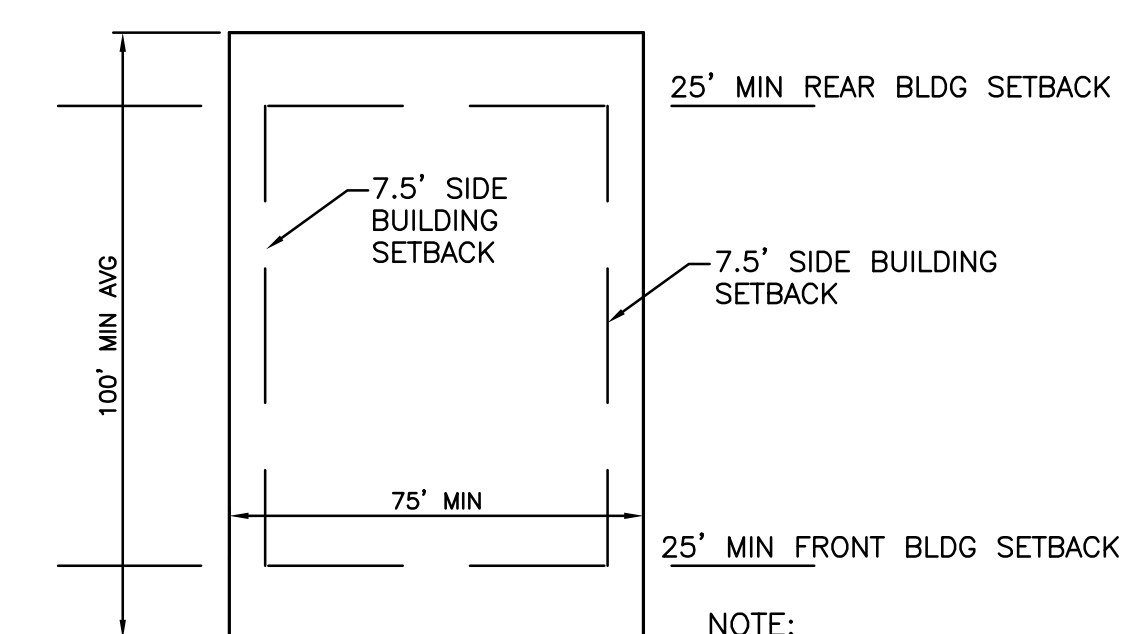
FLOODPLAIN: FIRM MAP NUMBER 17163C0206D, EFFECTIVE DATE NOV 5, 2003. ZONE 'X' (NO SHADING)

SEWAGE DISPOSAL: CITY OF O'FALLON

WATER SUPPLY: CITY OF O'FALLON

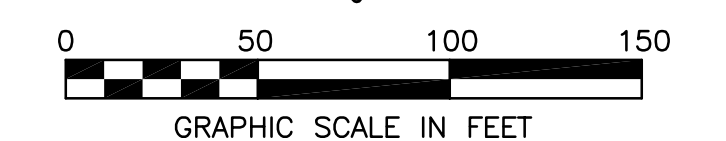
ELECTRIC SERVICE: AMEREN IP  
PROPOSED UNDERGROUND SERVICE

GAS SERVICE: AMEREN IP



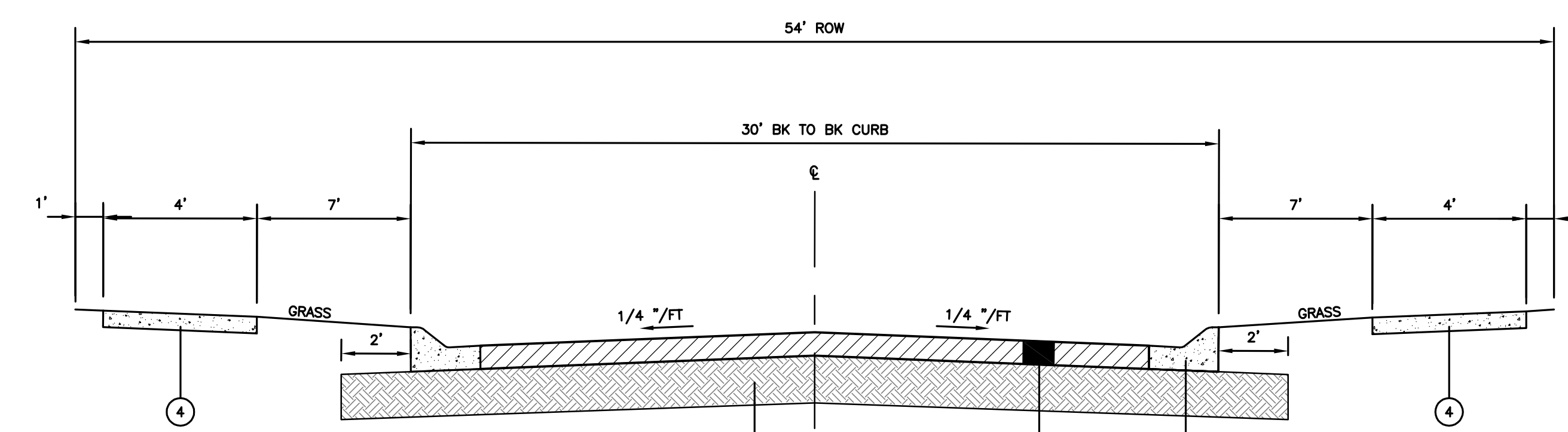
NOTE:  
EASEMENTS WILL BE PROVIDED AT SUBDIVISION PERIMETER, FRONT YARDS, AND AS NECESSARY TO ACCOMMODATE ALL UTILITIES.

PROPOSED TYPICAL LOT LAYOUT  
NOT TO SCALE



#### TYPICAL ROADWAY SECTION LEGEND

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



TYPICAL ROAD SECTION  
NOT TO SCALE

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

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

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

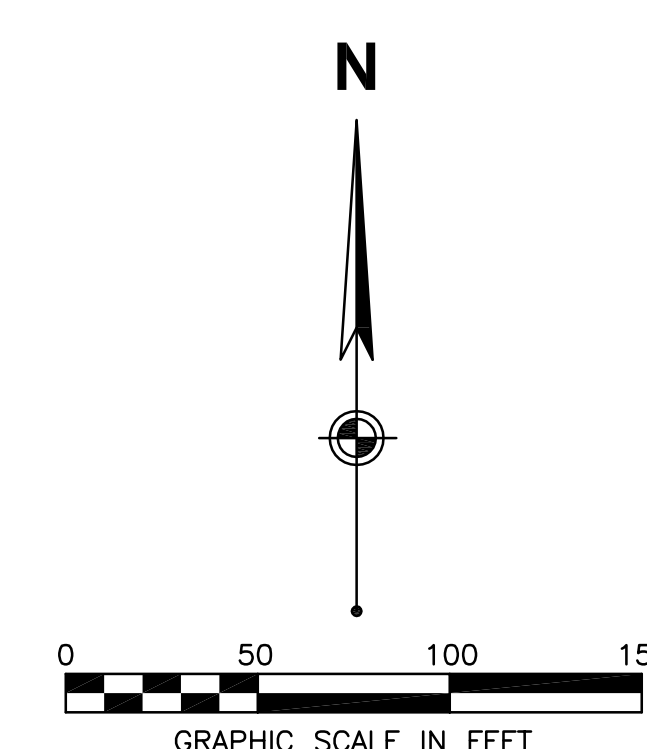
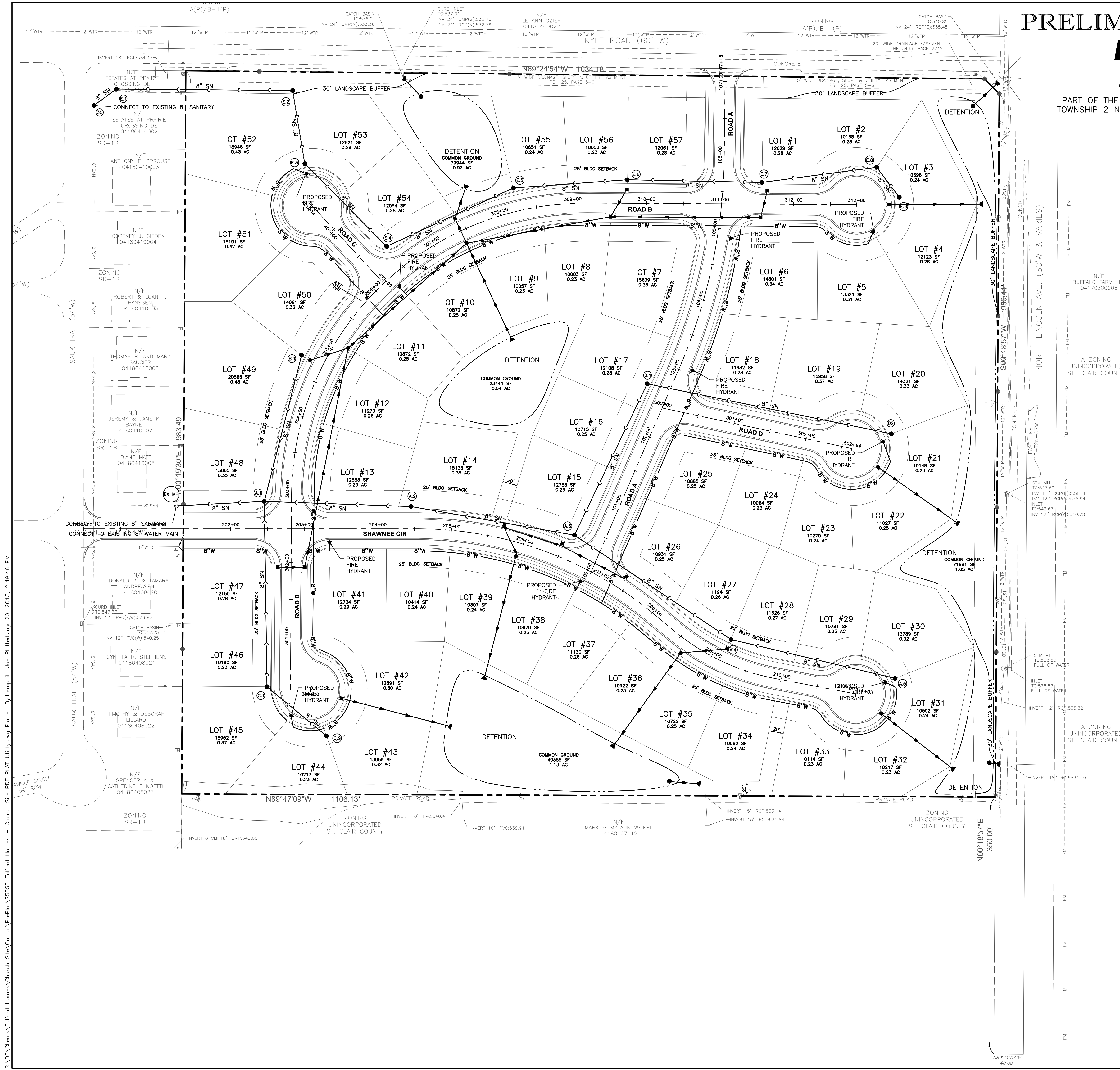
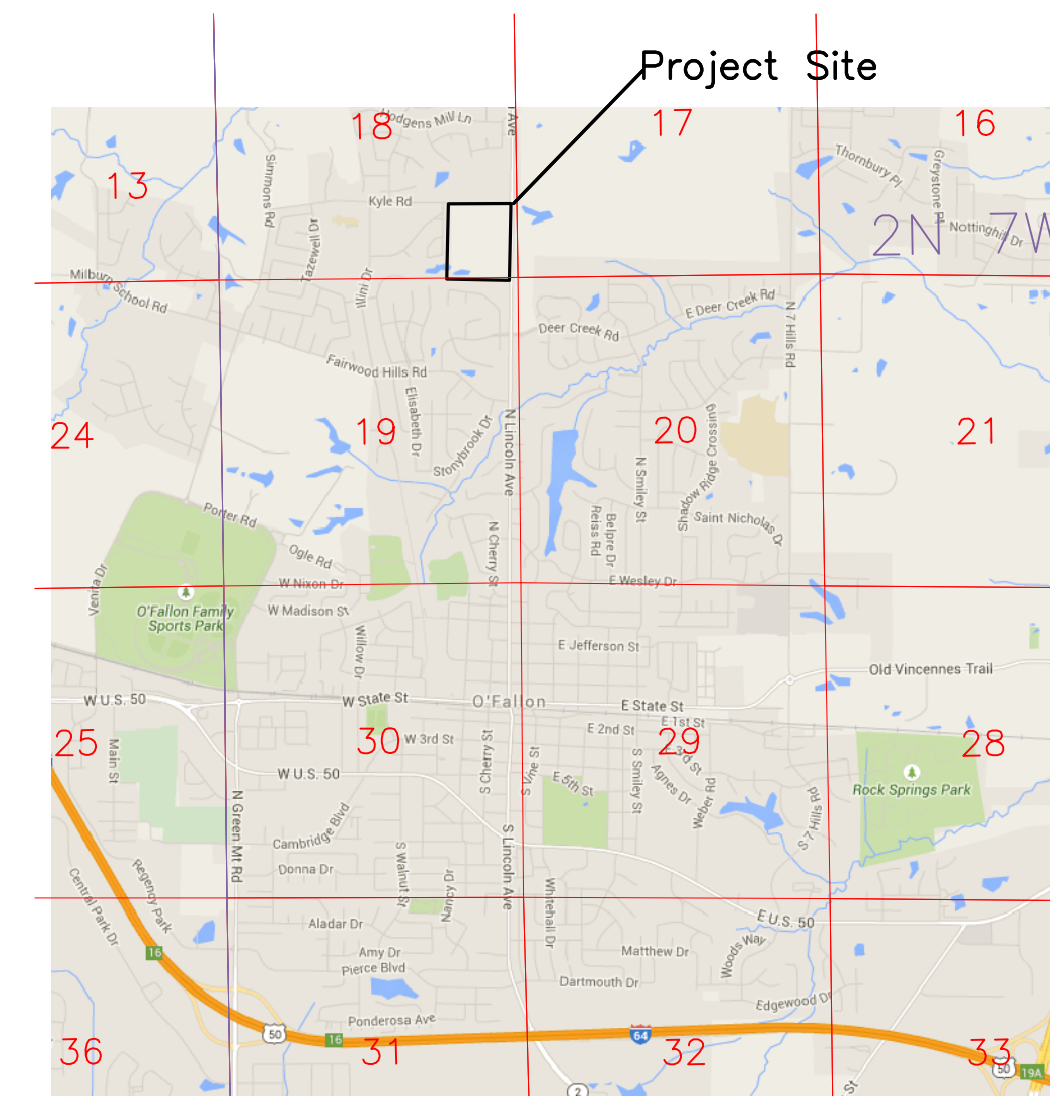
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# PRELIMINARY UTILITY PLAN

## ILLINI TRAILS 3RD ADDITION

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



NO.	DATE	REVISION

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

**FulfordHomes**  
Building Our Future Today

**WOOLPERT**  
COUNTY ENGINEER, ILLINOIS

1116 Hartman Lane  
Shiloh, Illinois 62221  
618.822.5176  
ENGINEER: DAVID M. DILLON, P.E.  
ENGINEER/SURVEYOR

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

**PRELIMINARY UTILITY PLAN**

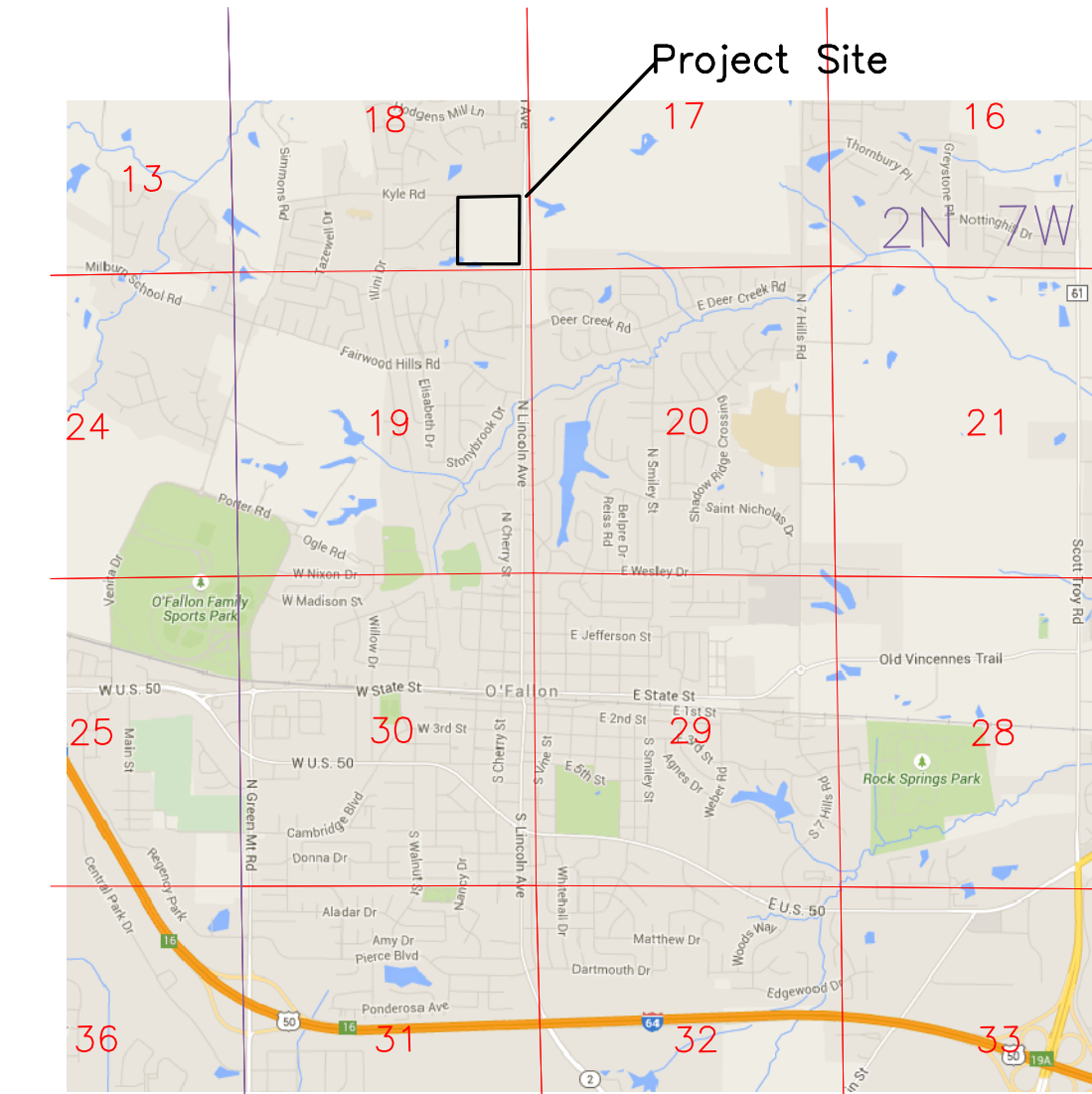
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**2 of 3**

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# PHASE 1 DRAINAGE PLAN

## ILLINI TRAILS 3RD ADDITION

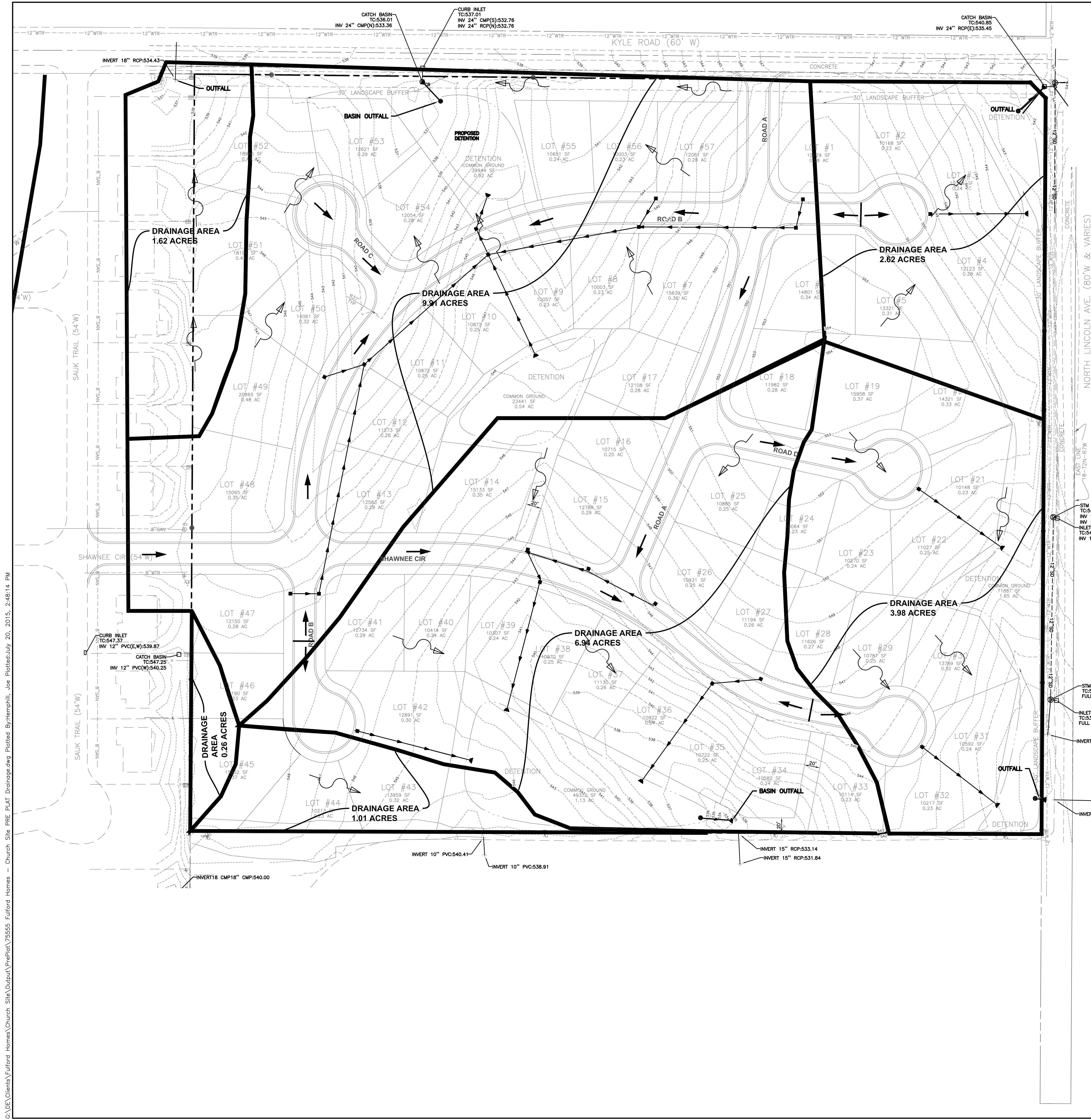
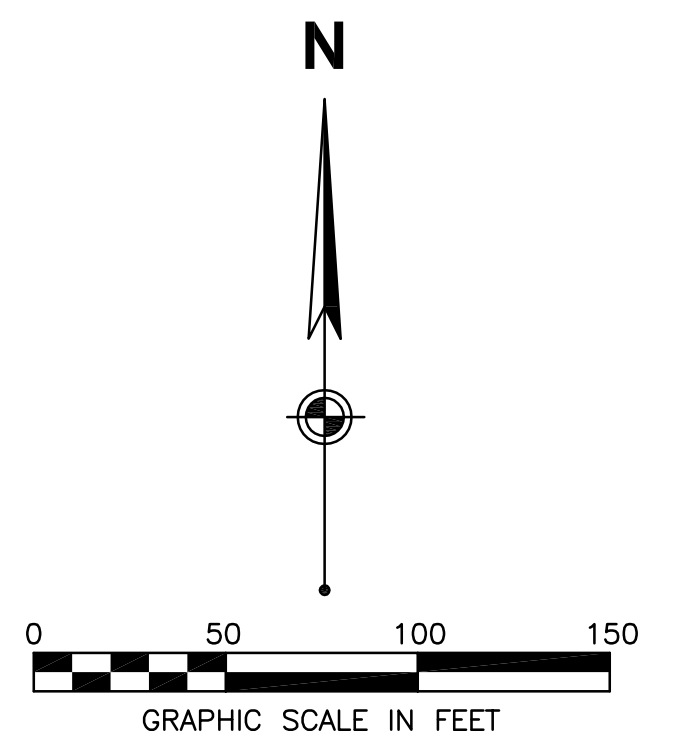
PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS



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

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

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



<p><b>ILLINI TRAILS 3RD ADDITION FULFORD HOMES</b> NORTH LINCOLN AVE &amp; KYLE ROAD OF ALLON, ST. CLAIR COUNTY, ILLINOIS</p>	<p><b>DRAINAGE &amp; TOPOGRAPHY PLAN</b></p>												
<p>PROJECT NO: 75555 DATE: 7/20/15 DES. DR. CKD.</p>													
<p><b>WOOLPERT</b> COUNTY ENGINEER, ILLINOIS 373 Founders Parkway, Suite 100 Fulton, Illinois 62208 PHONE: 618.227.7175 ENGINEER: DAVID M. DILLON, P.E. ENGINEER SUPERVISOR</p>													
<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	DATE	DESCRIPTION									
No.	DATE	DESCRIPTION											
<p>SHEET NO. <b>3 of 3</b></p>													

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

**AN ORDINANCE REPEALING  
CHAPTER 35 OF THE CITY CODE  
OF ORDINANCES, “TAX ON SALE OF  
FOOD AND BEVERAGES PREPARED  
FOR IMMEDIATE CONSUMPTION”**

**WHEREAS**, there currently exists a City Ordinance referenced as Tax on Sale of Food and Beverages Prepared for Immediate Consumption, Chapter 35, Section 35.08 through 35.089; and

**WHEREAS**, the Ordinance is deficient in its coverage and subject to more than one interpretation; and

**WHEREAS**, the Ordinance is therefore in need of revision; and

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

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

Section 2. The City Ordinance entitled Tax on Sale of Food and Beverages Prepared for Immediate Consumption, Chapter 35, Section 35.08 through 35.089 is hereby repealed in its entirety and replaced with the following:

**TAX ON SALE OF FOOD AND BEVERAGES PREPARED FOR IMMEDIATE  
CONSUMPTION**

**§ 35.085 DEFINITIONS.**

For purposes of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

***FOOD AND BEVERAGES PREPARED FOR IMMEDIATE CONSUMPTION.***

Unless otherwise exempted herein, any food and/or beverages prepared at any food service establishment which is required to hold a St. Clair county food service sanitation permit.

Such prepared food or beverage may be purchased at retail for consumption within or upon the premises where it is sold or may be purchased for consumption off the premises. However, with respect to food and/or beverages purchased for consumption off the premises, “food and/or beverage”

does not include any food and/or beverage which is sold, in a closed or sealed bottle, can, carton, or container of the manufacturer or wholesaler, or which has not been prepared for immediate consumption. Notwithstanding any other provisions of this Section, "prepared food" also does not include any food sold through a coin operated automatic food item dispensing machine, or by wholesalers, churches, public or private schools, daycare centers, nursing homes, retirement centers or similar residential care facilities or programs for the central preparation of meals to be delivered to and consumed at private residences of the elderly or the disabled.

**FARM PRODUCE STAND.** Those temporary and sometimes semi-permanent stands utilized by farmers and other produce growers to sell primarily their own products in season.

**SOLD AT RETAIL.** To sell for use or consumption in exchange for consideration, whether in the form of money, credits, barter or any other nature and not for resale, with said transaction being subject to either the Illinois Retailers Occupation Tax (35 ILCS 120/1 et. seq.) or the Illinois Service Occupation Tax (35 ILCS 115/1 et. seq.).

**FOOD SERVICE ESTABLISHMENT.** Any person which sells at retail, food prepared for immediate consumption, whether consumed on premises or not, and whether or not such food service establishment use is conducted along with any other use(s) in a common premise or business establishment including, but not limited to those establishments commonly described as a restaurant, eating place, drive in restaurant, buffet, bakery, banquet facility, cafeteria, café, lunch counter, fast food outlet, catering service, coffee shop, diner, sandwich shop, soda fountain, tavern, bar, cocktail lounge, ice cream parlor, delicatessen, quick shop, convenience store, mobile food or beverage vehicles, hospitals, hotel, motel, club or any other establishment which sells, at retail, food which has been prepared for immediate consumption.

The term Food Service Establishment does not include farm produce stands, coin operated automatic food item dispensing machines, wholesalers, churches, public or private schools, daycare centers, nursing homes, retirement centers or similar residential care facilities or programs for the central preparation of meals to be delivered to and consumed at private residences of the elderly or the disabled and those persons that are exempt from the Illinois Retailers Occupation Tax (35 ILCS 120/1 et. seq.) or the Illinois Service Occupation Tax (35 ILCS 115/1 et. seq.).

**PERSON.** Any individual, firm, unincorporated association, partnership, joint venture, limited partnership, corporation, limited liability company, representative or other entity.

### **§ 35.086 IMPOSITION OF TAX.**

A tax is hereby imposed upon all retail sales of food and beverages that have been prepared for immediate consumption within the city at the rate of 1% of the selling price of such food and/or beverages. This tax is imposed in addition to any other tax imposed by the city or any other governmental entity with respect to such food and beverages. The purchaser of such food and beverages shall be liable for the payment of the tax imposed, but the person engaged in the business of selling such food and beverages at retail assumes the responsibility of collecting and paying said tax to the city.

### **§ 35.087 SALES TAX RETURNS TO CITY.**

Every person engaged in the retail business of selling food and beverages for immediate consumption within the city shall file with the City Finance Department, on or before the last day of each month following the period to which they apply a report in the form required by the Finance Department and the report shall be accompanied by a check or other form of payment in the amount of the tax due and payable upon such taxable sales made during the preceding month.

**§ 35.088 SALES TAX RETURNS TO STATE.**

Every report filed under § 35.087 of this sub-chapter shall be accompanied by a photocopy or other copy of the sales tax return filed by the person engaged in the business of selling such food and beverages at retail with the State Department of Revenue pursuant to ILCS Ch. 35, Act 120, § 3, as amended, (commonly known as the sales tax return) showing the total retail sales made by such person for the preceding calendar month. If more than one location is reflected on the sales tax return, the multijurisdictional form must also be submitted. The person will authorize release of sales tax information to the city.

**§ 35.089 BOOKS AND RECORDS.**

Every person engaged in the business of selling food and beverages prepared for immediate consumption at retail shall keep complete and accurate books and records of all such retail sales according to standards adopted by the State Department of Revenue for retail sales generally. The City Director of Finance or authorized representative may enter the premises of every such person at reasonable times and upon reasonable advance notice to inspect the books and records of such person in order to effectuate the proper administration of the tax imposed by this subchapter, and to ensure compliance with this subchapter. It shall be unlawful and a violation of this subchapter for any person to hinder, interfere with or prevent the City Director of Finance or authorized representative from performing his or her duties hereunder.

**§ 35.090 LATE PAYMENT PENALTY.**

If any tax imposed by this Section is not paid when due, a late payment penalty equal to five percent (5.0%) of the unpaid tax shall be added for each month or any portion thereof, that the tax remains unpaid with the late payment penalty to be paid along with the tax imposed.

**§ 35.091 SUSPENSION OF LICENSES.**

In addition to any other penalties provided for in the O'Fallon Code of Ordinances, if the Mayor, after a hearing held by him or for him by his designee, shall find that any person has willfully avoided the payment of any tax imposed by this Chapter, he or she shall suspend or revoke all Municipal licenses held by such person. The person shall have an opportunity to be heard at such hearing to be held not less than five (5) days after being notified of the hearing by registered or certified mail, at the person's address on record with the City. The notice shall state the date, time and place of the hearing. Any suspension or revocation of any license(s) shall not release or discharge the person from civil liability for payment of the tax nor from prosecution for such offense.

Upon its passage and approval, this Ordinance shall become effective on January 1, 2016.

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

\*\*\*\*\*

ATTEST:

Approved by the Mayor this \_\_ day

(seal)

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

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

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

<b>ROLL CALL:</b>	McCoskey	Meile	Kueker	Albrecht	Mouser	Hagarty	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 and City Council  
**From:** Sandy Evans, Director of Finance  
Walter Denton, City Administrator  
**Date:** September 8, 2015  
**Subject:** An Ordinance repealing Chapter 35 of the City Code of Ordinances, "Tax on Sale of Food and Beverages prepared for immediate consumption."

**List of committees that have reviewed:** Finance and Administration

**Background:** In 2006, the 1% Food and Beverage tax was approved by the City Council on purchases of food and/or beverage prepared for immediate consumption by taverns, bars and food service establishments. Due to some of the ambiguity in the language of the ordinance and confusion as to what businesses are required to assess this additional tax, some businesses that should be paying the tax are not. These amendments remove the loopholes so that all businesses are treated fairly and equally. The changes eliminate the seating requirements and base it on immediate consumption of food, regardless of whether there is seating. This ordinance will become effective January 1, 2016, so that staff can properly notify businesses.

**Legal Considerations, if any:** Reviewed by City Attorney

**Budget Impact:** Possible increase in revenue due to the inclusion of additional businesses.

**Staff recommendation:** Recommend approval



**FINAL PLAT  
PUD DEVELOPMENT OF FOUR POINTS CENTER  
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS**

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR )SS  
COUNTY OF ST. CLAIR )  
WE, SI STRATEGY, THE OWNERS OF THE PROPERTY SHOWN, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREINAFTER KNOWN AS THE FOUR POINTS CENTER, EXCEPT AS NOTED. 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.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR )SS  
COUNTY OF ST. CLAIR )  
I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_\_.

**DRAINAGE CERTIFICATE**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, BASED ON INVESTIGATION AND ACCEPTED PRINCIPLES, NO RESIDENCES OR STRUCTURES ARE, OR WILL BE, LOCATED WITHIN THE ONE HUNDRED YEAR (100-YEAR) FLOOD ELEVATION AS DEFINED OR IDENTIFIED BY FEMA COMMUNITY PANELS #17163C0210D AND #17163C0230D.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY OWNER(S) \_\_\_\_\_  
BY ENGINEER *Amis R. Curl* 9/4/15  
LOUIS R. CURL  
LICENSE NO. 062-038867  
EXPIRES 11/30/15

**911 ADDRESSES LEGEND**

205 NUMERICAL ADDRESS ASSIGNED TO PHASE/ LOT PARCEL

CURVE TABLE						
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	230.00'	20°54'07"	83.91'	83.44'	42.42'	S 10°43'46" W
C2	170.00'	20°54'06"	62.02'	61.67'	31.36'	N 10°43'46" E
C3	170.00'	20°54'07"	62.02'	61.67'	31.36'	S 10°43'46" W
C4	230.00'	20°54'07"	83.91'	83.44'	42.42'	N 10°43'46" E
C5	1877.08'	06°48'57"	223.29'	223.16'	111.78'	N 63°50'35" E
C6	1877.08'	01°54'52"	62.72'	62.71'	31.36'	N 57°37'57" E
C7	230.00'	24°43'57"	99.28'	98.51'	50.43'	S 12°05'16" E
C8	170.00'	22°35'26"	67.03'	66.59'	33.95'	S 11°01'01" E
C9	1877.08'	01°50'43"	60.46'	60.45'	30.23'	N 59°30'47" E
C10	230.00'	71°27'59"	286.88'	268.65'	165.47'	S 36°00'42" W
C11	230.00'	15°43'48"	63.14'	62.95'	31.77'	S 79°36'35" W
C12	170.00'	71°27'59"	212.05'	198.56'	122.31'	S 36°00'42" W
C13	170.00'	18°33'55"	55.08'	54.84'	27.79'	S 81°01'39" W
C14	230.00'	02°50'07"	11.38'	11.38'	5.69'	S 88°53'33" W
C15	1877.08'	10°34'31"	346.46'	345.97'	173.72'	S 61°57'48" W

**SURVEYOR'S CERTIFICATE**

I, LOUIS R. CURL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF SI STRATEGY FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THE SUBJECT TRACT IS WITHIN THE CITY LIMITS OF A MUNICIPALITY HAVING A COMPREHENSIVE PLAN AND EXERCISING ITS POWERS INSIDE ITS CORPORATE LIMITS PER STATUTES.  
DATED THIS 4<sup>TH</sup> DAY OF September, 2015.  
*Amis R. Curl*  
LOUIS R. CURL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3252  
226 EAST BROADWAY  
CENTRALIA, ILLINOIS 62801  
EXPIRES 11/30/16

**ENGINEER'S CERTIFICATE**

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 (DOT - ENTRANCE PERMIT); U.S. DEPARTMENT OF AGRICULTURE (USDA - PRIME FARMLAND).  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LOUIS R. CURL  
LICENSE NO. 062-038867  
EXPIRES 11/30/15  
226 EAST BROADWAY  
CENTRALIA, ILLINOIS 62801

**COUNTY CLERK'S CERTIFICATE**

I, \_\_\_\_\_, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

**CERTIFICATE OF CITY COUNCIL**

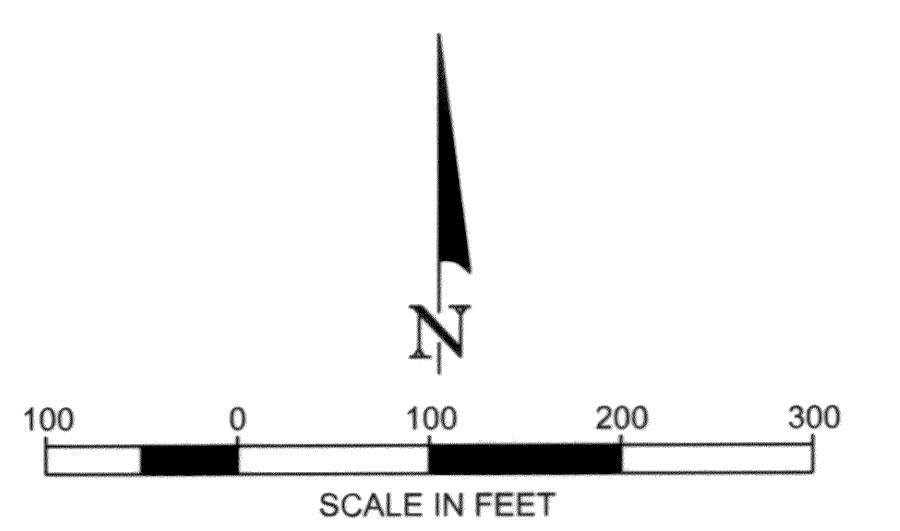
I, \_\_\_\_\_, CLERK OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON \_\_\_\_\_, 20\_\_\_\_.

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

**911 CERTIFICATE**

I, \_\_\_\_\_, ST. CLAIR COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THE STREET/ROAD/HIGHWAY NAMES AND NUMBERING SYSTEM ON THE ATTACHED PLAT HAVE BEEN REVIEWED AND APPROVED FOR USE.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9-1-1 COORDINATOR \_\_\_\_\_



THE VILLAS AT LAKE POINTE  
BOOK OF PLATS 97  
PAGE 9  
RECORDED AUGUST 18, 1998

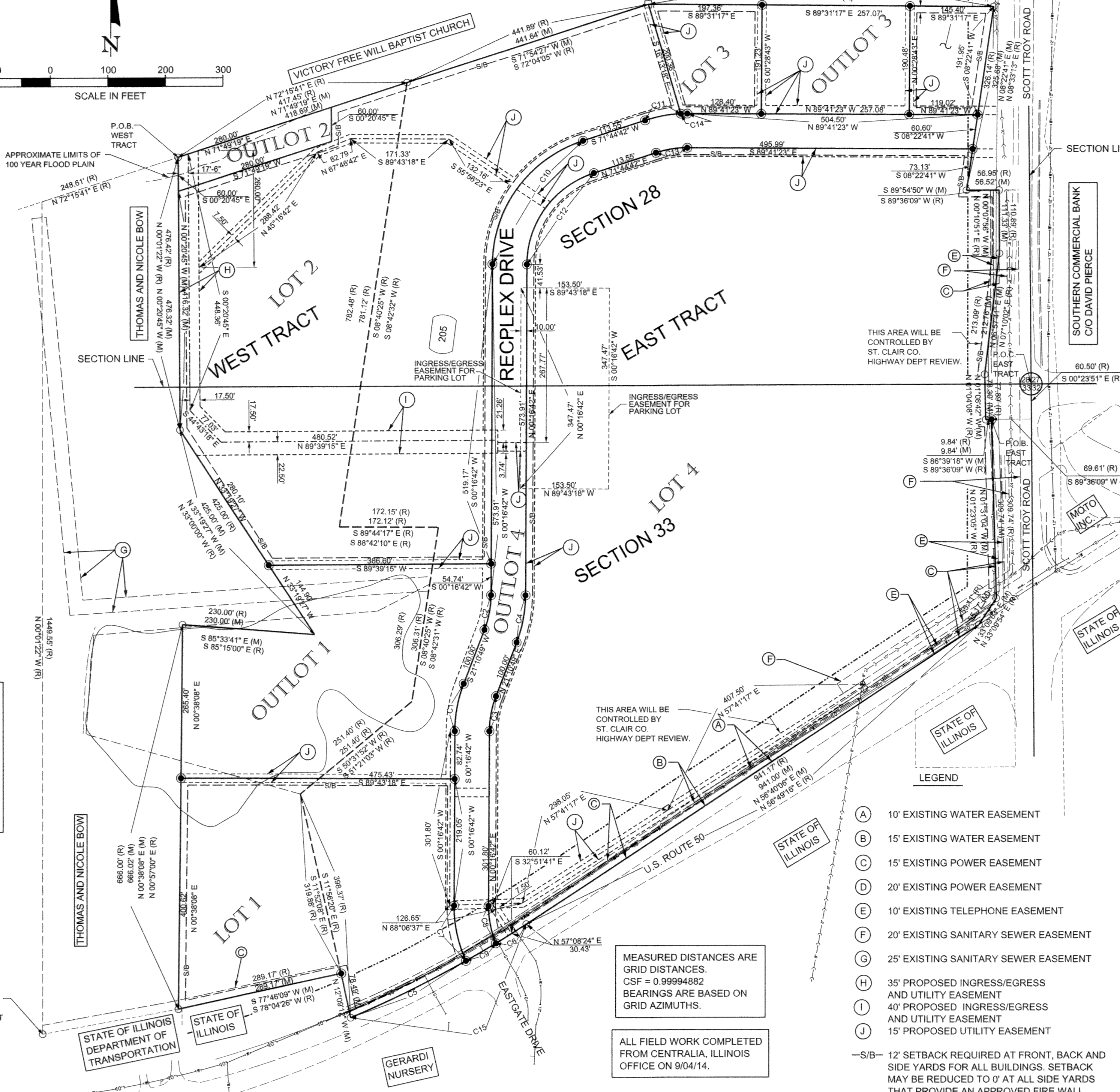
OWNERSHIP OF DOCUMENTS	REVISIONS	DRAWN	DESIGNED
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CURL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CURL & ASSOCIATES, INC.		LGG	LRC
		SURVEYED	CHK/APPRVD
		LGG	LRC

STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	GERARDI NURSERY
--	-----------------

**CURL & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
226 E. BROADWAY  
P.O. BOX 1349  
CENTRALIA, IL. 62801  
PH. 618-533-4149  
PROFESSIONAL DESIGN FIRM - 184-000877

**FINAL PLAT  
PUD DEVELOPMENT OF FOUR POINTS CENTER  
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS**

PROJ. NO.	C1442.1
DATE	8/26/15
SHEET NO.	<b>1</b>
OF 2 SHEETS	



- (A) 10' EXISTING WATER EASEMENT
  - (B) 15' EXISTING WATER EASEMENT
  - (C) 15' EXISTING POWER EASEMENT
  - (D) 20' EXISTING POWER EASEMENT
  - (E) 10' EXISTING TELEPHONE EASEMENT
  - (F) 20' EXISTING SANITARY SEWER EASEMENT
  - (G) 25' EXISTING SANITARY SEWER EASEMENT
  - (H) 35' PROPOSED INGRESS/EGRESS AND UTILITY EASEMENT
  - (I) 40' PROPOSED INGRESS/EGRESS AND UTILITY EASEMENT
  - (J) 15' PROPOSED UTILITY EASEMENT
- S/B— 12' SETBACK REQUIRED AT FRONT, BACK AND SIDE YARDS FOR ALL BUILDINGS. SETBACK MAY BE REDUCED TO 0' AT ALL SIDE YARDS THAT PROVIDE AN APPROVED FIRE WALL

MEASURED DISTANCES ARE GRID DISTANCES.  
CSF = 0.99994882  
BEARINGS ARE BASED ON GRID AZIMUTHS.

ALL FIELD WORK COMPLETED FROM CENTRALIA, ILLINOIS OFFICE ON 9/04/14.

**LEGEND**

○	IRON PIN/PIPE FOUND/PREV. SET
□	CONCRETE MONUMENT/STONE FOUND
●	IRON PIN SET
●	IRON PIN TO BE SET WITHIN 12 MO.
▲	SURVEY PK NAIL
■	CONCRETE MONUMENT SET
M	MEASURED DATA
R	RECORD DATA
S/B	SETBACK LINE

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

**AN ORDINANCE APPROVING THE  
FINAL PLAT OF THE FOUR  
POINTS CENTER**

**WHEREAS**, the City of O'Fallon Community Development and Public Works Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for the Four Points Center subdivision; 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 the Four Points Center Subdivision attached hereto as Exhibit A, be accepted and approved.

Section 2. That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois, a copy of this Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

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

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

\*\*\*\*\*

ATTEST:

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

(seal)

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

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

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

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

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



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator  
**Date:** September 8, 2015  
**Subject:** Four Points Center, Phase 1 Final Plat (1<sup>st</sup> Reading)

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**List of committees that have reviewed:** The developer has requested approval of the Final Plat, which staff has reviewed and recommends for First Reading. He has also requested issuance of a rough grading permit for next week after First Reading of the ordinance. Ordinarily, staff would not issue an Infrastructure Permit until the Second Reading is approved. Due to the familiarity of the City Council on the project and the fact that it's changed very little from the Council's Preliminary Plat approvals, we are comfortable recommending the Plat. It will be in CD Committee on September 14, and scheduled for a Second Reading on September 21. The developer will be posting an Irrevocable Letter of Credit with the City in the amount of 10% (\$408,043) of the overall infrastructure costs of Phase I, which total an estimated \$4,080,430.

**Background:** The applicant, Dean Oelze of SI Strategy, LLC has been approved previously by the City Council for a 45 acre Master Development in the northwest corner of Highway 50 and Scott-Troy Road that includes a 132,400 square foot recreational center, and various retail, hospitality and office lots. Phase 1 of the Four Points Center will include not only the infrastructure needed to serve Phase I but also construction of the 132,400 square foot recreation complex on Lot 2, which is approximately 10.6 acres. The recreational facility, to be named the "The McKendree Metro Rec Plex", includes 2 NHL sized ice rinks, 4-lane recreational pool, a 25 meter x 25 yard competition pool, dive area with two 1-meter spring boards, two 3-meter spring boards and one 5-meter fixed platform. The facility will have fitness areas, batting cages and a half court gymnasium.

The Final Plat, Phase I, includes creating Lot 1 which is planned for a hotel (although none is proposed at this time), Lot 2 which is the tract for the McKendree Athletic Complex, Lot 3 which is a small office/retail lot, and Lot 4 which is for future development. The Final Plat Phase I also creates several outlots which include drainage areas and the private roadway (which is being built to City standards). The Final Plat approval will authorize the developer to begin installation of utilities and roadway access to serve the Phase I area that includes the Athletic Complex, all subject to issuance of an Infrastructure Permit. Future utilities will need to be constructed on Lot 4, although that won't occur until those projects are closer to fruition.

It should be noted that the developer's access permits from IDOT and St. Clair County Highway Department will need to be obtained for Phase I, and the IDS required to obtain those will be underway by the developer in the next week or so. This process is expected to take several weeks to a few months to complete. The developer realizes he will not be able to open the Athletic Complex until those permits are obtained and the off-site road improvements are constructed to the satisfaction of IDOT and the County.

**Legal Considerations, if any:** None

**Budget Impact:** The developer is providing an Irrevocable Letter of Credit to the City in the Amount of \$408,043 prior to First Reading, and an Infrastructure Inspection fee in the amount of \$49,641. The project is in a Tax Increment Financing District but the City is not providing any up-front funding. The developer will be reimbursed for eligible expenses as tax increment is received.

**Staff Recommendation:** Community Development and Engineering staff recommends the Final Plat, Phase I for approval, subject to any final revisions to the improvement plans prior to Second Reading. Staff also recommends issuance of a Rough Grading Permit after First Reading.



**DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
5:30 PM Monday, September 14, 2015**

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

CALL TO ORDER: 6:00 PM

- I) Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, Ray Holden, Harlan Gerrish, David Cozad and Jerry Mouser. *Other Elected Officials Present:* Mike Bennett, Herb Roach, Matt Smallheer, Kevin Hagarty, Bob Kueker, and Ned Drolet. *Staff:* Pam Funk, Ted Shekell, Jim Cavins, Jeff Stehman, and Justin Randall. *Visitors:* Vern Malare, Chris Matteo, Dave Dillow and Charlie Pitts.
- II) Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) Items Requiring Council Action**
  - A. Parkview Meadows (Resolution and 1<sup>st</sup> Reading) – Justin Randall provided a presentation on the proposed Parkview Meadows subdivision. Randall discussed the requested rezoning to SR-2 and a preliminary plat with 49 single-family lots. Randall discussed the existing drainage issues and presented the committee with a traffic study that was produced by the developer's engineer indicating there was no need for a right turn into the subdivision, which was a concern of some citizens at the Plan Commission meeting. The committee discussed the zoning and preliminary plat and the connectivity of the subdivision. The committee recommended the subdivision for approval with a vote of 6-0.
  - B. Illini Trails – 3<sup>rd</sup> Addition (Resolutions and 1<sup>st</sup> Readings) – Justin Randall provided a presentation on the proposed Illini Trails – 3<sup>rd</sup> Addition subdivision. Randall discussed the requested rezoning to SR-1B and a preliminary plat with 57 single-family lots. The committee discussed the zoning and preliminary plat and the connectivity of the subdivision. The committee recommended the subdivision for approval with a vote of 6-0.
  - C. Text Amendment – Attached Garage/Storage (1<sup>st</sup> Reading) – Justin Randall provided an overview of a proposed text amendment to limit the size and height of attached garages, due to the recent construction of a small home with an extremely large attached garage. The committee recommended the text amendment for approval with a vote of 6-0.
  - D. Text Amendment – H-1 Licenses (1<sup>st</sup> Reading) – Justin Randall provided an overview of a proposed text amendment to address inconsistencies within the City's Codes and the concept of limiting the number of H-1 Licenses. Randall informed the committee when the video gaming regulations were passed, an existing regulation prohibiting gaming devices was not exempted to include the video gaming terminals. Secondly, Randall presented the committee with a proposed text amendment that could limit the number of H-1 Liquor Licenses. Randall provided the committee with an update of how many establishments were located within the city and pending at the state level. The committee discussed the two proposed text amendments. The committee recommended approval of the first text amendment to eliminate conflicting regulations with a vote of 6-0. The committee asked staff to provide additional information on how other cities were limiting video gaming and further explanation on other potential ways to limit video gaming.
  - E. Four Points – Final Plat (2<sup>nd</sup> Reading) – Justin Randall informed the committee there were no changes on the Final Plat for the Four Points Center. The committee recommended approval of the final plat with a vote of 6-0.

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

**IV) Other Business - None**

**MEETING ADJOURNED: 7:00 PM**

**NEXT MEETING: September 28, 2015 – Public Safety Building**

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



Public Safety Committee Minutes  
**September 14, 2015 5:00 p.m.**

Minutes of a regular meeting of the Public Safety Committee of the City of O'Fallon, held in the Community Room, Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois, September 14, 2015. Call to order 5:00 p.m.

**ROLL CALL:**

Members Present: Cardona-Marsh, Hagarty, Drolet, Kueker, Roach, Smallheer  
Members Not Present:  
Staff Liaison: Chief Van Hook - OPD, Chief Saunders - OFD  
Other Aldermen Present Albrecht, Bennet, Cozad, Gerrish, Holden, McCoskey,  
Other Persons Present Pam Funk – Asst. City Admin.; Jeff Wild - EMS; Keith  
Townsend - OPD; Daryl Ostendorf - OPD; Ron Zelms –  
Resident; Charlie Pitts – Resident; Vern Malare – Resident;  
Misty McDonald - OPD;  
Media Persons Present: None

Chairwoman Cardona-Marsh declared a quorum present and requested a Motion to approve the Minutes of July 13, 2015 Alderman Roach made a Motion to accept the minutes of July 13, 2015 as presented and Alderman Hagarty seconded the Motion. All Ayes.

**New Business**

**Item 1. Police Department Re-Organization** – Chief Van Hook discussed a re-organization of the Police Department. With the results of the McGrath study it was determined the Police Department had a need for an analyst. After reviewing Chief has stated that with the elimination of an Investigative Secretary, he will re-assign some duties and create the position of Public Safety Analyst Supervisor. The position will be filled by Retired Captain Mick Hunter. Mick will supervise the records division, be in charge of Crime Analysis, Risk management, Lexipol policy for OPD, EMS & OFD, Use of Force Civilian Oversight and FOIA officer.

**Action:** None

**Motion:** None

**Disposition:** Closed

**Item 2. 9-1-1 Next Generation** – Chief Van Hook asked Supervisor Daryl Ostendorf to brief the committee on the PSAP (Public Safety Answering Point) system for St. Clair County. Supervisor Ostendorf stated that the state has a new "Sunset" law that will reduce the PSAP systems within the county of St. Clair from 8 systems to 4. The law asks that the counties have their plan submitted to the state by January 1, 2015. The reduction of the PSAP's will mean that a 9-1-1 call generated in O'Fallon may go to an alternate location in the county and then be transferred to O'Fallon after the initial

contact with county dispatchers. This will increase the amount of time a first responder will show up on scene to assist. The law also includes for an increase in surcharge rate to 87¢ per month for land and cellular. Besides the wait time and the increase in costs for residents it will also be impossible for an O'Fallon Dispatcher to pin point the location of a call once it has been transferred from the county system. There are roughly 199,000 9-1-1 calls within St. Clair County each year to which O'Fallon accounts for 13,000 of those calls.

**Action:** None

**Motion:** None

**Disposition:** Closed

### **Old Business**

**Item 1. Leads On Line** – Chief Van Hook asked for this item to be removed from the Agenda until further notice.

**Action:** None

**Motion:** None

**Disposition:** Open

Chairwoman Cardona-Marsh asked if anyone had any other New Business not on the Agenda, hearing no New Business, Chairwoman Cardona-Marsh called for a Motion to adjourn. A Motion to adjourn was made by Alderman Hagarty and Alderman Roach seconded the Motion. All ayes.

**Meeting Adjourned:**

**5:56 p.m.**

**Next PS Meeting:**

**October 12, 2015 5:00 p.m.**

**Minutes Taken By:**

**Misty McDonald**



**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: September 18, 2015  
Subject: Invoices for September 21, 2015  
Amount: \$718,577.48  
Warrant: #333

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Attached, for the Finance Committee's and the City Council's approval, is the  
bills list for September 21, 2015 in the amount of \$718,577.48.

Copy: Sandy Evans  
City Council  
Mayor Graham

**CITY OF O'FALLON**

BILL LIST FOR September 21, 2015  
Warrant #333

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 22<sup>nd</sup> of September, 2015. The Office of Finance is hereby authorized to borrow from any fund having an excess cash balance to pay the bills for any fund having a cash deficit.

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Gary Graham, Mayor

ATTEST:

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Philip Goodwin, City Clerk

	A	B	C	D	E
1	<b>AP Warrant FY 2016</b>				
2	Invoice Due Date.Date mm-dd-yyyy	09/22/2015			
3					
4	<b>Invoice Amount</b>				
5	<b>Vendor Name</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Date mm-dd-yyyy</b>	<b>Total</b>
6	Absopure Water Co	55313571	Swr-cooler for Sep	08/31/2015	\$5.00
7	<b>Absopure Water Co Total</b>				<b>\$5.00</b>
8	Advance Auto Parts	7432521767590	Strts-Fuel Filters, Air Filter, Oil Filters	08/05/2015	\$61.78
9		7432523868231	Strts-Hex's	08/26/2015	\$25.25
10		7432523868234	Strts-Air Regulator	08/26/2015	\$13.81
11		7432523968305	Strts-Air Filters	08/27/2015	\$29.70
12	<b>Advance Auto Parts Total</b>				<b>\$130.54</b>
13	All Purpose Erectors Inc	241	PK-Hesse park light bulbs	08/31/2015	\$2,675.00
14	<b>All Purpose Erectors Inc Total</b>				<b>\$2,675.00</b>
15	Al's Automotive Supply Inc	05GD0162	FD-Hose Clamps	08/03/2015	\$9.08
16		05GD1492	FD-B/Up Lamp	08/04/2015	\$11.00
17		05GD6111	FD-Fittings, Exh Fluid	08/18/2015	\$20.61
18		05GD6406	FD-B/Up Lamp	08/18/2015	\$15.62
19		05GD7175	FD-Antifreeze	08/10/2015	\$31.98
20		05GE4940	FD-Diesel Exh Fluid	08/17/2015	\$12.41
21	<b>Al's Automotive Supply Inc Total</b>				<b>\$100.70</b>
22	Ameren Illinois	080115-090115	Str-street lighting	09/03/2015	\$38.68
23	<b>Ameren Illinois Total</b>				<b>\$38.68</b>
24	AmerenIP	0715-081415	Monthly Utilities	09/03/2015	\$65,205.86
25	<b>AmerenIP Total</b>				<b>\$65,205.86</b>
26	American Legal Publishing Co	106318	Admin-August 2015 S-2 Editing	08/28/2015	\$756.00
27		106368	Admin-August 2015 S-2 Folio/Internet Editing	08/31/2015	\$70.20
28	<b>American Legal Publishing Co Total</b>				<b>\$826.20</b>
29	Anderson Hospital	20477	EMS-CPR AED card S Gasgon	08/31/2015	\$5.00
30	<b>Anderson Hospital Total</b>				<b>\$5.00</b>
31	Anderson Pest Solutions	3504271	Pks/Rec-Rock Springs/Cavins Ctr Pest Control	09/01/2015	\$107.00
32		3504273	PD/EMS-qtrly pest control service 7 Hills Rd	09/01/2015	\$167.32
33		3504286	PD-qtrly pest control serv Firing Range	09/01/2015	\$48.35
34		3505389	Park-pest mgmt service Sep 2015	09/01/2015	\$75.00
35	<b>Anderson Pest Solutions Total</b>				<b>\$397.67</b>
36	AT&T	6286917-09	Park/Lib-service 9/4-10/3	09/04/2015	\$79.42
37		6811678200	Acct 171-796-1027 322	08/28/2015	\$1,886.18
38	<b>AT&amp;T Total</b>				<b>\$1,965.60</b>
39	Auffenberg Dealer Group	445415	PD-service '13 Ford Exp 26549	09/01/2015	\$709.39
40	<b>Auffenberg Dealer Group Total</b>				<b>\$709.39</b>
41	Azavar Audit Solutions Inc	11156	June 2015 Contingency Payment	09/01/2015	\$16,586.20
42	<b>Azavar Audit Solutions Inc Total</b>				<b>\$16,586.20</b>
43	B C Signs	23547	Park-20 field signs for SP	09/11/2015	\$400.00

	A	B	C	D	E
44	<b>B C Signs Total</b>				<b>\$400.00</b>
45	Ballard King	4689	Park-rec plex feasibility study	09/14/2015	\$4,122.68
46	<b>Ballard King Total</b>				<b>\$4,122.68</b>
47	Barlock, William	090715	PD-travel exp funeral for fallen officer in Chicago	09/16/2015	\$52.00
48	<b>Barlock, William Total</b>				<b>\$52.00</b>
49	Bel-O Cooling & Heating Inc	84507	FILTERS	08/27/2015	\$168.00
50		84556	Pks/Rec-Labor	08/31/2015	\$810.00
51		84557	Fac-service call at transit depot	08/27/2015	\$135.00
52		84558	Wtr-service at french village booster pump station	08/27/2015	\$155.00
53		84559	Pks/Rec-Circuit Board Repl, Labor	08/26/2015	\$350.00
54	<b>Bel-O Cooling &amp; Heating Inc Total</b>				<b>\$1,618.00</b>
55	BG Services Inc	182663-IN	Fire-gas tank all weather easy treat	09/03/2015	\$510.00
56	<b>BG Services Inc Total</b>				<b>\$510.00</b>
57	BlueLine Rental	24153200001	Park-portable generator	08/19/2015	\$800.00
58	<b>BlueLine Rental Total</b>				<b>\$800.00</b>
59	Brewster Alexander LLC	IN05566	IT-Vandal Proof Dome w/Varifocal Lens	08/28/2015	\$465.37
60	<b>Brewster Alexander LLC Total</b>				<b>\$465.37</b>
61	Bruckert, Gruenke & Long PC	3922	PD-Attend Tow Hearings	08/04/2015	\$240.00
62		4098	PD-Attend Tow Hearings	09/02/2015	\$105.00
63		4099	Scott Troy TIF	09/02/2015	\$180.00
64	<b>Bruckert, Gruenke &amp; Long PC Total</b>				<b>\$525.00</b>
65	Buck, Eric	FY16-HS	FY 2016 Healthy Spending Reimb	09/09/2015	\$75.00
66	<b>Buck, Eric Total</b>				<b>\$75.00</b>
67	Buckeye Cleaning Center	910587	Park-roll towels, black liner	08/25/2015	\$577.45
68		910945	Park-black liner	08/26/2015	\$89.31
69	<b>Buckeye Cleaning Center Total</b>				<b>\$666.76</b>
70	Burns & McDonnell	85599-1	Swr-Sewerage Study, I-64 East Areas	08/27/2015	\$12,580.00
71	<b>Burns &amp; McDonnell Total</b>				<b>\$12,580.00</b>
72	Butler Supply Co	12126798	Swr-Lights	08/31/2015	\$68.16
73		12126799	WWTP-Lamp, Repl	08/31/2015	\$38.60
74		12132551	WWTP-Indicator Lamp	09/04/2015	\$16.20
75		12136648	Str-pvc pipes for salt building	09/10/2015	\$140.40
76		12136649	Str-125 amp load center salt bldg	09/10/2015	\$91.96
77		12136650	Str-pvc cutter & splice tape salt bldg	09/10/2015	\$128.82
78	<b>Butler Supply Co Total</b>				<b>\$484.14</b>
79	Camp Manitowa Inc	1828	Park-summer camp day trip zip line outdoor pursuits	09/08/2015	\$125.00
80	<b>Camp Manitowa Inc Total</b>				<b>\$125.00</b>
81	Carter Waters Construction	30068715	Strts-Mesh Sheet	09/03/2015	\$63.00
82	<b>Carter Waters Construction Total</b>				<b>\$63.00</b>
83	Casper Stolle Quarry	992047	Strts-Rock	08/28/2015	\$341.69
84	<b>Casper Stolle Quarry Total</b>				<b>\$341.69</b>
85	CBB Transportation	12	HSLS TIF-meetings	08/20/2015	\$2,887.50
86	<b>CBB Transportation Total</b>				<b>\$2,887.50</b>

	A	B	C	D	E
87	<b>Challenger Sports</b>	<b>6780-IN</b>	Pks/Rec-British Challenger Camp Fees/40 Total	08/20/2015	\$2,830.00
88	<b>Challenger Sports Total</b>				<b>\$2,830.00</b>
89	<b>Charter Communications</b>	<b>0901-093015B</b>	FD-Acct 8345 78 225 0104221 Pmt	08/23/2015	\$52.33
90		<b>090815-100715</b>	Wtr/Str-cable	09/17/2015	\$14.77
91		<b>091415-101315</b>	Park-internet service 0914-1013	09/04/2015	\$69.98
92		<b>FD 090815-100715</b>	Fire-cable	09/17/2015	\$30.18
93	<b>Charter Communications Total</b>				<b>\$167.26</b>
94	<b>Christ Bros Asphalt Inc</b>	<b>1989</b>	Swr-Indian Springs Lift Station Repl	08/19/2015	\$30,226.70
95	<b>Christ Bros Asphalt Inc Total</b>				<b>\$30,226.70</b>
96	<b>Christ Truck Svc Inc</b>	<b>14940</b>	Strts-Venita Dr Demo	08/25/2015	\$489.50
97		<b>14947</b>	Park-13.5 yards mulch	08/25/2015	\$377.50
98		<b>14951</b>	Swr-Keck Ridge Interceptor Repair	08/26/2015	\$400.50
99		<b>14986</b>	Strts-Taylor Rd Widening Job	08/28/2015	\$356.00
100	<b>Christ Truck Svc Inc Total</b>				<b>\$1,623.50</b>
101	<b>Cintas Corporation</b>	<b>731355675</b>	Fac-mat service Fire Station #4	08/19/2015	\$59.25
102		<b>731361764</b>	PSB-Mat Service	09/02/2015	\$55.53
103	<b>Cintas Corporation Total</b>				<b>\$114.78</b>
104	<b>CMS Communications Inc</b>	<b>1516427-IN</b>	Wat/Swr-outbound call campaign for Util Bill	08/31/2015	\$157.50
105	<b>CMS Communications Inc Total</b>				<b>\$157.50</b>
106	<b>Commerce Bank</b>	<b>BS082615-1</b>	FD-Fuel Tank Sealant	08/06/2015	\$155.08
107		<b>BS082615-2</b>	FD-Tools, Cart	08/07/2015	\$168.89
108		<b>BS082615-3</b>	FD-Portable A/C's	08/07/2015	\$638.00
109		<b>BS082615-4</b>	FD-Conference Lunch, 3 People	08/17/2015	\$40.33
110		<b>BS082615-5</b>	FD-Accessories	08/20/2015	\$103.75
111		<b>BS082615-6</b>	FD-6' Fire Boot, Banner	08/21/2015	\$469.31
112		<b>DB082615-1</b>	Eng-Fuel	07/28/2015	\$19.27
113		<b>DB082615-2</b>	Eng-Airfare for APWA Conference	08/10/2015	\$428.00
114		<b>DG082615-1</b>	IT-American Airline Credit	08/03/2015	-\$193.02
115		<b>DG082615-2</b>	IT-Callout Services	08/12/2015	\$90.00
116		<b>GG082615-1</b>	EconDev-IML Credit	08/19/2015	-\$155.00
117		<b>HB082615-1</b>	Eng-APWA Registration/Bowman, Dan	09/17/2015	\$75.00
118		<b>MJH082615-1</b>	Pks/Rec-Meeting Luncheon	08/12/2015	\$84.91
119		<b>PF082615-1</b>	EconDev-SWICMA Mtg	08/07/2015	\$142.35
120		<b>PF082615-2</b>	EconDev-Chancellor's Certificate	09/21/2015	\$400.00
121		<b>SE082615-1</b>	Admin-Wall St Journal	07/29/2015	\$32.99
122		<b>SE082615-2</b>	Travel Expenses to be Speakers @ DMTA Conference	08/17/2015	\$621.97
123		<b>TC082615-1</b>	FD-Noise Filter	08/06/2015	\$63.03
124		<b>TD082615-1</b>	IT-Camera System and Multimedia Supplies	08/14/2015	\$149.97
125		<b>TD082615-2</b>	Strts-Repl Radio	08/14/2015	\$92.93
126		<b>TR082615-1</b>	LIB-SUPPLIES	07/27/2015	\$42.58
127		<b>TR082615-2</b>	Lib-Show Tickets for Teen SRP	07/31/2015	\$50.00
128		<b>TR082615-3</b>	Lib-Tablet, Cover	07/31/2015	\$194.94
129		<b>TS082615-1</b>	CDD-Training Registration	07/30/2015	\$400.00

	A	B	C	D	E
130	Commerce Bank	TS082615-2	CDD-APA IL State Conference Registration	08/12/2015	\$325.00
131		WD082615-1	EconDev-Registration for ICMA Conference	08/25/2015	\$199.00
132	<b>Commerce Bank Total</b>				<b>\$4,639.28</b>
133	Communication Revolving Fund	T1603366	PD-Communication Charges	08/31/2015	\$1,483.32
134	<b>Communication Revolving Fund Total</b>				<b>\$1,483.32</b>
135	Conklin, Donna	083115	EconDev-Employee Computer Procurement	08/31/2015	\$326.21
136	<b>Conklin, Donna Total</b>				<b>\$326.21</b>
137	CR Office Technologies Inc	73187	CD-toner for jessice vicki printers	09/11/2015	\$217.47
138	<b>CR Office Technologies Inc Total</b>				<b>\$217.47</b>
139	Crain Tree Farm	091415	Park-garden club reimbursement speaker	09/17/2015	\$50.00
140	<b>Crain Tree Farm Total</b>				<b>\$50.00</b>
141	CUES Inc	441193	Swr-GraniteNET Software Maint Ending 8/3/16	09/09/2015	\$1,800.00
142	<b>CUES Inc Total</b>				<b>\$1,800.00</b>
143	Datamax Office Systems	984285	Contract GNG13145-01	09/05/2015	\$2.64
144		984491	Contract CN6537-01	09/07/2015	\$15.59
145		984926	Contract CN1970-01	09/08/2015	\$104.16
146		985579	Contract CN912-01	09/08/2015	\$41.56
147		987205	Contract CN1970-01	09/10/2015	\$181.87
148	<b>Datamax Office Systems Total</b>				<b>\$345.82</b>
149	Datamax STL Leasing	L403083010	Lease 4-03083	09/15/2015	\$169.35
150	<b>Datamax STL Leasing Total</b>				<b>\$169.35</b>
151	Dave Schmidt Truck Svc	P42761	Strts-Valve	08/25/2015	\$219.82
152		P42765	Strts-Valve	08/25/2015	\$219.82
153		P42788	Strts-Starter	08/28/2015	\$264.66
154		P42817	Strts-Plugs	09/02/2015	\$15.20
155		T79429	EMS-service on '13 ambulance	09/02/2015	\$356.15
156	<b>Dave Schmidt Truck Svc Total</b>				<b>\$1,075.65</b>
157	Davis, Thomas	0705-080415	Reimb/Phone Charges	08/04/2015	\$45.00
158	<b>Davis, Thomas Total</b>				<b>\$45.00</b>
159	Dutch Hollow Janitor	191916	PD/EMS-hand sanitizer	09/04/2015	\$140.54
160		191995	All-copy paper	09/04/2015	\$1,214.19
161		191996	PD/EMS-towels, liners, hand soap	09/04/2015	\$439.42
162	<b>Dutch Hollow Janitor Total</b>				<b>\$1,794.15</b>
163	Environmental Resource Assoc	767485	WWTP-Zinc	09/01/2015	\$129.89
164	<b>Environmental Resource Assoc Total</b>				<b>\$129.89</b>
165	ERB Equipment/Mitchell	155137	Strts-Filter, Air/Oil Filters, Filter Element, Elbow, O Ring, Oi	09/01/2015	\$1,091.86
166		155183	Strts-Gas Operated Cylinder	09/02/2015	\$72.18
167		155314	Str-hinge for 3105J backhoe	09/10/2015	\$137.84
168	<b>ERB Equipment/Mitchell Total</b>				<b>\$1,301.88</b>
169	Factory Motor Parts	60-206745	Swr-Battery	08/24/2015	\$96.40
170		60-206816	Strts-Battery Core Credit	08/24/2015	-\$18.00
171	<b>Factory Motor Parts Total</b>				<b>\$78.40</b>
172	Falling Springs Quarry Co	324659	Strts-Rock	08/28/2015	\$283.96

	A	B	C	D	E
173	Falling Springs Quarry Co	325030	PropS-Wesley Culvert Reconstruction	09/04/2015	\$225.35
174	<b>Falling Springs Quarry Co Total</b>				<b>\$509.31</b>
175	Fastenal Company	ILBEL69129	PW-Safety Equipment	08/28/2015	\$428.37
176		ILBEL69619	Strts-Tire Gauge	08/20/2015	\$152.00
177		ILBEL69689	PW-Safety Equipment	08/28/2015	\$139.41
178		ILBEL69774	PubWks-yellow zinc finish hex screw	09/01/2015	\$14.18
179	<b>Fastenal Company Total</b>				<b>\$733.96</b>
180	Fire Apparatus & Supply Team	15-300	FD-CVR Receptacle, Single Pole, Tag, Shipping	08/26/2015	\$58.74
181		15-301	FD-Utility Lite, Shipping	08/26/2015	\$41.74
182		15-302	FD-Swch Prox, Shipping	08/26/2015	\$106.92
183		15-303	FD-Computer Control Maint for Diagnostics	08/26/2015	\$1,242.75
184		15-304	FD-Swch Prox's Shipping	08/26/2015	\$222.61
185		15-305	FD-Filter Zinga Element, Element Filter, Shipping	08/26/2015	\$107.92
186		15-312	FD-Fire Dex Gear Pants, Shipping	08/26/2015	\$1,473.06
187		15-324	Fire-bar & chain oil	09/03/2015	\$47.61
188		15-325	Fire-switch for onspot chains	09/03/2015	\$142.66
189		15-328	Fire-repair orion meter	09/03/2015	\$374.90
190	<b>Fire Apparatus &amp; Supply Team Total</b>				<b>\$3,818.91</b>
191	Fire Appliance	56750	FD-Fire Extinguisher Maint	08/31/2015	\$60.00
192	<b>Fire Appliance Total</b>				<b>\$60.00</b>
193	FireCompanies.com	13647-49	Fire-First Due Package (3 months)	09/01/2015	\$239.97
194		13647-50	Fire-1 year domain name registration	09/01/2015	\$20.00
195	<b>FireCompanies.com Total</b>				<b>\$259.97</b>
196	Frost Electric Supply Co	S3543399.001	Park-soccer pavilion at SP photo cell	08/18/2015	\$18.23
197		S3545301.001	Lib-Solid Wire Modular Plug	08/25/2015	\$27.10
198	<b>Frost Electric Supply Co Total</b>				<b>\$45.33</b>
199	FS Turf Solutions	19806	Park-over feed soccer fields at SP	08/18/2015	\$5,670.00
200		19861	Park-turface, field marking chalk, razor pro	08/26/2015	\$2,664.00
201	<b>FS Turf Solutions Total</b>				<b>\$8,334.00</b>
202	Funk, Dale M	15-123	PD-court appearance traffic & misdemeanor	08/31/2015	\$450.00
203		15-156	Adm-buffalo wild wing	09/09/2015	\$75.00
204		15-181	PD-correspondence matters	08/28/2015	\$120.00
205		15-183	CD-video gaming	09/09/2015	\$382.50
206		15-184	Adm-Miller FOIA	09/11/2015	\$75.00
207		Sep 2015	September 2015 Attorney Retainer Fee	09/03/2015	\$2,250.00
208	<b>Funk, Dale M Total</b>				<b>\$3,352.50</b>
209	Funk, Pam	FY16-HS	FY 2016 Healthy Spending Reimb	08/07/2015	\$75.00
210	<b>Funk, Pam Total</b>				<b>\$75.00</b>
211	Fussell, Lloyd W	09162015	Park-cell phone reimbursement May,June,July	09/10/2015	\$90.00
212	<b>Fussell, Lloyd W Total</b>				<b>\$90.00</b>
213	Gempler's	SI01869680	Cemetery-port kit elbow	08/25/2015	\$4.15
214		SI01870411	Park-uniform	08/25/2015	\$35.99
215		SI01877253	Cemetery-swivel seal kit	08/27/2015	\$8.80

	A	B	C	D	E
216	Gempler's	SI01898789	Park-multi tool,sheath,traffic sign,sign post, electric winch	09/03/2015	\$348.70
217	<b>Gempler's Total</b>				<b>\$397.64</b>
218	Gonzalez Office Products	200239452	Admin-Office Supplies	09/09/2015	\$67.90
219	<b>Gonzalez Office Products Total</b>				<b>\$67.90</b>
220	Gottschall, Chris	090215	Reim/Employee Computer Procurement	09/02/2015	\$1,288.28
221	<b>Gottschall, Chris Total</b>				<b>\$1,288.28</b>
222	Grainger	9823084042	WWTP-Ice Machine	08/21/2015	\$3,171.60
223		9829188268	Park-pallet rack wire decking for SP mtce facility	08/28/2015	\$154.51
224		9830679990	Park-beam, teardrop SP mtce facility	08/31/2015	\$169.38
225	<b>Grainger Total</b>				<b>\$3,495.49</b>
226	Green Guard	5063409	Park-first aid supplies	09/10/2015	\$95.58
227	<b>Green Guard Total</b>				<b>\$95.58</b>
228	Green Machine Lawn & Landscaping, The	091515-25	Mowing 0901-0915	09/17/2015	\$4,583.00
229	<b>Green Machine Lawn &amp; Landscaping, The Total</b>				<b>\$4,583.00</b>
230	Greensfelder, Hemker & Gale	509731	Park-strangefolk	09/11/2015	\$4,229.00
231	<b>Greensfelder, Hemker &amp; Gale Total</b>				<b>\$4,229.00</b>
232	H & G/Schultz Door	240401	EMS-Service Call	08/31/2015	\$615.00
233		240519	PW-Hand Held Card Punch	08/31/2015	\$98.00
234	<b>H &amp; G/Schultz Door Total</b>				<b>\$713.00</b>
235	Hach Company	9551761	Swr-Flow Meter, Memorial East Sanitary Swr	08/28/2015	\$1,500.00
236		9552260	Wtr/Swr-nitrification inhibitor	08/28/2015	\$21.75
237		9558975	Wtr/Swr-chlorine test packs	09/03/2015	\$152.20
238	<b>Hach Company Total</b>				<b>\$1,673.95</b>
239	Hanks Excavating & Landscaping	84981	PropS-2015 concrete replacemnet	09/04/2015	\$189,836.17
240	<b>Hanks Excavating &amp; Landscaping Total</b>				<b>\$189,836.17</b>
241	Harrison Hydra-Gen Ltd	248056	Fire-generator filters (6)	08/05/2015	\$434.87
242	<b>Harrison Hydra-Gen Ltd Total</b>				<b>\$434.87</b>
243	Hawkins Inc	3773720	Wtr-azone for water plant (1,125 GA)	09/01/2015	\$3,774.50
244	<b>Hawkins Inc Total</b>				<b>\$3,774.50</b>
245	HD Supply Waterworks Ltd	E448082	Swr-Memorial East Sanitary Swr Downspout Adapter	09/02/2015	\$4.11
246	<b>HD Supply Waterworks Ltd Total</b>				<b>\$4.11</b>
247	Heros in Style	140449	PD-uniforms Adamson	07/23/2015	\$256.72
248		141451	PD-mace case for Barton	08/27/2015	\$18.95
249		141550	PD-uniform Wagner	09/01/2015	\$17.40
250	<b>Heros in Style Total</b>				<b>\$293.07</b>
251	HMG Engineers Inc	6731-104	WWTP-Guidance	09/03/2015	\$180.00
252	<b>HMG Engineers Inc Total</b>				<b>\$180.00</b>
253	Home Depot, The	115.85	Park-steel centerfold load ramp	08/10/2015	\$115.85
254		14572	Str-96" professinal box level	08/12/2015	\$94.05
255		3015400	Park-wire cable	08/19/2015	\$29.68
256		4024718	Swr-mini refrigerator	07/29/2015	\$172.31
257		4024720	Cemetery-zinc box, hex nuts	07/29/2015	\$33.25
258		5012879	Park-eye bolt	07/28/2015	\$20.41



	A	B	C	D	E
259	Home Depot, The	5014012	Park-14" cable tie	08/07/2015	\$28.47
260		5015204	Park-cable tie for SP soccer	08/17/2015	\$56.94
261		6013910	Park-sanding belts	08/06/2015	\$115.79
262		6015085	PW-tools for shop	08/26/2015	\$379.05
263		7016167	Str-300' tape, pliers	08/25/2015	\$50.29
264		8016054	Water-grade stakes	08/24/2015	\$14.38
265		9024771	Pool-spring hinge	08/03/2015	\$38.49
266	<b>Home Depot, The Total</b>				<b>\$1,148.96</b>
267	Horner & Shifrin Inc	1	HSHS TIF-Greenmount Rd	08/06/2015	\$1,571.49
268		49086	HSHS TIF-Greenmount Rd	08/20/2015	\$7,278.80
269	<b>Horner &amp; Shifrin Inc Total</b>				<b>\$8,850.29</b>
270	Hovick, James	091715	7 Hills Rd Annex Agreement	09/17/2015	\$929.26
271	<b>Hovick, James Total</b>				<b>\$929.26</b>
272	Hughes Customat Inc	34064	Swr-mat cleaning	07/28/2015	\$36.81
273		39047	Str/Wtr-mat cleaning	09/08/2015	\$44.61
274		39048	IT-mat service for IT bldg	09/08/2015	\$16.16
275	<b>Hughes Customat Inc Total</b>				<b>\$97.58</b>
276	Hydro-Kinetics Corp	8110	Swr-refrigerated sampler for prairie farms	09/08/2015	\$6,042.75
277	<b>Hydro-Kinetics Corp Total</b>				<b>\$6,042.75</b>
278	IL American Water Co	0902-100115	FD/EMS-Utilities/102 Oak St	09/02/2015	\$25.31
279	<b>IL American Water Co Total</b>				<b>\$25.31</b>
280	IL Firefighter's Assn Inc	090915	FD-IFA Indemnity Fund Assessment	09/09/2015	\$154.80
281	<b>IL Firefighter's Assn Inc Total</b>				<b>\$154.80</b>
282	Illinois FC Tournaments	090515	Pks/Rec-U121 Rust Tourney	09/05/2015	\$550.00
283	<b>Illinois FC Tournaments Total</b>				<b>\$550.00</b>
284	Jack Schmitt Premium Carwash	CW8022015	PD-Car Wash	08/02/2015	\$8.09
285		CW8042015	FD,CDD,PD-Car Washes	08/04/2015	\$38.67
286		CW8112015	FD,PD,Strts-Car Washes	08/12/2015	\$33.27
287		CW8132015	CDD,PD-Car Washes	08/13/2015	\$30.58
288		CW8152015	PD-Car Washes	08/15/2015	\$19.78
289		CW8242015	FD-Car Wash	08/24/2015	\$11.69
290		CW8252015	FD-Car Wash	08/25/2015	\$8.09
291		CW8262015	PD-Car Wash	08/26/2015	\$8.09
292	<b>Jack Schmitt Premium Carwash Total</b>				<b>\$158.26</b>
293	Johnson, Michele	5681	Pks/Rec-Zumba	09/09/2015	\$243.60
294	<b>Johnson, Michele Total</b>				<b>\$243.60</b>
295	Jones, Amy	091515	Alderman headshots	09/15/2015	\$125.00
296	<b>Jones, Amy Total</b>				<b>\$125.00</b>
297	Karras, Rebecca	FY16-HS	FY 2016 Healthy Spending Reimb	09/09/2015	\$30.00
298	<b>Karras, Rebecca Total</b>				<b>\$30.00</b>
299	Kleins Brand Source	218751	Fac-Breakroom Fridge Ice Maker Repairs	08/31/2015	\$137.95
300	<b>Kleins Brand Source Total</b>				<b>\$137.95</b>
301	Kone Inc	949082848	Fac-maintenance Sep-Nov	08/28/2015	\$453.39

	A	B	C	D	E
302	<b>Kone Inc Total</b>				<b>\$453.39</b>
303	<b>L W Contractors Inc</b>	<b>13846</b>	Fire-grading for training lot	08/31/2015	\$1,937.00
304		<b>13849</b>	Swr-27" Interceptor Repair Hilltop Supplies	08/31/2015	\$22,092.29
305		<b>13855</b>	Strts-Venita Overpass, 1102 W Hwy 50 Demo	08/31/2015	\$4,861.19
306		<b>13858</b>	Strts-Venita Overpass	08/31/2015	\$1,514.00
307		<b>13860</b>	Strts-Venita Overpass, Sportspark Lake Seeding	08/31/2015	\$1,727.00
308		<b>13861</b>	PW-Dozer Rental	08/31/2015	\$1,615.00
309	<b>L W Contractors Inc Total</b>				<b>\$33,746.48</b>
310	<b>Lampe, Andrew T</b>	<b>FY16-HS</b>	FY 2016 Healthy Spending Reimb	08/30/2015	\$75.00
311	<b>Lampe, Andrew T Total</b>				<b>\$75.00</b>
312	<b>Lebanon Auto Parts</b>	<b>7753-49041</b>	Strts-Parts	09/02/2015	\$36.04
313	<b>Lebanon Auto Parts Total</b>				<b>\$36.04</b>
314	<b>Lexipol LLC</b>	<b>14631</b>	Fire/EMS-procedure manual on line annual subscription	09/01/2015	\$4,038.00
315	<b>Lexipol LLC Total</b>				<b>\$4,038.00</b>
316	<b>Lickenbrock &amp; Sons Inc</b>	<b>86335</b>	WWTP-Acetylene	08/11/2015	\$146.41
317	<b>Lickenbrock &amp; Sons Inc Total</b>				<b>\$146.41</b>
318	<b>Lowenbaum Partnership LLC</b>	<b>77344</b>	Fire/PD-legal matters	08/31/2015	\$2,752.50
319		<b>77345</b>	Str-legal matters	08/31/2015	\$1,406.25
320	<b>Lowenbaum Partnership LLC Total</b>				<b>\$4,158.75</b>
321	<b>ManagerPlus Solutions LLC</b>	<b>18009-IN</b>	IT-vehicle mtce software licenses for PW	09/17/2015	\$1,124.65
322	<b>ManagerPlus Solutions LLC Total</b>				<b>\$1,124.65</b>
323	<b>Maxson Services</b>	<b>5645</b>	PD/EMS-recalk 2 wall hung toilets in womens lobby	09/01/2015	\$163.75
324		<b>7461</b>	PD/EMS-repair toilet in handicap stall in men's locker rm	06/11/2015	\$247.45
325		<b>7558</b>	PD-repair men's toilet	08/31/2015	\$139.04
326		<b>9155</b>	Park-repair water line to concession bldg in city park	09/04/2015	\$969.92
327	<b>Maxson Services Total</b>				<b>\$1,520.16</b>
328	<b>Midwestern Propane Gas</b>	<b>62361</b>	Wtr-Bulk, Hazmat Fee	08/28/2015	\$62.92
329	<b>Midwestern Propane Gas Total</b>				<b>\$62.92</b>
330	<b>MTI Distributing Inc</b>	<b>1027253-00</b>	Cemetery-push mower	08/28/2015	\$109.85
331	<b>MTI Distributing Inc Total</b>				<b>\$109.85</b>
332	<b>NuWay Concrete Forms Troy LLC</b>	<b>831054</b>	Str-fast setting cement	09/09/2015	\$1,303.00
333	<b>NuWay Concrete Forms Troy LLC Total</b>				<b>\$1,303.00</b>
334	<b>Obernuefermann Farms</b>	<b>091715-crop</b>	Str-reimbursement for damaged crop during Phase 4	09/17/2015	\$216.00
335	<b>Obernuefermann Farms Total</b>				<b>\$216.00</b>
336	<b>O'Fallon Panther Baseball</b>	<b>091315</b>	Silver Sponsor	09/13/2015	\$100.00
337	<b>O'Fallon Panther Baseball Total</b>				<b>\$100.00</b>
338	<b>O'Fallon Tire Center</b>	<b>12997</b>	Park-tires for water wagon	09/03/2015	\$204.90
339	<b>O'Fallon Tire Center Total</b>				<b>\$204.90</b>
340	<b>O'Fallon Township</b>	<b>05/15-08/15</b>	05/15-08/15 Salary for Rotary Van Driver	09/14/2015	\$3,315.00
341	<b>O'Fallon Township Total</b>				<b>\$3,315.00</b>
342	<b>O'Reilly Auto Parts</b>	<b>1151-120925</b>	Wtr-Socket Holders, Tool Bar, Wrench Rack	08/27/2015	\$133.84
343		<b>1151-121957</b>	EMS-(4) 2.5 gal fluid for diesel engine	09/01/2015	\$50.00
344		<b>1151-122141</b>	Strts-Oil Filter	09/02/2015	\$5.92

	A	B	C	D	E
345	O'Reilly Auto Parts	1151-122306	Strts-Megacrimp, Wiper Blades, Oil Filters, Socket Holder	09/03/2015	\$384.19
346		1151-122426	Str-battery	09/03/2015	\$89.99
347		1151-123269	Str-oil filter,wiper blades	09/08/2015	\$21.39
348		1151-123303	Str-cabin filter (4)	09/08/2015	\$39.28
349		1151-123322	Str-oil filter	09/08/2015	\$6.58
350		1151-123401	Str-brake pads & rotor for bldg & zoning	09/09/2015	\$107.57
351		1151-123421	Park-drain plug for toro 4000	09/09/2015	\$4.99
352		1151-123442	Str-brake cleaner	09/09/2015	\$32.28
353		1151-123835	Str-oil for diesel	09/11/2015	\$101.88
354	<b>O'Reilly Auto Parts Total</b>				<b>\$977.91</b>
355	Ostendorf, Daryl	FY16-HS	FY 2016 Healthy Spending Reimb	08/26/2015	\$67.16
356	<b>Ostendorf, Daryl Total</b>				<b>\$67.16</b>
357	Paragon Micro Inc	626709	IT-Replacement Toner	08/25/2015	\$154.99
358	<b>Paragon Micro Inc Total</b>				<b>\$154.99</b>
359	Pass Security LLC	321787	PD-qtr system monitoring for firing range Oct-Dec	09/01/2015	\$90.00
360	<b>Pass Security LLC Total</b>				<b>\$90.00</b>
361	Pepsi Cola Inc	LF150721921444	Pool-Past Due Fee	07/21/2015	\$12.11
362	<b>Pepsi Cola Inc Total</b>				<b>\$12.11</b>
363	Petty Cash	090215-Broadston	PD-reimbursement keys for box trucks	09/02/2015	\$20.00
364		090415-Ostendorf	PD-lunch for INENA membership mtg	09/04/2015	\$17.00
365		467289	CH-SW IL Council of Mayors Lunch/True, Ed	08/28/2015	\$25.00
366		467290	CH-SWICMA Mtg/Funk, Pam, Intern	09/04/2015	\$20.00
367		467291	CH-SWICMA Lunch/Litteken, Grant	09/04/2015	\$10.00
368		467292	CH-SWICMA Lunch/Denton, Walter	09/08/2015	\$10.00
369		467293	CH-Aug 2015 Mileage/Fair, Maryanne	09/08/2015	\$13.80
370		467294	CH-Planner's Breakfast/Randall, Justin	09/09/2015	\$11.75
371	<b>Petty Cash Total</b>				<b>\$127.55</b>
372	Pioneer Manufacturing Co Inc	INV556015	Park-blitz gameline remover & aerosol for SP	06/04/2015	\$299.12
373	<b>Pioneer Manufacturing Co Inc Total</b>				<b>\$299.12</b>
374	Piroska, Alexander V	091015	Park-adult softball umpire 090115	09/17/2015	\$120.00
375	<b>Piroska, Alexander V Total</b>				<b>\$120.00</b>
376	Post Pack & Ship	OFDSEPT2015	FD-Shipping	09/02/2015	\$14.74
377		OFPSEPT2015	PD/EMS-shipping insurance for phone system	09/02/2015	\$23.52
378	<b>Post Pack &amp; Ship Total</b>				<b>\$38.26</b>
379	Pressure Pump Supply Inc	13325	Wtr-Rapid Reel	08/31/2015	\$49.88
380	<b>Pressure Pump Supply Inc Total</b>				<b>\$49.88</b>
381	Prestige Commercial Services Inc	2762	CityHall-Sep 2015 Cleaning	09/01/2015	\$1,590.00
382		2763	Fac-Sep 2015 Cleaning	09/01/2015	\$310.00
383		2764	Depot-Sep 2015 Cleaning	09/01/2015	\$301.00
384		2765	FD-Sep 2015 Cleaning	09/01/2015	\$150.00
385		2766	PD/EMS-monthly cleaning serv	09/01/2015	\$4,090.00
386		2767	IT-Sep 2015 Cleaning	09/01/2015	\$445.00
387		2768	Strts,Wtr-Sep 2015 Cleaning	09/01/2015	\$730.00

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388	Prestige Commercial Services Inc	2769	WWTP-Sep 2015 Cleaning	09/01/2015	\$160.00
389		2771	Swr-Sep 2015 Cleaning	09/01/2015	\$305.00
390	<b>Prestige Commercial Services Inc Total</b>				<b>\$8,081.00</b>
391	Preston, Richard	091415	Park-garden club reimbursement weed barrier/skid steer rental	09/17/2015	\$425.00
392	<b>Preston, Richard Total</b>				<b>\$425.00</b>
393	R P Lumber Co Inc	0909-Easement	Str-temp constr easement	09/09/2015	\$600.00
394		099-Deed	Str-Warranty Deed	09/17/2015	\$30,680.00
395	<b>R P Lumber Co Inc Total</b>				<b>\$31,280.00</b>
396	Randall, Justin	0617-071615	Reimb/Phone Charges	07/16/2015	\$30.00
397		0717-081615	Reimb/Phone Charges	08/16/2015	\$30.00
398	<b>Randall, Justin Total</b>				<b>\$60.00</b>
399	Red-E-Mix LLC	761903	FD-4000 PSI O/S Flatwork, Fiber	08/18/2015	\$1,810.00
400		762009	FD-4000 PSI O/S Flatwork, Fiber	08/20/2015	\$995.50
401		762358	Wtr-4000 PSI O/S Flatwork, Sm Load Chg	08/25/2015	\$320.00
402		762591	Strts-4000 PSI O/S Flatwork	08/27/2015	\$550.00
403	<b>Red-E-Mix LLC Total</b>				<b>\$3,675.50</b>
404	Rhodes, Darren Darrell	091015	Park-adult softball umpire 090115	09/17/2015	\$120.00
405	<b>Rhodes, Darren Darrell Total</b>				<b>\$120.00</b>
406	Rhutasel and Associates	11997	Str-Aug service presidential streets stormwater	09/09/2015	\$540.00
407	<b>Rhutasel and Associates Total</b>				<b>\$540.00</b>
408	Ronnoco Coffee LLC	0755254515	CH-coffee	09/11/2015	\$105.97
409		0755254516	Wtr/Str-coffee	09/17/2015	\$42.39
410	<b>Ronnoco Coffee LLC Total</b>				<b>\$148.36</b>
411	Rooter's American Maint Inc	5440	PropS-2015 Street Resurfacing	09/03/2015	\$108,989.67
412		5441	PropS-2015 Street Resurfacing	09/03/2015	\$71,792.89
413	<b>Rooter's American Maint Inc Total</b>				<b>\$180,782.56</b>
414	Rule, Dewitt V	091015	Park-adult softball umpire 090115	09/17/2015	\$120.00
415	<b>Rule, Dewitt V Total</b>				<b>\$120.00</b>
416	Second Sight Systems	150827-12	Wtr/Swr-Radios Liftstation & Towers	08/28/2015	\$2,792.54
417	<b>Second Sight Systems Total</b>				<b>\$2,792.54</b>
418	Sentinel Emergency Solutions	36193	FD-Annual Pump Test, Maintenance, Auto Lube, Etc	08/11/2015	\$598.22
419		36207	FD-Annual Pump Test, Maintenance, Auto Lube, Etc	08/12/2015	\$507.50
420		36250	FD-Annual Pump Test, Maintenance, Auto Lube, Etc	08/13/2015	\$507.50
421		36257	FD-Pump Service, Auto Lube, Annual Pump Test, Etc	08/14/2015	\$507.50
422		36312	FD-Annual Pump Test, Maintenance, Auto Lube, Etc	08/17/2015	\$343.65
423		36314	FD-Service Work	08/17/2015	\$105.00
424		36426	FD-Annual Pump Test, Maintenance, Auto Lube, Etc	08/25/2015	\$2,103.98
425		36473	FD- Trident Master Drain	08/27/2015	\$163.20
426		36484	FD-Svc Work	08/28/2015	\$597.50
427	<b>Sentinel Emergency Solutions Total</b>				<b>\$5,434.05</b>
428	Service Express Inc	199468	IT-Qtrly Server Maintenance	08/31/2015	\$3,393.00
429	<b>Service Express Inc Total</b>				<b>\$3,393.00</b>
430	Shaffer Tire Service	35436	FD-Tires, Disposal	08/20/2015	\$205.00

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431	<b>Shaffer Tire Service Total</b>				<b>\$205.00</b>
432	<b>Sherbut-Carson-Claxton LLC</b>	<b>8749</b>	Str-ditch staking Lawn Ave subsidence	09/05/2015	\$2,490.00
433		<b>8753</b>	Swr-woodstream sewer bypass project	09/08/2015	\$1,075.00
434	<b>Sherbut-Carson-Claxton LLC Total</b>				<b>\$3,565.00</b>
435	<b>Shiloh Valley Equip Co</b>	<b>01-48400</b>	WWTP-Filter Element, Fuel Filter, Field Labor, Trip Chg	08/25/2015	\$270.89
436	<b>Shiloh Valley Equip Co Total</b>				<b>\$270.89</b>
437	<b>Shred-It</b>	<b>062759965</b>	Professional Shredding	09/17/2015	\$60.00
438	<b>Shred-It Total</b>				<b>\$60.00</b>
439	<b>Shur Clean Carpet Care</b>	<b>August Rental</b>	Entrance Mat Rental - Aug. 4 weeks - 4 departments	09/14/2015	\$204.00
440	<b>Shur Clean Carpet Care Total</b>				<b>\$204.00</b>
441	<b>Sirchie Fingerprint Laboratories</b>	<b>0220344-IN</b>	PD-swipes, footprint lifter black, lifting tape	08/25/2015	\$203.23
442	<b>Sirchie Fingerprint Laboratories Total</b>				<b>\$203.23</b>
443	<b>SIU Edwardsville</b>	<b>091415</b>	EconDev-intern payment	09/17/2015	\$3,000.00
444	<b>SIU Edwardsville Total</b>				<b>\$3,000.00</b>
445	<b>SLYSA</b>	<b>9878</b>	Pks/Rec-U12 Kasten Coach Card	09/02/2015	\$22.00
446		<b>9898</b>	Pks/Rec-Coach Registration	09/02/2015	\$22.00
447	<b>SLYSA Total</b>				<b>\$44.00</b>
448	<b>Spectra Graphics Inc</b>	<b>27677</b>	Park-uniforms	08/31/2015	\$119.90
449	<b>Spectra Graphics Inc Total</b>				<b>\$119.90</b>
450	<b>State Industrial Products Corp</b>	<b>97445302</b>	WWTP-Drain Maintenance Program	09/01/2015	\$469.00
451		<b>97445303</b>	WWTP-Treatment Program	09/01/2015	\$400.00
452	<b>State Industrial Products Corp Total</b>				<b>\$869.00</b>
453	<b>SW Electric Cooperative Inc</b>	<b>091415</b>	Str-witte farms street lights	09/17/2015	\$389.64
454	<b>SW Electric Cooperative Inc Total</b>				<b>\$389.64</b>
455	<b>Teklab Inc</b>	<b>177431</b>	WWTP-Prairie Farms BOD/TSS	09/02/2015	\$1,273.50
456		<b>177472</b>	WWTP-NPDES Discharge Zinc	09/03/2015	\$828.00
457		<b>177493</b>	Swr-pet dairy weekly	09/08/2015	\$613.23
458		<b>177655</b>	Swr-pet dairy weekly	09/14/2015	\$613.23
459	<b>Teklab Inc Total</b>				<b>\$3,327.96</b>
460	<b>Terminix</b>	<b>348051494</b>	Fire-monthly service 528 W Hwy 50	08/06/2015	\$45.00
461		<b>348051495</b>	Fire-service 106 E Washington	08/06/2015	\$42.00
462		<b>348051617</b>	Fire/EMS-service at 102 Oak	08/06/2015	\$38.00
463	<b>Terminix Total</b>				<b>\$125.00</b>
464	<b>Thomson West</b>	<b>832462979</b>	WEST INFORMATION CHARGES	09/01/2015	\$282.05
465	<b>Thomson West Total</b>				<b>\$282.05</b>
466	<b>Thouvenot, Wade &amp; Moerchen Inc</b>	<b>53917</b>	HSWS TIF-misty valley replacement lift station	08/31/2015	\$166.45
467	<b>Thouvenot, Wade &amp; Moerchen Inc Total</b>				<b>\$166.45</b>
468	<b>TransUnion Risk and Alternative Data So</b>	<b>080115-083115</b>	PD-monthly service	09/01/2015	\$119.17
469	<b>TransUnion Risk and Alternative Data Solutions Inc Total</b>				<b>\$119.17</b>
470	<b>TurfWerks</b>	<b>7888</b>	Park-maintenance on groundsmaster toro mower	08/29/2015	\$328.47
471		<b>7914</b>	Park-maintenance on groundsmaster toro mower vin 611	09/02/2015	\$449.87
472	<b>TurfWerks Total</b>				<b>\$778.34</b>
473	<b>Uline Inc</b>	<b>70014357</b>	Park-chemical storage supplies	08/21/2015	\$1,160.90

	A	B	C	D	E
474	<b>Uline Inc Total</b>				<b>\$1,160.90</b>
475	<b>USA Blue Book</b>	<b>739963</b>	Wtr/Swr-Lab Supplies	09/01/2015	\$906.18
476		<b>742544</b>	Swr-lab supplies tri corner beakers	09/03/2015	\$736.61
477	<b>USA Blue Book Total</b>				<b>\$1,642.79</b>
478	<b>Village of Shiloh</b>	<b>0720-081815</b>	FD-Utilities/102 N Oak St	08/19/2015	\$435.32
479		<b>0721-081815</b>	FD-Utilities/102 N Oak St	08/21/2015	\$365.32
480	<b>Village of Shiloh Total</b>				<b>\$800.64</b>
481	<b>Voss Lighting</b>	<b>18038141-00</b>	Pks/Rec-Lamps	08/31/2015	\$74.12
482		<b>18038141-01</b>	Pks/Rec-Lamp	09/03/2015	\$98.59
483		<b>18038144-00</b>	CityHall-Lighting	08/31/2015	\$102.68
484	<b>Voss Lighting Total</b>				<b>\$275.39</b>
485	<b>Walker, Carl</b>	<b>081615</b>	PD-travel reimb major case squad training 8/16-8/21	09/16/2015	\$113.63
486	<b>Walker, Carl Total</b>				<b>\$113.63</b>
487	<b>Warning Lites of Southern Illinois LLC</b>	<b>3340</b>	Strts-No Outlet w/Border Sign	08/31/2015	\$225.00
488	<b>Warning Lites of Southern Illinois LLC Total</b>				<b>\$225.00</b>
489	<b>Williams, DeVane A</b>	<b>091015</b>	Park-adult softball umpire 090115	09/17/2015	\$100.00
490	<b>Williams, DeVane A Total</b>				<b>\$100.00</b>
491	<b>Wireless USA</b>	<b>236488</b>	PD-repairs to equip ford crown vic	08/25/2015	\$750.00
492	<b>Wireless USA Total</b>				<b>\$750.00</b>
493	<b>Wood Bakery</b>	<b>M/S Walk 2015</b>	Donate donuts for M/S Walk 08/15/15	09/14/2015	\$61.47
494	<b>Wood Bakery Total</b>				<b>\$61.47</b>
495	<b>Wooten, Orvin L</b>	<b>091015</b>	Park-adult softball umpire 090115	09/17/2015	\$100.00
496	<b>Wooten, Orvin L Total</b>				<b>\$100.00</b>
497	<b>Zoll Medical Corporation</b>	<b>2281384</b>	EMS-reusable patient cables	08/28/2015	\$441.05
498	<b>Zoll Medical Corporation Total</b>				<b>\$441.05</b>
499	<b>Grand Total</b>				<b>\$718,577.48</b>