

## CITY OF O'FALLON

### GARY L. GRAHAM

Mayor

### PHILIP A. GOODWIN

City Clerk

Walter Denton

City Administrator

### DAVID H. HURSEY

City Treasurer

### ALDERMAN

Gene McCoskey

Richie Meile

Jerry Albrecht

Robert Kueker

Kevin Hagarty

Matthew Gilreath

Herb Roach

Ward 1

Ward 1

Ward 2

Ward 2

Ward 3

Ward 3

Ward 4

Matt Smallheer

Michael Bennett

Courtney Marsh

Ray Holden

Ned Drolet

David Cozad

Harlan Gerrish

Ward 4

Ward 5

Ward 5

Ward 6

Ward 6

Ward 7

Ward 7

## CITY COUNCIL MEETING A G E N D A Monday, August 15, 2016 7:00 P.M. – Council Chambers

### I. CALL TO ORDER

### II. PLEDGE OF ALLEGIANCE

### III. ROLL CALL

### IV. APPROVAL OF MINUTES – [August 1, 2016](#)

### V. PUBLIC HEARING –

### VI. REPORTS

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

#### **B. Clerk's Report**

1. Request from St. Clare Church to conduct a raffle from August 13, 2016 to September 24, 2016 prizes include 32" television, gas card, and cash prizes

#### **C. Mayor's Report**

### VII. RESOLUTIONS –

**ITEM 1** - A Resolution adopting an Intergovernmental Agreement with Smithton Fire Protection District for Property Exchange

**ITEM 2** - A Resolution authorizing the Mayor to enter into an Intergovernmental agreement with St. Clare School

**ITEM 3** - A Resolution authorizing the Mayor to enter into an Intergovernmental Agreement with Mascoutah Ambulance Service

**ITEM 4** - A Resolution Supporting Preserving the Mississippian Mounds Culture

**ITEM 5** - A Resolution authorizing the Mayor to execute an agreement with Hayes Contracting, Inc. for the Demolition of 115 Elm Street in an amount of 9,098.81.

## VIII. ORDINANCES

### A. 1<sup>st</sup> reading –

**ITEM 6** - Ord. annexing Certain Territory containing approximately 8.107 acres located at 120 and 130 Behrens Drive

### B. 2<sup>nd</sup> Reading

**ITEM 7** - Ord. Annexing Certain Territory, containing approximately 0.74 acres

**ITEM 8** - Ord. Amending 623, Zoning, Development known as “8676 East Highway 50 boat, RV and vehicle storage” located at 8676 East Highway 50

**ITEM 9** - Ord. Amending Chapter 77, Stop Signs, regarding Lake St. Ellen Subdivision

**ITEM 10** - Ord. Amending Ordinance 623, Zoning, for 702 North Seven Hills Road

**ITEM 11** - Ord. Amending Ordinance 623, Zoning, development known as “Marriott Townplace Suites” to be at 445 Regency Park

**ITEM 12** - Ord. Amending the Comprehensive Plan Future Land Use Map, approximately 0.26 acres

**ITEM 13** - Ord. Amending Ordinance 623, Zoning, development known as Betty Lane Warehouses at 96 Betty Lane

**ITEM 14** - Ord. Amending Ordinance 623, Zoning, development known as “Old City Hall” to be at 200 North Lincoln Avenue on approximately 0.23 acres of parcel number 04-29.0-120-008

**ITEM 15** - Ord. which authorizes the execution of the Redevelopment Agreement with Brad McMillin

## IX. STANDING COMMITTEES

1. Community Development – *Minutes attached*
2. Public Works – *Minutes attached*
3. Public Safety – *Minutes attached*
4. Finance and Administration
  - a) **Motion** to approve **Warrant** #356 in the amount \$1,178,002.83
5. Parks and 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 August 1, 2016**

The regular meeting was called to order at 7:01 p.m. by Mayor Graham who led the Council in reciting "The Pledge of Allegiance."

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

**APPROVAL OF MINUTES:** Mayor Graham asked for approval of the minutes. Motion was made by J. Albrecht and seconded by K. Hagarty to approve the minutes of July 18, 2016. All ayes. Motion carried.

**PUBLIC HEARING** – Mayor Graham called the Public Hearing open at 7:02 p.m. that was continued from the July 5, 2016 and July 18, 2016 meeting for an Annexation Agreement with Thomas Williams and James Ford for approximately .77 acres located at 8676 E. Hwy 50, Lebanon, Illinois. Mayor Graham asked a second time for input and Thomas Williams came forward to say he was in attendance to answer any questions. Mayor Graham asked one more time if anyone else had input. The Hearing was closed at 7:04 p.m.

**REPORTS:**

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

Ron Zelms commented on items 1 and 2 on the agenda, as he was surprised that the aldermen were certified to be eligible to be part of the IMRF. He thought the practice had gone away after the Belleville situation came up.

Mayor Graham replied that the Belleville situation involved their attorney. He added the aldermen signed statements that they worked the hours. The practice has been offered for over twenty-five years. The form comes from the IMRF.

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

1. Request from the O'Fallon Band Boosters to conduct a raffle on August 20, 2016 for cash prizes at the Milburn School Campus
2. Request from Robert Barringer to conduct a raffle for a fundraiser for Colby Bower (young child with cancer) on August 20, 2016 at the American Legion



3. Request from Got Your Six Support Dogs for Vets and First Responders to conduct a raffle for cash prizes on September 23, 2016 at 402 E. Hwy 50

Motion by M. Bennett to approve the requests. All ayes. Motion carried.

**Mayor's Report:** Mayor Graham had no report.

**RESOLUTIONS:** Motion by J. Albrecht and seconded by G. McCoskey to consider Resolution, items 1 – 10 under the Omnibus agreement. All ayes. Motion carried.

J. Albrecht read the following resolutions aloud:

Item 1 - A Resolution relating to termination of participation by City Council members in the Illinois Municipal Retirement Fund (1000 Hours)

Item 2 – A Resolution relating to termination of participation by City Council members in the Illinois Municipal Retirement Fund (600 Hours)

Item 3 – A Resolution authorizing the Mayor to execute an agreement with HMG Engineers Inc. for professional services for the design of the Wastewater Treatment Facility Improvements – Phase 2 in an amount of \$409,500.00

Item 4 – A Resolution authorizing the Mayor to execute agreements with Rhutasel & Associates Inc., for the design of the Presidential Streets Stormwater & Street Improvements, Phase 2 in an amount of \$80,000.00

Item 5 – A Resolution authorizing the Mayor to execute an agreement with Kilian Corporation for the 2<sup>nd</sup> Street West Roadway Improvements in an amount of \$335,460.05 based on the unit prices bid

Item 6 – A Resolution authorizing the Mayor to execute an agreement with LW Contractors, Inc. for the Lincoln Farms Lift Station Improvements in an amount of \$299,626, based on the unit prices bid

Item 7 – A Resolution authorizing the Mayor to execute an agreement with St. Clair County (Illini Bike Trail Project)

Item 8 – A Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) Local Agency Agreement for Federal participation for the construction of the Seven Hills Road Sidewalk Extension Project

Item 9 – A Resolution authorizing the Mayor to sign an annexation agreement with Thomas Williams and James Ford for property located at 8676 E. Hwy 50

Item 10 – A Resolution approving and accepting a subdivision of land to be known as the “Old City Hall Redevelopment”

Motion by J. Albrecht and seconded by R. Kueker to approve resolution, items 1 – 10 under the previously approved Omnibus agreement.

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

**ORDINANCES:**

**1<sup>st</sup> Reading** – Motion by J. Albrecht and seconded by G. McCoskey to consider on 1<sup>st</sup> Reading, items 11 – 19 under the Omnibus agreement. All ayes. Motion carried.

J. Albrecht read the following Ordinances:

Item 11 – Ord. Annexing Certain Territory, containing approximately 0.74 acres

Item 12 – Ord. Amending 623, Zoning, Development known as “8676 East Highway 50 boat, RV and vehicle storage” located at 8676 East Highway 50

Item 13 – Ord. Amending Chapter 77, Stop Signs, regarding Lake St. Ellen Subdivision

Item 14 – Ord. Amending Ordinance 623, Zoning, for 702 North Seven Hills Road

Item 15 – Ord. Amending Ordinance 623, Zoning, development known as “Marriott Townplace Suites” to be at 445 Regency Park

Item 16 – Ord. Amending the Comprehensive Plan Future Land Use Map, approximately 0.26 acres

Item 17 – Ord. Amending Ordinance 623, Zoning, development known as Betty Lane Warehouses at 96 Betty Lane

Item 18 – Ord. Amending Ordinance 623, Zoning, development known as “Old City Hall” to be at 200 North Lincoln Avenue on approximately 0.23 acres of parcel number 04-29.0-120-008

Item 19 – Ord. which authorizes the execution of the Redevelopment Agreement with Brad McMillin

Motion by J. Albrecht and seconded by M. Bennett to approve on 1<sup>st</sup> Reading, items 11 – 19 under the previous Omnibus agreement.

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

**2nd Readings** – No second readings brought forward.

**STANDING COMMITTEES –**

**Community Development:** Motion by J. Albrecht and seconded by K. Hagarty to approve the request from the VFW to sell alcohol at the previously approved Bacon Fest on October 15<sup>th</sup> from 10:00 a.m. – 5:00 p.m. All ayes. Motion carried.

J. Albrecht stated the committee will meet next Monday at the Public Safety Building at 6:00 p.m.

**Public Works:** G. McCoskey stated they will meet August 22<sup>nd</sup> at 7:00 p.m. at the Public Safety Building.

**Public Safety:** C. Marsh stated they will meet next Monday at 5:00 p.m. at the Public Safety Building.

**Finance/Administration:** M. Bennett said they met prior to this meeting. M. Bennett made a motion seconded by J. Albrecht to approve Warrant #355 in the amount of \$1,035,769.44.

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

**Parks and Environment:** R. Holden said they will meet next Monday.

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

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

The meeting was adjourned at 7:14 p.m.

Submitted by,

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Philip A. Goodwin  
City Clerk

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



## **CITY COUNCIL AGENDA ITEMS**

**To:** Mayor Graham and City Council  
**From:** Brent Saunders, Fire Chief  
Walter Denton, City Administrator  
**Date:** August 15, 2016  
**Subject:** Intergovernmental Agreement / Resolution for Surplus Equipment

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

### **Background:**

#### **Surplus Property Exchange**

The fire department requests the exchange of surplus equipment with the Smithton Fire Protection District. The intergovernmental agreement/ Resolution will exchange a city 2008 Ford Expedition (valued at \$10,486.00) for ten (10) Self Contained Breathing Apparatus with air bottles (valued at \$12,000.00). The SCBA's will be utilized as training equipment.

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

**Budget Impact:** None

**Staff recommendation:** Approval.

**RESOLUTION NO.**  
**SURPLUS PROPERTY EXCHANGE**

**WHEREAS**, the City currently owns a 2008 Ford Expedition VIN # 1FMFU16549LA00 which is determined to be surplus property and having a value of Ten thousand Four Hundred Eighty Six and 00/100 Dollars (\$10,486.00); and

**WHEREAS**, the City has, pursuant to its Ordinance, authority to dispose of City surplus property in the manner as determined by corporate authorities; and

**WHEREAS**, The Smithton Fire Protection District is willing to exchange 10 Scott AP 50 SCBA Airpaks and 10 bottles of air, which have a value greater than the value of the 2008 Ford Expedition, for the 2008 Ford Expedition; and

**WHEREAS**, it is determined that the aforementioned exchange of property to be in the best interest of the City of O'Fallon; and

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

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

Section 2. The appropriate representative of the City is authorized to enter into a contract with Smithton Fire Protection District to exchange the City's 2008 Ford Expedition for Smithton Fire Protection District's 10 Airpaks and 10 bottles of air with no other consideration being paid or given by either party.

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

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

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ATTEST:

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

(seal)

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

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

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



**INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF O'FALLON,  
ILLINOIS AND DISTRICT FIRE PROTECTION DISTRICT**

This Intergovernmental Agreement is made and entered into the date set forth hereafter by and between the City of O'Fallon Illinois, a Municipal Corporation ("City") and Smithton Fire Protection District, a Municipal Corporation ("District").

**WITNESSETH**

**WHEREAS**, the City and the District, are authorized and empowered by Article VII, Section 10 of the Constitution of the State of Illinois to enter into an Intergovernmental Agreements for any purpose, not prohibited by law; and

**WHEREAS**, the City owns a certain 2008 Ford Expedition VIN #1FMFU16549LA00341 free and clear of any liens and having a retail value of Ten Thousand Four Hundred Eighty Six and 00/100 Dollars (\$10,486.00); and

**WHEREAS**, the District owns ten (10) Scott AP 50 SCBA Airpaks and also ten (10) bottles of air all free and clear of any liens and having a total value of Twelve Thousand and 00/100 Dollars (\$12,000.00); and

**WHEREAS**, the City is willing to exchange with the District the City's 2008 Ford Expedition, without additional consideration, for the District's 10 Airpaks and 10 bottles of air; and

**WHEREAS**, the District is willing to exchange with the City the District's 10 Airpaks and 10 bottles of air, without additional consideration, for the City's 2008 Ford Expedition.

**NOW THEREFORE** in consideration of the mutual covenants contained herein, the parties shall simultaneously exchange the 2008 Ford Expedition for the 10 Airpaks and 10 bottles of air as aforesated.

The District acknowledges that it is acquiring from the City the 2008 Ford Expedition in its **as-is** condition without any warranties or guarantees, expressed or implied.

The City acknowledges it is acquiring from District the 10 Airpaks and 10 bottles of air in their **as-is** condition without any warranties or guarantees, expressed or implied.

This Agreement shall be effective upon the signature of the last of the parties hereto.

**IN WITNESS WHEREOF** we place our hands and seals the day set forth hereafter.

**City of O'Fallon**

**Smithton Fire Protection District**

By: \_\_\_\_\_  
Walter Denton                      Date  
City Administrator

By: \_\_\_\_\_  
Mike Schutzenhofer              Date  
Fire Chief





## **CITY COUNCIL AGENDA ITEMS**

**To:** Mayor Graham and City Council  
**From:** Eric Van Hook, Chief of Police  
Walter Denton, City Administrator  
**Date:** August 15, 2016  
**Subject:** Intergovernmental Agreement with St. Clare Catholic School

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

**Background:**

The City must maintain an Emergency Operation Plan (EOP) to be in conformance with Title 29, Chapter 1, Part 301 of the Illinois Administrative Rules regulating local emergency plans. This Emergency Operations Plan must contain written Intergovernmental Agreements with local school districts concerning the utilization of school facilities during emergency or disaster incidents.

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

**Budget Impact:** None

**Staff recommendation:** Approval.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION NO.

**AUTHORIZING THE CITY OF O'FALLON, ILLINOIS TO ENTER INTO A MUTUAL AID AGREEMENT WITH ST. CLARE CATHOLIC SCHOOL.**

**WHEREAS**, the Illinois Emergency Management Agency Act (20 ILCS 3305/13 as amended) authorizes the City of O'Fallon, a political subdivision, to develop mutual aid arrangements between political subdivisions and taxing districts for reciprocal disaster response and recovery assistance; and

**WHEREAS**, the parties hereto have determined that it is in their best interest to enter into this agreement to secure the protection of life and property from an emergency or disaster; and,

**WHEREAS**, the City must maintain an Emergency Operation Plan (EOP) to be in conformance with Title 29, Chapter 1, Part 301 of the Illinois Administrative Rules regulating local emergency plans; and

**WHEREAS**, this Emergency Operations Plan must contain written Intergovernmental Agreements with local school districts concerning the utilization of school facilities during emergency or disaster incidents; and

**WHEREAS**, the parties, by entering into this Agreement, hereby establish an agreement whereby St. Clare Catholic School will render aid and assistance to the City in the form of use by the City and its Police Department of the school facility/buildings owned and operated by St. Clare Catholic School during an emergency or disaster incident within the City.

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

That the City of O'Fallon's Director of Public Safety is hereby authorized to enter into Mutual Aid Agreement with St. Clare Catholic School.

Passed and approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

ATTEST:

Approved:

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

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

**INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF O'FALLON,  
ILLINOIS AND ST. CLARE CATHOLIC SCHOOL**

This Intergovernmental Agreement is made and entered into the date set forth hereafter by and between the City of O'Fallon Illinois, a Municipal Corporation ("City") and St. Clare Catholic School ("St. Clare").

**WITNESSETH**

**WHEREAS**, the City and St. Clare, are authorized and empowered by Article VII, Section 10 of the Constitution of the State of Illinois to enter into an Intergovernmental Agreements for any purpose, not prohibited by law; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 et. seq.) authorizes units of local government to exercise jointly with any public agency with the State of Illinois, including other units of local government; as well as individual associations and incorporations, any power, privilege or authority which may be exercised by unit of local government individually and to enter into contract for the performance of governmental services, activities and undertakings; and

**WHEREAS**, the Illinois Emergency Management Agency Act (20 ILCS 3305/13 as amended) authorizes the City of O'Fallon, a political subdivision, to develop mutual aid arrangements between political subdivisions and taxing districts for reciprocal disaster response and recovery assistance; and

**WHEREAS**, the parties hereto have determined that it is in their best interest to enter into this agreement to secure the protection of life and property from an emergency or disaster; and

**WHEREAS**, the City must maintain an Emergency Operation Plan (EOP) to be in conformance with Title 29, Chapter 1, Part 301 of the Illinois Administrative Rules regulating local emergency plans; and

**WHEREAS**, this Emergency Operations Plan must contain written Intergovernmental Agreements with local school districts concerning the utilization of school facilities during emergency or disaster incidents; and

**WHEREAS**, it is recognized by the parties that a natural or man-made disaster or occurrences may result in emergencies that exceed the resources equipment and facilities of the City; and

**WHEREAS**, the parties, by entering into this Agreement, hereby establish an agreement whereby St. Clare will render aid and assistance to the City in the form of use by the City and its Police Department of the school facility/buildings owned and operated by St. Clare during an emergency or disaster incident within the City.

**NOW THEREFORE** in consideration of the mutual covenants contained herein, the parties agree as follows.

1. DEFINITIONS

a. The term “disaster” shall mean an occurrence or threat of widespread or severe damage, injury or loss of life or property resulting from any natural or technological cause, including but not limited to fire, flood, earthquake, wind, storm, hazardous materials spill or water contamination requiring emergency action to avert danger or damage, epidemic, air contamination, blight, extended periods of severe and inclement weather, drought, infestation, critical shortages of essential fuels and energy, explosion, riot, or hostile military or paramilitary action. The term is not limited to disasters declared pursuant to statute or ordinance, but may include events where no declaration has been made.

b. The term “emergency” shall refer to any situation that requires immediate response by the City’s first response departments or agencies to save lives, protect property and public health, or to lessen or avert the threat of a disaster. The term is not limited to emergencies declared pursuant to statute or ordinance, but may include events where no declaration has been made.

c. The term “significant localized situation” shall refer to any emergency or disaster situation which is not declared as such by statute or ordinance, but for which local resources are insufficient to respond adequately.

2. EMERGENCY ACTIVATION OF THE TERMS OF THIS AGREEMENT

The request for or the rendering of aid to the City under the terms of this Agreement shall be authorized upon the declaration of the Mayor of the City pursuant to the Illinois Emergency Management Agency Act (20 ILCS 3305/11) or in a case of a significant localized situation, as follows herein.

The effect of a declaration of a local emergency or disaster is to activate the provisions of this agreement and authorize the City’s use of St. Clare’s facilities/building.

Nothing contained herein shall be construed to pose a duty on the St. Clare, its agents, employees, volunteers, officers, representatives and servants to provide equipment or personnel to the City and no liability shall attach for failure to do so.

3. NON-LIABILITY FOR FAILURE TO RENDER AID

Providing school facilities/buildings for the City’s use under the terms of this Agreement shall not be mandatory if local conditions of St. Clare prohibit same. No liability of any kind or nature shall be attributed to or be assumed, whether expressly or implied, to St. Clare its agents, officers and employees, for failure or refusal to provide its facilities for use by the City as provided herein.

4. CONTROL OF PERSONNEL AND EQUIPMENT

a. Equipment and personnel of the St. Clare, if any, functioning at the school facilities/buildings, shall be under control and direction of the St. Clare.



## 5. COMPENSATION FOR AID

a. Equipment and personnel, if any and the facilities and/or services provided by St. Clare to the City pursuant to this Agreement shall be provided at no direct charge to the City.

b. If state, federal, or private reimbursement becomes available for the emergency, disaster or a significant localized situation, the charges for equipment, personnel, and/or services will be billed by the City based on prevailing wage and equipment costs, for consolidation into one claim by the City. Reimbursement of costs to the City will be made from the first funds available from the state, federal or private entity. The City shall then reimburse St. Clare from the funds pro rata.

## 6. RETURN OF FACILITIES

The City's request for use of St. Clare's facilities under this Agreement will be initiated only when the needs of the City exceed its resources. St. Clare's facilities will be released and returned to it as soon as the disaster or emergency is restored or reaches a point whereby the City is able to satisfactorily handle the emergency or disaster with its own resources.

## 7. INSURANCE

The City and St. Clare shall be responsible for maintaining its own insurance with respect to liabilities to its employees or to third parties that may reasonably result from the City's use of St. Clare's facilities and the performance of any functions while using the facilities.

## 8. INDEMNIFICATION AND LIABILITY

a. Nothing contained herein shall be construed to create a right, claim or cause of action on behalf of any person nor a party to this Agreement. Each party hereto agrees to waive all claims, except for indemnification below, against the other party for any loss, damage, personal injury or death occurring in consequence of the performance of this Agreement; provided, however, that such claim is not the result of gross negligence or willful misconduct by a party hereto or its agents, employees, volunteers, officers, representatives or servants.

b. All employee benefits, wage and disability payments, pensions, workers' compensation claims, damage to, or destruction of equipment or clothing, and medical expenses of either party shall be the sole and exclusive responsibility of each respective party for its own agents, employees, volunteers, officers, representatives or servants, subject to any reimbursement under Section 4.b. above.

c. The City shall indemnify St. Clare and hold harmless its agents, employees, volunteers, officers, representatives, and servants from any liability for bodily injury or property damage to a third party caused by the City agents, employees, volunteers, officers, representatives, and servants; provided however, that such claim is not the cause of gross negligence or willful misconduct by St. Clare or its agents, employees, volunteers, officers, representatives or servants.

d. St. Clare shall indemnify the City and hold harmless its agents, employees, volunteers, officers, representatives, and servants from any liability for bodily injury or property damage to a third party caused by St. Clare agents, employees, volunteers, officers, representatives, and

servants; provided however, that such claim is not the cause of gross negligence or willful misconduct by the City or its agents, employees, volunteers, officers, representatives or servants.

e. Nothing contained in the Agreement shall constitute a waiver of any privileges, defense or immunities which any party hereto may have under the Local Governmental and Governmental Employees Tort Immunity Act with respect to any claim brought by a third party.

## 9. TERMINATION

a. This Agreement shall be in effect for a term of one (1) year from the date of execution by the respective parties. It shall be automatically renewed for successive one (1) year terms unless terminated in accordance with this Section.

b. Either party may terminate this Agreement at any time, at its sole option, by a resolution passed by its respective counsel or board. Obligations for reimbursement under Section 4.b. above and as to liability under Section 5 above, shall however, survive termination.

c. The termination of this Agreement shall be effective upon receipt by the non-terminating party of the Resolution of the terminating party.

## 10. NOTICES

All notices, requests, demand and other communications hereunder shall be in writing and shall be deemed to have been duly given when either personally served or mailed by certified or registered mail, return receipt requested, addressed as follows:

St. Clare:        St. Clare Catholic School  
                         Attn: Superintendent  
                         214 W. 3<sup>rd</sup> Street  
  
                         O'Fallon, IL. 62269

CITY:             City of O'Fallon  
                         Attn: City Clerk  
                         255 South Lincoln Ave.  
                         O'Fallon, IL. 62269

or at such other address or to such other persons as any party shall have last designated by written notice to the other party.

## 11. COUNTERPARTS

This Agreement may be executed simultaneously in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

## 12. VALIDITY

The invalidity of any provision of this Agreement shall not render invalid any other provision. If, for any reason, any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or enforceable, that provision shall be deemed severable and this Agreement may be enforced with that provision severed or modified by court order.

13. ACKNOWLEDGMENT OF ACCEPTANCE

The City acknowledges this Agreement has been approved by its Council pursuant to a resolution. St. Clare acknowledges this Agreement has been approved by its Board pursuant to a resolution.

**IN WITNESS WHEREOF** we place our hands and seals the day set forth hereafter.

**City of O'Fallon**

**St. Clare Catholic School**

By: \_\_\_\_\_  
Mayor Date

By: Rev. James Deaton 6 July 2016  
Superintendent Date

Attest: \_\_\_\_\_  
Clerk Date







## **CITY COUNCIL AGENDA ITEMS**

**To:** Mayor Graham and City Council  
**From:** Eric Van Hook, Chief of Police  
Walter Denton, City Administrator  
**Date:** August 15, 2016  
**Subject:** Intergovernmental Agreement with Mascoutah Ambulance Service

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

### **Background:**

O'Fallon provides basic life support and advanced life support ambulance service for the residents of the City of O'Fallon, the O'Fallon Shiloh Valley Caseyville Fire Protection District, and Mascoutah provides basic life support and advanced life support ambulance service for the residents of the City of Mascoutah, and the Mascoutah Rural Fire Protection District. By entering into this Agreement, the Cities hereby establish an agreement where each party may provide the other party with basic life support ambulance services and advanced life support services in the time of need.

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

**Budget Impact:** None

**Staff recommendation:** Approval.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**AUTHORIZING THE CITY OF O'FALLON, ILLINOIS TO ENTER INTO A MUTUAL  
AID AGREEMENT WITH MASCOUTAH AMBULANCE SERVICE**

**WHEREAS**, O'Fallon provides basic life support and advanced life support ambulance service for the residents of the City of O'Fallon, the O'Fallon Shiloh Valley Caseyville Fire Protection District; and

**WHEREAS**, Mascoutah provides basic life support and advanced life support ambulance service for the residents of the City of Mascoutah, and the Mascoutah Rural Fire Protection District; and,

**WHEREAS**, from time to time O'Fallon and Mascoutah may need ambulance services from the other party; and

**WHEREAS**, the parties wish to provide mutual aid to the other in the form of basic life support ambulance services and advanced life support services; and

**WHEREAS**, the parties, by entering into this Agreement, hereby establish an agreement whereby each party may provide the other party with basic life support ambulance services and advanced life support services in the time of need.

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

That the City of O'Fallon's Director of Public Safety is hereby authorized to enter into Mutual Aid Agreement with Mascoutah Ambulance Service.

Passed and approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

ATTEST:

Approved:

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

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

**AGREEMENT BETWEEN CITY OF O’FALLON, ILLINOIS AND  
MASCOUTAH AMBULANCE SERVICE**

This Agreement is made and entered into the date set forth hereafter by the City of O’Fallon Illinois, a Municipal Corporation (“O’Fallon”) and the City of Mascoutah, Illinois, a Municipal Corporation, (“Mascoutah”).

**WITNESSETH**

**WHEREAS**, O’Fallon provides basic life support and advanced life support ambulance service for the residents of the City of O’Fallon, the O’Fallon Shiloh Valley Caseyville Fire Protection District and the Village of Shiloh; and

**WHEREAS**, Mascoutah provides basic life support and advanced life support ambulance service for the residents of the City of Mascoutah, and the Mascoutah Rural Fire Protection District; and

**WHEREAS**, from time to time O’Fallon and Mascoutah may need ambulance services from the other party; and

**WHEREAS**, the parties wish to provide mutual aid to the other in the form of basic life support ambulance services and advanced life support ambulance services; and

**WHEREAS**, the parties, by entering into this Agreement, hereby establish an agreement whereby each party may provide the other party with basic life support and advanced life support ambulance services in the time of need.

**NOW THEREFORE** in consideration of the mutual covenants contained herein, the parties agree as follows.

1. Subject to the availability of equipment and personnel as determined by O’Fallon, O’Fallon shall provide basic life support ambulance services and advanced life support ambulance services when so requested by Mascoutah.

2. Subject to the availability of equipment and personnel as determined by Mascoutah, Mascoutah shall provide either or both basic life support ambulance services and advanced life support ambulance services when so requested by O’Fallon.

3. Nothing contained in the Agreement shall be construed to pose a duty on either party, their agents, employees, officers or representatives to provide basic life support ambulance services or advanced life support ambulances to the other party.

4. If such ambulance services are provided to the requesting party, the party providing the services shall bill the patient, the patient’s insurance carrier or Medicare/Medicaid as the case may be. The requesting party shall have no obligation to seek payment for any monies due to the party providing the ambulance services.

5. The parties agree to maintain liability insurance and general professional liability insurance protection from claims for injury, death and property damage arising from the performance of each party's duties pursuant to the provisions of this Agreement. Such liability insurance shall provide a minimum coverage of One Million and 00/100 Dollars (1,000,000.00) per person and One Millions and 00/100 Dollars (1,000,000.00) per occurrence for bodily injury including death and One Hundred Thousand and 00/100 Dollars (100,000.00) for property damage.

6. Nothing contained herein shall be construed to create a right, claim or cause of action on behalf of any person not a party to this Agreement. Each party hereto agrees to waive all claims, except for indemnification below, against the other party for any loss, damage, personal injury or death occurring in consequence of the performance of this Agreement; provided, however, that such claim is not the result of gross negligence or willful misconduct by a party hereto or their agents, employees, officers, representatives.

7. Mascoutah shall indemnify O'Fallon and hold harmless its agents, employees, officers and representatives from any liability for bodily injury or property damage to a third party caused by the Mascoutah in transporting patients as requested by O'Fallon.

8. O'Fallon shall indemnify Mascoutah and hold harmless its agents, employees, officers and representatives from any liability for bodily injury or property damage to a third party caused by the O'Fallon in transporting patients as requested by Mascoutah.

9. Nothing contained in the Agreement shall constitute a waiver of any privileges, defense or immunities which either party hereto may have under the Local Governmental and Governmental Employees Tort Immunity Act with respect to any claim brought by a third party.

10. Either party may terminate this Agreement by providing thirty (30) days advance written notice of its termination of this Agreement.

11. All notices, requests, demand and other communications hereunder shall be in writing and shall be deemed to have been duly given when either personally served or mailed by certified or registered mail, return receipt requested, addressed as follows:

O'FALLON: City of O'Fallon  
Attn: City Clerk  
255 South Lincoln Ave.  
O'Fallon, IL. 62269

MASCOUTAH: City of Mascoutah  
Attn: City Clerk  
#3 West Main Street  
Mascoutah IL. 62258

or at such other address or to such other persons as any party shall have last designated by written notice to the other party.

12. This Agreement may be executed simultaneously in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.


13. The invalidity of any provision of this Agreement shall not render invalid any other provision. If, for any reason, any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or enforceable, that provision shall be deemed severable and this Agreement may be enforced with that provision severed or modified by court order.

**IN WITNESS WHEREOF** we place our hands and seals the day set forth hereafter.

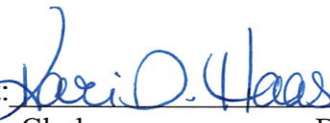
**City of O'Fallon**

**City of Mascoutah**

By: \_\_\_\_\_  
Mayor Date

By:  \_\_\_\_\_  
City Manager Date 7/29/16

Attest: \_\_\_\_\_  
Clerk Date

Attest:  \_\_\_\_\_  
Clerk Date 7-29-16



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor and City Council  
**From:** Walter Denton, City Administrator  
**Date:** August 15, 2016  
**Subject:** Resolution Preserving the Mississippian Mounds Culture by Elevating the National Status of Cahokia Mounds and Associated Mounds Complexes

**List of committees that have reviewed:** None

**Background:** The Cahokia Mounds are currently a State Historic Site managed by the Illinois Historic Preservation Agency. There is currently an effort in the region for the Mounds to be designated as a National Historic Park operated through the National Park Service. It is anticipated that such a designation would increase the national awareness of the Cahokia Mounds and stimulate more tourism in the region.

The Resolution is a measure to support designation by one of two alternatives:

1. The passage of a Congressional bill establishing Cahokia Mounds as the Mississippian Culture National Historical Park.
2. A Presidential designation by executive order under the Antiquities Act to designate the Mounds as a National Monument.

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

**Budget Impact:** None.

**Staff recommendation:** Approval.



PRESERVING THE MISSISSIPPIAN MOUNDS CULTURE BY  
ELEVATING THE NATIONAL STATUS OF CAHOKIA MOUNDS AND  
ASSOCIATED MOUNDS COMPLEXES.

WHEREAS, long before Lewis and Clark, our region was home to the ancient societies of Mississippian Culture and the beginnings of urbanism in the eastern Woodlands. It was from these societies that today's great Indian Nations sprang. With cultural connections from the Great Lakes to the Gulf of Mexico and along the mighty Mississippi, their beginnings of this urban civilization was spread over six counties of Eastern Missouri and Southwestern Illinois; and

WHEREAS, here at the sea of verdure, the fertile American Bottom stretches bluff to bluff as the confluence of America's greatest rivers – the Mississippi and Missouri Rivers; and

WHEREAS, dating from the Mississippian period (800-1350AD) Cahokia Mounds, covering 3,950 acres, is the earliest and largest pre-Columbian archaeological site north of Mexico; and it is the pre-eminent example of a cultural, religious and economic center of the prehistoric Mississippian cultural tradition, which extended throughout the Mississippi Valley and the south-eastern United States; and

WHEREAS, with its peak between 1050 and 1150AD, Cahokia Mounds is an early and exceptional example of the pre-urban/urban structuring, graphically demonstrating the existence of a society in which a powerful political and economic hierarchy was responsible for the organization of labor, agriculture and trade; and this is reflected in the size and layout of the settlement and the nature and structure of the public and private buildings; and

WHEREAS, Cahokia Mounds' unique role in the nation's history was recognized by the National Park Service through its designation as a National Historic Landmark in 1964 and its placement on the National Register of Historic Places in 1966; and

WHEREAS, Cahokia Mounds' global significance was recognized by the United Nations Education Scientific and Cultural Organization (UNESCO) through its designation as a World Heritage Site in 1982; and

WHEREAS, since 1925 state, local and private funds have been invested in the Cahokia Mounds Historic Site of acquisition and protection, and a formal national park service designation would capitalize on this investment; and

WHEREAS, Cahokia Mounds and its ancient non-contiguous satellite settlements are today in desperate need of additional protection to secure the most significant remnants of the largest Native American civilization in the North American Continent north of Mexico from active and passive threats; and

WHEREAS, since 2012 with guidance from the Indian Nations, federal agencies, Illinois and Missouri state agencies and local units of governments Heartland Conservancy developed a thorough, compelling and rigorous study, *The Mounds – America's First Cities Feasibility Study*, that met the National Park Services' standards and criteria demonstrating the feasibility of elevation the status and national designation of the Cahokia Mounds, the surrounding mound complexes in the region and their significance, suitability, and feasibility as a potential formal unit of the National Park Service, which would ensure that these precious ancient archaeological resources are protected and accessible for all people to experience; and

WHEREAS, conducting thirteen public meetings, media interviews, stakeholder meetings, outreach to eleven tribes/nations, over 890 surveys and over 1,000 letters of support, HeartLands Conservancy

received support for the study's recommendations and the local programs to teach about the Mississippian Culture, the ancestral significance, and the numerous historic traces and cultural themes associated with it; and

WHEREAS, the study captured the significance of the region and its ancient history by demonstrating through cooperative protection and partnerships, it can remain thematically connected and intact in order to be properly interpret remaining sites as well as it will offer opportunities to protect, enhance and interpret the natural environment along the Mounds Heritage Trail; and

WHEREAS, there are no other mounds within the National Park Service that represent the Mississippian Culture as holistically and uniquely as Cahokia Mounds. Combined with the surrounding satellite mound centers, Cahokia emerges as the most significant and unsurpassed example of its time period; and

WHEREAS, our great region of Southwestern Illinois and Eastern Missouri will, with the assistance of Native American Tribes and Nations, become a center of cultural outreach and enrichment by embracing our nation's earliest heritage and reengaging our ancient past as a foundation for the 21st century; and

WHEREAS, legislation will be introduced in Congress to create the Mississippian Culture National Historical Park in Southwestern Illinois and Eastern Missouri with thematically-connected non-contiguous mound complexes in the St. Louis Metro Region; recognizing the significance of the Mississippian Culture and the unique national significance through its representation of agriculture, ancestral and America's first cities; and

WHEREAS, there is strong consensus that now is the time for immediate action to develop the site to realize its full potential, now more than ever, urgency is of great concern. With new transportation access across the Mississippi River completed and the rebound of the economy the area is under even greater development pressure.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

RESOLVED, that suitable copies of this Resolution be delivered to Governor Pat Quinn, U.S. Senators Richard Durbin and Mark Kirk, members of the Illinois Congressional Delegation, Secretary of the Interior Sally Jewell, National Park Service Director Jonathan Jarvis and President Barack Obama; and be it further

RESOLVED, that \_\_\_\_\_ joins the Governor of Illinois Bruce Rauner and the Illinois Historic Preservation Agency in asking the Illinois citizens and communities to actively join HeartLands Conservancy in the Mississippian Culture initiative that we urge Congress to pass a bill establishing Cahokia Mounds and thematically-connected Mound Complexes deemed to be suitable, nationally significant and in public ownership as the Mississippian Culture National Historical Park and/or call upon President Barack Obama to exercise his authority by executive order under the Antiquities Act to designate them as a National Monument.





### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** August 15, 2016

**Subject:** Abandon / Condemned Structure – 115 Elm Street – Resolution

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**List of committees that have reviewed:** The Community Development Committee reviewed this at the August 8, 2016 meeting and voted to recommend approval of the resolution authorizing the contract for demolition of 115 Elm Street to Hayes Contracting, Inc.

#### **Background**

The above listed property has fallen into disrepair over the last 3 years. The lot was being maintained, but whoever was doing that stopped several years ago. The owner has been deceased for several years and there has never been an estate opened after his death and we presume there are no assets other than the property. The house itself began to deteriorate to the point that there was substantial roof damage and leaks, the exterior property became overgrown with trees, the accessory structure in the yard is also in a state of disrepair. It is my determination that due to current condition of the property, particularly the collapse of part of the roof, that it would no longer be financially feasible to repair. This property presents a serious danger to the adjoining property owners and to emergency personnel responding to any calls for service.

The property met all the criteria to be declared an Abandoned Property by State Statute. The City petitioned the court to declare the property abandoned and requested the judge issue a Judicial Deed, which we recently obtained. We came to this committee at the June 13, 2016 meeting requesting approval to proceed with demolition proposals. We received 5 proposals for the demolition.

The proposals ranged from \$9,089.81 to \$17,500.00. Our department recommends the City Council approve awarding the demolition to the lowest proposal of \$9,089.81 to

Hayes Contracting, Inc.  
5460 Sugarloaf Rd.  
Collinsville, IL 62234

**Legal Considerations, if any:** None

**Budget Impact:** The contract with Hayes Contracting will be \$9,089.81.

**Staff Recommendation:** Staffs recommends approval of the resolution so the demolition can commence.

CITY OF O'FALLON, ILLINOIS  
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO  
EXECUTE AN AGREEMENT WITH  
HAYES CONTRACTING, INC., FOR  
THE DEMOLITION OF 115 ELM IN  
AN AMOUNT OF \$9,098.81.**

**WHEREAS**, the City of O'Fallon, a municipal corporation, has a need for demolishing the property located at 115 Elm, and

**WHEREAS**, Hayes Contracting, Inc. provided the low bid for the services needed.

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

The City of O'Fallon authorizes its appropriate representatives to sign a contract with Hayes Contracting, Inc., for the demolition of 115 Elm in an amount of \$9,089.81.

Passed and approved this 15<sup>st</sup> day of August, 2016.

ATTEST:

Approved:

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

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

# BID PROPOSAL

## Hayes Contracting, Inc.

5460 Sugarloaf Road  
 Collinsville, IL 62234  
 ATTN: Bud Sparks  
 PHONE: 618-345-8020  
 FAX: 618-345-8030  
 budsparks@hayescontr.com

Firm: City of O'Fallon demolltion 115 Elm street  
 Attention: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Letting Date: august 1 2016  
 Item Number: \_\_\_\_\_ County: \_\_\_\_\_ Contract Number: \_\_\_\_\_

Pay Item Number	Description	Units	Quantity	Unit Price	Total Dollars
1	Demo	LS	1	\$9,089.81	\$9,089.81
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
				<b>TOTAL</b>	<b>\$9,089.81</b>

**COMMENTS**

bid includes all requirements as per specifications . \*No asbestos abatement included in bid.\*

\_\_\_\_\_  
PRIME CONTRACTOR SIGNATURE

\_\_\_\_\_  
SUBCONTRACTOR SIGNATURE

AS



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** August 15, 2016

**Subject:** A2016-04: Annexation of 120 & 130 Behrens Drive – 1<sup>st</sup> Reading

---

**List of committees that have reviewed:** The Community Development Committee reviewed this at the August 8, 2016 meeting and voted to recommend approval of the ordinance authorizing the annexation of 120 & 130 Behrens Drive via a vote 5-0.

### **Background**

Several years ago, the City entered into annexation agreements with several residential and commercial property owners in the Carson-Behrens Street area. After signing those agreements, we began working with the township on a multi-year series of projects involving providing sewer along those two streets, resurfacing the streets, and constructing drainage infrastructure in the area. The township obtained grants to help with the work, and since they were the lead on the grants, we deferred annexation of the properties until the projects were completed. Now, those projects are completed or nearing completion, and the City will be annexing the properties over the next several months.

The first annexation will be the two properties located at 120 (Steve's Auto Body) and 130 (The Hut) Behrens Drive, which will encircle the entire residential area to the west and along East State Street. Both properties have an annexation agreement approved by the City Council in 2010 and this ordinance is just formalizing the annexation of the two properties. It should also be noted that these businesses were party to a sign agreement recently approved by the City Council and signed by the property owners for an off-site sign on City property at the corner of Behrens that replaced an existing, non-conforming sign that had been in place there for decades.

**Legal Considerations, if any:** None

**Budget Impact:** There will be a minimum impact to the budget with the annexation of the two properties.

**Staff Recommendation:** Staffs recommends approval of the ordinance annexing 120 & 130 Behrens Drive.

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

**AN ORDINANCE ANNEXING CERTAIN  
TERRITORY TO THE CITY OF  
O'FALLON, ST. CLAIR COUNTY,  
ILLINOIS CONTAINING  
APPROXIMATELY 8.107 ACRES,  
CONSISTING OF PINS: 04-29.0-200-006  
AND 04-29.0-200-008.**

**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 04-29.0-200-006 (The Hut Property) and 04-29.0-200-008 (Steve's Auto Body Property); 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**, Parcel 04-29.0-200-006 (The Hut Property) is presently zoned B-1, Retail & Service Business District in unincorporated St. Clair County and is proposed for B-1, Community Business District zoning within the City of O'Fallon; and

**WHEREAS**, Parcel 04-29.0-200-008 (Steve's Auto Body Property) is presently zoned RR-3, Rural Residential in unincorporated St. Clair County and is proposed for RR, Rural Residential District zoning within the City of O'Fallon; 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**

**A2016-04: 120 & 130 Behrens Annexation - Exhibit A**



Subject Property

0 30 60 120 180 240 Feet



*O'Fallon*  
ILLINOIS

**EXHIBIT "B"**

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

120 Behrens Drive, O'Fallon, IL 62269: LOT/SEC-29-SUBL/TWP-2N-BLK/RG-7W  
PT LOT 16 NE ¼ DOC A01711358

130 Behrens Drive, O'Fallon, IL 62269: LOT/SEC-29-SUBL/TWP-2N-BLK/RG-7W  
PT LT 16 AS IN BK3036-694

PARCEL ID NUMBERS: 04-29.0-200-008  
04-29.0-200-006



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

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

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

**WHEREAS**, said territory includes all of Parcel 04-27.0-401-012; and

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

**WHEREAS**, the territory is presently zoned Agriculture, A in unincorporated St. Clair County and is proposed for rezoning within the City of O'Fallon to B-2(P) for all 04-27.0-401-012; and

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

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

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

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

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



**EXHIBIT "A"**  
**PLAT OF ANNEXATION**



**EXHIBIT "B"**

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

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

PARCEL ID NUMBERS: 04-27.0-401-012

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

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

**WHEREAS**, the applicant, Thomas Williams and James Ford, have requested and heretofore filed a petition with the City of O’Fallon for a zoning change of the property currently located in St. Clair County, zoned Agriculture, “A”, and is proposed for annexation into the City of O’Fallon as “B-2(P)” Planned General Business District, pursuant to the proposed development shown on the attached Planned Use Report (Exhibit A); and

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

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

**WHEREAS**, on July 25, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 4 ayes to 0 nays.

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

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

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.

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

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

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

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

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

\*\*\*\*\*

ATTEST: Approved by the Mayor this \_\_\_\_\_ day  
(seal) of \_\_\_\_\_ 2016.

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

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

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

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



---

## PROJECT REPORT

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

---

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

### Introduction

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

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

### Existing Conditions

#### Surrounding Zoning:

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

#### Surrounding Land Use:

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

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

## Applicable Ordinances, Documents and Reports

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

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

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

## Discussion Points/Issues

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

## Traffic Circulation/Parking

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

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

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



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

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

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

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

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

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

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

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

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

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

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

### **Attachments**

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



Planned Use / Re-Zoning Application

NAME OF PROJECT: O'Fallon Boat & RV STORAGE

ADDRESS/GENERAL LOCATION: 8676 EAST HIGHWAY 50

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

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

CITY OF O'FALLON

MAY 18 2018

DATE PAID

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: A - ST. CLAIR COUNTY

PROPOSED NUMBER OF BUILDINGS: 1 - EXISTING

PROPOSED ZONING: B-2 (P)

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

PROPOSED # OF LOTS: 1

AREA IN ACRES: 0.77

PROPOSED # OF DWELLING UNITS: 0

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

APPLICANT INFORMATION:

NAME: TOM WILLIAMS

DESIGN PROFESSIONAL INFORMATION:

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

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

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

ADDRESS: 117 BROOKSIDE

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

O'FALLON, IL 62269

PHONE: 618.616.7542

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

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

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

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

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

  
SIGNATURE OF APPLICANT

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

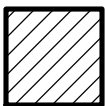
STAFF USE ONLY	
DATE RECEIVED: <u>5.16.2016</u>	PROJECT ID #: <u>P2016-06</u>
APPLICATION RECEIVED BY: <u>Randall</u>	STAFF ASSIGNED: <u>Randall</u>
APPLICATION FEE: <u>\$250.00</u>	PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u>



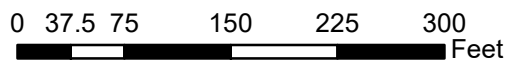
# P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Zoning Map



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

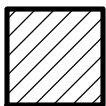
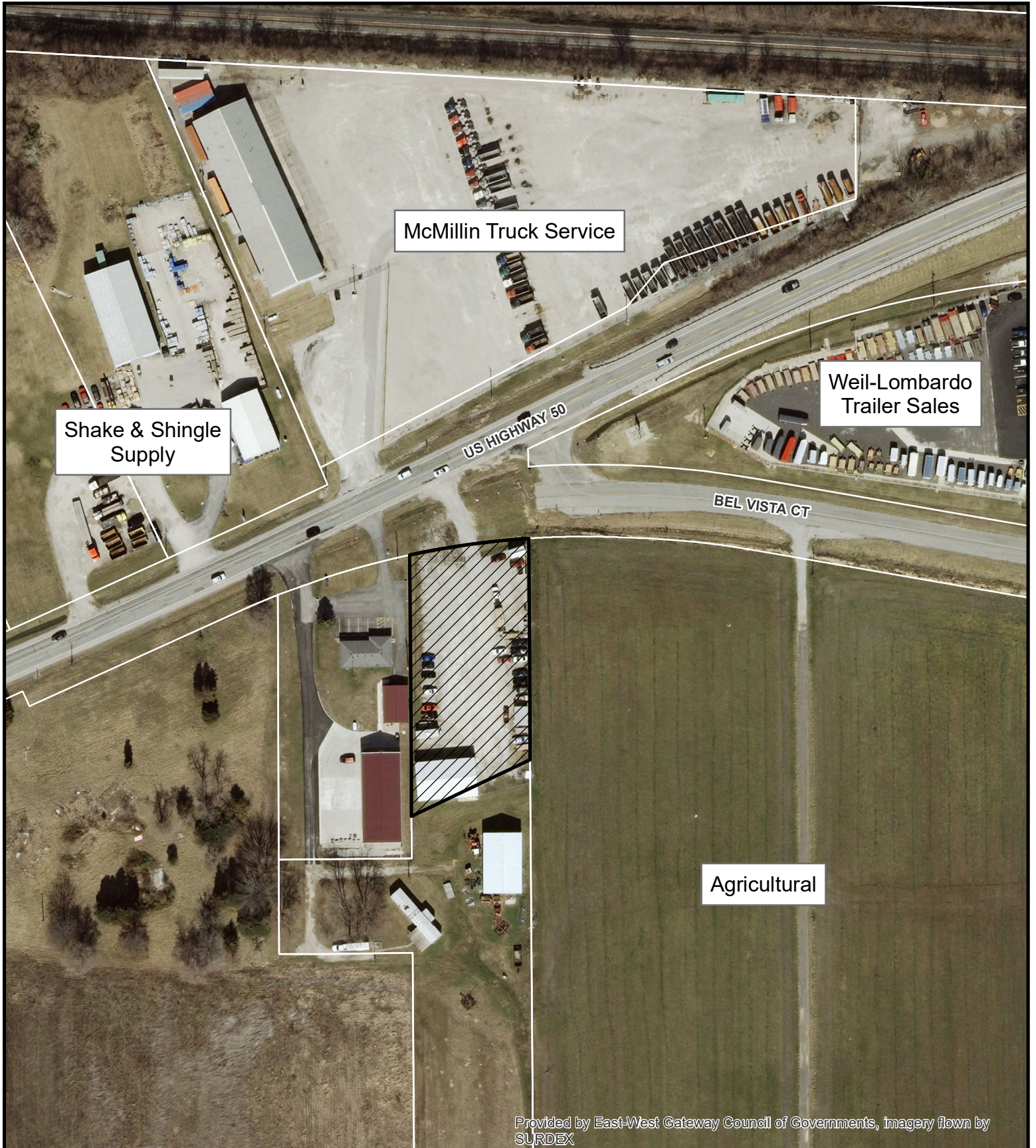


Subject Property

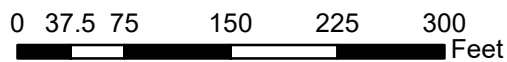




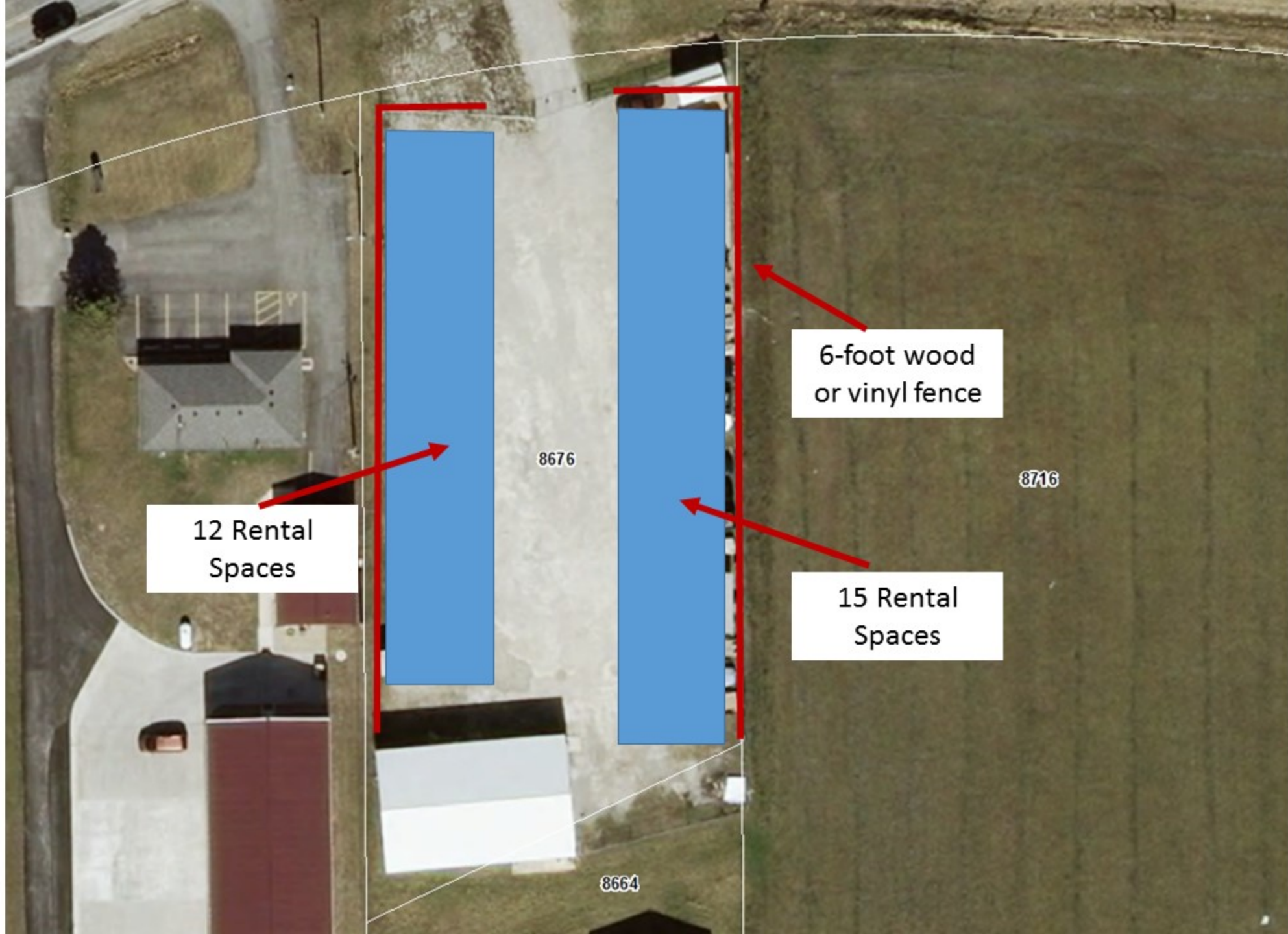
# P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Land Use Map



Subject Property







12 Rental Spaces

6-foot wood or vinyl fence

15 Rental Spaces

8676

8716

8664



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Jeff Taylor, Director of Public Works  
Walter Denton, City Administrator  
**Date:** August 1, 2016  
**Subject:** ORDINANCE – Stop Signs, Lake St. Ellen Subdivision

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

**Background:** Stop sign installation in the Lake St. Ellen Subdivision has been accomplished requiring supporting ordinance passage to allow police enforcement.

**Legal Considerations, if any:** None, traffic control per accepted standards.

**Budget Impact:** None, the signs will be provided by the developer of the subdivision.

**Staff recommendation:** Staff recommend passage of the ordinance amendment to support enforcement of the stop conditions.

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

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

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

**SECTION 1: STOP STREET DESIGNATIONS:**

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

**Stop Street(s) Intersections:**

	Stop Street	Through Street	Direction
1)	Lake St. Ellen Dive.	Old Collinsville Road	Westbound
2)	Lake St. Ellen Drive.	Arrow Ridge Road	Eastbound
3)	Remington Court	Arrow Ridge Road	Eastbound
4)	Legend Court	Arrow Ridge Road	Eastbound
5)	Executive Plaza Drive	Lake St. Ellen Drive	Northbound

**SECTION 2: RESPONSIBILITIES:**

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







**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** August 1, 2016

**Subject:** P2016-07: Gasser, Zoning Amendment

---

**List of committees that have reviewed:** The Planning Commission held a public hearing on the above referenced application at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the requested rezoning application for Steven and Susan Gasser at 702 N. Seven Hills Road. The Community Development Committee reviewed this application at its July 25, 2016 meeting and recommended approval with a vote of 4-0.

**Background**

The applicants, Steven and Susan Gasser have filed an application requesting approval of a rezoning for 702 North Seven Hills Road, currently zoned SR-1, Single-Family Residential Dwelling District to be rezoned to RR, Rural Residential District.

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

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recommends approval of the requested rezoning to the RR, Rural Residential District.

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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING DISTRICTS  
OF THE CITY OF O'FALLON, ILLINOIS  
FOR 702 NORTH SEVEN HILLS ROAD,  
PARCEL NUMBER: 04-16.0-300-005.**

**WHEREAS**, the applicants, Steven and Susan Gasser have filed a petition with the City of O'Fallon for a zoning change of the property currently located at 702 North Seven Hills Road in the City of O'Fallon, as "RR" Rural Residential District; and

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

**WHEREAS**, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on July 12, 2016, in accordance with state statute, and recommended to approve the petitioner's request to obtain RR, Rural Residential District zoning for the property with a vote of 5-ayes to 0-nays; and

**WHEREAS**, on July 25, 2016 the Community Development Committee of the City Council reviewed the requested rezoning and recommended approval with a vote of 4-ayes to 0-nays.

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

**Section 1. Approval of the Zoning Amendment.** That upon the effective date of this Ordinance, the described property, known as "702 North Seven Hills Road", be henceforth classified as zoning district RR Rural Residential District.

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

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





MEMORANDUM

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: July 12, 2016
SUBJECT: P2016-07: Gasser

Location: 702 North Seven Hills Road, O'Fallon, IL
Applicant: Steven and Susan Gasser
Owner: Steven and Susan Gasser
Submitted: June 2, 2016

Background & Executive Summary

The subject property is approximately 10.52 acres in size and is zoned SR-1 Single-Family Residence Dwelling District. The petitioner also owns the 7.40-acre parcel adjoining the subject property to the east, which has not been annexed into the City of O'Fallon. Other adjacent parcels have not been annexed into the city and are zoned SR-3 - Single Family Residence in St. Clair County. Additionally, north of this property is a property recently rezoned to RR - Rural Residential and further to the northeast and are parcels in the Thornbury Hill subdivision and Manors at Thornbury Hill.

The petitioners recently purchased the property and sought to construct a large accessory structure in the rear portion of the property. The property is zoned SR-1, which limits the size of accessory structures to 1,000 square feet. The petitioners were informed a rezoning to the RR - Rural Residential district would allow the construction of a 2,500 square foot accessory structure. The petitioners plan on constructing a 2,500 square foot building if the rezoning to RR - Rural Residential is approved.

The City of O'Fallon Comprehensive Plan Future Land Use Map designates the subject property as "Rural Residential", with a recommendation for creating a new zoning category to preserve "rural character" and "large lot development." The Rural Residential District was approved by the City Council in January 2014. The petitioner is now seeking to have the property rezoned to the Rural Residential District to construct a larger accessory structure.

Existing Conditions

Surrounding Zoning: Surrounding Land Use:
North: St. Clair Co. SR-3 & O'Fallon SR-1 & RR North: Single-family residences on large tracts of land.
East: O'Fallon SR-1 & St. Clair Co. A East: Single-family residences on large tracts of Land and agricultural land.
South: St. Clair Co. SR-3 South: Single-family residences on large tracts of land.
West: SR-1 West: Single-family residences in the Deer Creek Subdivision across Seven Hills Road.

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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 Rural Residential. The proposed rezoning to RR, Rural Residential District is consistent with the Comprehensive Plan.

### **Code of Ordinances:**

The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the RR, Rural Residential District requirements.

### **Public Notice:**

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

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## **Rezoning Discussion Points**

### **General Discussion:**

The property consists of 10.52 acres on the east side of Seven Hills Road, north of the Deer Creek subdivision and south of the Thornbury Hill subdivision. The property is one of seven large lots with access off of Seven Hills Road. The Comprehensive Plan for the Seven Hills Road Sub-Area and Corridor Plans identified appropriate land uses in the area from Troy-O'Fallon Road south near Old Vincennes Trail would primarily be low density single-family uses, institutional uses agricultural land with limited livestock and open space uses.

Additionally, the Future Land Use map designates the subject property as Rural Residential. Rural Residential Land Use Category designated land should incorporate existing environmental conditions to preserve rural character and large lot developments. The subject property is a prime example for the Rural Residential Land Use Category and the rezoning to the Rural Residential District is the appropriate zoning district to achieve the goals and objectives of the Comprehensive Plan.

### **Rural Residential District:**

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

The Rural Residential District allows some agricultural uses with limitations:

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

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

### **Community Development Department**

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

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

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

**Criteria for considering General Rezoning applications:**

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

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

**Conclusion and Recommendation**

Staff recommends approval of the requested rezoning to the RR, Rural Residential District.

**Attachments**

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

PETITION FOR ZONING AMENDMENT

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

Amendment Request No. P2016-07  
Date: June 2, 2016

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

Date set for hearing: July 12, 2016

Perm. Parcel No. 04 - 16.0 - 300 - 005

Date hearing held: \_\_\_\_\_

Fee paid: \$ 250.<sup>00</sup> Date: 6.2.2016

Newspaper: \_\_\_\_\_

Building Permit App. No. \_\_\_\_\_  
Action by City Council: CITY OF O'FALLON

Recommendation of Planning Commission:

- Denied
- Approved
- Approved with modification

- Denied
- Approved
- Approved with modification

JUN - 2 2016  
DATE PAID

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

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

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

1. Name of property owner(s): Gasser Properties, LLC Phone: 618.604.2765  
Mailing address: 10702 Cantry Club Rd. Sparta 62286 E-Mail: SGasser64@HISN.COM
2. Applicant's name: Steven R. & Susan L. Gasser Phone: 618.604.2765  
Mailing address: 702 N. Seven Hills Rd. E-Mail: Same
3. Property interest of applicant (Owner, Contractor, etc.): Owner
4. Address of property: 702 N. Seven Hills Rd Parcel (Tax) ID #: 04-16.0-300-005
5. Present use of property: Single Family Present Zone District: SR-1  
Proposed use of property: Rural Residential Proposed Zone District: RR
6. Zone District Classifications of adjacent properties: \_\_\_\_\_
7. Area of land rezoning requested for: 10.52 acres/square feet.
8. This application must be filed with two copies of a plat map of the subject property drawn to a scale not less than one (1) inch equals Two-Hundred (200) feet.
9. An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

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

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

Date: 6/1/16

Signature of Applicant: Susan L. Gasser

Date: 6/1/16

Signature of Owner: Susan L. Gasser



**Justin Randall**

---

**From:** SUSAN GASSER <sgasser64@msn.com>  
**Sent:** Thursday, June 2, 2016 9:04 PM  
**To:** Justin Randall  
**Subject:** Rezoning Request

Hi Justin.

It was a pleasure meeting you today. Thank you for all your help.

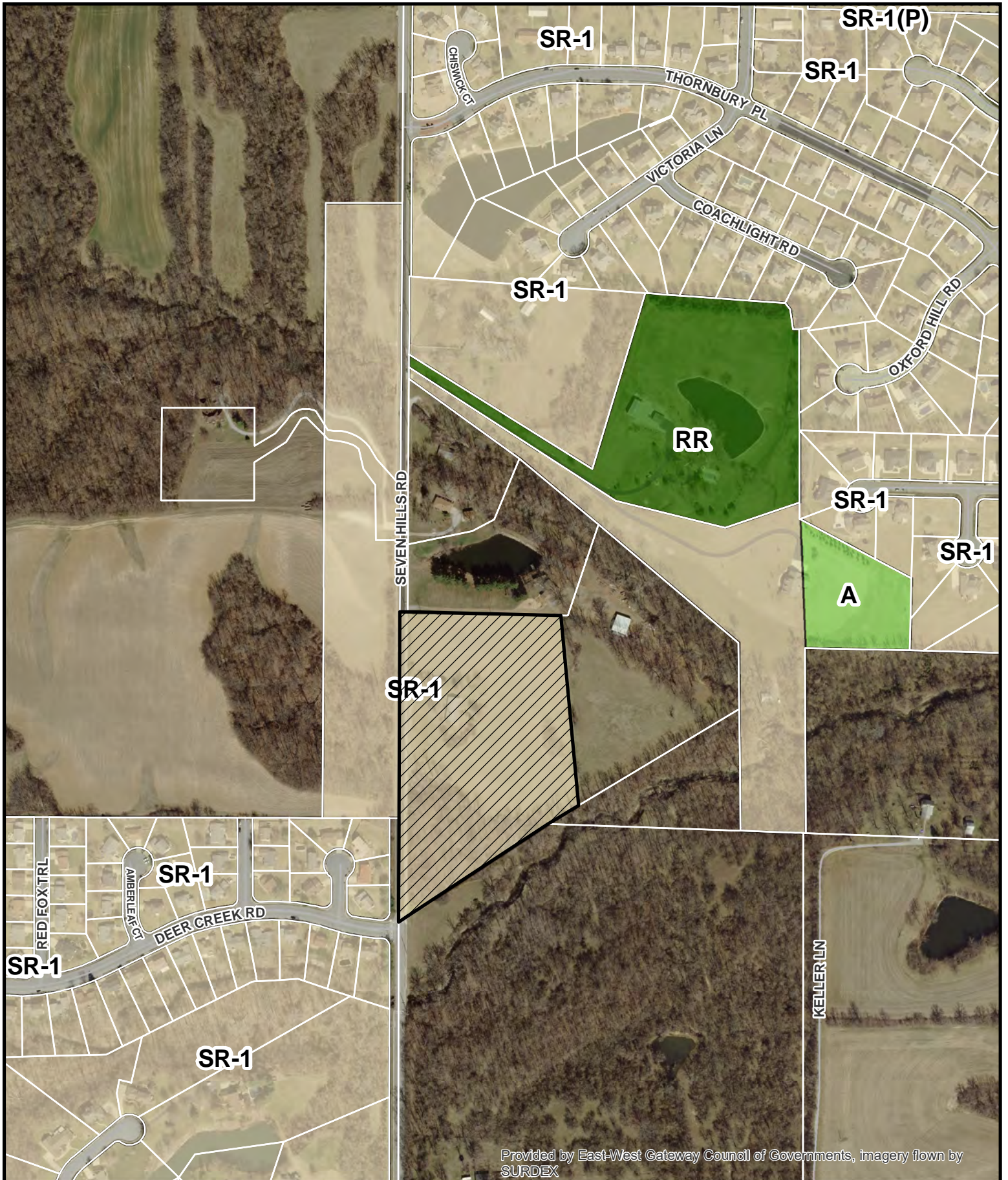
The purpose of the zone amendment request is due to the current size restrictions on an accessory building/garage. Therefore, we pray the city will honor the request for rezoning to rural residential to accommodate a larger structure that meets the City of O'Fallon Code of Ordinances.

Thank You,

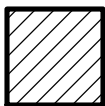
**Susan L. Gasser**  
**Gasser Properties, LLC**

**(702 N. Seven Hills)**

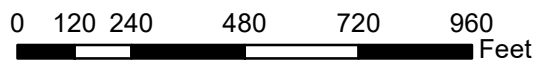
# P2016-07: Gasser - Zoning Map



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



Subject Property

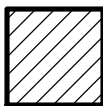




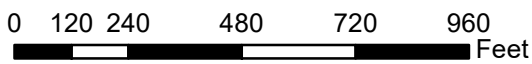
# P2016-07: Gasser - Land Use Map



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

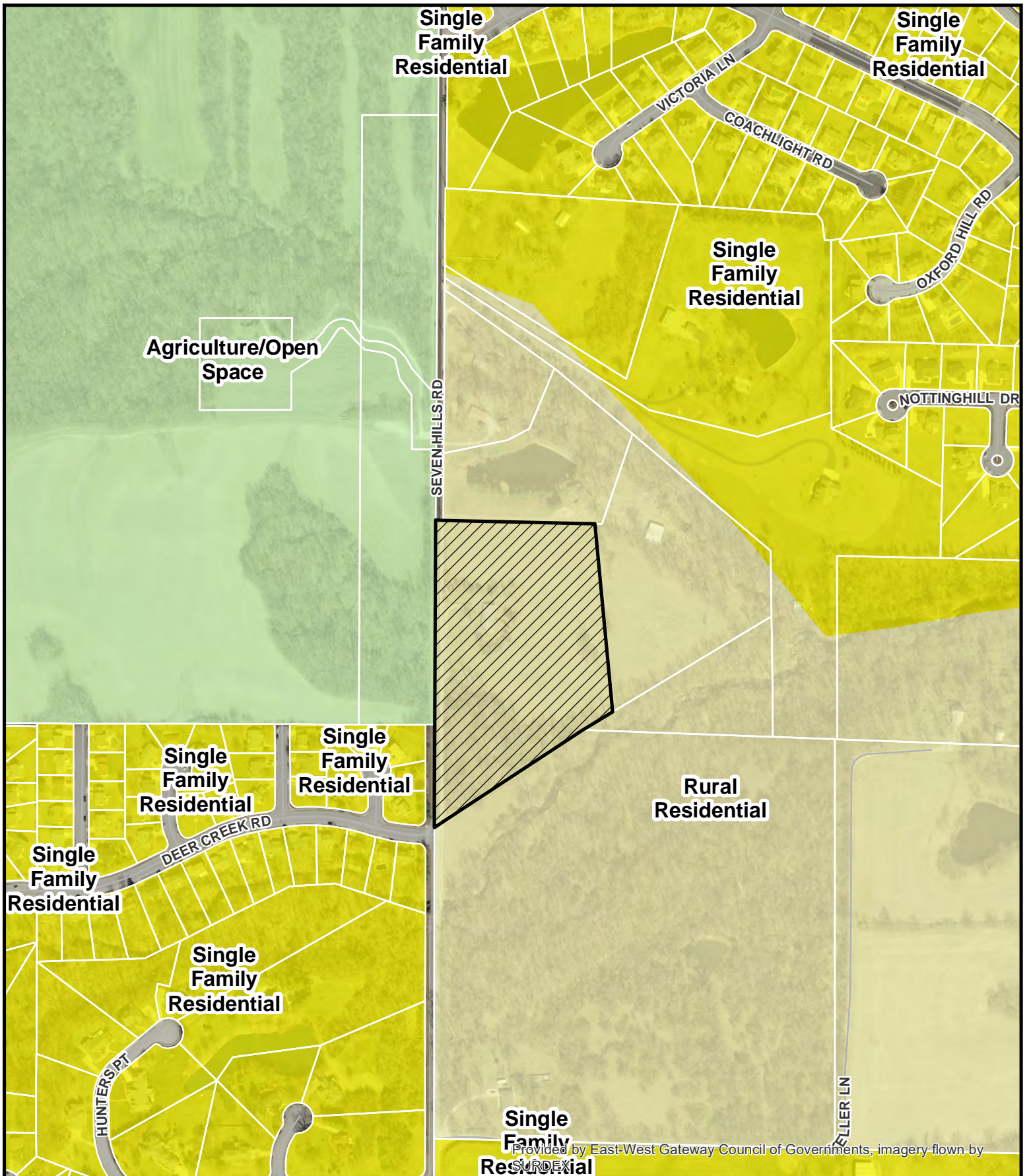


Subject Property

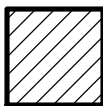




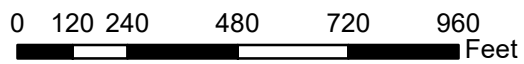
# P2016-07: Gasser - Comprehensive Plan Map



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



Subject Property





### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Community Development Director  
Walter Denton, City Administrator  
**Date:** August 1, 2016  
**Subject:** P2016-08: Marriott TownePlace Suites - Planned Use (1<sup>st</sup> Reading)

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**List of committees that have reviewed:** The Planning Commission held a public hearing on the above referenced application at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the requested Planned Use for Marriott TownePlace Suites, subject to the conditions recommended by staff. At the July 25, 2016 Community Development Committee meeting, the committee reviewed the proposed hotel. The committee discussed the planned use and recommended approval with a vote of 4 ayes – 0 nays.

#### **Background**

The applicant, Brad McMillin of Brad McMillin Realty, Inc. has filed an application requesting approval of a new planned use for a parcel of land located at 445 Regency Park, currently zoned B-1(P), Planned Community Business District, for the construction of a new 84 room, 5-story TownePlace Suites by Marriott International. The site will be developed with the new hotel building, parking lot, and landscaping. The building will be constructed south of an existing building which consists of Bella Milano, Global Brew and The Egg & I. The property is currently vacant and was previously approved for a 24,000 square foot 2-story office building.

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

**Legal Considerations, if any:** None

**Budget Impact:** The hotel will collect hotel/motel tax.

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

1. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Final grading plans;
  - b. Utility plans;
  - c. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
  - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;

3. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Planting requirements;
4. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
“MARRIOTT TOWNEPLACE  
SUITES”) TO BE AT 445 REGENCY  
PARK ON PARCEL NUMBER:  
03-36.0-203-018**

**WHEREAS**, the applicant, Brad McMillin with Brad McMillin Realty, Inc., has filed an application requesting approval of a planned use rezoning to authorize a new planned use of a 84-room, 5-story hotel at 455 Regency Park in O’Fallon; and

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

**WHEREAS**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on July 12, 2016, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 5 ayes to 0 nay as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on July 25, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 4 ayes to 0 nays.

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

**Section 1.** That upon the effective date of this Ordinance, the described property, known as “Marriott TownePlace Suites”, be henceforth classified as zoning district B-1(P) Planned Community Business District, as an 84-room, 5-story hotel, with the following conditions:

1. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Final grading plans;
  - b. Utility plans;
  - c. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.

2. Parking:
  - a. The parking lot perimeter shall be curbed with a 6” rolled or vertical, poured in place, concrete curb;
3. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Planting requirements;
4. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

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

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

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

\*\*\*\*\*

ATTEST:  
  
(seal)

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

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

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

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

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





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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Anne Stevenson, Asst. City Planner  
**THROUGH:** Ted Shekell, Planning Director  
**DATE:** July 12, 2016  
**PROJECT:** P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan

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### Summary

This case involves the evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan for the property at 200 N. Lincoln Avenue commonly known as Old City Hall. Due to city ownership, the property is currently shown as "Institutional" on the Future Land Use Map. However, through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property. To do so, Mr. McMillin will need to rezone the property from SR-3 to B-1(P) (P2016-09). Since the future land use map does not currently align with his request, we first need to review and amend the map accordingly to allow this project to commence.

### Public Notice

Public Notice of this Comprehensive Plan Amendment and the rezoning of the property located at 200 North Lincoln has been fulfilled in accordance with §§158.255-158.257 of the City of O'Fallon Code of Ordinances. The City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

### Discussion

The property in question is approximately 0.23 acres located at 200 N. Lincoln Avenue, commonly known as Old City Hall. Amending the Comprehensive Plan Future Land Use Map to show the property as "General Commercial" instead of "Institutional" makes it possible for Brad McMillin, the future owner of the building, to rezone the property from SR-3 to B-1(P). This map update will not have a negative impact on the surrounding properties since the building will be used similarly to the way it was in the past, just without city ownership. The proposed use of this building as office/commercial fits in well with the mixed use environment typical of a downtown area, and as shown on the attached map. The property already has commercial future land uses to the south and west along with institutional uses (fire station & District 90 administrative building) directly to the east. The neighborhood will benefit from significant enhancements to the exterior of the building and improvements to the parking area directly to the north. The planned use process (P2016-09) will more specifically define allowable uses to further ensure that they are compatible with the area.

### Staff Recommendation

Staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map to show 200 N. Lincoln Avenue as "General Commercial."

### Attachment

Community Development Department

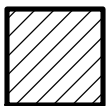
255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

# P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan - Current Designation

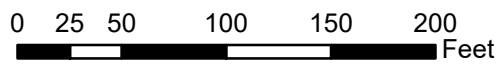


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX

**General Commercial**



Subject Property

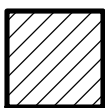




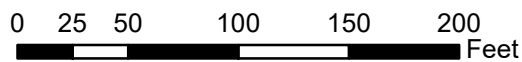
# P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan - Proposed Designation



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



Subject Property





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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
Ted Shekell, Planning Director  
**DATE:** July 12, 2016  
**PROJECT:** P2016-08: Marriott TownePlace Suites - Planned Use

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**Location:** 445 Regency Park  
**Ward:** 1  
**Applicant/Owner:** Brad McMillin of Brad McMillin Realty, Inc.  
**Submitted:** June 7, 2016

### Introduction

The applicant, Brad McMillin of Brad McMillin Realty, Inc. has filed an application requesting approval of a new planned use for a parcel of land located at 445 Regency Park, currently zoned B-1(P), Planned Community Business District, for the construction of a new 84 room, 5-story TownePlace Suites by Marriott International. The site will be developed with the new hotel building, parking lot, and landscaping. The building will be constructed south of an existing building which consists of Bella Milano, Global Brew and The Egg & I. The property is currently vacant and was previously approved for a 24,000 square foot 2-story office building.

### Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: B-1(P)	North: Bella Milano, Global Brew and The Egg & I
East: B-1 (P)	East: Green Mount Corporate Center – Office Building
South: B-1 & B-1(P)	South: Commercial developments on Central Park Drive
West: B-1 (P)	West: Vacant commercial ground along Regency Park

### Applicable Ordinances, Documents and Reports

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

Code of Ordinances: The proposed hotel is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

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

Community Development Department

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

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

### Discussion Points/Issues

#### Land Use

The petitioner has proposed an 84-room, 5-story hotel building and has received franchise approval from Marriott International for a Marriott TownePlace Suites. The hotel is anticipated to have a mix of room styles from studio rooms, one-bedroom and two-bedroom suites, fully equipped for the extended-stay market segment. The suites will feature full-sized kitchens, in-room workstations and closets. The hotel will have a swimming pool and fitness center. A planned use rezoning is required because the project includes new construction of a hotel and is over 20,000 square feet in size.

#### Traffic Circulation/Parking

*Ingress and Egress:* Access to the site will be by means of two existing access points (private drives with ingress/egress easements) from Regency Park. The western entrance is located directly across from the access point to the Regency Conference Center and eastern entrance is located directly across from Tim Horton's / Reliance Bank and the new 5-story Green Mount Office Building.

*Parking:* Non-convention hotels without a restaurant are required to provide 1 parking space per room, plus 2 for every 3 employees. The site plan provides for 102 parking spaces, which would provide enough parking for the rooms plus up to 27 employees at any one time. The site plan provides for 4 accessible spaces, however the Illinois Accessibility Code will require 5 accessible spaces and meet the dimensions required for parking space and accessible striped area. All standard parking spaces will be required to be 10 feet in width and 19 feet long to meet the City's dimensional requirements. Additionally, the plans do not account for parking lot lighting, which will have to meet the standards of Section 158.143.

*On-site circulation:* On-site circulation has been reviewed by staff and found the drive aisles to be constructed with 24-foot drive aisles. The site has cross-access easements in place to ensure access to the parking lot. The site appears to have acceptable on-site circulation.

#### Utilities and Drainage

The City of O'Fallon will provide public water to the site. Currently, 12" and 8" water line loop around the site. Caseyville Township will be providing sewer and is currently on site. Storm water will flow to storm sewer inlets on site and tie into the existing regional detention pond just to the west of the subject property. Actual detention pond sizing, grading, pipe sizes, and inlets will be engineered for the final construction plan. All drainage plans must be reviewed and approved by the Public Works Department.

#### Building and Site Improvements

The proposed 5-story building, which has four-side visibility, meets the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components including 360-degree architecture, awnings and varying roof lines, and visually breaking up the façade of the walls with changes in building height and depth. The dumpster is enclosed near the northeast corner of the building.

#### Sidewalk

The site is not required to provide any sidewalks out to Regency Park per City regulations, since the access drives are private. Additionally, the eastern entrance does have sidewalks from Regency Park to the Green Mount Corporate Center. The site does provide for sidewalks from the parking lot to the building.

### Landscaping and Buffer Requirements

The plan does not provide for any landscaping on the site. A landscape plan will have to meet the City's requirements for landscaping the parking lot, street landscaping along Central Park Drive, provide a 7-foot buffer around the perimeter of parking lot and landscaping in the parking lot islands.

### Signage

The site plan does not provide for a directional sign on Regency Park, nor a location for a monument sign on site. The sign code would allow for a directional sign on Regency Park and a monument sign on-site, if the applicant would choose to construct either type of sign. The sign code also allows for a building of this size to provide wall signage not to exceed 300 square feet of signage on no more than three of the building elevations. The building elevation provided shows only one sign on the façade, but does not provide the dimensions of the signage. The signage will have to meet the sign requirements of Article 8 of Chapter 158: Zoning of the Code of Ordinances. All freestanding and wall signage will need to be submitted and review to ensure compliance with the City's requirements.

### Review and Approval Criteria

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

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,  
*Staff is unable to determine at this time if the project meets all applicable zoning standards. However, staff believes with the conditions recommended in the staff report, the plan will comply with all applicable zoning standards.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development will not have a significant impact on traffic.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*The new hotel will not negatively affect adjacent properties. The Regency Park corridor is a commercial corridor with a variety of hotel, office, service and restaurant businesses.*
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)  
*The proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.*
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.  
*The proposed development is designed to be operated to protect the public health, safety and welfare.*
6. An identified community need exists for the proposed use.  
*Yes, a community need exists for the proposed use.*
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.  
*The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.*
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.  
*The proposed building is similar to and will not detract from many of the structures surrounding the property.*
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.  
*The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.*

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
2. Parking:
  - a. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - b. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - c. Drive aisles shall be a minimum of 24 feet;
  - d. The site will need to provide 5 accessible parking spaces with aisles.
3. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Perimeter buffer.
4. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

### **Attachments**

Attachment 1 – Project Application

Attachment 2 – Zoning Map

Attachment 3 – Surrounding Land Use Map

Attachment 4 – Comprehensive Plan Map

Attachment 4 – Site Plan

Attachment 5 – Building Elevation





Planned Use / Re-Zoning Application

NAME OF PROJECT: Taune Place Suites Hotel  
ADDRESS/GENERAL LOCATION: 445 Regency Park Drive  
SUBDIVISION NAME & LOT NUMBER(S): Lot 6C of the "Shoppes at Green Mount"

PARCEL NUMBER(S): 03-36.0-203-01A

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1(P) PROPOSED NUMBER OF BUILDINGS: 1  
PROPOSED ZONING: B-1(P) PROPOSED GROSS FLOOR AREA: TBD  
PROPOSED # OF LOTS: 1 AREA IN ACRES: 1.94  
PROPOSED # OF DWELLING UNITS: 84 rooms PRESENT USE: Vacant Land

APPLICANT INFORMATION:

NAME: Brad McMillin  
COMPANY: Brad McMillin Realty, Inc.  
ADDRESS: 1415 W Highway 50  
OFallon, IL 62269  
PHONE: 618-624-4471  
FAX: 618-624-4496  
EMAIL: bmcmillin@midwestbelltone.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Mike Sapp  
COMPANY: Environis  
ADDRESS: 6201 W. Main St  
Mayville, IL 62002  
PHONE: 618-344-8699  
FAX: 618-344-8150  
EMAIL: \_\_\_\_\_

Brad McMillin  
SIGNATURE OF APPLICANT

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

DATE RECEIVED: <u>6/7/16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID#: <u>P2016-08</u>
APPLICATION FEE: <u>\$ 500.00</u>	STAFF ASSIGNED: _____
	PLAN REVIEW FEE DEPOSIT REC'D: <u>#1050</u>



# **Brad McMillin Realty, Inc.**

1415 W Highway 50  
O'Fallon, Illinois 62269

## **Narrative**

for

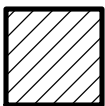
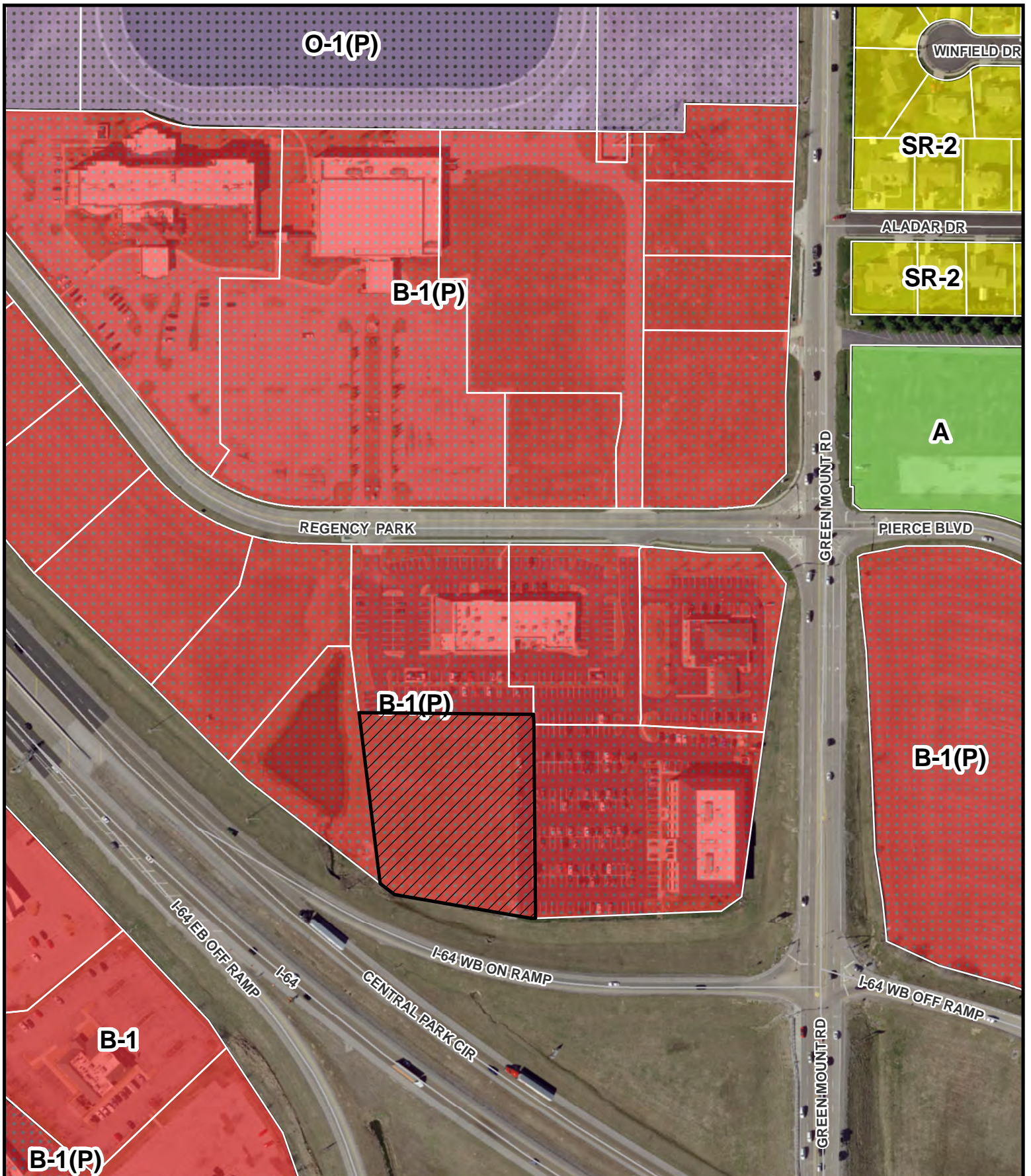
### **Proposed TownePlace Suites Hotel**

It is our intent to build a new hotel at 445 Regency Park Drive in O'Fallon, Illinois. The proposed hotel is an 84 room, 5-story TownePlace Suites by Marriott International. We anticipate a mix of room styles from studio rooms to one-bedroom and two-bedroom fully equipped suites for the extended-stay market segment and priced moderately. The suites will feature full-size kitchens, in-room workstations, and closets designed by the Container Store. The hotel will also have a swimming pool, fitness center and will be pet-friendly.

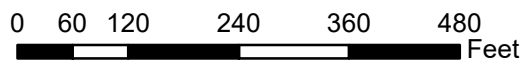
The lot has been secured and is located directly south of Bella Milano. We also have in place a shared easement with that property owner that allows access to the hotel property. We have received franchise approval from Marriott International and will be submitting drawings to them in the near term.

We anticipate breaking ground in late summer, 2016 with a twelve to eighteen month build time.

# P2016-08: Marriott TownePlace Suites - Zoning Map

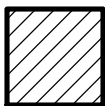


Subject Property

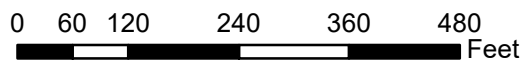




# P2016-08: Marriott TownePlace Suites - Land Use Map

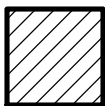
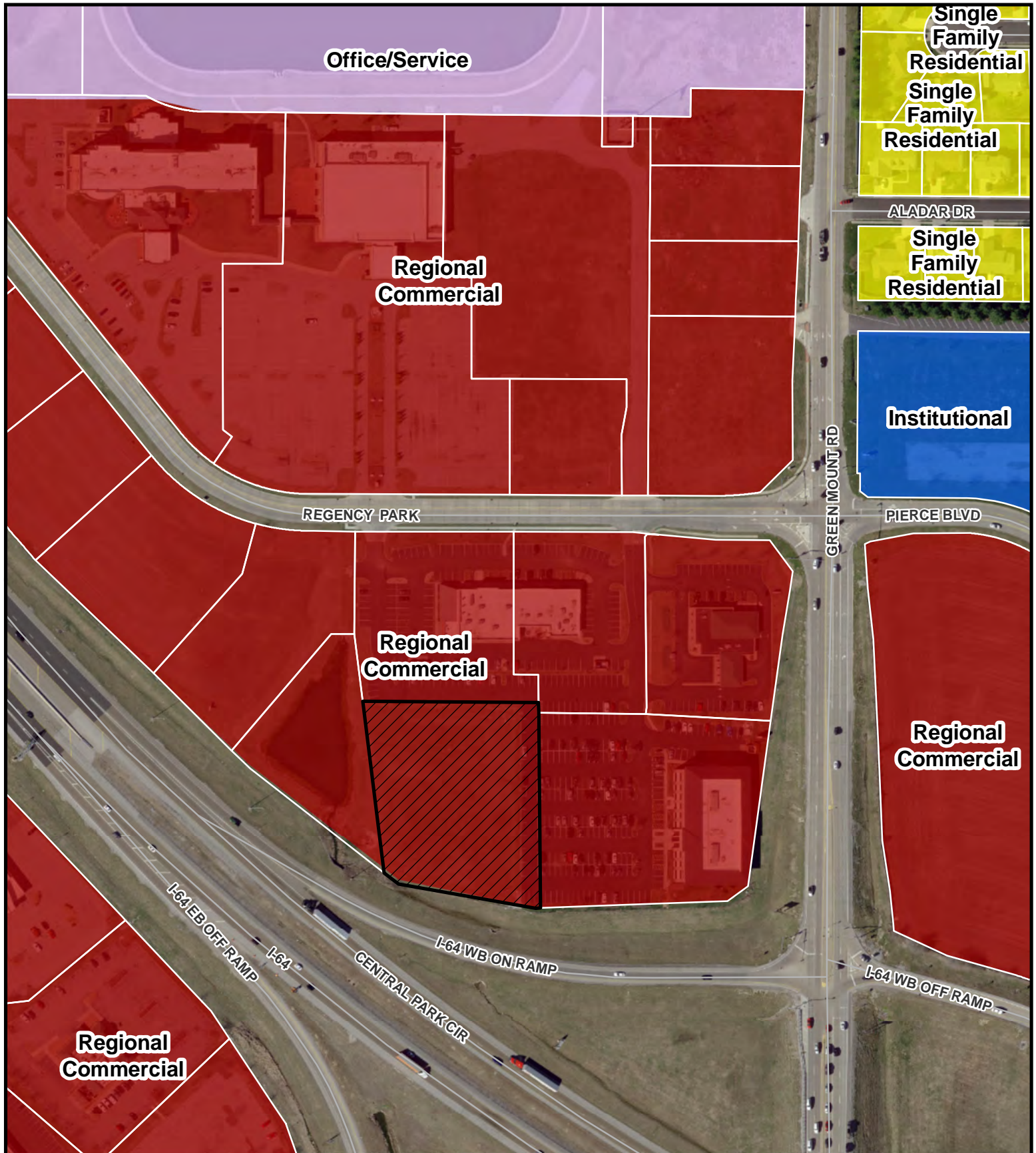


Subject Property

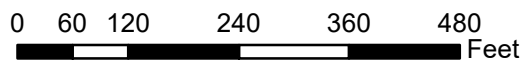




# P2016-08: Marriott TownePlace Suites - Comprehensive Plan Map



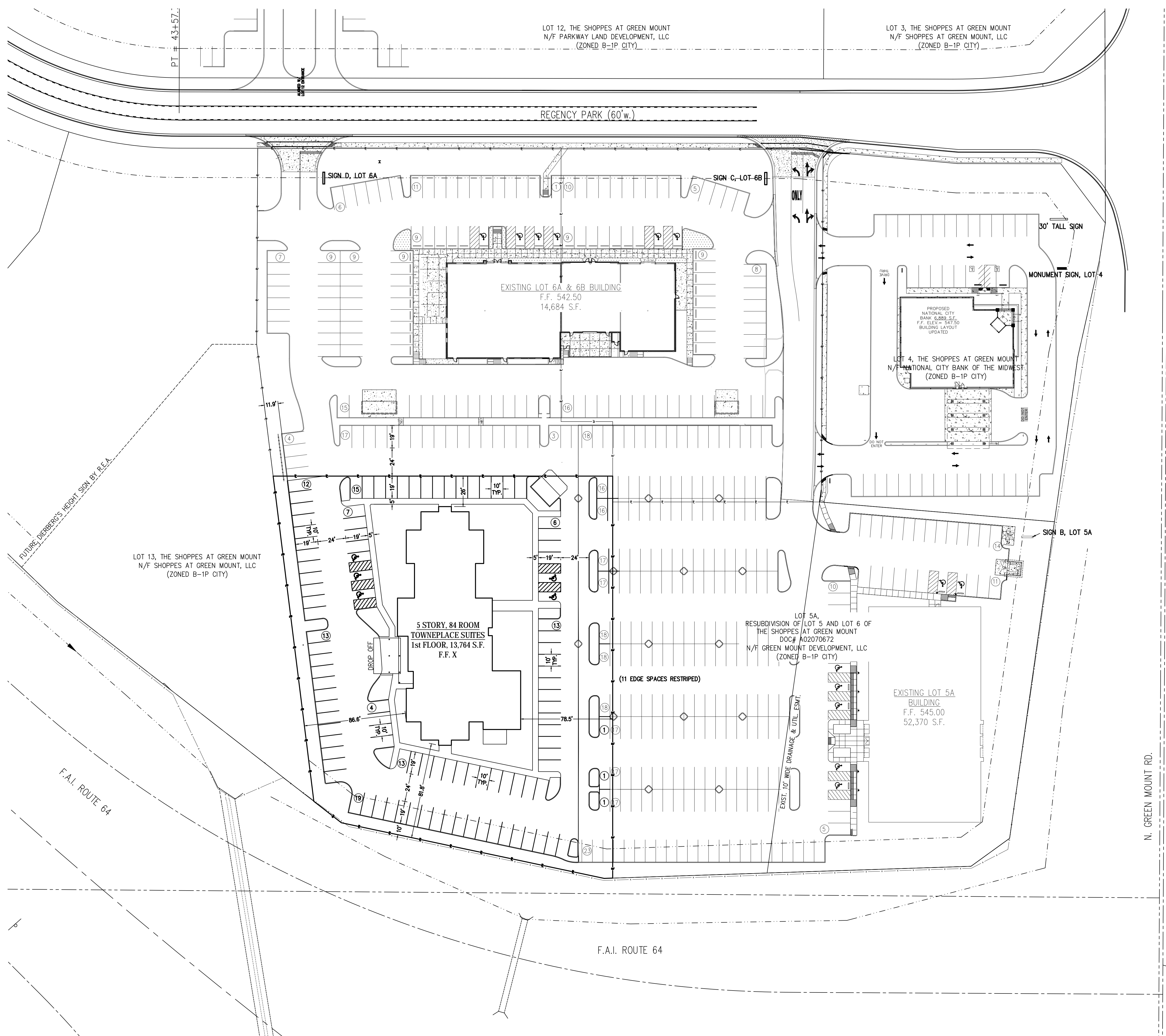
Subject  
Property











- LEGEND**
- SITE BOUNDARY
  - - - 25' FRONT BUILDING SETBACK
  - - - UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
  - - - EXISTING UTILITY & DRAINAGE EASEMENT
  - UTILITY POLE W/ GUY WIRE
  - OVERHEAD ELECTRIC LINE
  - ELECTRIC BOX
  - EXISTING TELEPHONE RISER
  - EXISTING FIBER OPTIC LINE
  - EXISTING GAS LINE
  - EXISTING FENCE
  - EXISTING SANITARY MANHOLE
  - EXISTING 8" SANITARY SEWER
  - EXISTING SANITARY FORCEMAIN
  - PROP. SANITARY MANHOLE
  - PROP. SANITARY CLEANOUT
  - PROP. SANITARY SEWER
  - PROP. SANITARY FORCEMAIN
  - EXISTING HYDRANT w/ GATE VALVE & BOX
  - EXISTING WATER MAIN
  - EXISTING WATER METER
  - PROPOSED WATER METER PIT & TAP
  - PROP. HYDRANT w/ GATE VALVE & BOX
  - PROP. WATER LINE
  - PROP. GATE VALVE & BOX
  - EXISTING STORM SEWER INLET
  - EXISTING STORM SEWER
  - PROP. STORM SEWER CURB INLET
  - PROP. STORM SEWER MANHOLE
  - PROP. STORM SEWER INLET
  - PROP. STORM SEWER
  - PROP. FLARED END SECTION
  - PROP. LIGHT POLE
  - PROP. EROSION CONTROL - FILTER FENCE
  - PROP. SELECT GRANULAR TRENCH BACKFILL (2' BEYOND PAVEMENT)

**OFF-STREET PARKING PROVIDED**

LOT 6A	100 SPACES
LOT 6B	57 SPACES
LOT 6C	106 SPACES (3 RESTRIPED)
LOT 5A PAVED AREA	252 SPACES (11 RESTRIPED)
<b>TOTAL</b>	<b>515 SPACES TOTAL</b>

**ACCESS EASEMENTS**  
 CROSS ACCESS EASEMENTS (SEE FINAL PLAT):  
 LOT 6A, 6B, & 6C TO PROVIDE A BLANKET CROSS ACCESS  
 EASEMENT FOR SHARED PARKING AND ACCESS TO  
 REGENCY PARK

**LIGHTING**  
 LIGHTING SHALL BE "COLONIAL UPGRADED LIGHTING"  
 SIMILAR TO CAMBRIDGE HOUSE OR O'FALLON  
 PROFESSIONAL PARK. FINAL DESIGN & SPECIFICATION TO  
 BE PROVIDED WITH FINAL PLAN. T

**SIGNAGE**  
 APPROXIMATE SIGN LOCATION & DESIGN SHOWN.  
 FINAL LOCATIONS TO BE VERIFIED W/ LANDSCAPE PLAN.

**LANDSCAPING**

**SETBACKS**  
 THE BUILDING SETBACK ON REGENCY, GREEN MOUNT  
 AND I-64 IS 25'. THE BUILDING SETBACK ON THE WEST  
 AND EAST LINES IS 5'.

ENGINEER / SURVEYOR:  
**NETEMEYER ENGINEERING  
 ASSOCIATES, INC.**  
 3300 Highline Road  
 Aviston, IL 62216-1018  
 ph: 618-228-7816  
 fax: 618-228-7900

IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027  
 TOWNEPLACE SUITES | MARRIOTT  
 445 REGENCY PARK, O'FALLON, IL  
 DEVELOPER:

**REVISIONS**

NO.	DATE

INTENDED USE  
**PRELIMINARY, FOR REVIEW**

IRPE 062-037441  
 EXP. DATE: 11/30/2017

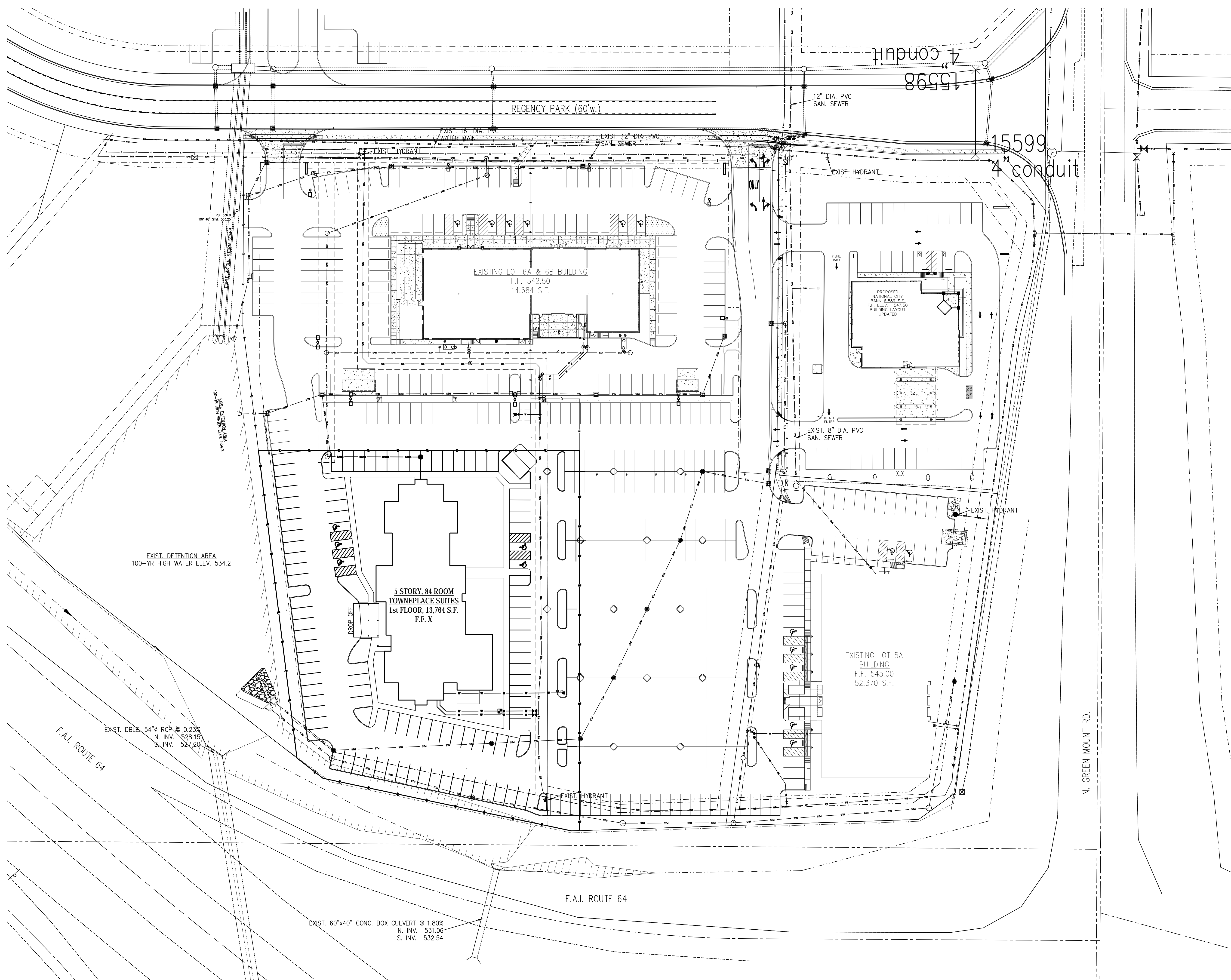
PATRICK R. NETEMEYER  
 JOB NO: 20180266  
 DWG. FILE:  
 DRAWN BY:  
 CHECKED BY: PRN  
 ISSUE DATE: 05/22/2011

**PRELIMINARY  
 SITE PLAN**

SHEET NO:  
**C1.1**

**PRELIMINARY SITE PLAN**  
 SCALE: 1" = 40', CONTOUR INTERVAL: 1'





- LEGEND**
- SITE BOUNDARY
  - - - 25' FRONT BUILDING SETBACK
  - - - UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
  - - - EXISTING UTILITY & DRAINAGE EASEMENT
  - UTILITY POLE W/ GUY WIRE
  - OVERHEAD ELECTRIC LINE
  - ELECTRIC BOX
  - EXISTING TELEPHONE RISER
  - EXISTING FIBER OPTIC LINE
  - EXISTING GAS LINE
  - EXISTING FENCE
  - EXISTING SANITARY MANHOLE
  - EXISTING 8" SANITARY SEWER
  - EXISTING SANITARY FORCEMAIN
  - PROP. SANITARY MANHOLE
  - PROP. SANITARY CLEANOUT
  - PROP. SANITARY SEWER
  - PROP. SANITARY FORCEMAIN
  - EXISTING HYDRANT w/ GATE VALVE & BOX
  - EXISTING WATER MAIN
  - EXISTING WATER METER
  - PROPOSED WATER METER PIT & TAP
  - PROP. HYDRANT w/ GATE VALVE & BOX
  - PROP. WATER LINE
  - PROP. GATE VALVE & BOX
  - EXISTING STORM SEWER INLET
  - EXISTING STORM SEWER
  - PROP. STORM SEWER CURB INLET
  - PROP. STORM SEWER MANHOLE
  - PROP. STORM SEWER INLET
  - PROP. STORM SEWER
  - PROP. FLARED END SECTION
  - PROP. LIGHT POLE
  - PROP. EROSION CONTROL - FILTER FENCE

**PHASE 1 DRAINAGE REPORT**

**GREEN MOUNT CORPORATE CENTER**  
 Lots 5A & 6A of "A" Resubdivision of Lot 5 and Lot 6 of The Shoppes at Green Mount lying in part of Section 36, Township 2 North, Range 8 West, City of O'Fallon, St. Clair County, Illinois

This proposed B-1 zoned commercial development is to be constructed for retail, restaurant and office space and to have 466 parking spaces resulting in approximately 90% total ground coverage. The existing site's vegetative ground cover was stripped last fall in preparation for this construction. Some weeds have grown over the last summer which temporarily protects the site from excessive erosion.

In its present graded condition, this site slopes at approximately 1% to the Southwest and plans are to regrade the site to attain approximately a 2% average slope. After the proposed construction is complete, Lots 5A and 6A as totally built out will drain to the existing detention pond that lies along the west side of Lot 6A. This detention pond was sized in anticipation of development of the surrounding lots for commercial purposes; therefore, no new detention facilities are planned for this proposed construction.

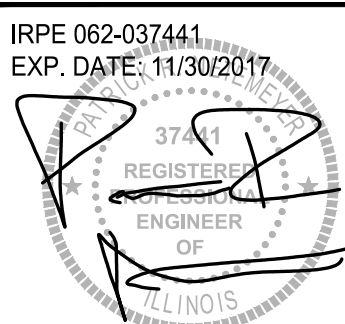
Drainage calculations including flood hazard delineation, drainage way reports, major basin drainage characteristics, historic subbasin drainage patterns, offsite drainage flow patterns of tributary areas along with their impact on this development and SCS soils classifications were submitted prior to development of the Shoppes at Green Mount subdivision and will not be changed by the development of Lots 5A and 6A included with this submittal.

The preliminary site plan for development of Lots 5A and 6A includes information on the concept and anticipated typical drainage patterns and influences of off-site runoff toward this development. No specific drainage problems were encountered during this preliminary design. A general location map is shown on the preliminary site plan and the USGS quadrangle information was submitted with the original drainage calculations for the overall development of Shoppes at Green Mount. This site is not within any FEMA identified flood hazard area. There are no flooding areas within the boundaries of Lots 5A and 6A and the developers are not requesting any variances relating to drainage facilities.


ENGINEER / SURVIVOR: **NETEMEYER ENGINEERING ASSOCIATES, INC.**  
 3300 Highline Road  
 Aviston, IL 62216-1018  
 ph: 618-228-7816  
 fax: 618-228-7900  
 IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

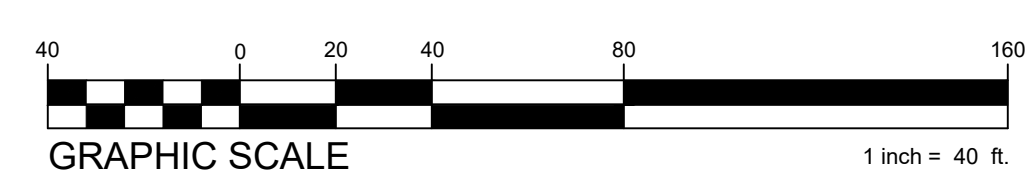
**TOWNPLACE SUITES | MARRIOTT**  
**445 REGENCY PARK, OFALLON, IL**  
 DEVELOPER:

REVISIONS	
NO.	DATE

INTENDED USE  
**PRELIMINARY, FOR REVIEW**  
 IRPE 062-037441  
 EXP. DATE: 11/30/2017  
  
 PATRICK R. NETEMEYER  
 JOB NO: 20180266  
 DWG. FILE:  
 DRAWN BY:  
 CHECKED BY: PRN  
 ISSUE DATE: 05-22-11

**UTILITY & GRADING PLAN & PHASE 1 DRAINAGE**  
 SHEET NO: **C1.2**


**UTILITY & GRADING PLAN**  
 SCALE: 1" = 40', CONTOUR INTERVAL: 1'







RECEIVED JUN 27 2011





## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** August 1, 2016

**Subject:** P2016-10: Amendment to the 2006 O'Fallon Comprehensive Plan & Future Land Use Map – 1<sup>st</sup> Reading

---

**List of committees that have reviewed:** The Planning Commission reviewed this application at its July 12, 2016 meeting and unanimously recommended it for approval. The Community Development Committee reviewed this application at its July 25, 2016 meeting and unanimously recommended it for approval.

### **Background**

This case involves the evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan for the property at 200 N. Lincoln Avenue commonly known as Old City Hall. Due to City ownership, the property is currently shown as "Institutional" on the Future Land Use Map. However, through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property. To do so, Mr. McMillin will need to rezone the property from SR-3 to B-1(P). Since the future land use map does not currently align with his request, we first need to review and amend the map accordingly to allow this project to commence.

This map update will not have a negative impact on the surrounding properties since the building will be used similarly to the way it was in the past, just without city ownership. The proposed use of this building as office/commercial fits in well with the mixed use environment typical of a downtown area. The neighborhood will benefit from significant enhancements to the exterior of the building and improvements to the parking area directly to the north. The planned use process (P2016-09) will more specifically define allowable uses to further ensure that they are compatible with the area.

**Legal Considerations, if any:** None

**Budget Impact:** None

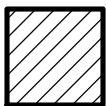
### **Staff Recommendation**

Staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map to show 200 N. Lincoln Avenue as "General Commercial."

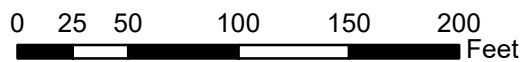
# Exhibit C: Comprehensive Plan Amendment - New Designation



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



Subject Property



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

**AN ORDINANCE AMENDING THE  
CITY OF O'FALLON, ILLINOIS  
COMPREHENSIVE PLAN FUTURE  
LAND USE MAP (APPROXIMATELY  
0.26 ACRES OF PARCEL NUMBER  
04-29.0-120-008)**

**WHEREAS**, the applicant, the City of O'Fallon, has requested an amendment to the City of O'Fallon, Illinois Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the applicant has requested and heretofore filed a petition with the City of O'Fallon for an amendment to the Future Land Use Map from "Institution" (approximately 0.26 acres of parcel number 04-29.0-120-008) to "General Commercial" pursuant to the proposed map amendment shown on the attached map (Exhibit A); and

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

**WHEREAS**, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on July 12, 2016, in accordance with state statute, and recommended to approve the petitioner's request to amend the Future Land Use Map for the referenced parcel with a vote of 5-ayes to 0-nays subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit B); and

**WHEREAS** the Community Development Committee reviewed the proposed Comprehensive Plan Amendment at a meeting on July 25, 2016 and recommended approval with a vote of 4 ayes to 0 nays; 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. Approval of the Map Amendment.** That upon the effective date of this Ordinance, the described property, known as approximately 0.26 acres Parcel Numbers 04-29.0-120-008, be henceforth classified as "General Commercial" on the Comprehensive Plan Future Land Use Map as shown on the attached Exhibit C.

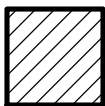
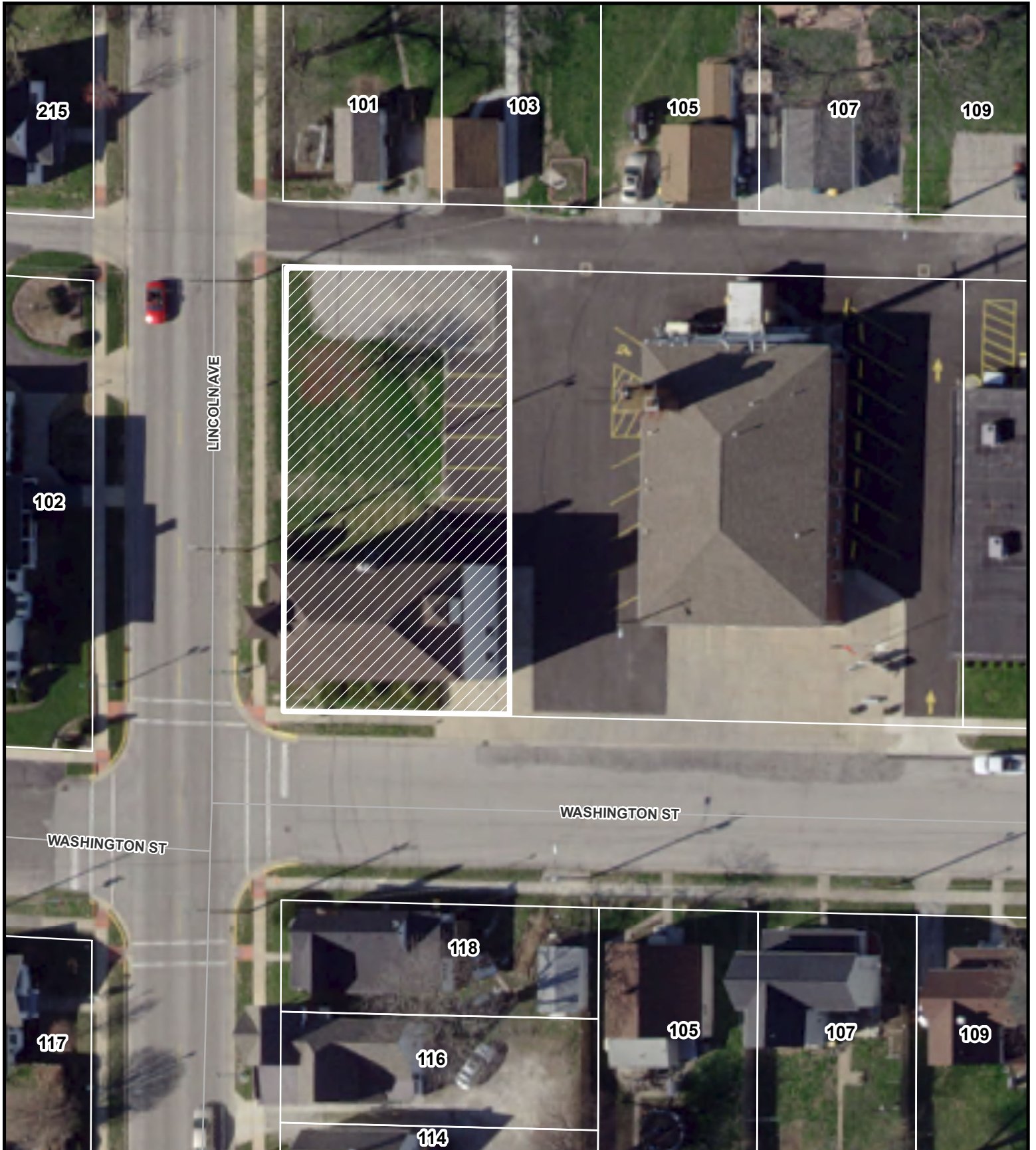
**Section 2. Filing.** A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

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

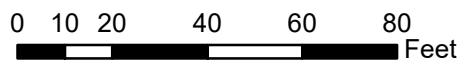




# Exhibit A: Comprehensive Plan Amendment - Old City Hall



Subject Property





## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** August 1, 2016

**Subject:** P2016-11: Betty Lane Warehouses - Planned Use (1<sup>st</sup> Reading)

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**List of committees that have reviewed:** The Planning Commission held a public hearing on the above referenced application at their July 12, 2016 meeting. The Commission voted 5-ayes and 0-nays to approve the requested Planned Use for the Betty Lane Warehouses, subject to the conditions recommended by staff. At the July 25, 2016 Community Development Committee meeting, the committee reviewed the proposed warehouse development. The committee discussed the planned use and recommended approval with a vote of 4 ayes – 0 nays.

### **Background**

The applicant, Troy Shearer has filed an application requesting approval of a new planned use for a parcel of land located at 96 Betty Lane, currently zoned B-2(P), Planned General Business District, for the construction of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom.

The applicant has indicated the buildings would be constructed in phases. The applicant will be grading the site and providing the required detention pond for the site with the first units, as well as the necessary access and parking associated with the number of units constructed in each phase.

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

**Legal Considerations, if any:** None

**Budget Impact:** None.

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

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;

- c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
3. Parking:
- a. Parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee.
  - b. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - c. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - d. Drive aisles shall be a minimum of 24 feet;
  - e. The site will need to provide the appropriate accessible parking spaces with aisles.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
- a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Any outdoor storage on-site must be screen with a sight-proof fence.
5. The building facades may not exceed 50% metal siding.
6. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.



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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
“BETTY LANE WAREHOUSES”)  
TO BE AT 96 BETTY LANE ON  
PARCEL NUMBER: 04-29.0-408-001**

**WHEREAS**, the applicant, Troy Shearer, has filed an application requesting approval of a planned use rezoning to authorize a new planned use of a warehouse/office complex at 96 Betty Lane in O’Fallon; and

**WHEREAS**, the applicant, Troy Shearer, has indicated the buildings would be constructed in phases. The applicant will be grading the site and providing the required detention pond for the site with the first units, as well as the necessary access and parking associated with the number of units constructed in each phase; and

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

**WHEREAS**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on July 12, 2016, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-2(P) Planned General Business District zoning for the property with a vote of 5 ayes to 0 nay as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on July 25, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 4 ayes to 0 nays.

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

**Section 1.** That upon the effective date of this Ordinance, the described property, known as “Betty Lane Warehouses”, be henceforth classified as zoning district B-2(P) Planned General Business District, as a warehouse/office complex, with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
3. Parking:
  - a. Parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee.
  - b. The parking lot perimeter shall be curbed with a 6” rolled or vertical, poured in place, concrete curb;
  - c. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - d. Drive aisles shall be a minimum of 24 feet;
  - e. The site will need to provide the appropriate accessible parking spaces with aisles.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Any outdoor storage on-site must be screen with a sight-proof fence.
5. The building facades may not exceed 50% metal siding.
6. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

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

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

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

ATTEST:

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

(seal)

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

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

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

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

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



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## PROJECT REPORT

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TO: Planning Commission  
FROM: Justin Randall, Senior City Planner  
Ted Shekell, Planning Director  
DATE: July 12, 2016  
PROJECT: P2016-11: Betty Lane Warehouses - Planned Use

---

Location: 96 Betty Lane  
Ward: 4  
Applicant/Owner: Troy Shearer  
Submitted: June 14, 2016

### Introduction

The applicant, Troy Shearer has filed an application requesting approval of a new planned use for a parcel of land located at 96 Betty Lane, currently zoned B-2(P), Planned General Business District, for the construction of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom.

### History of Site

The site was a part of a larger annexation into the City of O'Fallon in December of 2001. At the time of the annexation, St. Clair County's zoning classification for the area was SR-3, so according when the annexation was processed the property was zoned SR-3 in the City of O'Fallon. The site rezoned to B-2(P) in 2002 when a 73-unit self-storage/warehouse facility was approved by the City Council.

### Existing Conditions

#### Surrounding Zoning:

North: A  
East: SR-3  
South: B-2(P) & I  
West: I

#### Surrounding Land Use:

North: O'Fallon Township Building across the railroad tracks  
East: Single family home on Willard Drive  
South: DeMond Signs and Discount Storage  
West: Discount Storage and the railroad track

### 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*. While the proposed project and the Neighborhood Residential are not consistent, the site is not conducive for residential development. The site adjoins the railroad tracks; the site has an odd shape making it less desirable for residential lots; the surrounding land uses are heavy commercial land uses in the sign company

#### Community Development Department

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

and storage units. Therefore, development for this site for warehouse/office units appears to be consistent with the site constraints and other land uses in the general vicinity.

Code of Ordinances: The proposed hotel is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-2, Community Business District requirements.

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

## Discussion Points/Issues

### Land Use

The applicant has proposed a development of a new warehouse/office complex. The site will be developed in phase, with the total buildout totaling 2 buildings and approximately 16,000 square feet of buildings. The main building will be broken into a number of leasable spaces which can be customized for each tenant depending on the tenant's need for warehouse and office space. The proposed units would each be constructed with the ability to add a bathroom. The applicant would also like to offer outdoor storage for potential tenants, which would be screened with a sight-proof fence.

### Traffic Circulation/Parking

*Ingress and Egress:* Access to the site will be by means of three access points. Two of the access points will be from Betty Lane and the third off Willard Drive. The access points will be 30 feet in width to assist with the potential of larger vehicles or vehicles with small trailers.

*Parking:* Section 158.136 lists specific parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee. The site plan provides for 16 parking spaces, which would provide enough parking for 6 units to have one employee plus up to 4,000 square feet of the 12,600 square foot proposed building. The site will have to meet the requirements of the Illinois Accessibility Code. All standard parking spaces will be required to be 10 feet in width and 19 feet long to meet the City's dimensional requirements.

*On-site circulation:* Due to the shape of the lot on-site circulation is limited to ensuring vehicles can get to the warehouse unit and the parking areas. Based on the site plan, it appears the site has acceptable on-site circulation.

### Utilities and Drainage

The City of O'Fallon will provide public water to the site. Currently, 6" water line runs along the north side of Betty Lane. The City of O'Fallon will also provide sanitary sewer service to the site, which has been extended to the site. Storm water will flow into a proposed detention basin at the east end of the property. Actual detention pond sizing, grading, pipe sizes, and inlets will be engineered for the final construction plan. All drainage plans must be reviewed and approved by the Public Works Department.

### Building and Site Improvements

The proposed buildings would have a masonry base with metal or EIFS siding. The warehouse buildings will need to have EIFS on the sides of the buildings visible from the roadway. The rear elevation is proposed to be metal. The City does not permit metal sided buildings, although metal may be used as an ancillary material, being less than 50% of the façade. Each standard door will have an awning. Constructing the building with a masonry base conforms with the

recommendations of the Commercial Design Handbook. The proposed building facades will enhance the building quality of the surrounding commercial/industrial uses.

#### Sidewalk

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

#### Outdoor Storage

The petitioner makes note of the potential of outdoor storage and materials for potential tenants. This is permitted by code, but outdoor storage needs to be enclosed by a sight-proof fence

#### Landscaping and Buffer Requirements

The plan does not provide for any landscaping on the site. A landscape plan will have to meet the City's requirements for landscaping the parking lot, street landscaping along Betty Lane. Due to the location of the site there will not be any required landscape buffers.

#### Signage

At this time, the applicant has not submitted any information about adding any signage and will be bound to the requirements of the current codes when and if permits are submitted.

#### Review and Approval Criteria

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

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



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

### **Staff Recommendation**

Staff recommends approval of the project with the following conditions:

1. A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2. Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - a. Location map;
  - b. Final grading plans;
  - c. Utility plans;
  - d. Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
3. Parking:
  - a. Parking requirements for office-warehouse / manufacturing warehouse uses with the following ratios: 2.5 spaces per 1,000 square feet of office space, plus 1 per employee.
  - b. The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
  - c. Parking spaces shall be a minimum of 10 feet x 19 feet;
  - d. Drive aisles shall be a minimum of 24 feet;
  - e. The site will need to provide the appropriate accessible parking spaces with aisles.
4. Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - a. Landscape island sizes and locations;
  - b. Planting requirements;
  - c. Any outdoor storage on-site must be screen with a sight-proof fence.
5. The building facades may not exceed 50% metal siding.
6. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

### **Attachments**

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Comprehensive Plan Map
- Attachment 4 – Site Plan
- Attachment 5 – Building Elevation

JUN 14 2016



Planned Use / Re-Zoning Application **DATE PAD**

NAME OF PROJECT: BETTY LANE WAREHOUSES

ADDRESS/GENERAL LOCATION: 96 BETTY LANE

SUBDIVISION NAME & LOT NUMBER(S): LOT NO. 8 OF WILLARD TRACTS ASSESSMENT PLAN  
PART OF LOT 17

PARCEL NUMBER(S): 04-29.0-408-001

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-2P PROPOSED NUMBER OF BUILDINGS: MULTIPLE

PROPOSED ZONING: SAME PROPOSED GROSS FLOOR AREA: 2400 - 32,887 SF

PROPOSED # OF LOTS: 1 AREA IN ACRES: 1.51

PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: VACANT FIELD

APPLICANT INFORMATION:

NAME: TROY SHEARER

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

ADDRESS: 207 WILLARD DRIVE

PHONE: (618) 406-3393

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

EMAIL: SHEARER-TROY@YAHOO.COM

DESIGN PROFESSIONAL INFORMATION:

NAME: PAULA HART

COMPANY: VON ARX/HART

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

PHONE: (314) 803-0528

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

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

  
SIGNATURE OF APPLICANT

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

DATE RECEIVED: <u>6-14-16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID #: <u>P2016-11</u>
APPLICATION FEE: <u>\$500.00</u>	STAFF ASSIGNED: _____
	PLAN REVIEW FEE DEPOSIT REC'D: <u>\$1050</u> <u>yes 6-14-16</u>

RECEIVED JUN 14 2016

**BETTY LANE WAREHOUSES  
PROJECT NARRATIVE**

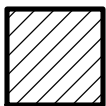
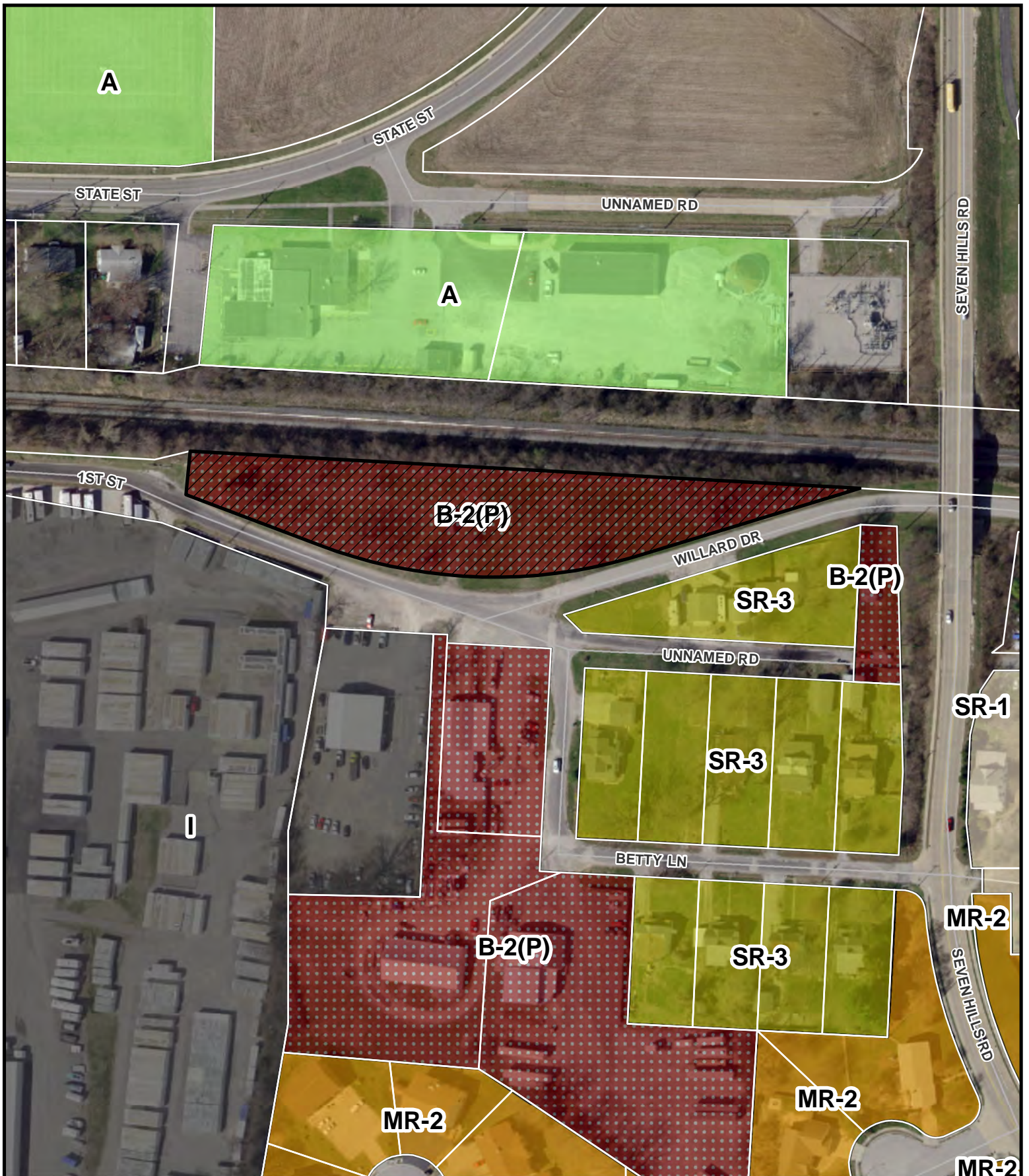
The applicant, Troy Shearer, proposes the construction of multiple office/warehouse units to be known as Betty Lane Warehouses on Parcel Number 04-29-0-408-001. The property address is 96 Betty Lane. This property is 1.51 Acres and is currently zoned B-2(P). In 2002 the City of O'Fallon approved a 73 unit self storage/warehouse facility to be constructed on this site but the previous owners sold the lot prior to any construction.

Current project to consist of three paved entrances off of Betty Lane, multiple office/warehouse units (not to exceed 32, 887 SF), detention pond and site utilities. These units along with additional parking, will be constructed in phases to meet necessary demand. These units will be used in a manner considerate of adjoining commercial properties and surrounding land uses as allowed by "B-2" General Business District, Permitted Principal Uses.

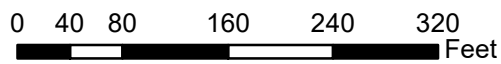
The majority of the existing trees along the North side of the property will remain. Landscaping trees will be planted every 60' along a landscaped strip along Betty Lane. As permitted by code, outdoor storage will be fenced along the property lines adjoining residential land uses. Underground gas service, electric, sanitary sewer, cable tv and water utilities are currently available on this site.



# P2016-11: Betty Lane Warehouses - Zoning Map

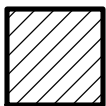


Subject Property

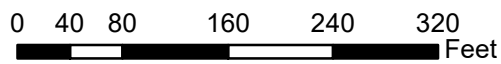




# P2016-11: Betty Lane Warehouses - Land Use Map

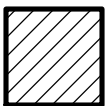
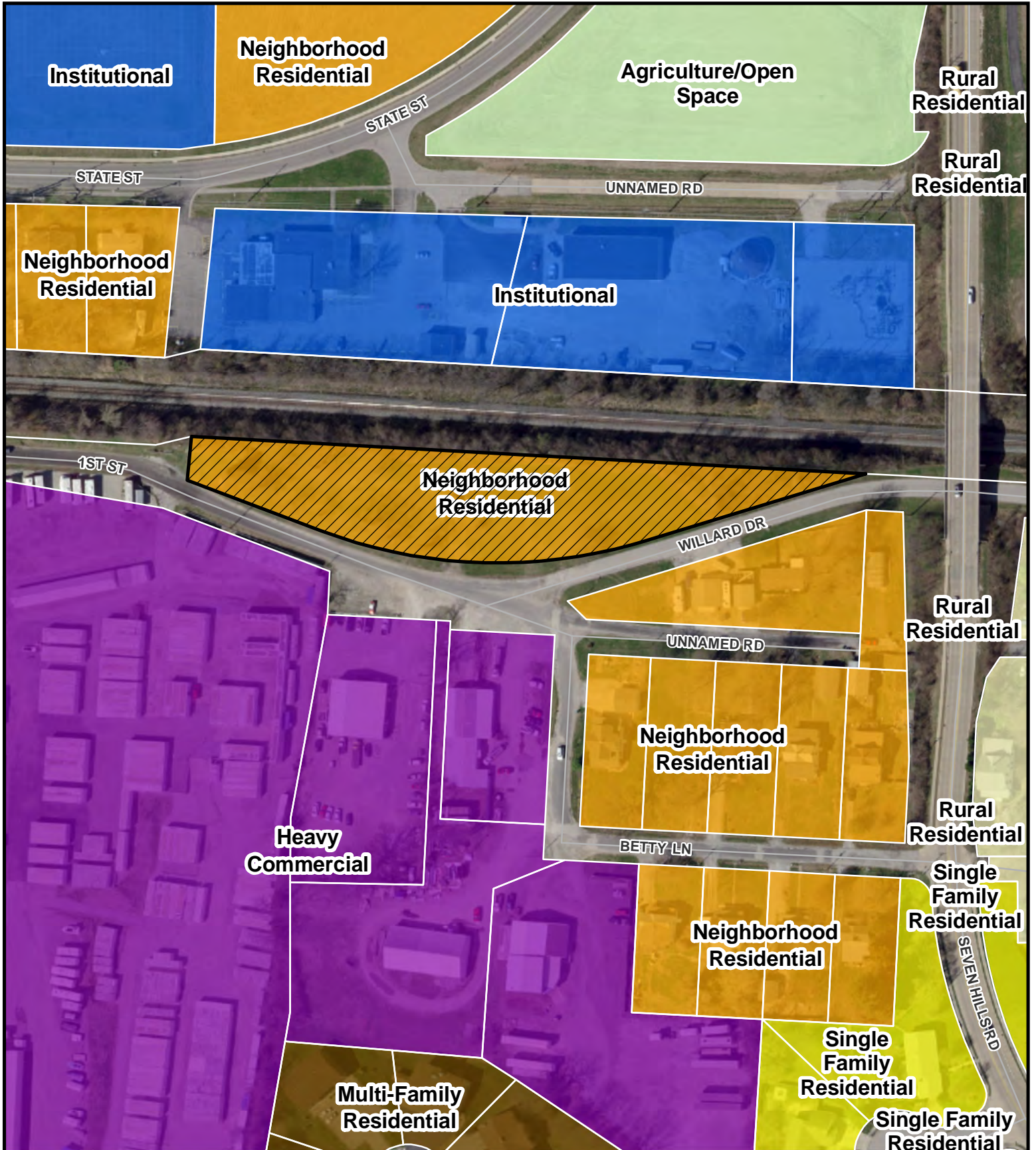


Subject Property

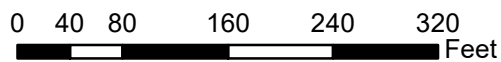




# P2016-11: Betty Lane Warehouses - Comprehensive Plan Map

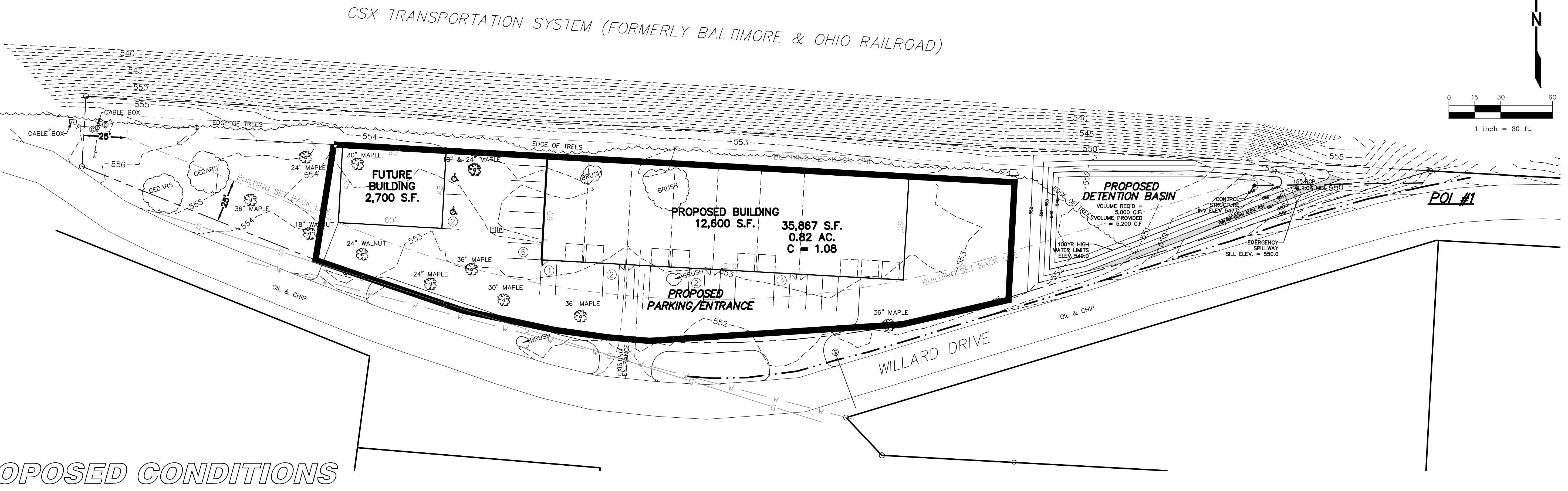
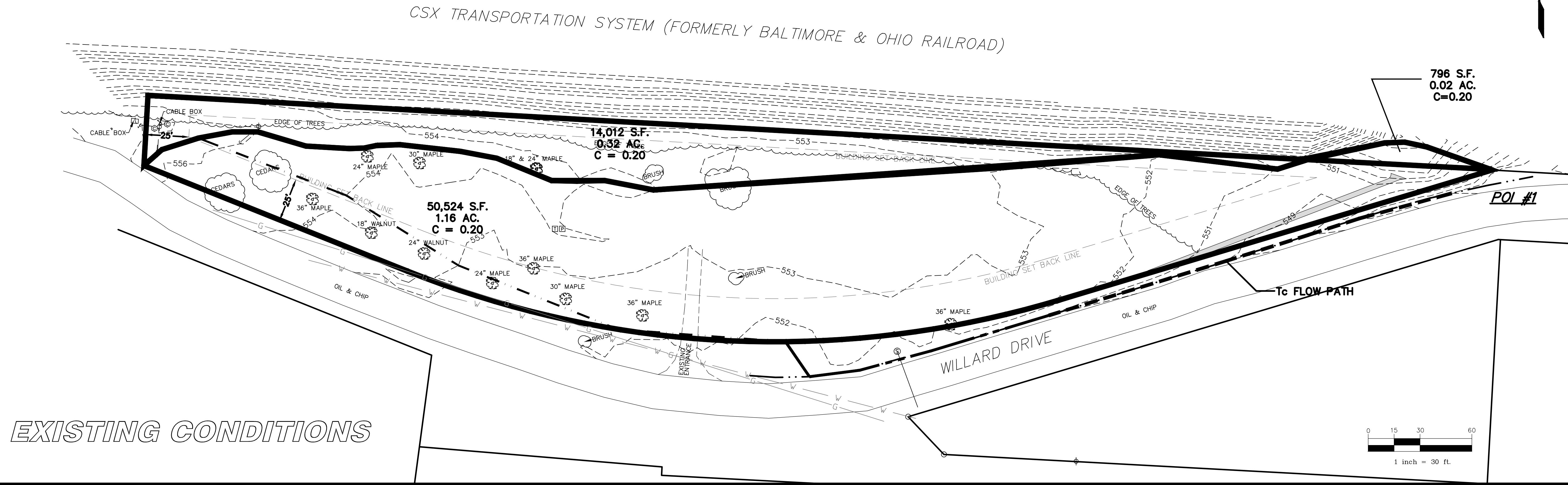


Subject Property









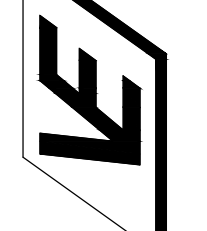
PROPOSED CONDITIONS

MICHAEL CLAY VANCE JR.  
PROFESSIONAL ENGINEER  
PE-062-057254

THE WORK PREPARED BY OR UNDER THE SUPERVISION OF THE ENGINEER IS LIMITED TO THE SPECIFIC PROJECT AND DATE SHOWN HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT, DRAINAGE, PAVING, SEWERS AND OTHER WORK. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND TO THE EXTENT OF THE CONTRACT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION, INCLUDING RETAINING WALLS, FOUNDATIONS, UTILITY DISTRIBUTION SYSTEMS, OR ANY OTHER PARTS OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS.

Prepared for:  
Troy Shearer  
P: 618-406-3393

Vance Engineering, Inc.  
10537 Lackland Road  
St. Louis, MO 63114  
P: 314-427-1800  
F: 314-427-1801



VANCE ENGINEERING, INC.  
AUTHORITY NO. 2003022194

BETTY LANE  
DRAINAGE AREA PLAN

REVISED

JOB NO.

DATE: 06/14/16

2/2  
COPYRIGHT 2011





EAST SIDE  
METAL SIDING  
AND MASONRY

FUTURE DOOR

GRASS

CONCRETE DRIVE

CONCRETE SIDEWALK

MASONRY FRONT  
AND EQUAL RETURN  
(EAST SIDE)

6" GUTTERS/D/S  
TO BE HARD  
PIPED TO POND

GRASS

RECEIVED JUN 14 2016





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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
“OLD CITY HALL”) TO BE AT 200  
NORTH LINCOLN AVENUE ON  
APPROXIMATELY 0.23 ACRES OF  
PARCEL NUMBER 04-29.0-120-008**

**WHEREAS**, the applicant, Brad McMillin with Brad McMillin Realty, Inc., has filed an application requesting approval of a planned use rezoning from SR-3, Single-family Residence Dwelling District to B-1(P), Planned Community Business District to authorize the use of Old City Hall for office or retail type land uses at 200 North Lincoln Avenue in O’Fallon; and

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

**WHEREAS**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on July 12, 2016, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 5 ayes to 0 nay as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on July 25, 2016 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 4 ayes to 0 nays.

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

**Section 1.** That upon the effective date of this Ordinance, the described property, known as “Old City Hall”, be henceforth classified as zoning district B-1(P) Planned Community Business District, for office / retail use, with the following conditions:

1. The property has been approved for office and retail uses. Any change of use that allows for assembly (such as a restaurant or theater) will need to return for an amendment to this planned use approval.
2. A landscaping plan will need to be submitted per city code.

3. A minor subdivision with cross access easement and joint maintenance will need to be provided
4. Any significant changes to the exterior of the building will need to be reviewed by the Historic Preservation Commission.

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

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

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

\*\*\*\*\*

ATTEST:

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

(seal)

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

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

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

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

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



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## PROJECT REPORT

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**TO:** Planning Commission  
**FROM:** Anne Stevenson, Asst. City Planner  
**THROUGH:** Ted Shekell, Community Development Director  
**DATE:** July 12, 2016  
**SUBJECT:** P2016-09: Old City Hall B-1(P) Zoning Amendment & Planned Use

---

**Applicant:** Brad McMillin  
1415 W Highway 50  
O'Fallon, IL 62269

**Owner:** City of O'Fallon  
O'Fallon IL 62269

**Submitted:** June 7, 2016

---

### Project Summary

- Through an RFP (request for proposal) process, the City Council recently selected a proposal from Brad McMillin to purchase and rehab the property at 200 N. Lincoln Avenue commonly known as Old City Hall
- Major renovations will be made to the inside and outside the building as part of a two phased project
- The future tenant has not been identified yet, but they believe a law firm or engineering firm would be ideal
- Property is currently zoned SR-3, even though it has been has always been used as an office
- Applicant requests that the property be rezoned to B-1(P)
- Minor subdivision is required to create a 0.23 acre parcel

### Existing Conditions

#### Surrounding Zoning:

North: SR-3 & MR-1  
East: SR-3  
South: SR-3 & O-1  
West: B-1 & MR-1

#### Surrounding Land Use:

North: Single family homes  
East: Fire station & District 90 admin building  
South: Single family homes  
West: Funeral home, single family homes

Old City Hall most recently housed the O'Fallon Fire Department administrative offices, but has only been used for storage since 2009. The property is in need of extensive repairs and remediation. It is also a locally designated landmark which requires review of changes to the exterior of the building, but does not affect remodeling of the interior of the structure.

#### Community Development Department

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



## Applicable Ordinances, Documents and Reports

### O'Fallon Comprehensive Plan:

Pending approval of case P2016-05, the O'Fallon Comprehensive Plan Future Land Use Map will depict the subject property as General Commercial. B-1 zoning is associated with this land use and allows for a variety of office, retail, and general commercial uses.

### Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinances, including the B-1 Community Business District requirements.

### Public Notice:

Public Notice of this project has been fulfilled in accordance with §§158.255-158.257 of the City of O'Fallon Code of Ordinances. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

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## Discussion Points/Issues

### General Discussion:

Renovation of Old City Hall will be completed in two phases. The first phase will consist mainly of "white-boxing" the building and getting it ready for tenant improvements. During this time, the applicant will remove non-structural interior walls and drop ceilings and replace wiring, plumbing, and other obsolete systems. The applicant will also renovate the exterior of the building to remove paint, tuck-point, and enhance historical features of the building. Once a suitable tenant has been identified, the applicant will remodel the interior space to suit their needs and meet building codes. Mr. McMillin hopes to find a law or engineering firm to occupy the building. Currently, Old City Hall shares a lot with the fire station; a minor subdivision will be required to create a separate lot for the building.

### Access, Circulation and Parking:

Per §158.139(C)(1)(a) of the City of O'Fallon Code of Ordinances, the property is not required to provide any additional parking for the existing building:

In the Downtown District, the vehicle parking space number requirements of this subchapter for non-residential uses shall apply only to the net increase in floor area or use intensity created by new construction or building expansion. For any increase in parking required through new construction or expansion of existing non-residential buildings, the applicant must submit a parking study per this code to determine the number of parking spaces to be required on-site.

Even so, the applicant is showing a parking lot with 18 spaces. A north/south access drive will be shared with the fire station and allow good circulation around the parking lot. Several parking spaces will back out directly into the alley, but this arrangement is also present at the nearby District 90 administrative building and is common at other downtown properties as well. The applicant has shown the required landscaped areas that will need to be planted with trees and shrubbery per city code.

### Drainage and Detention:

The proposed parking lot will drain towards the center of the lot where an inlet will be installed. This inlet will connect to the existing stormwater system. All final drainage plans must be reviewed and approved by the Public Works Department.

### Utilities:

Utilities are existing on site. No significant changes to public infrastructure are expected.

### Street Trees, Landscape Berms, and Buffers:

At this time, a landscape plan has not been submitted, but the required landscaped areas are shown on the attached parking lot layout. The developer will be required to install street trees in the lawn between the curb and sidewalk every 50 feet. He will also be required to install two trees and one shrubs in the double landscaped island and one tree and one shrub in the single island.

### Lighting

If the building will be used in the evening, lighting will need to be provided in the parking lot per city code.

### Building Elevation

An elevation has been supplied which shows the cosmetic improvements that will be made to the building. Any major changes to the exterior will need to be reviewed by the Historic Preservation Commission.

### Signage:

The developer has indicated the location of a potential freestanding sign. However, no other details have been provided at this point. Any signs installed in the future will have to meet city code.

### Criteria for considering General Rezoning applications:

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

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

---

### Conclusion and Recommendation

Staff recommends approval of the rezoning of 200 N. Lincoln to B-1(P) with the following condition:

1. The property has been approved for office and retail uses. Any change of use that allows for assembly (such as a restaurant or theater) will need to return for an amendment to this planned use approval.
2. A landscaping plan will need to be submitted per city code.
3. A minor subdivision with cross access easement and joint maintenance will need to be provided
4. Any significant changes to the exterior of the building will need to be reviewed by the Historic Preservation Commission.

### Attachments

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



Planned Use / Re-Zoning Application

NAME OF PROJECT: OLD CITY HALL  
ADDRESS/GENERAL LOCATION: 200 N Lincoln, O'Fallon, Illinois  
SUBDIVISION NAME & LOT NUMBER(S): \_\_\_\_\_

PARCEL NUMBER(S): 04-29.0-120-008

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: <u>SR-3</u>	PROPOSED NUMBER OF BUILDINGS: <u>1</u>
PROPOSED ZONING: <u>B-1 (P)</u>	PROPOSED GROSS FLOOR AREA: _____
PROPOSED # OF LOTS: <u>1</u>	AREA IN ACRES: <u>± .27</u>
PROPOSED # OF DWELLING UNITS: <u>-</u>	PRESENT USE: <u>Vacant</u>

APPLICANT INFORMATION:

NAME: Bradley D. McMillin  
 COMPANY: \_\_\_\_\_  
 ADDRESS: 1415 W. Highway 50  
 PHONE: 618-624-4471  
 FAX: 618-624-4496  
 EMAIL: bmcmillin@midwestbelltone.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Gary Hoelscher Michael Rosborg  
 COMPANY: Millenia Professional Services  
 ADDRESS: 11 Executive Drive  
Fairview Heights IL  
 PHONE: 618-624-8110  
 FAX: 618-624-8611  
 EMAIL: ghoelscher@mpps-il.com  
mrosborg@mpps-il.com

Bradley D. McMillin  
SIGNATURE OF APPLICANT

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

DATE RECEIVED: <u>6/7/16</u>	STAFF USE ONLY
APPLICATION RECEIVED BY: _____	PROJECT ID#: <u>P2016-09</u>
APPLICATION FEE: <u>waived</u>	STAFF ASSIGNED: <u>A. Stevenson</u>
	PLAN REVIEW FEE DEPOSIT REC'D: <u>none</u>

## **Project Narrative**

It is our intent to redevelop O'Fallon's Old City Hall into office space ideally suitable for a tenant such as a law firm or engineering firm.

The project will be completed in two phases. The first phase will consist mainly of "white-boxing" the building, and getting the building ready for tenant improvements (TI's). We will remove non-structural interior walls, old electrical wiring, plumbing, drop ceilings, etc. We will also begin renovating the exterior of the building (weather permitting), which will include sandblasting/removing the paint from the exterior brick, tuck-pointing and other exterior renovations that will enhance the historical features of the building.

Once we have entered into a lease agreement with a tenant, we will then proceed with Phase II in a build-out that not only retains the historic and unique exterior elements of the building, but we will reconfigure the internal building to meet current code and tenant requirements. It is our hope that we will be able to expose and utilize some of the historical aspects of the interior as well during the Phase II construction.

Our project team will consist of the following:

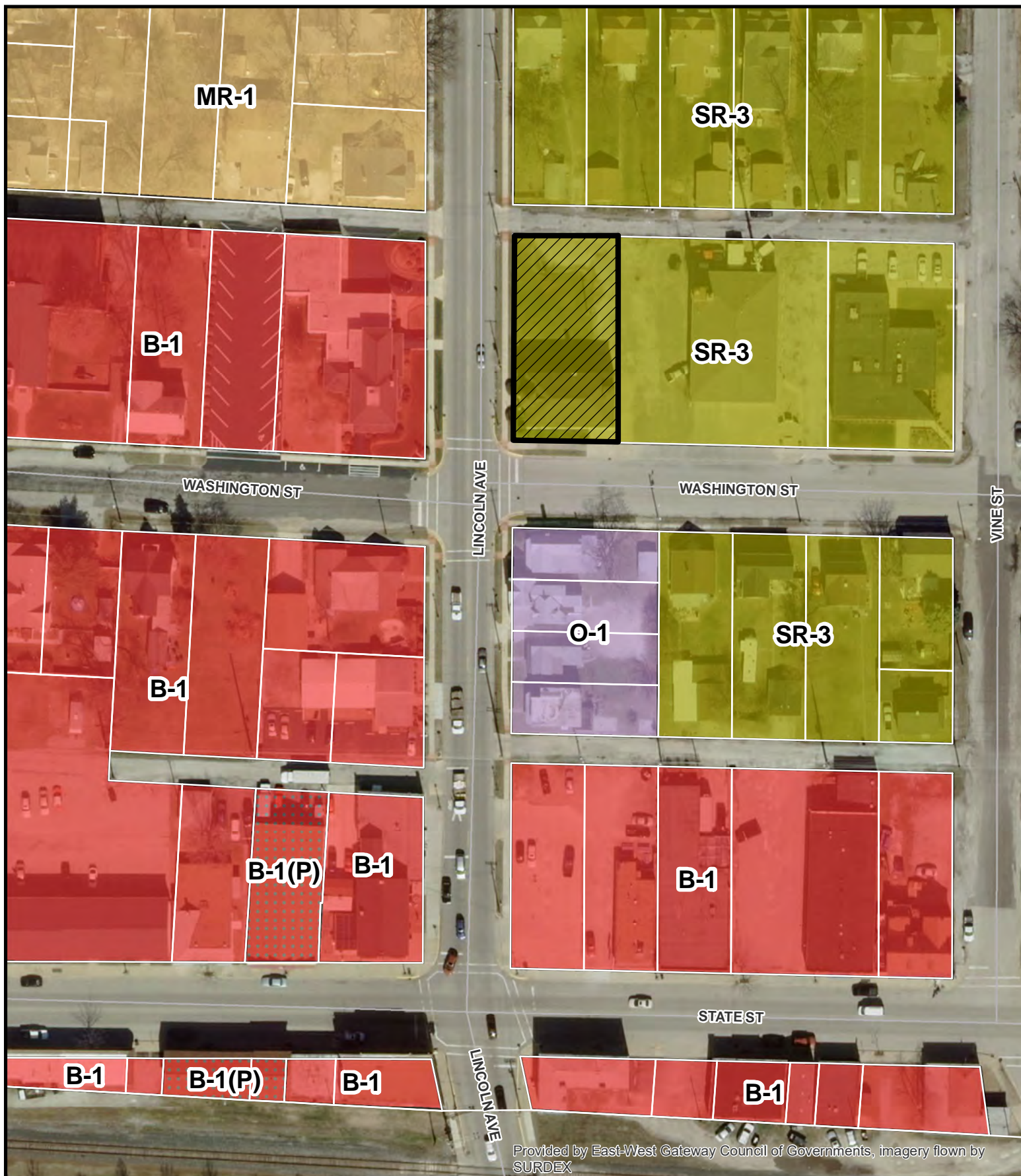
1. Architect/Engineer – Mike Sapp (Environs Architectural)
2. Legal – Robert Wells
3. Builder/Contractor – Century Builders (100% owned by Brad McMillin)

We anticipate utilizing both floors of the building for tenant (s) lease with one or possible two tenants. Each floor will be individually conditioned for heat and cooling to provide for tenant controlled comfort. Each floor will include an ADA accessible restroom. The interior walls will be stud wall construction. Interior finishes will all be commercially appropriate with respect to flooring, wall coverings, ceiling finishes, washrooms, doors, door hardware and miscellaneous items. The building will have a sprinkler system.

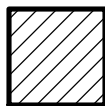
We will retain most of the historic elements of the building through this renovation. In addition, exterior lighting and plantings will be done in such a manner as to be reflective and complementary to the buildings historic character and design as well as non-invasive to the nearby residential neighborhood.



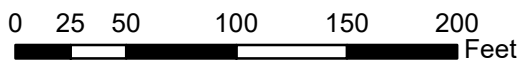
# P2016-09: Old City Hall - Zoning Map



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

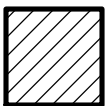


Subject Property

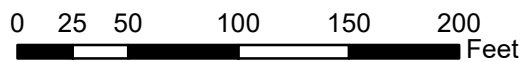




# P2016-09: Old City Hall - Land Use Map



Subject Property

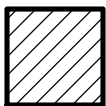




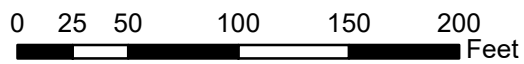
# P2016-09: Old City Hall - Comprehensive Plan Map



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



Subject Property





# OLD CITY HALL REDEVELOPMENT

BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 18,  
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

Plans Not for Construction

Seal:  
*Michael J. Rosborg*  
DATE: 6/24/16  
MICHAEL J. ROSBORG, P.E.  
EXPIRES 11/30/17



## OFF-STREET PARKING CALCULATIONS

PARKING RATIO (OFFICE) = 4 SPACES / 1000 GFA (GROSS FLOOR AREA)

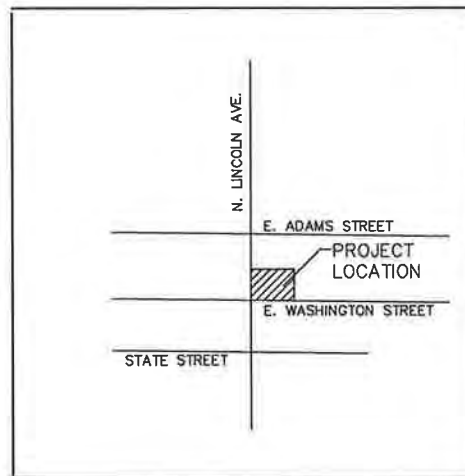
BUILDING	GFA SQ. FT.	REQUIRED SPACES	PROVIDED SPACES
OFFICE SPACE	4,388	18	18
TOTAL SPACES REQUIRED		18	
TOTAL SPACES PROVIDED			18

## NOTES

- ALL PROPOSED PLANS / UTILITIES ARE PRELIMINARY. FINAL SIZES SHALL BE SHOWN ON THE IMPROVEMENT PLANS TO BE SUBMITTED TO THE CITY OF O'FALLON.
- ALL EASEMENTS ARE FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED.
- ANTICIPATED UTILITY SIZES:  
SANITARY SEWER: 8" PVC SERVICES  
STORM SEWER: 12" - 36" HDPE & RCP  
WATER MAIN: 8" DUCTILE IRON WATER MAIN  
1" TYPE K COPPER SERVICES
- THE INFORMATION AND DATA SHOWN OR INDICATED ON THESE IMPROVEMENT PLANS WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AND UTILITIES AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES OR BY OTHERS. NO GUARANTEE IS IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR i) REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, (ii) LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES SHOWN OR INDICATED ON THE IMPROVEMENT PLANS; (iii) COORDINATING THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES DURING CONSTRUCTION, AND (iv) PROVIDING SAFETY AND PROTECTION TO ALL SUCH UNDERGROUND FACILITIES AND UTILITIES AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK AT HIS EXPENSE.
- THE ADDRESS OF THIS PROPERTY: 200 NORTH LINCOLN AVENUE  
O'FALLON, IL 62269

## DEVELOPMENT SUMMARY TABLE

AREA OF LOT - EXISTING	0.70 ACRES
AREA OF LOT - PROPOSED	0.33 ACRES
MAX. GROSS FLOOR AREA	10,000 S.F.
EXISTING BUILDING FOOTPRINT SIZE	OFFICE SPACE - 2194 S.F.
PERCENTAGE OF BUILDING COVERAGE	(15.3% of 0.33 ACRES)
EXISTING ZONING	SR-3
PROPOSED ZONING	B-1(P)
OFFSTREET PARKING	(SEE SEPARATE CALCULATION)
ALLOW. MAX. HEIGHT OF BUILDING	35 FEET
PROPOSED HEIGHT OF BUILDING	NO CHANGE
SITE PERCENTAGES	BUILDING - 15%
	PARKING / DRIVEWAY - 66%
	GREENSPACE - 19%
TIME SCHEDULE FOR COMPLETION	6 MONTHS FROM APPROVAL



LOCATION MAP  
NOT TO SCALE

## LEGEND

●	IRON PIN FOUND	—520—	PROPOSED CONTOUR
■	CONCRETE MONUMENT FOUND	x 521	PROPOSED SPOT ELEVATION
▲	STONE FOUND	— · · —	PROPOSED SWALE
⊗	EXISTING TREE	→ → →	PROPOSED STORM SEWER
⊕	EXISTING TREE LINE	■	PROPOSED STORM INLET
⊗	EXISTING LIGHT POLE		
⊕	EXISTING POWER POLE		
⊗	EXISTING GUY WIRE		
⊕	EXISTING FIRE HYDRANT		
⊗	EXISTING WATER VALVE		
⊕	EXISTING WATER METER		
⊗	EXISTING MANHOLE		
⊕	EXISTING SINGLE POLE SIGN		
⊗	EXISTING TELEPHONE JUNCTION BOX		
— G —	EXISTING GAS LINE		
— T —	EXISTING TELEPHONE LINE		
— W —	EXISTING WATER LINE		
— OE —	EXISTING OVERHEAD ELECTRIC LINE		
— SS —	EXISTING SANITARY SEWER		
— FM —	EXISTING SANITARY SEWER FORCE MAIN		
— << —	EXISTING STORM SEWER		

## INDEX OF SHEETS

- COVER SHEET
- PLANNED USE SITE PLAN
- PLANNED USE GRADING PLAN

## LIST OF UTILITIES

SEWER	WATER	GAS
CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 618-624-4500	CITY OF O'FALLON 255 S. LINCOLN O'FALLON, IL 62269 618-624-4500	AMEREN 1050 WEST BLVD. BELLEVILLE, IL 62221 1-800-755-5000
ELECTRIC	TELEPHONE	CABLE TV
AMEREN 1050 WEST BLVD. BELLEVILLE, IL 62221 1-800-755-5000	AT&T 203 GOETHE ST. COLLINSVILLE, IL 62234 618-346-6490	CHARTER COMMUNICATIONS 7645 MAGNA DRIVE BELLEVILLE, IL 62221 618-277-0760

J.U.L.I.E. 1-800-892-0123

## NAMES & ADDRESSES

### PROPERTY OWNER

CITY OF O'FALLON  
255 S. LINCOLN  
O'FALLON, IL 62269  
(618) 624-4500

### DEVELOPER

BRAD McMILLIN REALTY, INC  
1415 WEST HIGHWAY 50  
O'FALLON, IL 62269  
(618) 624-4471

### ARCHITECT

TO BE DETERMINED

### ENGINEER/SURVEYOR

MILLENNIA PROFESSIONAL SERVICES  
11 EXECUTIVE DRIVE, SUITE 12  
FAIRVIEW HEIGHTS, IL 62208  
(618) 624-8610

CITY COUNCIL APPROVAL:

THE PRELIMINARY SITE PLAN FOR THE OLD CITY HALL REDEVELOPMENT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**REVIEWED BY CITY OF O'FALLON**  
The review performed herein is not to be construed as relieving any party from any obligation set by city ordinance.  
 Approved - No Exceptions  
 Approved As Noted, Resubmittal Not Required  
 Revise As Noted and Resubmit  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
RETURN THESE MARK-UPS WITH CORRECTED COPY

DATE \_\_\_\_\_

CITY CLERK

DATE \_\_\_\_\_

RECEIVED JUN 24 2016

Drawing Issue	PLANNED USE SUBMITTAL
06/24/16	

P.M.	M.I.R.	L.T.	S.U.	QA/QC	E.R.O.	Job Number
						ME16065.00

**Millennia Professional Services**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
618.624.8610  
FAX: 618.624.8611



**Old City Hall Redevelopment O'Fallon, Illinois**  
Brad McMillin Realty, Inc.  
1415 West Highway 50  
O'Fallon, Illinois 62269

Sheet Title:  
COVER SHEET

Sheet  
1 of 3

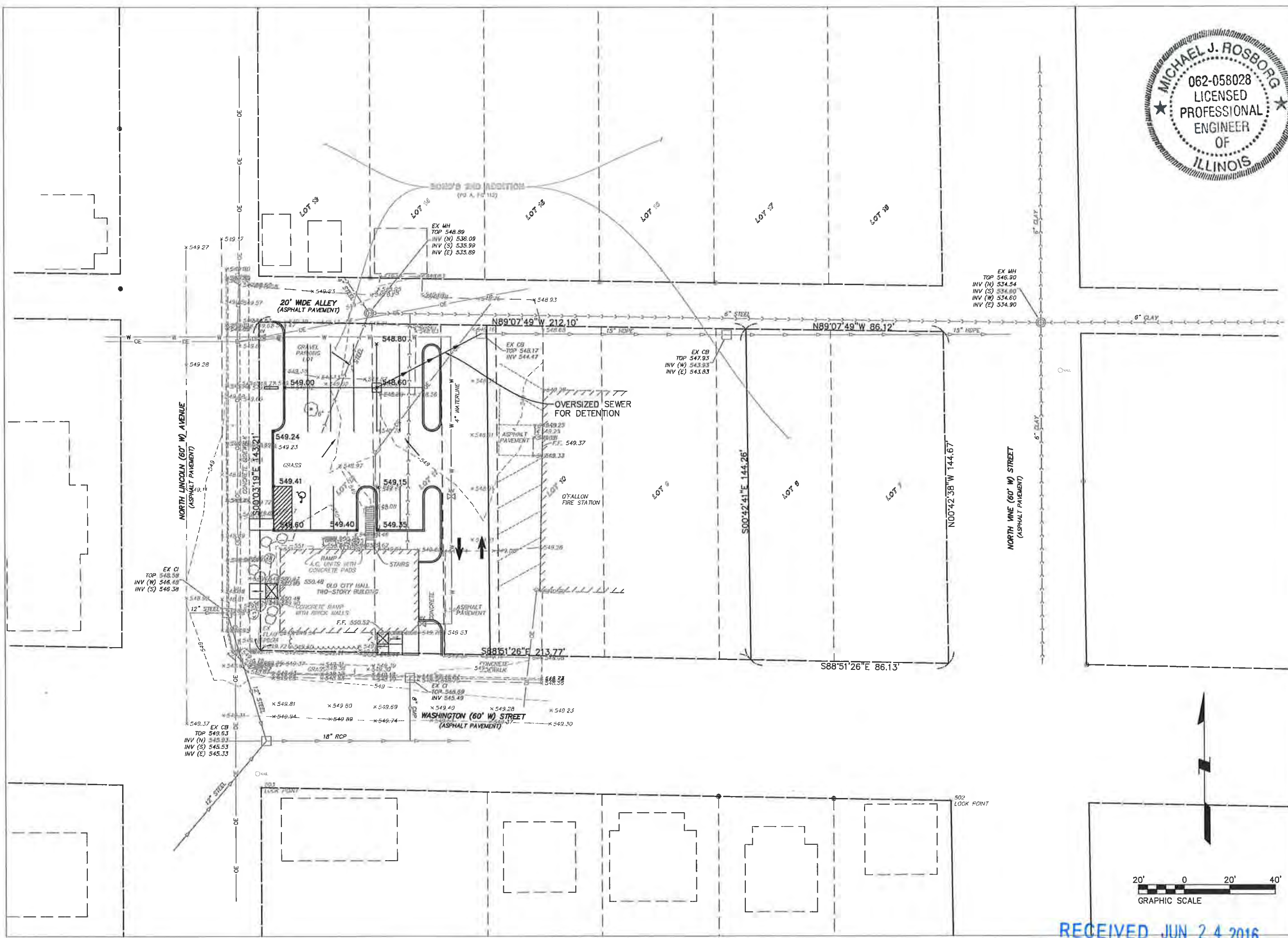








Seal:  
*Michael J. Rosborg*  
DATE: 6/24/16  
MICHAEL J. ROSBORG, P.E.  
EXPIRES 11/30/17



Drawing Issue	
06/24/16	PLANNED USE SUBMITTAL

P.M.  
M.J.R.  
L.T.  
S.J.  
QA/QC:  
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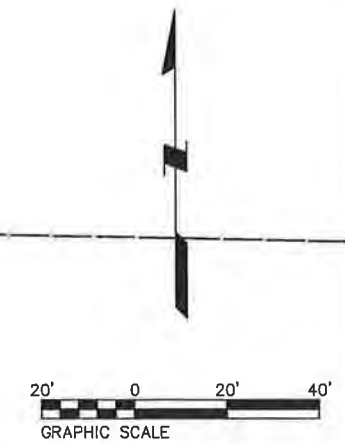
**Millennia Professional Services**  
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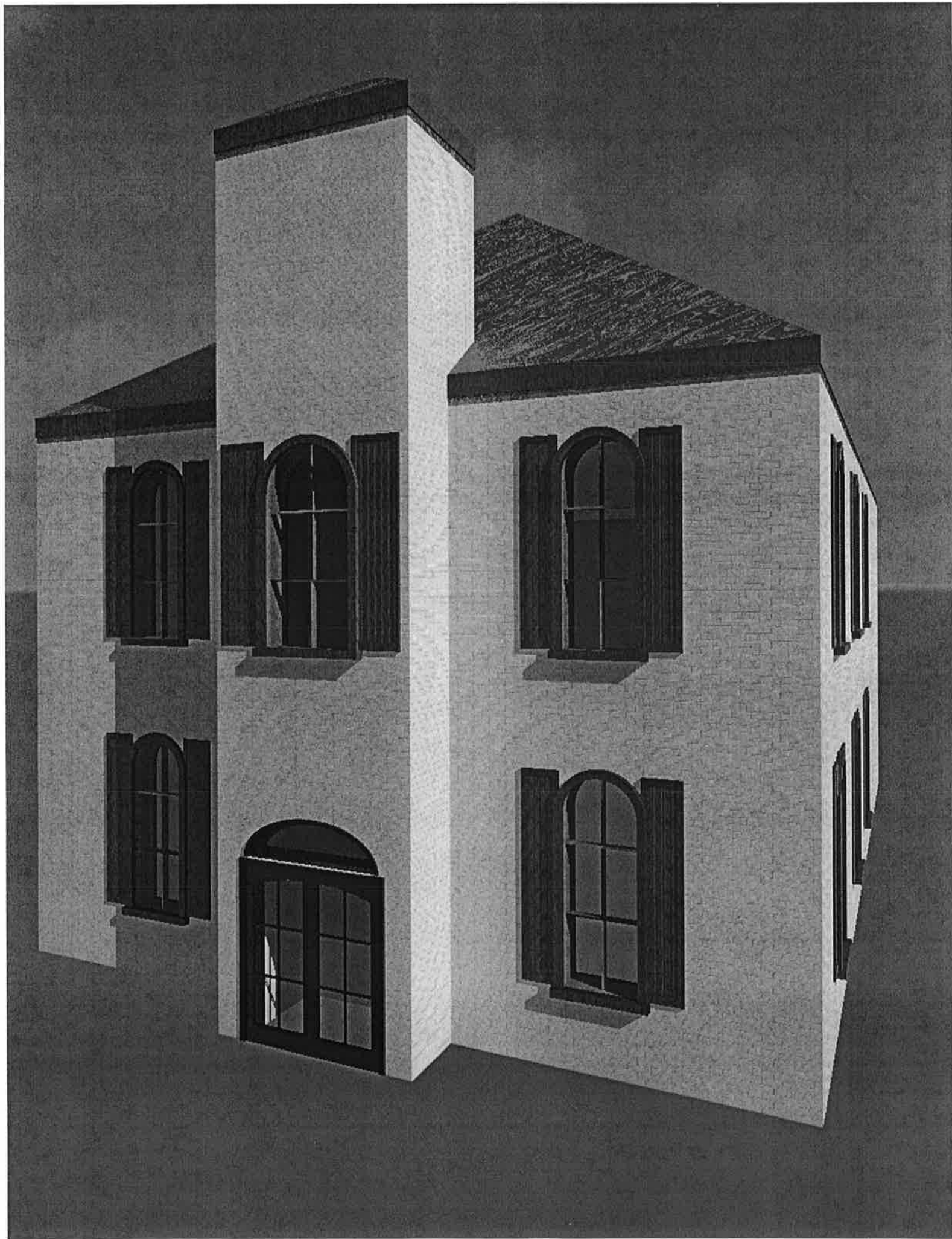
**Old City Hall Redevelopment O'Fallon, Illinois**  
Brad McMillin Realty, Inc.  
1415 West Highway 50  
O'Fallon, Illinois 62269

Sheet Title:  
PLANNED USE GRADING PLAN

Sheet  
3 of 3



RECEIVED JUN 24 2016



## REDEVELOPMENT AGREEMENT

**This Agreement** is entered into on the date and by execution shown hereafter, by and between the **City of O’Fallon**, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as “City”) and **Bradley D. McMillin** (hereinafter referred to as “the Developer”).

### PREAMBLE

**WHEREAS**, the Developer is to acquire, from the City, the real estate (“Property”) located at 200 North Lincoln, O’Fallon, IL, which consists of the former O’Fallon City Hall and the vacant land adjoining the building to the north, the total dimensions of which are approximately 82 feet by 140 feet (the legal description of which is to be devised at a later date per survey); and

**WHEREAS**, situated on the property is a building which is the former City Hall of the City of O’Fallon and which is a locally designated historical landmark; and

**WHEREAS**, the City, in order to preserve the City’s historical landmark and encourage the developer to renovate the City Hall building in such a way so as to preserve the building and at the same time renovate the building for office or retail space (which renovation is hereinafter referred to as the “Project”); and

**WHEREAS**, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “TIF Act”), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4(c)), the City has made public disclosure of all bids and proposals made in response to the City’s request; and

**WHEREAS**, it is the desire of the City and the Developer that the City assist in the improvements for the Project under the City’s grant of authority pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-11, as amended); and

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

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

**WHEREAS**, the Developer has presented a redevelopment project (“Project”) to the City, to be undertaken by the Developer and the City, in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, as a part of the Project, the Developer proposes to renovate the former City Hall located on the Property and has demonstrated to the City’s satisfaction that the Developer has the experience and capacity to renovate the building; and



**WHEREAS**, this Agreement has been submitted to the Corporate Authorities of the City for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the City according to the terms hereof, and any and all actions of the Corporate Authorities of the City precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

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

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

**Section 2. Authorization.**

(a) Pursuant to the TIF Act, a plan for redevelopment known as the “City of O’Fallon, Illinois Tax Increment Financing Redevelopment Plan – Central City Redevelopment Area” (the “**Redevelopment Plan**”) for an area designated therein (the “**Redevelopment Project Area**”), consisting of approximately 85 acres, as legally described in the Redevelopment Plan has been prepared and reviewed by the City.

(b) In accordance with the TIF Act, the City (i) convened a Joint Review Board which performed all actions required under the TIF Act, and (ii) held and conducted a public hearing with respect to the Redevelopment Plan and the Redevelopment Project at a meeting of the City Council (the “**Corporate Authorities**”) held on May 4, 2015, notice of such hearing having been given in accordance with the TIF Act.

(c) The Corporate Authorities, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances: (1) Ordinance No. 3885, approving the Redevelopment Plan, (2) Ordinance No. 3886, designating the Redevelopment Project Area, and (3) Ordinance No. 3887, adopting tax increment financing for the Redevelopment Project Area and establishing a special tax allocation fund therefor (the “**Special Tax Allocation Fund**”).

**Section 3. Developer’s Performance of Work.**

(a) **Developer’s Improvements.** Developer shall advance funds for and commence and complete each of its obligations (or cause the completion of its obligations by entering into agreements with a third party) under this Agreement with respect to the acquisition, of the Property and renovation of the building situated thereon, the renovation of which shall be in two phases.

(b) **Project.** The Project shall be developed in two Phases. Phase I shall consist of the restoration and renovation of the exterior and white-boxing of the interior of the former City Hall. Phase II shall consist of a tenant finish of the interior when a tenant has been identified.

(c) **Construction Schedule.** Phase I of the Project shall be substantially complete within 6 months from the date of execution of this Development Agreement. Phase II of the Project shall be completed within four (4) years of the effective date of this Agreement. Completion of Phase I

and Phase II is premised on Developer receiving timely approval by the City Council of all planning approvals required to accommodate that building renovation and the timely review and issuance by the City of all governmental approvals within its control. In addition, the Developer shall, at all times herein, maintain the property and the building located thereon so that the condition of same shall not violate the City Code.

(d) **Extension of Time.** Notwithstanding any provision of this Agreement to the contrary, the Developer may, upon reasonable cause shown, request the Mayor or his designee to extend or waive times for performance. The Mayor or his designee may, but is not required to, consent to such extensions or waivers for a period not exceeding six (6) months without further action by the Corporate Authorities. In the event that the Mayor or his designee extends or waives time for Developer's performance under Section 3(c) of this Agreement, the City's time for performance under Section 3(c) shall be extended to conform to Developer's extended time for performance.

(e) **Certificate of Substantial Completion.** To establish the completion date for each Phase of the Project, Developer shall furnish to the City a Certificate of Substantial Completion upon completion of the each Phase of the Project.

The City shall, within thirty (30) days following delivery of the Certificate of Substantial Completion with respect to the particular Phase of the Project, carry out such inspections as it deems necessary to verify to its reasonable satisfaction the accuracy of the certifications contained in the Certificate of Substantial Completion. The certificates shall be deemed verified and the Certificate of Substantial Completion shall be deemed accepted by the City unless, prior to the end of such thirty (30)-day period after delivery to the City of the Certificate of Substantial Completion, the City furnishes the Developer with specific written objections to the status of performance based on failure of the construction to be in accordance with Governmental Approvals issued by the City, describing such objections and the measures required to correct such objections in reasonable detail. Developer shall use reasonable efforts to cure such objections. The City shall have no basis to object to the Certificate of Substantial Completion with respect to any aspect of the construction that was previously inspected and approved.

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

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

(a) The City will reimburse 75% of the incremental EAV generated by the development of this Property until the expiration of this TIF District on July 24, 2038 or until the maximum funding amount is reached, whichever comes first. The developer must supply proof of tax payments, showing the EAV each year.

(b) Eligible Costs City will consider

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

Total Estimated Eligible Costs \$760,900.00 (see **Exhibit "A"** attached hereto and made part hereof.

(c) The Developer shall submit to the City's Director of Finance a written statement setting forth the amount of costs incurred by the Developer for completion of the Project. Each request shall be accompanied by such bills, invoices, lien waivers or other evidence as the City may reasonably require for documenting the Developer's costs incurred for the Project. These requests shall be submitted after January 1st of each year until the total eligible costs tallies to at least \$760,900.00. The Developer may continue to provide requests until all Project costs have been incurred and the Project is completed.

(d) Reimbursement of approved Project costs shall be made annually within sixty days upon receipt from the County of the property tax proceeds for the applicable tax year. Approved Project costs shall only be reimbursed to the extent that tax increment is generated by the Property and if there are monies available for such purpose. To the extent money is not available to reimburse the Developer for approved Project costs, such costs shall be reimbursed in subsequent years.

(e) Prior to making an annual payment to the Developer for reimbursement of approved redevelopment project costs, the Developer shall provide evidence that the real property tax bill for the Property for the applicable tax year has been paid in full.

(f) The City's Finance Department shall maintain an account of all payments to the Developer under this Agreement and may set up sub-accounts to track the tax increment, and payments made to the Developer for this Property.

(g) THE CITY'S OBLIGATIONS TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES GENERATED BY THE PROJECT ON THE PROPERTY AND DEPOSITED IN THE CITY'S FUNDS FROM TIME TO TIME AND SHALL NOT BE A

GENERAL OBLIGATION OF THE CITY OR SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

(h) The City's obligations to reimburse the Developer for eligible TIF Project Costs associated with Phase I, pursuant to Section 3 of this agreement, shall terminate upon the occurrence of the following:

1. Developer's voluntary or involuntary bankruptcy;

(i) The City's obligations to reimburse the Developer for eligible TIF Project Costs associated with Phase II, pursuant to Section 3 of this agreement, shall terminate upon the occurrence of any of the following:

1. Entering into a contract with a tenant that has not been approved by the City.
2. Developer's voluntary or involuntary bankruptcy;

**Section 5. Indemnification.** Developer hereby releases and shall indemnify and hold harmless the City and its governing body members, officers, agents, and employees and the City Attorney for any and all claims, suits, damages, expenses or liabilities arising out of (1) the operation of all or any part of the Property, or the condition of the Property, including, without limitation, any environmental cost or liability, (2) inspections, acquisitions, preparations, construction, leasing, operations, and other activities of Developer or its agents in connection with or relating to the Project, and (3) any loss or damage to the Property or any injury to or death of any person occurring at or about or resulting from any defect in the performance of the work by Developer or any contractor, sub-contractor, agent or employee of the Developer, except for matters arising out of the negligence or malfeasance, misfeasance or nonfeasance of the City or any official, agent, employee, consultant, contractor or representative of the City.

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

**Section 6. Assignment.** Until completion of the Project, the rights, duties and obligations of the Developer under this Agreement may not be assigned in whole or in part without the prior written approval of the City, which shall be given upon a reasonable demonstration by the Developer and the determination by the City of the proposed assignee's experience and financial capability to undertake and complete the Project.

Notwithstanding any provision herein to the contrary, the City hereby approves, and no prior consent shall be required in connection with, (a) the right of the Developer to encumber or collaterally assign its interest in the Property or any portion thereof to secure loans, advances or extensions of credit to finance or from time to time refinance all or any part of the Developer's project costs, or the right of the holder of any such encumbrance or transferee of any such collateral assignment (or trustee or agent on its behalf) to transfer such interest by foreclosure or transfer in lieu of foreclosure under such encumbrance or collateral assignment; and (b) the right of the Developer to assign the Developer's rights, duties and obligations under this Agreement to an entity in which Bradley D. McMillin and maintains a majority interest.



**Section 7. Default and Remedies.**

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

(b) In addition to the terms of the previous paragraph, should the Developer fail to remedy or cure any default per the terms of this Agreement, the City shall have the right to repurchase the Property from the Developer for the original purchase price of Ten Thousand Dollars (\$10,000.00) plus the Developer's documented costs of improvements to the property and building situated thereon.

**Section 8. Termination.** In the event that the Developer does not commence construction of Phase I of the Project within two (2) months of the execution of this Agreement, the City may terminate this Agreement. If the City terminates this Agreement in accordance with this paragraph, Developer shall not be entitled to any financial assistance from the City.

In the event that Phase I of the Project is not substantially completed within six (6) months after the date of execution of this Agreement, unless the time is otherwise extended according to Section 3(d), the City may terminate this Agreement. If the City terminates this Agreement in accordance with this paragraph, Developer shall not be entitled to any further financial assistance from the City then that paid to date. In addition, if the Developer fails to complete Phase I of the Project within the aforementioned time lines, the Developer shall reimburse the City for any monies it received pursuant to this Agreement.

**Section 9. Notices.** All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Bradley D. McMillin  
PERSONAL/CONFIDENTIAL  
1415 West Highway 50  
O'Fallon, IL 62269

To the City:

City of O'Fallon  
Attn: City Clerk  
255 S. Lincoln Ave.  
O'Fallon, IL 62269

Phone# 618-624-4471  
Email: bmcmillin@midwestbeltone.com

Fax # 618-624-4508  
Email: wdenton@ofallon.org

**Section 10. Insurance.**

(a) **City Improvements.** Prior to the commencement of construction of City improvements, if any, the City shall obtain or shall ensure that any such contractor obtains workers' compensation, comprehensive public liability and builder's risk insurance coverage in amounts customary in the industry for similar type projects. The City shall deliver to Developer evidence of such insurance prior to commencement of such construction. The City shall ensure that the insurance so required is maintained by any such contractor for the duration of the construction of any City improvements. In the event of any casualty affecting the City improvements the City agrees to cause any insurance proceeds to be used, to the extent necessary, to rebuild or restore the damaged improvements.

(b) **Buildings and Other Improvements.** Prior to the commencement of the rehabilitation of the buildings situated on the Property, Developer shall obtain or shall ensure that any contractor participating in the Project shall obtain workers' compensation, comprehensive public liability and builder's risk insurance coverage in amounts customary in the industry for similar type projects.

**Section 11. Conflict of Interest.** No member of the Corporate Authorities, the Joint Review Board, or any branch of the City's government who has any power of review or approval of any of Developer's undertakings, or of the City's contracting for goods or services for the Property, shall participate in any decisions relating thereto which affect that member's personal interests or the interests of any corporation or partnership in which that member is directly or indirectly interested. As provided in the TIF Act, any person having such interest shall immediately, upon knowledge of such possible conflict, disclose, in writing, to the City Council the nature of such interest and seek a determination by the City Council with respect to such interest and, in the meantime, shall not participate in any actions or discussions relating to the activities herein proscribed.

**Section 12. Force Majeure.** The time the Developer is to perform any act under this Agreement shall be extended by a period of time equal to the number of days during which performance of such act is delayed by strikes, lockouts, acts of God, failure or inability to secure materials or labor in a timely fashion or any other cause beyond the reasonable control of the Developer.

**Section 13. Agreement Binding on Successors.** This Agreement shall be binding on the Developer's permitted successors and assigns.

**Section 14. Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same instrument.



**EXHIBIT A**  
**BUDGET AND FINANCING**

**Phase I:**

Plans and Permits – Architectural Fees	\$ 20,000
Plans and Permits – Engineering Fees	8,500
Other Fees	7,000
Project Superintendent	45,000
General Labor	12,000
Other Professional Fees	6,500
State / Municipal Permits	5,000
Appraisal	2,500
Closing Costs	2,500
Landscaping	15,000
Trash Removal	8,500
Office Support – Overhead	8,300
Interest	13,500
Exterior work (e.g. tuck-pointing, sand-blasting)	20,000
Exterior work – Roof	10,500
Exterior work – Paint, glazing etc.	18,000
Exterior work – Windows	20,000
Site work – Parking Lot	65,000
Purchase of Property – City of O’Fallon	10,000
Insurance	<u>2,500</u>
<b>Total Phase I</b>	<b>\$300,300</b>

**Phase II:**

Sprinkler System	\$ 47,000
Fire Alarm	28,000
Mechanical – Plumbing	28,000
Mechanical – HVAC	45,000
Mechanical – Elevator	110,000
Project Superintendent	18,000
General Labor	12,000
Electrical	39,000
Lumber	18,000
Carpentry – Framing	25,000
Flooring	25,000
Drywall Material and Labor	25,000
Painting	17,000
Interior Trim – Material	12,300
Interior Trim – Labor	<u>11,300</u>
<b>Total Phase II</b>	<b><u>\$460,600</u></b>
<b>Total Project Cost</b>	<b><u>\$760,900</u></b>



**CITY OF O’FALLON, ILLINOIS**

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

**AN ORDINANCE OF THE CITY OF  
O’FALLON WHICH AUTHORIZES  
THE EXECUTION OF THE  
REDEVELOPMENT AGREEMENT  
WITH BRAD MCMILLIN**

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

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

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

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

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

**WHEREAS**, **Brad McMillin** (“Developer”) has submitted a Redevelopment Proposal providing for a redevelopment project to be undertaken by the Developer within a portion of the Redevelopment Project Area (the “Project Area”). The City and Developer reasonably expect that completion of the redevelopment project (as defined in the Redevelopment Agreement to be approved by this Ordinance) will generate additional tax revenues and economic activity in furtherance of the goals of the Redevelopment Plan; and

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

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

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

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

1. That the preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one (1) of this Ordinance; and
2. The Council finds and determines that it is necessary and desirable to enter into an agreement with the Developer to implement certain portions of the Redevelopment Plan and to enable the Developer to carry out the Development Project; and
3. The Council hereby approves the Redevelopment Agreement in substantially the form attached hereto as Exhibit “A” (“Redevelopment Agreement”).
4. The Mayor is hereby authorized and directed to execute, on behalf of the City, the Redevelopment Agreement between the City and Developer, and the City Clerk is hereby authorized and directed to attest to the Redevelopment Agreement and to affix the seal of the City thereto. The Redevelopment Agreement shall be in substantially the form attached hereto as Exhibit A, with such changes therein as shall be approved by the officers of the City executing the same, such official signatures thereon being conclusive evidence of their approval and the City’s approval thereof; and
5. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance; and
6. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid; and
7. This Ordinance shall be governed exclusively by, and construed in accordance with, the applicable laws of the State of Illinois; and





**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 PM Monday, August 8, 2016**

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

CALL TO ORDER: 6:35 PM

- I) Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Herb Roach, Robert Kueker, Richie Meile, Matt Smallhear, Matt Gilreath, and Kevin Hagarty,. *Staff:* Walter Denton, Pam Funk, Grant Litteken, Ted Shekell, James Cavins, Jeff Stehman, Sandy Evans and Justin Randall. *Visitors:* Ron Zelms, Charlie Pitts, Stu Kasten, Fred Boch, Craig Hubbard, Jerry Mouser and Vern Malare.
- II) Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) Items Requiring Council Action**
- A. 115 Elm Street Demolition (Resolution) – Jeff Stehman presented the committee with the bids for the demolition of 115 Elm Street, ranging from \$9,089.91 to \$17,500.00. Stehman recommended awarding the contract to Hayes Contracting at \$9,089.91. The committee discussed the bids and recommended the contract be awarded to Hayes Contracting with a 5-0 vote.
  - B. 120 & 130 Behrens Annexation (1<sup>st</sup> Reading) – Ted Shekell provided an overview of the annexation of 120 Behrens (Steve's Auto Body) and 130 Behrens (The Hut). Shekell indicated the annexation agreements were approved in 2010 and this is the formal annexation of the properties. The committee discussed the annexation and recommended the annexation of the two properties with a 5-0 vote.
  - C. Gasser Rezoning (2<sup>nd</sup> Reading) – Justin Randall indicated there were no changes from 1<sup>st</sup> Reading.
  - D. Marriott Towne Place Suites (2<sup>nd</sup> Reading) – Justin Randall indicated there were no changes from 1<sup>st</sup> Reading.
  - E. Comprehensive Plan and Future Land Use Map Amendment (2<sup>nd</sup> Reading) – Justin Randall indicated there were no changes from 1<sup>st</sup> Reading.
  - F. Old City Hall – Planned Use / Minor Subdivision / Redevelopment Agreement (2<sup>nd</sup> Reading) – Justin Randall indicated there were no changes from 1<sup>st</sup> Reading.
  - G. Betty Lane Warehouses (2<sup>nd</sup> Reading) – Justin Randall indicated there were no changes from 1<sup>st</sup> Reading.
  - H. 8676 East Highway 50 Boat, RV and Vehicle Storage – Planned Use (2<sup>nd</sup> Reading) – Justin Randall indicated there were no changes from 1<sup>st</sup> Reading.
- IV) Other Business - None**



**MEETING ADJOURNED: 7:00 PM**

**NEXT MEETING: August 22, 2016 – Public Safety Building**

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

DRAFT

**Public Works Committee  
Minutes  
6:30 P.M.; July 25, 2016**

Minutes of a meeting of the City of O'Fallon's Public Works Committee, held in the Community Room of the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois on July 25 2016.

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

ROLL CALL: MEMBERS: McCoskey, Cozad, Gerrish, Meile, Holden Absent: Bennett  
NON-COMMITTEE ALDERMEN: Keuker, Roach, Drolet, Gilreath, Smallheer  
STAFF LIAISON: Taylor, Bell, Shewmaker, Gerstner, Bowman, Funk, Litteken,  
GUESTS: Dave Pfeifer, Vern Malare, Charlie Pitts

Minutes from June 27, 2016 were approved.

**Item 1:** **AI:** Presidential Street Stormwater Remediation – Phase 2 – Staff presented an agreement from Rhutasel & Associates. It is for the proposed stormwater and street reconstruction improvements. Phase 1 is currently under construction. The design engineering is in the FY17 Prop S budget. Orange Street (State Street to Adams Street), Hilgard Street (State Street to Adams), Washington Street (Penn Street to Smiley Street), Adams Street (Penn Street to Smiley Street). (Closed)

**Motion:** Committee recommends of the agreement from Rhutasel & Associates, Inc., in the amount not to exceed \$80,000.00.

**Item 2:** **AI:** WWTP Clarifier Improvements – Phase 2 – Staff presented an agreement from HMG Engineers, Inc. Phase 2 will add a sludge pump, another clarifier and sludge dewatering facilities (rotary screw presses). Sludge dewatering would be an alternate to the current land application process. Sludge removal costs last year were over \$300,000.00. The sludge ponds will remain and be used if necessary. Our previous loan from 20 years ago will be paid off by the end of the year. This loan will be for 8 million dollars with an interest rate under two percent. The engineering costs can be lumped into the IEPA loan. It will also allow more capacity for future developments and the hospitals coming on board. Staff is also checking with Waste Management on hauling the sludge product. We currently land apply having it pumped into tanker trucks and then applied to farm fields. Screw presses for sludge are a more common practice. (Closed)

**Motion:** Committee recommends approval of the agreement from HMG Engineers, Inc., in the amount of \$409,500.00.

**Item 3:** **AI:** Second Street West Roadway Improvements Bid – Staff presented the bid tab. Seven bids were received. Killian Corporation was the low bidder. Staff has a good working relationship with the contractor and recommends awarding the bid. (Closed)

**Motion:** Committee recommends approval of the bid to Killian Corporation in the amount of \$335,460.05

**POI:** Point of Information

**AI:** Action Item

**Item 4:** **AI:** Lincoln Farm Lift Station Bid - Staff presented the bid tab. Three bids were received. L W Contractors was the low bidder. Staff has a good working relationship with the contractor and recommends awarding the bid. (Closed)

**Motion:** Committee recommends approval of the bid to LW Contractors in the amount of \$299,626.00.

**Item 5:** **AI:** Lake St. Ellen Subdivision Stop Sign Ordinance – Staff presented a stop sign ordinance. It was brought up due to a resubdivision of Lake St. Ellen. Staff was checking to see if an ordinance already existed for a stop sign on Executive Plaza Drive. Staff then realized no ordinance had been put into place for any part of the subdivision. (Closed)

**Motion:** Committee recommends approval of the stop sign ordinance.

ADJOURNMENT: 7:20 P.M. PREPARED BY: Heide Bell

Next regular meeting is scheduled for Monday, August 22, 2016 at 7:00 P.M., to be held in the Community Room at the Public Safety Building.



Public Safety Committee Minutes  
**August 8, 2016 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, August 8, 2016. Call to order 5:00 p.m.

**ROLL CALL:**

Members Present: Hagarty, Kueker, Roach, Smallheer  
Members Not Present: Marsh, Drolet  
Staff Liaison: Chief Van Hook - OPD, Chief Brent Saunders - OFD  
Other Aldermen Present: Albrecht, Cozad, Garrish, Gilreath, Holden, McCoskey, Meile,  
Other Persons Present: Walter Denton – City Administrator; Pam Funk – Asst. City Administrator; Sandy Evans – Dir. Of Finance; Mary Jeanne Hutchison – Dir. Parks & Rec; Ted Shekell – Dir. Community Development; James Cavins – OPD; Kirk Brueggeman – OPD; Jeff Wild – EMS; Jeremy Sherman – EMS; Justin Randall – Sr. City Planner; Grant Litteken – Management Analyst; Jim Blackburn – OPD; Jared Runyon – OPD; Ron Zelms – Resident; Vern Malare – Resident; Charlie Pitts – Resident; Misty McDonald - OPD  
Media Persons Present: Nick Miller – O'Fallon Weekly

Acting Chairman Hagarty declared a quorum present and requested a Motion to approve the Minutes of July 11, 2016 Alderman Roach made a Motion to accept the minutes of July 11, 2016 as presented and Alderman Smallheer seconded the Motion. All Ayes.

**New Business**

**Item 1. Intergovernmental Agreements with St. Clare School** – An agreement between the St. Clare School and the City of O'Fallon to develop mutual aid arrangements for disaster response and recovery assistance. The contract is the same as the other Intergovernmental Agreements with #90, #104 and # 203

**Action:** Request to take to council for a vote to get an approval to sign the Intergovernmental Agreements with St. Clare School.

**Motion:** A motion was made by Alderman Roach to take to council for an approval to sign the Intergovernmental agreements and seconded by Alderman Smallheer. All ayes.

**Disposition:** Closed

**Item 2. Intergovernmental Agreements with Smithton Fire Department** – Chief Saunders discussed the intergovernmental agreement with Smithton Fire Department. Smithton has 10 self-contained breathing apparatus with air bottles (valued at \$12,000.00) which will be exchanged for a 2008 Ford Expedition (valued at \$10,486.00). O'Fallon Fire Department will use the breathing apparatus for training equipment.

**Action:** Request to take to council for a vote to get an approval to sign the Intergovernmental Agreements with Smithton Fire Department.



**Motion:** A motion was made by Alderman Smallheer to take to council for an approval to sign the Intergovernmental agreement and seconded by Alderman Roach. All ayes.

**Disposition:** Closed

**Item 3. Mutual Aid Agreement with Mascoutah Ambulance** – Chief Van Hook discussed the mutual aid agreement with Mascoutah Ambulance. This agreement allows Mascoutah to serve mutual aid to the O’Fallon Shiloh Ambulance District if needed. And allows O’Fallon Shiloh ambulance to serve mutual aid to Mascoutah if needed. This agreement will require an adjustment to insurance but this will allow us to bring our agreement up to date.

**Action:** Request to take to council for a vote to get an approval to sign the Mutual Aid Agreement with Mascoutah Ambulance,

**Motion:** A motion was made by Alderman Smallheer to take to council for an approval to sign the Intergovernmental agreement and seconded by Alderman Roach. All ayes.

**Disposition:** Closed

**Item 4. Dispatch Consolidation Update** – Chief Van Hook stated that the Mission Critical Study should be done by the end of this month. Fairview Heights Police Department and O’Fallon Police Department are working together to see what the consolidation will become. Chief Van Hook says that they are confident that the dispatch center will be hosted at the O’Fallon Police Department, but we are still looking at the options of which department will run it. Question from the floor about other communities requesting our dispatch center to dispatch for them. Chief Van Hook stated that they believe Cencom will absorb most of the other departments. IML is meeting in the near future to discuss the consolidation. Walter is a member of the committee sponsoring the discussion because of all the concerns and problems arising from the dispatch consolidation. O’Fallon Police Department will be submitting grant requests to help offset some of the costs of consolidation. Chief Van Hook stated that most of the money is being spend on those counties that are not PSAP ready, but we will apply and see if any funds will be granted.

Alderman Gilreath wanted to commend the OPD for the handling of the large party of teenagers that was held over the weekend. He stated that is was handled very professional and the party was disbursed quickly.

### **Old Business**

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

**Meeting Adjourned:**

**Next PS Meeting:**

**Minutes Taken By:**

**5:16 p.m.**

**September 12, 2016 5:00 p.m.**

**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: August 12, 2016  
Subject: Invoices for August 15, 2016  
Amount: \$1,178,002.83  
Warrant: #356

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Attached, for the Finance Committee's and the City Council's approval, is the bills list for August 16, 2016 in the amount of \$1,174,859.83 as well as \$1,563.00 for Parks Seasonal Payments and \$1,580.00 for Parks Refund. If you have any questions or should need further information; please let me know.

Copy: Sandy Evans  
City Council  
Mayor Graham

**CITY OF O'FALLON**

BILL LIST FOR August 15, 2016  
Warrant #356

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

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Gary Graham, Mayor

ATTEST:

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Philip Goodwin, City Clerk

	A	B	C	D	E
1	<b>AP Warrant FY 2016</b>				
2	Invoice Due Date.Date mm-dd-yyyy	08/16/2016			
3					
4	<b>Invoice Amount</b>				
5	<b>Vendor Name</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Date mm-dd-yyyy</b>	<b>Total</b>
6	Absopure Water Co	55823230	Strts-Lease Payment	07/31/2016	\$5.00
7		55829580	WWTP-Lease Payment	07/31/2016	\$5.00
8		86092728	Strts-Lease Payment	07/27/2016	\$12.50
9	<b>Absopure Water Co Total</b>				<b>\$22.50</b>
10	Ace Hardware of O'Fallon	70569	Swr-Wood Shims	07/01/2016	\$2.59
11		70575	FD-Bonding Adhesive, Lacquer Thinner, Cement, Wasp Spray	07/02/2016	\$43.83
12		70606	Swr-Bushing Plastic	07/05/2016	\$1.58
13		70610	Pool-Clamp	07/05/2016	\$1.99
14		70641	PD-Master Key	07/06/2016	\$1.89
15		70662	Sportspark-Great Stuff	07/07/2016	\$6.99
16		70663	EMS-Propane Tank Refill	07/07/2016	\$17.99
17		70672	Pks/Rec-Bulb Repl/KCCC	07/07/2016	\$14.99
18		70690	Swr-Cleaner, Dish Soap, Nozzle, HD Const ADH	07/08/2016	\$49.31
19		70706	Sportspark-Duct Tape, Cement, Primer, Asst'd Fasteners	07/09/2016	\$29.33
20		70725	Strts-Steel Ext Pole	07/11/2016	\$29.97
21		70736	Pks/Rec-Cap, Adjustable Wrench	07/11/2016	\$21.94
22		70755	FD-Nylon Rope	07/11/2016	\$53.97
23		70764	Pks/Rec-Torch, Ceramic Disc Magnets, Block Magnet	07/12/2016	\$41.16
24		70766	Pks/Rec-Asst'd Fasteners	07/12/2016	\$8.88
25		70780	Strts-Cleaner, Asst'd Fasteners	07/12/2016	\$25.58
26		70782	Pks/Rec-Utility Pull	07/12/2016	\$12.99
27		70784	Strts-Sun/Shade Seed, Bale of Straw	07/12/2016	\$73.97
28		70786	Sportspark-Screwdriver	07/12/2016	\$7.99
29		70808	Strts-Bale of Straw	07/13/2016	\$34.95
30		70820	Pks/Rec-Dish Soap	07/13/2016	\$3.98
31		70830	Strts-Roller	07/15/2016	\$11.96
32		70851	FD-Cement, Wall Scraper, Putty Knife	07/16/2016	\$24.97
33		70885	Pks/Rec-Cooler	07/18/2016	\$24.99
34		70905	Sportspark-Caution Tape, Util Knife, Wall Scraper, Painter Tool,	07/18/2016	\$94.09
35		70933	Strts-Gas Lever Valve Ball, Galv Nipple	07/19/2016	\$11.38
36		70945	Pks/Rec-Packing Tape	07/20/2016	\$15.98
37		70948	Strts-Organizer Socket	07/20/2016	\$27.99
38		70957	Wtr-Key	07/20/2016	\$1.89
39		70958	Sportspark-Air Filter	07/20/2016	\$15.96
40		70964	Strts-Handles	07/20/2016	\$23.98
41		70982	Swr-Asst'd Fasteners, Grade Stakes	07/21/2016	\$34.48
42		70983	Swr-Drill Bit, Multi Drill Bit	07/21/2016	\$29.98
43		70985	Pks/Rec-Alkaline Battery	07/21/2016	\$8.99



	A	B	C	D	E
44		70988	Pks/Rec-Alkaline Battery	07/21/2016	\$2.49
45		71003	FD-Drill, Magnetic Nutsetter	07/21/2016	\$11.78
46		71032	EMS-Propane Tank Refill	07/22/2016	\$53.97
47		71059	Sportspark-Air Filter, Weed Eater Repairs	07/25/2016	\$9.98
48		71081	Pool-Professional Respirator	07/25/2016	\$44.99
49		71101	Pks/Rec-Wire Brush, Insect Sevin, Home/Garden Spray	07/26/2016	\$33.57
50		71110	Pks/Rec-Batteries, Wireless Chime	07/27/2016	\$60.95
51		71111	Swr-Paint Brush, Sandpaper, Paint	07/27/2016	\$30.15
52		71133	Strts-Cleaner, Fuel Tank	07/28/2016	\$53.97
53		71138	Pks/Rec-Trim Roller	07/28/2016	\$5.99
54		71139	Swr-Paint	07/28/2016	\$19.99
55		71157	FD-Pipe, Hose Adapter, Coupling, Cap, Hose Saver, Etc	07/29/2016	\$94.30
56		CH-Jul2016 Disc	CH-July 2016 Discount	07/31/2016	-\$53.09
57		FD-Jul2016 Disc	FD-July 2016 Discount	07/31/2016	-\$22.89
58		PW-Jul2016-Disc	PW-July 2016 Discount	07/31/2016	-\$46.40
59	<b>Ace Hardware of O'Fallon Total</b>				<b>\$1,112.26</b>
60	<b>Advertiser Press Co</b>	11589	Pks/Rec-Business Cards/Pelley	06/16/2016	\$75.00
61		11655	PD-Business Cards/Feldhake, Hancock, Krack, Callahan	07/29/2016	\$152.00
62		11657	CDD-Window Envelopes	08/05/2016	\$192.00
63	<b>Advertiser Press Co Total</b>				<b>\$419.00</b>
64	<b>Ahead of our Time Publishing</b>	7953	EconDev-Annual Subscription	08/02/2016	\$500.00
65	<b>Ahead of our Time Publishing Total</b>				<b>\$500.00</b>
66	<b>Aladtec Inc</b>	13904	PD/EMS-Subscription Renewal	07/28/2016	\$144.00
67	<b>Aladtec Inc Total</b>				<b>\$144.00</b>
68	<b>Allegra Print &amp; Imaging</b>	4899	EMS-Brochures	07/25/2016	\$261.93
69	<b>Allegra Print &amp; Imaging Total</b>				<b>\$261.93</b>
70	<b>Al's Automotive Supply Inc</b>	05HL1431	FD-Oil Filter, Filter Assy, Oil	07/05/2016	\$175.18
71		05HL2248	FD-Rotella Shell, Conventional Rotella	07/05/2016	\$68.34
72		05HL2252	FD-Fleet Oil Credit	07/05/2016	-\$40.44
73		05HL5513	FD-Diesel Exh Fluid	07/08/2016	\$12.41
74		05HL9202	FD-Miniature Lamps	07/12/2016	\$5.40
75		05HM7537	FD-24 Inch 31 Series	07/20/2016	\$5.11
76		05HN3626	FD-Diesel Exh Fluid	07/26/2016	\$12.41
77		05HN7566	FD-Sea-Foam	07/29/2016	\$27.96
78	<b>Al's Automotive Supply Inc Total</b>				<b>\$266.37</b>
79	<b>Amazon</b>	18355029885	IT-State Wt Repl Router	06/17/2016	\$1,079.00
80		30080848639	IT-Service Plan for State St Wt Router	06/17/2016	\$53.93
81	<b>Amazon Total</b>				<b>\$1,132.93</b>
82	<b>AMD Paper Service</b>	0801-093016	Admin-Subscription Renewal	08/09/2016	\$36.00
83	<b>AMD Paper Service Total</b>				<b>\$36.00</b>
84	<b>Ameren Illinois</b>	0701-080116	Strts-Street Lighting Utilities	08/04/2016	\$45.17
85	<b>Ameren Illinois Total</b>				<b>\$45.17</b>
86	<b>AmerenIP</b>	0614-071416	Monthly Utilities	08/04/2016	\$72,548.25

	A	B	C	D	E
87	<b>AmerenIP Total</b>				<b>\$72,548.25</b>
88	<b>American Legal Publishing Co</b>	<b>111646</b>	Code of Ordinances, July 2016 S-3 Editing	07/28/2016	\$357.00
89		<b>111741</b>	July 2016 S-3 Folio/Internet Editing	07/31/2016	\$33.15
90	<b>American Legal Publishing Co Total</b>				<b>\$390.15</b>
91	<b>American Planning Assn</b>	<b>117636-1673</b>	CDD-Membership Renewal/Shekell, Ted	07/28/2016	\$613.00
92		<b>164745-1673</b>	CDD-Membership Renewal/Randall, Justin	07/28/2016	\$400.00
93		<b>218328-1673</b>	CDD-Membership Renewal/Stevenson, Anne	07/28/2016	\$200.00
94	<b>American Planning Assn Total</b>				<b>\$1,213.00</b>
95	<b>Anderson Pest Solutions</b>	<b>3927843</b>	Sportspark-Pest Control	08/01/2016	\$54.60
96		<b>3927864</b>	CityHall,Dep,Lib,FBB-Pest Control	08/01/2016	\$227.33
97		<b>3928132</b>	WWTP-Pest Control	08/01/2016	\$110.00
98		<b>3928413</b>	WWTP-Pest Control	08/01/2016	\$54.00
99	<b>Anderson Pest Solutions Total</b>				<b>\$445.93</b>
100	<b>APA-St Louis Metro Section</b>	<b>080516/Shekell</b>	CDD-August 2016 Luncheon/Shekell, Ted	08/05/2016	\$15.00
101	<b>APA-St Louis Metro Section Total</b>				<b>\$15.00</b>
102	<b>Aramark Refreshment Svcs</b>	<b>311391097</b>	PD/EMS-Mat Service	08/04/2016	\$37.20
103	<b>Aramark Refreshment Svcs Total</b>				<b>\$37.20</b>
104	<b>Aramark Uniform Services</b>	<b>311361860</b>	PD/EMS-Mat Service	07/31/2016	\$37.20
105	<b>Aramark Uniform Services Total</b>				<b>\$37.20</b>
106	<b>AT&amp;T</b>	<b>618537493007</b>	WWTP-Local Phone Charges	07/13/2016	\$79.21
107		<b>618628691708B</b>	618 628-6917 330 7	08/04/2016	\$80.13
108		<b>6314482306</b>	171-796-1027 322	07/28/2016	\$1,905.92
109	<b>AT&amp;T Total</b>				<b>\$2,065.26</b>
110	<b>Auffenberg Dealer Group</b>	<b>459046</b>	FD-Svc on 2013 Ford Explorer, Unit 4391	08/02/2016	\$1,979.38
111		<b>82362</b>	Wtr-Gear Assy, Part Core, Truck #1	08/02/2016	\$1,333.42
112		<b>82368</b>	Wtr-Core Return	08/02/2016	-\$400.00
113	<b>Auffenberg Dealer Group Total</b>				<b>\$2,912.80</b>
114	<b>Azavar Audit Solutions Inc</b>	<b>12154</b>	June 2016 Contingency Payment	07/25/2016	\$2,973.96
115		<b>12172</b>	May 2016 Contingency Payment	08/01/2016	\$3,146.18
116	<b>Azavar Audit Solutions Inc Total</b>				<b>\$6,120.14</b>
117	<b>B C Signs</b>	<b>24551</b>	Pks/Rec-No Parking Signs	07/29/2016	\$572.00
118		<b>24560</b>	PW-Signs	07/28/2016	\$120.00
119	<b>B C Signs Total</b>				<b>\$692.00</b>
120	<b>Bank of Edwardsville, The</b>	<b>080216</b>	PD/EMS,FD-Loan 1065363649 Pmt	08/02/2016	\$7,324.96
121		<b>080916</b>	CDD-Loan 1060302749 Pmt	08/09/2016	\$542.68
122	<b>Bank of Edwardsville, The Total</b>				<b>\$7,867.64</b>
123	<b>Bank of O'Fallon</b>	<b>080216</b>	FD-Loan 4950189010 Pmt	08/02/2016	\$19,850.82
124	<b>Bank of O'Fallon Total</b>				<b>\$19,850.82</b>
125	<b>Batteries Plus Bulbs</b>	<b>378-107797-01</b>	Strts-Batteries	07/26/2016	\$57.50
126		<b>378-315713</b>	FD-6V Lead for Handlights	08/03/2016	\$51.16
127		<b>378-315773</b>	Wtr-12V Lead	08/04/2016	\$112.76
128	<b>Batteries Plus Bulbs Total</b>				<b>\$221.42</b>
129	<b>Behrmann, James</b>	<b>Jul 2016</b>	Reimb/Cell Phone Charges	08/02/2016	\$45.00

	A	B	C	D	E
130	<b>Behrmann, James Total</b>				<b>\$45.00</b>
131	<b>Bel-O Cooling &amp; Heating Inc</b>	<b>88972</b>	Sportspark-Pole Contactor, Labor/WalkIn Freezer	07/23/2016	\$445.00
132		<b>89058</b>	FD-Filters	07/28/2016	\$216.00
133		<b>89059</b>	Pks/Rec-Filters/KCCC	07/28/2016	\$288.00
134		<b>89063</b>	Sportspark-Labor	07/25/2016	\$135.00
135		<b>89066</b>	Pks/Rec-Furnace Filters/Rock Springs	07/29/2016	\$72.00
136		<b>89106</b>	Museum-Labor, Capacitor	07/28/2016	\$210.00
137		<b>89140</b>	WWTP-Filters	08/05/2016	\$150.00
138	<b>Bel-O Cooling &amp; Heating Inc Total</b>				<b>\$1,516.00</b>
139	<b>Ben Meadows Company</b>	<b>SI02750745</b>	Pks/Rec-Stretch Nylon Pants	08/01/2016	\$103.45
140		<b>SI02750794</b>	Pks/Rec-Shipping	08/01/2016	\$49.00
141	<b>Ben Meadows Company Total</b>				<b>\$152.45</b>
142	<b>Blue Land</b>	<b>071516</b>	Commercial Occupancy Permit Refund	07/15/2016	\$55.00
143	<b>Blue Land Total</b>				<b>\$55.00</b>
144	<b>Bobcat of St Louis</b>	<b>E02619</b>	Cemetery-Compact Excavator and Attachments	07/17/2016	\$63,816.08
145	<b>Bobcat of St Louis Total</b>				<b>\$63,816.08</b>
146	<b>Bound Tree Medical LLC</b>	<b>82219411</b>	EMS-Medical Supplies	07/25/2016	\$425.88
147		<b>82223582</b>	EMS-Restraint Straps	07/28/2016	\$55.96
148	<b>Bound Tree Medical LLC Total</b>				<b>\$481.84</b>
149	<b>Breckenridge of Illinois LLC</b>	<b>25590</b>	Sportspark-Concrete for Shade Structures	07/13/2016	\$1,468.42
150	<b>Breckenridge of Illinois LLC Total</b>				<b>\$1,468.42</b>
151	<b>Brewster Alexander LLC</b>	<b>IP01605</b>	Replacement Sports Park cameras	07/29/2016	\$906.00
152	<b>Brewster Alexander LLC Total</b>				<b>\$906.00</b>
153	<b>Bruckert, Gruenke &amp; Long PC</b>	<b>6161</b>	Downtown TIF	08/02/2016	\$247.50
154		<b>6162</b>	Admin-Audit Response	08/02/2016	\$91.34
155	<b>Bruckert, Gruenke &amp; Long PC Total</b>				<b>\$338.84</b>
156	<b>Buckeye Cleaning Center</b>	<b>979859</b>	Pks/Rec,Sportspark-Foam Soap, Towels, Liners, Urinal Screen	08/03/2016	\$1,728.85
157	<b>Buckeye Cleaning Center Total</b>				<b>\$1,728.85</b>
158	<b>Butler Supply Co</b>	<b>12443486</b>	Pks/Rec-Community Park Light Bulbs	08/04/2016	\$55.50
159	<b>Butler Supply Co Total</b>				<b>\$55.50</b>
160	<b>Camp Manitowa Inc</b>	<b>2438</b>	Pks/Rec-Outdoor Pursuits	07/22/2016	\$480.00
161	<b>Camp Manitowa Inc Total</b>				<b>\$480.00</b>
162	<b>Cargill Inc</b>	<b>2902921601</b>	Strts-Deicer Salt	07/21/2016	\$1,743.33
163		<b>2902929267</b>	Strts-Deicer Salt	07/27/2016	\$24,716.39
164		<b>2902930213</b>	Strts-Deicer Salt	07/28/2016	\$6,702.16
165	<b>Cargill Inc Total</b>				<b>\$33,161.88</b>
166	<b>Carter Waters Construction</b>	<b>30081963</b>	Strts-Sluminum Smooth Mover Concrete Placer, Pavers	07/29/2016	\$241.90
167	<b>Carter Waters Construction Total</b>				<b>\$241.90</b>
168	<b>Casper Stolle Quarry</b>	<b>1002897</b>	Strts-1" Commercial Rock	07/25/2016	\$1,465.10
169		<b>1003415</b>	Strts-1" Commercial Rock	08/05/2016	\$481.54
170		<b>1003416</b>	Strts-1" Minus Rock	08/05/2016	\$374.36
171	<b>Casper Stolle Quarry Total</b>				<b>\$2,321.00</b>
172	<b>CDW Government Inc</b>	<b>DRN6815</b>	IT-Plan G1 Step Up, Mob Ste G, Online Arch G	07/18/2016	\$3,298.00

	A	B	C	D	E
173	<b>CDW Government Inc Total</b>				<b>\$3,298.00</b>
174	<b>Central Pool Supply Inc</b>	<b>382313</b>	Pool-PP Tabs	07/21/2016	\$1,745.00
175		<b>744779</b>	Pks/Rec-Cal-Hypo Tablets	07/28/2016	\$1,287.00
176	<b>Central Pool Supply Inc Total</b>				<b>\$3,032.00</b>
177	<b>Charter Communications</b>	<b>104221-072316</b>	FD-TV Service	07/23/2016	\$61.43
178		<b>11158-070716</b>	Charter Phone and Network Expenses	07/07/2016	\$4,359.08
179		<b>322138-070816</b>	IT-Phone Service	07/08/2016	\$60.87
180		<b>76569-080116</b>	FD-TV Service	08/01/2016	\$28.39
181		<b>99975-080116</b>	Strts,Wtr-TB Service	08/01/2016	\$14.76
182	<b>Charter Communications Total</b>				<b>\$4,524.53</b>
183	<b>Chick-fil-A Inc</b>	<b>072916</b>	Sportspark-Pool-Concession Foods/504 Sandwiches	07/29/2016	\$1,260.00
184	<b>Chick-fil-A Inc Total</b>				<b>\$1,260.00</b>
185	<b>Christ Bros Asphalt Inc</b>	<b>2167</b>	PropS-2016 Road Resurfacing	08/05/2016	\$298,200.48
186	<b>Christ Bros Asphalt Inc Total</b>				<b>\$298,200.48</b>
187	<b>Christ Truck Svc Inc</b>	<b>17090</b>	Pks/Rec, Sportspark-12 1/2 Yds Mulch	07/22/2016	\$352.50
188	<b>Christ Truck Svc Inc Total</b>				<b>\$352.50</b>
189	<b>Cintas Corporation</b>	<b>731502929</b>	Fire Station #4-Mat Service	07/21/2016	\$59.17
190		<b>731505950</b>	Fire Station #4-Mat Service	07/28/2016	\$59.17
191	<b>Cintas Corporation Total</b>				<b>\$118.34</b>
192	<b>Cletes Auto Repair</b>	<b>87227</b>	PD-Svc on 2013 Chevrolet Truck Tahoe, Unit 48	07/15/2016	\$540.08
193		<b>87448</b>	PD-Svc on 2011 Ford Crown Victoria, Unit 64	07/28/2016	\$99.57
194		<b>87477</b>	PD-Svc on 2013 Ford Truck Explorer, Unit 30	08/01/2016	\$144.76
195	<b>Cletes Auto Repair Total</b>				<b>\$784.41</b>
196	<b>Comm Squad</b>	<b>1202</b>	Pks/Rec-Splitter, Connector, Jack, Wall Plate, J Hook, Labor	07/14/2016	\$653.82
197		<b>1206</b>	PD/EMS-Labor Cabling Tech	07/26/2016	\$74.00
198	<b>Comm Squad Total</b>				<b>\$727.82</b>
199	<b>Commerce Bank</b>	<b>AD072616-1</b>	Pks/Rec-Science Week Craft Supplies	06/28/2016	\$3.69
200		<b>AD072616-10</b>	Pks/Rec-Adobe ID Creative	07/11/2016	\$29.99
201		<b>AD072616-11</b>	Pks/Rec-Cooking	07/12/2016	\$85.55
202		<b>AD072616-12</b>	Pks/Rec-Outdoor Pursuits	07/12/2016	\$330.00
203		<b>AD072616-13</b>	Pks/Rec-Outdoor Pursuits	07/19/2016	\$400.00
204		<b>AD072616-14</b>	Pks/Rec-Outdoor Pursuits	07/19/2016	\$264.00
205		<b>AD072616-15</b>	Pks/Rec-Domain Name Renewal	07/24/2016	\$30.34
206		<b>AD072616-2</b>	Pks/Rec-Camp Movie Tickets	06/29/2016	\$2,308.00
207		<b>AD072616-3</b>	Pks/Rec-Camp Craft Supplies	06/29/2016	\$133.92
208		<b>AD072616-4</b>	Pks/Rec-Pizza's for Camps	07/01/2016	\$875.00
209		<b>AD072616-5</b>	Pks/Rec-Credit Refund	07/03/2016	-\$26.00
210		<b>AD072616-6</b>	Pks/Rec-Camp Choo Choo Supplies	07/05/2016	\$22.59
211		<b>AD072616-7</b>	Pks/Rec-Camp Supplies	07/05/2016	\$4.78
212		<b>AD072616-8</b>	Pks/Rec-Camp Supplies	07/06/2016	\$8.33
213		<b>AD072616-9</b>	Pks/Rec-Cooking Around Town	07/08/2016	\$385.00
214		<b>BS072616-1</b>	FD-Fan Blower, Machete, Organizers, Pest Spray	06/27/2016	\$301.96
215		<b>BS072616-2</b>	FD-Chalkline Reel, Nails, Spinner Handle, Pocket Light, Trowel	07/02/2016	\$70.68



	A	B	C	D	E
216		<b>BS072616-3</b>	FD-Office Supplies	07/07/2016	\$66.02
217		<b>BS072616-4</b>	FD-Ice Subs, Fan, Coolers, Phone Case	07/14/2016	\$160.60
218		<b>BS072616-5</b>	FD-Flat Rate Informer Repair	07/22/2016	\$195.00
219		<b>CS072616-1</b>	FD-Explorer Fire College Expenses	07/07/2016	\$1,211.47
220		<b>CS072616-2</b>	FD-Technician Event Fee	07/08/2016	\$525.00
221		<b>CS072616-3</b>	FD-Elevator Key Set	07/13/2016	\$1,001.94
222		<b>DG072616-1</b>	IT-Online Backups	07/03/2016	\$67.92
223		<b>DG072616-2</b>	IT-Callout System	07/11/2016	\$108.00
224		<b>FS072616-1</b>	Wtr-Phone Case	07/21/2016	\$89.99
225		<b>GG072616-1</b>	Admin-IL Municipal League Fees	07/11/2016	\$310.00
226		<b>HB072616-1</b>	PW-Dues	07/13/2016	\$61.36
227		<b>JF072616-1</b>	Pks/Rec,Sportspark-Training Manuals, MultiSized Door Closer, Brk	06/30/2016	\$617.91
228		<b>JF072616-2</b>	Sportspark-NALP Annual Membership Dues	07/06/2016	\$125.00
229		<b>JF072616-3</b>	Sportspark-Baseball Field Mgt Course/Certificate	07/06/2016	\$550.00
230		<b>JF072616-4</b>	Pks/Rec-Esri ArcGIS Desktop Tng	07/13/2016	\$225.00
231		<b>JS072616-1</b>	CDD-Plan Review and Inspection/Truran, Chad	06/29/2016	\$27.37
232		<b>JS072616-2</b>	CDD-Svc on 2007 Prius, Unit 37	07/20/2016	\$56.71
233		<b>JW072616-1</b>	EMS-Conference Registration	07/07/2016	\$1,240.00
234		<b>KP072616-1</b>	Sportspark-When I Work Super Plan	07/09/2016	\$148.52
235		<b>KP072616-2</b>	Sportspark-Medium Scoops	07/20/2016	\$43.98
236		<b>MAF072616-1</b>	Admin-Calendar	06/29/2016	\$14.75
237		<b>MAF072616-2</b>	Admin-License Plate Tags for PD	07/02/2016	\$310.11
238		<b>MAF072616-3</b>	Admin-Conference Lodging, Meals	07/14/2016	\$369.91
239		<b>MJH072616-1</b>	Sportspark,Pool-Shelving, Shelves, Absorbent Powder, Folders	06/28/2016	\$659.39
240		<b>MJH072616-2</b>	Pks/Rec-Office Supplies	06/28/2016	\$247.84
241		<b>MJH072616-3</b>	Pks/Rec-Dev Strat GameOn Meeting Luncheon	06/28/2016	\$25.65
242		<b>MJH072616-4</b>	Pks/Rec-GSI Game On Rush	07/06/2016	\$49.52
243		<b>MK072616-1</b>	Lib-Shipping	06/27/2016	\$139.57
244		<b>MK072616-2</b>	Lib-Office Supplies	07/29/2016	\$65.98
245		<b>MK072616-3</b>	Lib-Name Tags	07/21/2016	\$13.40
246		<b>MS072616-1 Lib</b>	Lib-Facebook Ad	06/30/2016	\$45.41
247		<b>MS072616-2 Lib</b>	Lib-Computer Service	07/01/2016	\$5.00
248		<b>MS072616-3 Lib</b>	Lib-Luncheon Meeting	07/07/2016	\$21.77
249		<b>MS072616-4 Lib</b>	Lib-Office Supplies	07/12/2016	\$81.15
250		<b>MS072616-5 Lib</b>	Lib-Luncheon Meeting	07/15/2016	\$18.22
251		<b>NM072616-1</b>	Pks/Rec-Facebook Ad	06/30/2016	\$8.90
252		<b>NM072616-2</b>	Pks/Rec-Soccer Shorts	07/06/2016	\$23.50
253		<b>NM072616-3</b>	Pks/Rec-Camp Pizza	07/22/2016	\$240.00
254		<b>OPD072616-1</b>	PD-Police Chief for a Day Treats	06/30/2016	\$58.18
255		<b>OPD072616-2</b>	PD-Hobble Straps	07/13/2016	\$391.06
256		<b>OPD072616-3</b>	PD-LECC Fund	07/21/2016	\$125.00
257		<b>PPC072616-1</b>	Pool-Swin Suits	06/29/2016	\$116.40
258		<b>PPC072616-2</b>	Pks/Rec-Aquaport Group Permit 2016	06/29/2016	\$50.00

	A	B	C	D	E	
259		PPC072616-3	Pks/Rec-Fire Stick Monitor	07/14/2016	\$37.18	
260		PPC072616-4	{lsRec-Camp Art Supplies	07/15/2016	\$30.50	
261		PPC072616-5	Pks/Rec-Camp Art Supplies	07/15/2016	\$16.87	
262		PPC072616-6	Pks/Rec-NRPA School	07/15/2016	\$1,598.64	
263		RJ072616-1	Lib-Program Refreshments	06/28/2016	\$7.63	
264		RJ072616-2	Lib-Netflix Subscription	06/29/2016	\$11.99	
265		RJ072616-3	Lib-Program Luncheon	07/05/2016	\$62.42	
266		RJ072616-4	lib-materials	07/05/2016	\$100.62	
267		RJ072616-5	Lib-Sign Stands	07/13/2016	\$107.00	
268		RJ072616-6	lib-materials	07/18/2016	\$142.39	
269		RJ072616-7	lib-materials	07/19/2016	\$14.97	
270		RJ072616-8	Lib-Program Supplies	07/19/2016	\$107.58	
271		RJ072616-9	Lib-Roku	07/23/2016	\$159.34	
272		RS072616-1	PD-FBI Academy Charges	07/25/2016	\$1,691.17	
273		SE072616-1	Admin-Wall St Journal Subscription	07/07/2016	\$32.99	
274		SE072616-2	Admin-IGFOA Registration	07/07/2016	\$520.00	
275		SE072616-3	Admin-IGFOA Meals	07/21/2016	\$167.93	
276		TD072616-1	IT-Supplies, Mounting Hardware, Network Mounting	06/29/2016	\$37.99	
277		TD072616-2	IT-Airfare to New World Conference	07/07/2016	\$316.20	
278		TR072616-1	Lib-Program Supplies	06/27/2016	\$124.87	
279		TR072616-2	Lib-Program Supplies	07/05/2016	\$42.53	
280		TR072616-3	lib-materials	07/09/2016	\$229.71	
281		TR072616-4	Lib-Program Supplies	07/09/2016	\$32.70	
282		TS072616-1	CDD-2016/17 Community Membership Program	07/06/2016	\$100.00	
283		TS072616-2	CDD-ICSC Luncheon Program	07/06/2016	\$70.00	
284		WD072616-1	Admin-IML Meal	06/30/2016	\$9.46	
285		WD072616-2	Admin-ICSC Registration	07/06/2016	\$35.00	
286		WD072616-3	Admin-SWICMA Meeting	07/07/2016	\$50.20	
287		WD072616-4	Admin-Rotary Club Dues	07/18/2016	\$214.00	
288		WD072616-5	Admin-ICMA Confirmation	07/25/2016	\$755.00	
289		WD072616-6	Admin-IML Registration	07/25/2016	\$310.00	
290		<b>Commerce Bank Total</b>			<b>\$22,277.21</b>	
291		<b>Commonwealth Soccer Club</b>	<b>071916</b>	Pks/Rec-Rise: The Commonwealth Showcase Tournament	07/19/2016	\$575.00
292		<b>Commonwealth Soccer Club Total</b>			<b>\$575.00</b>	
293		<b>Communication Revolving Fund</b>	<b>T1644335</b>	PD-Communication Charges	07/21/2016	\$1,483.32
294		<b>Communication Revolving Fund Total</b>			<b>\$1,483.32</b>	
295		<b>Community Wholesale Tire Inc</b>	<b>8991647</b>	Strts-Tires	08/01/2016	\$1,125.44
296		<b>Community Wholesale Tire Inc Total</b>			<b>\$1,125.44</b>	
297		<b>Cost Recovery Corp</b>	<b>072816</b>	Monthly Contingency Fees	07/28/2016	\$2,022.35
298		<b>Cost Recovery Corp Total</b>			<b>\$2,022.35</b>	
299		<b>Cunningham, Vogel &amp; Rost PC</b>	<b>90220</b>	PD-Police Dept Issues	07/31/2016	\$4,307.50
300		<b>Cunningham, Vogel &amp; Rost PC Total</b>			<b>\$4,307.50</b>	
301		<b>DALLNER, ANDREW</b>	<b>FY17-HS</b>	FY2017 Healthy Spending Reimbursement	07/26/2016	\$75.00

	A	B	C	D	E
302	<b>DALLNER, ANDREW Total</b>				<b>\$75.00</b>
303	<b>Datamax Office Systems</b>	<b>1221213</b>	Contract CN912-02	07/29/2016	\$32.44
304		<b>1228171</b>	Contract CN6537-01	08/08/2016	\$2.70
305	<b>Datamax Office Systems Total</b>				<b>\$35.14</b>
306	<b>Datamax STL Leasing</b>	<b>L306309035</b>	IT Plotter Lease	08/05/2016	\$254.56
307		<b>L306707004</b>	Lease 3-06707	08/05/2016	\$177.06
308	<b>Datamax STL Leasing Total</b>				<b>\$431.62</b>
309	<b>Davis, Thomas</b>	<b>Jul 2016</b>	Reimb/Cell Phone Charges	08/04/2016	\$45.00
310	<b>Davis, Thomas Total</b>				<b>\$45.00</b>
311	<b>DELL</b>	<b>XK15DCR13</b>	EconDev-Employee Computer Procurement/Grau, Amie	07/27/2016	\$1,075.72
312	<b>DELL Total</b>				<b>\$1,075.72</b>
313	<b>DP Golf Center Inc</b>	<b>6156-6142</b>	Pks/Rec-Mini Camp Golf, Mini Camp Advanced	08/10/2016	\$1,582.50
314	<b>DP Golf Center Inc Total</b>				<b>\$1,582.50</b>
315	<b>Drury Development Corporation</b>	<b>Jun 2016</b>	June 2016 Rebate Agreement	07/29/2016	\$5,697.93
316	<b>Drury Development Corporation Total</b>				<b>\$5,697.93</b>
317	<b>Dutch Hollow Janitor</b>	<b>201621</b>	Pks/Rec-Paper Towels	07/26/2016	\$90.95
318		<b>201660</b>	CityHall-Air Freshners, Paper Towels	07/28/2016	\$169.99
319		<b>201886</b>	Strts,Wtr-Multifold Towel Scott	08/05/2016	\$120.39
320	<b>Dutch Hollow Janitor Total</b>				<b>\$381.33</b>
321	<b>Econ-O-Johns LLC</b>	<b>J-93535</b>	Pks/Rec-Rental Unit	07/18/2016	\$90.00
322		<b>J-93536</b>	Cemetery-Rental Units	07/18/2016	\$90.00
323	<b>Econ-O-Johns LLC Total</b>				<b>\$180.00</b>
324	<b>EJ Equipment Inc</b>	<b>P02574</b>	Swr-Cable Assy	07/26/2016	\$161.54
325		<b>P02614</b>	Swr-Freight	08/01/2016	\$58.19
326	<b>EJ Equipment Inc Total</b>				<b>\$219.73</b>
327	<b>Emergency Communications Network</b>	<b>ECN-024027</b>	PW,PD/EMS-Annual CodeRED Extension	07/29/2016	\$9,150.00
328	<b>Emergency Communications Network Total</b>				<b>\$9,150.00</b>
329	<b>ERB Equipment/Mitchell</b>	<b>161335</b>	Strts-Labor, Nonclay High Te	08/01/2016	\$132.30
330	<b>ERB Equipment/Mitchell Total</b>				<b>\$132.30</b>
331	<b>Express Medical Care LLC</b>	<b>4588</b>	Strts-Urine Drug Screen/Karras, Robert	06/21/2016	\$45.00
332		<b>4633</b>	IT-Urine Drug Screen/Quinn, Chad	07/06/2016	\$45.00
333		<b>4704</b>	EMS-Physical/Signorotti, Gregg	07/18/2016	\$226.00
334		<b>4724</b>	EMS-Physical/Metz, Chad	07/20/2016	\$226.00
335		<b>4728</b>	EMS-Physical/Bennett, Jacob	07/20/2016	\$226.00
336		<b>4738</b>	EMS-Physical/Newcomb, Curtis	07/21/2016	\$226.00
337		<b>4741</b>	EMS-Physical/Muskopf, Gregory	07/21/2016	\$226.00
338	<b>Express Medical Care LLC Total</b>				<b>\$1,220.00</b>
339	<b>Fastenal Company</b>	<b>ILBEL73608</b>	PW-Safety Supplies	07/27/2016	\$154.53
340		<b>ILBEL73609</b>	PW-Safety Supplies	07/27/2016	\$391.05
341		<b>ILBEL73678</b>	PW-Safety Supplies	08/05/2016	\$104.51
342	<b>Fastenal Company Total</b>				<b>\$650.09</b>
343	<b>Four Seasons Dist</b>	<b>50330</b>	Sportspark-Concession Foods	07/19/2016	\$1,125.50
344		<b>50335</b>	Pool-Concession Foods	07/19/2016	\$45.00

	A	B	C	D	E
345	Four Seasons Dist	50448	Sportspark-Concession Foods	08/02/2016	\$555.25
346	<b>Four Seasons Dist Total</b>				<b>\$1,725.75</b>
347	Fource Group, The	35	Pks/Rec-Summer Program T Shirts	05/27/2016	\$209.00
348		46	Pks/Rec-Fall Program Website	07/01/2016	\$2,800.00
349		47	Pks/Rec-Digital Media	07/01/2016	\$300.00
350		61	Pks/Rec-Digital Media	07/01/2016	\$550.00
351		62	Pks/Rec-Digital Media	07/01/2016	\$300.00
352		63	Pks/Rec-Digital Media	07/01/2016	\$1,500.00
353		64	Pks/Rec-Digital Media	07/01/2016	\$450.00
354		77	Pks/Rec-Kixx Website Rebuild	09/08/2016	\$3,500.00
355	<b>Fource Group, The Total</b>				<b>\$9,609.00</b>
356	Frank, Jamie	0424-052316	Reimb/Cell Phone Charges	05/23/2016	\$45.00
357		0524-62316	Reimb/Cell Phone Charges	06/23/2016	\$45.00
358		0624-072316	Reimb/Cell Phone Charges	07/23/2016	\$45.00
359	<b>Frank, Jamie Total</b>				<b>\$135.00</b>
360	FS Turf Solutions	21791	Pks/Rec-Field Marking Chalk	07/18/2016	\$237.60
361	<b>FS Turf Solutions Total</b>				<b>\$237.60</b>
362	Funk, Dale M	16-186	CDD-115 Elm St Demolition (12/30/15-7/8/16)	07/25/2016	\$1,976.50
363		16-257	EMS-Mutual Aid Ambulance Service (6/28-7/15/16)	07/22/2016	\$322.50
364		16-260	Admin-Dorman FOIA Requests (7/12/15)	07/26/2016	\$187.50
365		Aug 2016	Attorney Retainer Fee	08/04/2016	\$2,250.00
366		Traffic #16-150	PD-Traffic/Misdemeanor Disposition	07/12/2016	\$187.50
367		Traffic #16-151	PD-Traffic/Misdemeanor Disposition	07/25/2016	\$487.50
368	<b>Funk, Dale M Total</b>				<b>\$5,411.50</b>
369	Fussell, Samuel	0327-042616	Reimb/Cell Phone Charges	04/26/2016	\$30.00
370	<b>Fussell, Samuel Total</b>				<b>\$30.00</b>
371	Gempler's	CM056210	Sportspark-Return Credit	07/27/2016	-\$235.25
372		SI02706570	Pks/Rec-No Parking Signs	07/14/2016	\$194.80
373		SI02745347	Pks/Rec-Handicap Parking Signs at RSPK	07/29/2016	\$111.25
374		SI02747355	Pks/Rec-Barricades, Chainsaw Champs, Poison Ivy First Aid	07/29/2016	\$362.40
375		SI02753473	Pks/Rec-55 Gal Drum Pump to Dispose Chemicals	08/02/2016	\$114.25
376		SI02766945	Pks/Rec,Sportspark-Traffic Control & Safety Supplies	08/05/2016	\$589.75
377	<b>Gempler's Total</b>				<b>\$1,137.20</b>
378	Getty Up 3 Inc	1112	Pks/Rec-Camp Lundhes (0711-080416)	07/11/2016	\$1,168.00
379		1113	Pool, Pks/Rec-Pool Ice Cream, Camp Lunches	07/11/2016	\$26.65
380		1114	Pool, Pks/Rec-Pool Ice Cream, Camp Snacks	07/18/2016	\$29.40
381		1115	Pool-Pool Ice Cream	08/01/2016	\$20.25
382	<b>Getty Up 3 Inc Total</b>				<b>\$1,244.30</b>
383	Gifts for Individuals LLC	24288	Admin-Name Tag for Alderman Gilreath	07/19/2016	\$11.00
384	<b>Gifts for Individuals LLC Total</b>				<b>\$11.00</b>
385	Gonzalez Office Products	200399676-1	CC,Upstairs-Office Supplies	07/27/2016	\$56.23
386		200401484-1	Wtr-Colored Copy Paper	08/01/2016	\$13.66
387	<b>Gonzalez Office Products Total</b>				<b>\$69.89</b>



	A	B	C	D	E
388	Goodall Truck Testing	814	Pks/Rec-Safety Inspection for Bus	05/25/2016	\$33.00
389	<b>Goodall Truck Testing Total</b>				<b>\$33.00</b>
390	Graham, Gary	080216	Travel Reimb Request/Economy Development	08/02/2016	\$681.20
391	<b>Graham, Gary Total</b>				<b>\$681.20</b>
392	Grand Rental Station	69038	Strts-Walkbehind Saw	07/26/2016	\$55.00
393		69189	Strts-Walkbehind Saw	07/29/2016	\$55.00
394		69383	Swr-Power Buggy	08/04/2016	\$95.00
395	<b>Grand Rental Station Total</b>				<b>\$205.00</b>
396	Green Machine Lawn & Landscaping, The	080816-12A	Municipal Mowing Contract/C1 Sites	08/08/2016	\$1,032.00
397		080816-12B	Lawn Landscaping, Various Locations	08/08/2016	\$2,485.00
398	<b>Green Machine Lawn &amp; Landscaping, The Total</b>				<b>\$3,517.00</b>
399	Green, Rockie	0608-070716	Reimb/Cell Phone Charges	07/07/2016	\$30.00
400	<b>Green, Rockie Total</b>				<b>\$30.00</b>
401	GSI Sports	414977	Pks/Rec-2016 GSI College Showcase	06/23/2016	\$950.00
402	<b>GSI Sports Total</b>				<b>\$950.00</b>
403	H & G/Schultz Door	700105	Sportspark-Building Door Locks	07/25/2016	\$900.00
404		700198	Wtr-Electronic Trim, Carpenter Door	07/27/2016	\$1,495.39
405		700209	Wtr-Carpenter Service	07/28/2016	\$190.00
406	<b>H &amp; G/Schultz Door Total</b>				<b>\$2,585.39</b>
407	H & M Backhoe Services Inc	063016-#4	PropS-Southview Subdivision Drainage Rehab	06/30/2016	\$27,396.53
408	<b>H &amp; M Backhoe Services Inc Total</b>				<b>\$27,396.53</b>
409	Hach Company	10031468	Wtr, WWTP-Lab Supplies	07/25/2016	\$966.64
410		10033819	Wtr,WWTP-Lab Supplies	07/26/2016	\$559.80
411		10035389	Wtr,WWTP-Lab Supplies	07/26/2016	\$237.20
412		10037262	WWTP,Wtr-Lab Supplies	07/27/2016	\$564.00
413		10042161	Wtr,WWTP-Lab Supplies	08/01/2016	\$282.00
414		10042377	WWTP-Lab Supplies	08/01/2016	\$177.84
415	<b>Hach Company Total</b>				<b>\$2,787.48</b>
416	Hawkins Inc	3927765 RI	Wtr-Azone 15, EPA Reg No 7870-5	07/25/2016	\$3,958.58
417	<b>Hawkins Inc Total</b>				<b>\$3,958.58</b>
418	HD Supply Waterworks Ltd	F869000	Wtr-Valve Box, ACC, Coupling	07/26/2016	\$501.82
419		F912160	Wtr-Soft Copper Tubing	08/03/2016	\$387.60
420		F924364	Swr-Strongback Coupling	08/04/2016	\$86.08
421		F929660	Swr-Solvent Weld, PVC Swr Pipe, Bushing	07/05/2016	\$148.72
422	<b>HD Supply Waterworks Ltd Total</b>				<b>\$1,124.22</b>
423	Henricksen and Company Inc	595688	FD-Motivate Felt Glides for HD Stacker	07/26/2016	\$515.71
424	<b>Henricksen and Company Inc Total</b>				<b>\$515.71</b>
425	Henry, Bill	July 2016	July 2016 Mileage Reimb	08/08/2016	\$147.96
426	<b>Henry, Bill Total</b>				<b>\$147.96</b>
427	Heros in Style	147171	FD-Uniforms/White, B	02/29/2016	\$220.40
428		149166	FD-Uniforms/Henson, T	05/05/2016	\$422.85
429		149168	FD-Uniforms/Brantley, N	05/05/2016	\$155.99
430		151472	PD-Lucite Pocket Badge, Name Tag, Badge Shield	07/25/2016	\$279.60

	A	B	C	D	E
431	<b>Heros in Style</b>	<b>151703</b>	FD-Uniforms/Flaiz, R	08/03/2016	\$118.90
432		<b>151712</b>	FD-Uniforms/Meek, C	08/03/2016	\$217.84
433		<b>151775</b>	FD-Uniforms/Gass, B	08/04/2016	\$118.90
434	<b>Heros in Style Total</b>				<b>\$1,534.48</b>
435	<b>Home Depot, The</b>	<b>1010743</b>	Pks/Rec-Caulk for Sinks & Fountains	07/26/2016	\$18.21
436		<b>1014420</b>	Sportspark-Pitching Mound Repair	07/06/2016	\$42.81
437		<b>10846</b>	Pks/Rec-Loft Shelves	07/27/2016	\$81.14
438		<b>4190668</b>	Pks/Rec-Paint Supplies for Parking Lot	07/13/2016	\$32.84
439		<b>5010257</b>	Sportspark-Irrigation Supplies	07/22/2016	\$49.91
440		<b>5023816</b>	Sportspark-Tin SW Kit, Drive Set	06/22/2016	\$53.52
441		<b>7013765</b>	Pool-Blinds, Toilet Seat	06/30/2016	\$68.13
442		<b>7013774</b>	Strts-Ear Plugs	06/30/2016	\$14.88
443		<b>7013814</b>	Pks/Rec-Umbrella Base, Drill, Battery Charger, Dolly	06/30/2016	\$158.10
444	<b>Home Depot, The Total</b>				<b>\$519.54</b>
445	<b>Homefield Energy</b>	<b>96449416071</b>	Monthly Utilities	07/29/2016	\$38,694.41
446	<b>Homefield Energy Total</b>				<b>\$38,694.41</b>
447	<b>Horner &amp; Shifrin Inc</b>	<b>071016-#12</b>	St E's-Survey's, Plans	07/10/2016	\$17,863.14
448		<b>51461</b>	St E's-N Green Mount Rd PS&E	08/01/2016	\$22,904.00
449		<b>51469</b>	Fac-City Hall Generator	08/02/2016	\$6,250.00
450	<b>Horner &amp; Shifrin Inc Total</b>				<b>\$47,017.14</b>
451	<b>Hughes Customat Inc</b>	<b>75978</b>	IT-Mat Service	07/12/2016	\$16.16
452		<b>77649</b>	Strts, Wtr-Mat Service	07/26/2016	\$44.61
453		<b>77650</b>	IT-Mat Service	07/26/2016	\$16.16
454		<b>77653</b>	Swr-Mat Service	07/26/2016	\$36.81
455		<b>79326</b>	IT-Mat Service	08/09/2016	\$16.16
456	<b>Hughes Customat Inc Total</b>				<b>\$129.90</b>
457	<b>Hutchison, Mary Jeanne</b>	<b>0229-073116</b>	Mileage Reimb (02/19/16-07/31/16)	07/31/2016	\$859.68
458	<b>Hutchison, Mary Jeanne Total</b>				<b>\$859.68</b>
459	<b>I Scream U Scream</b>	<b>643477</b>	Sportspark-Concession Foods	07/22/2016	\$862.50
460		<b>817761</b>	Pool-Concession Foods	07/29/2016	\$105.00
461		<b>817762</b>	Pool-Concession Foods	07/30/2016	\$75.00
462	<b>I Scream U Scream Total</b>				<b>\$1,042.50</b>
463	<b>IL Dept of Transportation</b>	<b>109939</b>	MFT-Milburn School Rd/Simmons/Fairwood Hills Roundabout	07/01/2016	\$41,476.44
464	<b>IL Dept of Transportation Total</b>				<b>\$41,476.44</b>
465	<b>IL EPA</b>	<b>071416-#36</b>	Water Revolving Fund	07/14/2016	\$11,086.01
466	<b>IL EPA Total</b>				<b>\$11,086.01</b>
467	<b>Illinois Central School Bus</b>	<b>390-00793</b>	Pks/Rec-Zoo Charter	06/30/2016	\$742.00
468		<b>390-00799</b>	Pks/Rec-Carlyle, Aquaport Charters	07/31/2016	\$2,198.97
469	<b>Illinois Central School Bus Total</b>				<b>\$2,940.97</b>
470	<b>Isum, Brandon</b>	<b>0412-051116</b>	Reimb/Cell Phone Charges	05/11/2016	\$30.00
471		<b>0412-061116</b>	Reimb/Cell Phone Charges	06/11/2016	\$30.00
472		<b>0612-071116</b>	Reimb/Cell Phone Charges	07/11/2016	\$30.00
473	<b>Isum, Brandon Total</b>				<b>\$90.00</b>

	A	B	C	D	E
474	Jack Schmitt Premium Carwash	CW7012016	PD-Car Washes	07/01/2016	\$16.18
475		CW7062016	PD-Car Wash	07/06/2016	\$26.99
476		CW7072016	PD,FD-Car Washes	07/07/2016	\$16.18
477		CW7082016	PD-Car Wash	07/08/2016	\$26.99
478		CW7122016	PD-Car Wash	07/12/2016	\$8.09
479		CW7132016	EMS-Car Wash	07/13/2016	\$29.99
480		CW7142016	PD-Car Wash	07/14/2016	\$8.09
481		CW7152016	PD-Car Wash	07/15/2016	\$8.09
482		CW7182016	Eng, FD-Car Washes	07/18/2016	\$30.58
483		CW7192016	FD-Car Wash	07/19/2016	\$8.09
484		CW7272016	PD-Car Washes	07/27/2016	\$27.87
485		CW7282016	PD-Car Wash	07/28/2016	\$8.09
486	<b>Jack Schmitt Premium Carwash Total</b>				<b>\$215.23</b>
487	Johnson, Michelle L	6276	Pks/Rec-Zumba	08/09/2016	\$105.00
488	<b>Johnson, Michelle L Total</b>				<b>\$105.00</b>
489	Kentucky Fire Juniors	071416	Pks/Rec-Kentucky Fire Invitational Tournament	07/14/2016	\$650.00
490	<b>Kentucky Fire Juniors Total</b>				<b>\$650.00</b>
491	Kiplinger Tax Letter	80216-3585971603	Admin-Annual Subscription Renewal	07/31/2016	\$59.00
492	<b>Kiplinger Tax Letter Total</b>				<b>\$59.00</b>
493	Knapheide Truck Equipment Ctr	SLJ32114	Strts-Prewewt/Muncie MESP300	07/27/2016	\$7,472.00
494		SLS44610	Strts-Oil Gauge	07/29/2016	\$92.28
495	<b>Knapheide Truck Equipment Ctr Total</b>				<b>\$7,564.28</b>
496	Korte & Luitjohn Construction	062016-#4	Wtr-Union Hill Water Main	06/20/2016	\$24,151.00
497	<b>Korte &amp; Luitjohn Construction Total</b>				<b>\$24,151.00</b>
498	Kuhlmann Design Group Inc	61688	MFT-Ashland Ave Extension	07/08/2016	\$4,680.00
499	<b>Kuhlmann Design Group Inc Total</b>				<b>\$4,680.00</b>
500	Lake Contracting Inc	072816-#1	PropS-2016 Concrete Repair	07/28/2016	\$79,188.62
501	<b>Lake Contracting Inc Total</b>				<b>\$79,188.62</b>
502	Lickenbrock & Sons Inc	44053	Wtr-Expanded Metal Grate, Steel Bar	08/02/2016	\$262.65
503		44086	Sportspark-Bars, Rebar for Shade Structures	08/08/2016	\$21.14
504		44088	Strts-Central Park Road Patch	08/08/2016	\$85.20
505	<b>Lickenbrock &amp; Sons Inc Total</b>				<b>\$368.99</b>
506	Lowenbaum Partnership LLC	82814	PD-FOP Consolidation Issues	07/31/2016	\$14,518.75
507	<b>Lowenbaum Partnership LLC Total</b>				<b>\$14,518.75</b>
508	Luby Equipment Services	P09827	WWTP-Megacrimis	07/27/2016	\$21.32
509	<b>Luby Equipment Services Total</b>				<b>\$21.32</b>
510	MAC Electric Inc	3905	Sportspark-Svc Call for Tripping Outlet in Concession Stand	07/28/2016	\$190.00
511		3908	Caboose-Svc Call	07/28/2016	\$161.56
512		3909	FD-Replace Broken Light at Engine House Marquee	07/29/2016	\$726.40
513	<b>MAC Electric Inc Total</b>				<b>\$1,077.96</b>
514	Maclair Asphalt Sales LLC	1042	MFT-EZ Street	08/01/2016	\$233.91
515		1067	MFT-EZ Street	08/08/2016	\$518.67
516	<b>Maclair Asphalt Sales LLC Total</b>				<b>\$752.58</b>

	A	B	C	D	E
517	Maxson Services	7831	Pks/Rec-DeWinterization	03/24/2016	\$283.90
518		9361	PD/EMS-Remove and Repl Urinal from Men's Locker Room	07/13/2016	\$199.00
519	<b>Maxson Services Total</b>				<b>\$482.90</b>
520	McBeth, Nathan	FY17-HS	FY2017 Healthy Spending Reimbursement	07/26/2016	\$75.00
521	<b>McBeth, Nathan Total</b>				<b>\$75.00</b>
522	Meineke Car Care Center	25608	CDD-Lower Ball Joint, Labor, Front Wheel Alignment, Unit 34	06/23/2016	\$750.54
523	<b>Meineke Car Care Center Total</b>				<b>\$750.54</b>
524	Menard Inc	9466	Wtr-Electronic Fuse, Paste, Acid Brush, Solder, Adapters, Etc	08/01/2016	\$117.60
525		9567	Wtr-Massive Mouth Bag, Stowaway's, Modular Tote	08/02/2016	\$75.44
526	<b>Menard Inc Total</b>				<b>\$193.04</b>
527	Meurer Brothers Inc	72689	Pks/Rec-Section Down Dead Trees and Remove Limbs	08/10/2016	\$3,500.00
528	<b>Meurer Brothers Inc Total</b>				<b>\$3,500.00</b>
529	Microbiologics Inc	697125	WWTP-Proteus Mirabilis	07/25/2016	\$771.08
530	<b>Microbiologics Inc Total</b>				<b>\$771.08</b>
531	Midwest Meter Inc	80259-IN	Wtr-Meter Bases	08/02/2016	\$994.88
532		80260-IN	Wtr-Compound Series Base, Itron Conn, Strainer, Encoders, Etc	08/02/2016	\$6,822.29
533	<b>Midwest Meter Inc Total</b>				<b>\$7,817.17</b>
534	Midwest Municipal Supply	153811	Wtr-Fir, Custom Setter, Saddle	07/27/2016	\$2,755.00
535	<b>Midwest Municipal Supply Total</b>				<b>\$2,755.00</b>
536	Midwest Pool & Court Co	63570	Pool-Axiall, Rainbow Floating Therm	07/26/2016	\$289.25
537	<b>Midwest Pool &amp; Court Co Total</b>				<b>\$289.25</b>
538	Mike's Pool & Spa Service Inc	10120	Pool-Clarifier	08/01/2016	\$18.89
539		10228	Wtr-Schedule 80 Nipple	09/08/2016	\$9.99
540	<b>Mike's Pool &amp; Spa Service Inc Total</b>				<b>\$28.88</b>
541	Municipal Emergency Svcs	IN1050804	FD-Air Sample Kit Grade D	07/28/2016	\$360.00
542	<b>Municipal Emergency Svcs Total</b>				<b>\$360.00</b>
543	MVI Inc	6003236	Wtr/Swr-SCADA Services	08/01/2016	\$2,600.00
544		6003241	Wtr-Control Panel Power Supplies	08/01/2016	\$687.40
545		6003374	Wtr/Swr-SCADA Services	08/08/2016	\$2,340.00
546	<b>MVI Inc Total</b>				<b>\$5,627.40</b>
547	National Association of School Resource	50894-081016	PD-Member Renewal Notice/Spanley, John J	08/10/2016	\$40.00
548	<b>National Association of School Resource Officers Total</b>				<b>\$40.00</b>
549	News Democrat	0627-073116	Strts-Acct 2132600 Advertisement Pmt	07/31/2016	\$362.85
550		8303259-072816	PD/EMS-Subscription Renewal	07/28/2016	\$143.00
551	<b>News Democrat Total</b>				<b>\$505.85</b>
552	Niebruegge, Linda	072916	Strts-Temporary Construction Easement	07/29/2016	\$1,220.00
553	<b>Niebruegge, Linda Total</b>				<b>\$1,220.00</b>
554	O'Brien Tire & Service Ctr Inc	177621	Strts-Parts/Service on John Deere Loader	07/12/2016	\$166.00
555	<b>O'Brien Tire &amp; Service Ctr Inc Total</b>				<b>\$166.00</b>
556	O'Fallon Fire Dept	11801	Reimb/Food	07/26/2016	\$7.08
557		4074	Reimb/Food for Interstate 64 Tractor Trailer Fire	07/28/2016	\$107.14
558		7148	Reimb/Food	07/25/2016	\$194.42
559	<b>O'Fallon Fire Dept Total</b>				<b>\$308.64</b>

	A	B	C	D	E
560	O'Fallon Tire Center	13252	Sportspark-Tire Repair	07/26/2016	\$40.00
561	<b>O'Fallon Tire Center Total</b>				<b>\$40.00</b>
562	O'Reilly Auto Parts	1151-180686	EMS-Caribiner	07/28/2016	\$9.95
563		1151-179078	Strts-Master Cylinder	07/19/2016	\$111.72
564		1151-179379	Strts-Oil Filter, Separator, Fuel Filter	07/21/2016	\$62.12
565		1151-179382	Strts-Hyd Filter, Oil Filters, Air Filter	07/21/2016	\$83.34
566		1151-179388	Strts-Air Filters	07/21/2016	\$36.74
567		1151-179557	Strts-Fuel Filters	07/22/2016	\$33.02
568		1151-179606	Strts-O Ring	07/22/2016	\$5.58
569		1151-180128	FD-Ratchet	07/25/2016	\$63.98
570		1151-180257	Strts-Disc Pad Set, Ceramic Pad, Brake Rotor	07/26/2016	\$146.91
571		1151-180327	Strts-JB Stik	07/26/2016	\$6.99
572		1151-180341	Strts-Brake Rotor	07/26/2016	\$41.10
573		1151-180463	Strts-Flare Fitting	07/27/2016	\$3.22
574		1151-180513	FD-Return Credit	07/27/2016	-\$63.98
575		1151-180516	FD-Fog Capsule	07/27/2016	\$42.00
576		1151-180540	Strts-Micro V Belt	07/27/2016	\$32.38
577		1151-180670	FD-Battery	07/28/2016	\$94.62
578		1151-180770	Strts-Oil Filters, Fuel Filters	07/28/2016	\$54.42
579		1151-181379	PD-Vacuum Caps	07/31/2016	\$3.29
580		1151-181681	Strts-Pad Spreader, Dex Brk Pads	08/02/2016	\$82.99
581		1151-182030	Strts-Protectant, Brush, Battery	08/04/2016	\$93.22
582		1151-182061	Strts- Po; Filters, Fuel Filter	08/04/2016	\$16.56
583		1151-182070	FD-Door Molding, Wire Loom	08/04/2016	\$2.50
584		1151-182241	Strts-Grease Fitting	08/05/2016	\$7.99
585		1151-182323	Strts-Oil Filters, String Insert	08/05/2016	\$21.94
586	<b>O'Reilly Auto Parts Total</b>				<b>\$992.60</b>
587	Packard, Rachael A	6318	Pks/Rec-Vinyasa Yoga	08/09/2016	\$112.00
588	<b>Packard, Rachael A Total</b>				<b>\$112.00</b>
589	Paragon Micro Inc	724729	IT-Firewall License	07/14/2016	\$324.99
590		726162	Wtr-French Village Firewell License	07/25/2016	\$704.98
591		726752	IT-Power Adapter	07/27/2016	\$20.99
592	<b>Paragon Micro Inc Total</b>				<b>\$1,050.96</b>
593	Pepsi Cola Inc	98160308	Sportspark-Concession Drinks	08/02/2016	\$1,215.02
594	<b>Pepsi Cola Inc Total</b>				<b>\$1,215.02</b>
595	Petty Cash	072916-McDonald	PD-Sodas for Chief for a Day	07/29/2016	\$4.50
596		467357	CityHall-SWICOM Mtg/True, Ed	06/24/2016	\$25.00
597		467358	CityHall-July Chamber Lunch/Funk, Pam	07/14/2016	\$12.00
598		467359	CityHall-Newsletter Winner/Karras, Rebecca	07/18/2016	\$10.00
599		467360	CityHall-Council of Mayor's Mtg/True, Ed	07/29/2016	\$25.00
600		467361	CityHall-Conference Meal/Fair, Maryanne	08/03/2016	\$6.82
601		467362	CityHall-SWICMA Lunches/Litteken, Funk, Denton	08/04/2016	\$30.00
602		467363	CityHall-Newsletter Winners/Hutchison, Pirtle	08/09/2016	\$20.00



	A	B	C	D	E
603	Petty Cash	467364	CityHall-August Chamber Lunch/Funk, Pam	08/10/2016	\$12.00
604	<b>Petty Cash Total</b>				<b>\$145.32</b>
605	Pitney Bowes Inc	1001347406	Downstairs-Rental Charges	07/21/2016	\$150.00
606	<b>Pitney Bowes Inc Total</b>				<b>\$150.00</b>
607	Pitney Bowes Purchase Power	072916	Wtr/Swr-A Penalty Mailing	07/29/2016	\$678.18
608		080416	Wtr/Swr-A Bill Mailing	08/04/2016	\$1,990.39
609		080416B	Wtr/Swr-A Bill Mailing	08/04/2016	\$1,126.83
610	<b>Pitney Bowes Purchase Power Total</b>				<b>\$3,795.40</b>
611	Prestige Commercial Services Inc	3143	PW-August Cleaning	08/02/2016	\$305.00
612		3144	KCCC, RSNP-August Cleaning	08/02/2016	\$1,590.00
613		3145	WWTP-August Cleaning	08/02/2016	\$60.00
614		3146	Wtr,Strts-August Cleaning	08/02/2016	\$580.00
615		3150	Dep-August Cleaning	08/02/2016	\$301.00
616		3151	FBB-August Cleaning	08/02/2016	\$155.00
617		3152	CityHall-August Cleaning	08/02/2016	\$1,590.00
618	<b>Prestige Commercial Services Inc Total</b>				<b>\$4,581.00</b>
619	R P Lumber Co Inc	1607-144242	Wtr-Fasteners, Treated Lumber	07/25/2016	\$82.60
620	<b>R P Lumber Co Inc Total</b>				<b>\$82.60</b>
621	Ray Lindsey Co	2016902	WWTP-Ang:e Base. Sleeve, Sleeve Seal	07/22/2016	\$7,854.23
622	<b>Ray Lindsey Co Total</b>				<b>\$7,854.23</b>
623	Red-E-Mix LLC	777380	Strts-4000 PSI, Sm Load Charge	07/19/2016	\$213.00
624		777679	Swr-3000 PSI F/W Summer	07/26/2016	\$327.00
625		777940	Strts-4000 PSI O/S Flatwork, Load Charge	07/29/2016	\$326.00
626	<b>Red-E-Mix LLC Total</b>				<b>\$866.00</b>
627	Rejis Commission	INV0049002	IT-June 2016 Computer Service	06/30/2016	\$14,545.75
628	<b>Rejis Commission Total</b>				<b>\$14,545.75</b>
629	Revison Systems	080716	IT-Sportspark Pole 2 Camera Repl	08/07/2016	\$200.00
630	<b>Revison Systems Total</b>				<b>\$200.00</b>
631	Rhutasel and Associates	070816-#14	MFT-Illini Bike Trail to Frank Scott Parkway	07/08/2016	\$467.24
632		070816-#2	MFT-I-64 Beautification	07/08/2016	\$548.52
633		070816-#3	MFT-Milburn Sch Rd Sidewalk & Pedestrian Bridge	07/08/2016	\$9,499.26
634		12627	MFT-Simmons Rd Phase 2	07/08/2016	\$1,424.50
635		12664	PropS-Presidential Street Stormwater Remediation Ph 1	08/03/2016	\$1,538.00
636	<b>Rhutasel and Associates Total</b>				<b>\$13,477.52</b>
637	Ronnoco Coffee LLC	1001644931	PD/EMS-Coffee	07/29/2016	\$168.53
638		1001644941	Wtr,Strts-Coffee	07/29/2016	\$42.39
639		5500855524	Downstairs-Coffee	08/03/2016	\$63.58
640		5500855525	Upstairs-Coffee	08/01/2016	\$42.39
641	<b>Ronnoco Coffee LLC Total</b>				<b>\$316.89</b>
642	Schildknecht Lawn Care LLC	100	CDD-Cut Grass @ 126 Booster	08/01/2016	\$50.00
643		101	CDD-Cut Grass @ 1913 Crestview	08/01/2016	\$35.00
644		102	CDD-Cut Grass @ 934 Northridge Ct	08/01/2016	\$35.00
645		103	CDD-Cut Grass @ 507 E Washington	08/01/2016	\$35.00

	A	B	C	D	E
646	Schildknecht Lawn Care LLC	104	CDD-Cut Grass @ 810 Meadowlark	08/01/2016	\$40.00
647		105	CDD-Cut Grass @ 201 Wesley-Pool/Clubhouse	08/01/2016	\$35.00
648		99	CDD-Cut Grass @ 112 Booster	08/01/2016	\$35.00
649	<b>Schildknecht Lawn Care LLC Total</b>				<b>\$265.00</b>
650	Scotts Pwr Equip Co of IL Inc	110689	Cemetery,Pks/Rec,Sportspark-Edger Blades for Turf Maint	07/27/2016	\$92.50
651		111533	Pks/Rec-Bolt, Washer Blade Bolt	08/04/2016	\$17.25
652	<b>Scotts Pwr Equip Co of IL Inc Total</b>				<b>\$109.75</b>
653	Second Sight Systems	160731-09	WWTP-Radio Power Supply	07/31/2016	\$262.85
654	<b>Second Sight Systems Total</b>				<b>\$262.85</b>
655	Sheehan, Donald	0623-072216	Reimb/Cell Phone Charges	07/22/2016	\$30.00
656	<b>Sheehan, Donald Total</b>				<b>\$30.00</b>
657	Sherwin Williams	613-5	Strts-Hotline Ltx White Paint	07/29/2016	\$184.80
658		641-6	Strts-Gasket Rac 5	07/29/2016	\$20.10
659		8902-6	Strts-Hotline LF Yellow Paint Credit	07/26/2016	-\$298.50
660		8903-4	Strts-Mineral Spirits Credit	07/26/2016	-\$175.01
661		8918-2	Strts-Hotline Ltx White Paint	07/27/2016	\$646.80
662		9007-3	Strts-Hotline Ltx White Paint, Glass Bd	08/01/2016	\$642.00
663	<b>Sherwin Williams Total</b>				<b>\$1,020.19</b>
664	Shred-It USA LLC	9411630511	PD/EMS-Professional Shredding	07/22/2016	\$94.60
665	<b>Shred-It USA LLC Total</b>				<b>\$94.60</b>
666	Shur Clean Carpet Care	Jul 2016	CH,Dep,Pks,FD-Mat Service	08/10/2016	\$204.00
667	<b>Shur Clean Carpet Care Total</b>				<b>\$204.00</b>
668	SLYSA	102	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U10	08/05/2016	\$1,285.00
669		106	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U10	08/05/2016	\$1,205.00
670		11	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U9	08/05/2016	\$1,205.00
671		112	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U11	08/05/2016	\$1,533.00
672		116	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U11	08/05/2016	\$1,654.00
673		126	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U12	08/05/2016	\$1,533.00
674		131	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U12	08/05/2016	\$1,775.00
675		145	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U13	08/05/2016	\$2,155.00
676		167	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U15	08/05/2016	\$1,907.00
677		17	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U10	08/05/2016	\$1,195.00
678		184	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U19	08/05/2016	\$1,941.00
679		37	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U11	08/05/2016	\$1,775.00
680		40	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U11	08/05/2016	\$1,654.00
681		50	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U12	08/05/2016	\$1,654.00
682		51	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U12	08/05/2016	\$1,654.00
683		60	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U13	08/05/2016	\$1,837.00
684		68	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U13	08/05/2016	\$2,155.00
685		7	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U9	08/05/2016	\$1,205.00
686		83	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U14	08/05/2016	\$2,155.00
687		94	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U9	08/05/2016	\$1,205.00
688		96	Pks/Rec-Fall 2016 Season, Referee Fee. Forfeit Fee Chg, U10	08/05/2016	\$1,035.00

	A	B	C	D	E
689	<b>SLYSA Total</b>				<b>\$33,717.00</b>
690	Southern Illinois Wastewater	081116	Swr-August 2016 Meeting, 4 Attendees	08/04/2016	\$80.00
691	<b>Southern Illinois Wastewater Total</b>				<b>\$80.00</b>
692	St Clair Bowl	OPR01-080216	Pks/Rec-Bowling Camp	08/02/2016	\$1,590.00
693	<b>St Clair Bowl Total</b>				<b>\$1,590.00</b>
694	St Clair County Collector	0081616A	Parcel 03-24.0-400-018	08/16/2016	\$29.88
695		081616B	Parcel 04-28.0-100-008	08/16/2016	\$9.92
696		081616C	Parcel 04-18.0-206-001	08/16/2016	\$25.78
697	<b>St Clair County Collector Total</b>				<b>\$65.58</b>
698	St Clair Service Co	0040-091339	Strts-Bullzeye, Crossroad	05/03/2016	\$482.10
699		12220	Pks/Rec,Sportspark,Cemetery-Unleaded, Diesel Fuel	07/12/2016	\$759.15
700		12303	Pks/Rec,Sportspark,Cemetery-Unleaded, Diesel Fuel	07/22/2016	\$744.53
701	<b>St Clair Service Co Total</b>				<b>\$1,985.78</b>
702	St Louis Business Journal	080316	Admin-Subscription Renewal	08/03/2016	\$65.00
703	<b>St Louis Business Journal Total</b>				<b>\$65.00</b>
704	State Industrial Products Corp	97889267	WWTP-Drain Maintenance Program	08/01/2016	\$469.00
705		97889270	WWTP-Treatment Program	08/01/2016	\$400.00
706	<b>State Industrial Products Corp Total</b>				<b>\$869.00</b>
707	Stericycle Inc	4006468028	EMS-Professional Services	08/01/2016	\$195.54
708	<b>Stericycle Inc Total</b>				<b>\$195.54</b>
709	Steve's Auto Body Inc	5719	IT-Repair of IT Rav	08/02/2016	\$3,722.29
710	<b>Steve's Auto Body Inc Total</b>				<b>\$3,722.29</b>
711	Strano Property Management	080816	Crime Free Rental Housing License Refund	08/08/2016	\$45.00
712		080816B	Residential Occ Permit Refund	09/08/2016	\$50.00
713	<b>Strano Property Management Total</b>				<b>\$95.00</b>
714	Superco Specialty Products	15037879	Swr-SteriGel, Reversible Extendable Ratchet Set	07/25/2016	\$1,226.51
715	<b>Superco Specialty Products Total</b>				<b>\$1,226.51</b>
716	SWT Design Inc	16643	St E's-Green Mount Rd Streetwcape Implementation	08/03/2016	\$55,114.90
717	<b>SWT Design Inc Total</b>				<b>\$55,114.90</b>
718	Taylor Roofing	908393	PD/EMS-Labor & Material to Locate and Repair Hole	07/27/2016	\$316.24
719	<b>Taylor Roofing Total</b>				<b>\$316.24</b>
720	Teklab Inc	188902	WWTP-NPDES	07/29/2016	\$68.00
721		188905	WWTP-Pet Dairy Weekly	07/29/2016	\$613.23
722		189312	WWTP-Pet Dairy Weekly	09/08/2016	\$613.23
723	<b>Teklab Inc Total</b>				<b>\$1,294.46</b>
724	Thomson West	834449362	WEST INFORMATION CHARGES	07/31/2016	\$296.15
725	<b>Thomson West Total</b>				<b>\$296.15</b>
726	Thouvenot, Wade & Moerchen Inc	55706	St E's-Misty Valley Repl Lift Station, Review of Pump	07/31/2016	\$3,700.00
727		55751	Swr-Indian Springs LS Repl	07/31/2016	\$453.00
728		55755	MFT-7 Hills Rd Sidewalk Project Report and Const Plans	07/31/2016	\$3,977.11
729	<b>Thouvenot, Wade &amp; Moerchen Inc Total</b>				<b>\$8,130.11</b>
730	TransUnion Risk and Alternative Data So	0701-073116	PD-TLOxp Charges & Credits	08/01/2016	\$157.27
731	<b>TransUnion Risk and Alternative Data Solutions Inc Total</b>				<b>\$157.27</b>

	A	B	C	D	E
732	Troy Real Estate LLC	080816	Crime Free Rental Housing License Refund	08/08/2016	\$45.00
733	<b>Troy Real Estate LLC Total</b>				<b>\$45.00</b>
734	Truck Centers Inc	F110341624:01	Strts-Return Credit	07/11/2016	-\$17.72
735		F110344810-01	Strts-Belt Tensioner	07/27/2016	\$113.94
736	<b>Truck Centers Inc Total</b>				<b>\$96.22</b>
737	True Value	159356	Cemetery-Weed Eater Heads & Line	08/01/2016	\$281.50
738	<b>True Value Total</b>				<b>\$281.50</b>
739	TrueLine Communications	11221	EMS-Vehicle Equipment Installation	07/27/2016	\$7,391.00
740	<b>TrueLine Communications Total</b>				<b>\$7,391.00</b>
741	Uline Inc	78827236	Cemetery,Pks/Rec,Sportspark-Nose Plate, Wiper Disp, Bulk Contrn	07/26/2016	\$1,341.15
742	<b>Uline Inc Total</b>				<b>\$1,341.15</b>
743	University of Illinois	UFINV259	FD-IFSI Training	07/25/2016	\$3,400.00
744	<b>University of Illinois Total</b>				<b>\$3,400.00</b>
745	USA Blue Book	17650	Wtr,WWTP-Lab Supplies	07/27/2016	\$213.75
746		25270	Wtr,WWTP-Lab Supplies	08/04/2016	\$119.42
747	<b>USA Blue Book Total</b>				<b>\$333.17</b>
748	Valentine, Jennifer	080116	Tuition/Book Reimbursement	08/01/2016	\$937.44
749	<b>Valentine, Jennifer Total</b>				<b>\$937.44</b>
750	Vandale, Jennifer	0326-042516	Reimb/Cell Phone Charges	04/25/2016	\$30.00
751		0426-052516	Reimb/Cell Phone Charges	05/25/2016	\$30.00
752		0526-062516	Reimb/Cell Phone Charges	06/25/2016	\$30.00
753		0626-072516	Reimb/Cell Phone Charges	07/25/2016	\$30.00
754	<b>Vandale, Jennifer Total</b>				<b>\$120.00</b>
755	Village of Shiloh	0619-071916	FD-Monthly Utilities/102 N Oak St	07/20/2016	\$1,014.53
756	<b>Village of Shiloh Total</b>				<b>\$1,014.53</b>
757	Warning Lites of Southern Illinois LLC	5520	Strts-Telspar Base, Pedestrial Crossing w/o Lines	07/26/2016	\$655.30
758	<b>Warning Lites of Southern Illinois LLC Total</b>				<b>\$655.30</b>
759	Watson's Office City	15023-1	IT-Business Cards/Davis, Behrmann	07/29/2016	\$118.00
760		15024-1	Eng-Business Cards/Gerstner, Nolan	07/29/2016	\$118.00
761		15026-1	Admin-Business Cards/Gilreath, Matthew	07/29/2016	\$59.00
762	<b>Watson's Office City Total</b>				<b>\$295.00</b>
763	Winsupply O'Fallon IL Co	197101 02	Sportspark-Repair Kits	07/19/2016	\$37.98
764		198269 00	Swr-Auto Sump Pump, Adapter, Coupling	08/03/2016	\$135.52
765		198340 00	Swr-Coupling	08/04/2016	\$14.23
766	<b>Winsupply O'Fallon IL Co Total</b>				<b>\$187.73</b>
767	Wireless USA	244427	EMS-Vehicle Equipment Maintenance	07/22/2016	\$380.00
768	<b>Wireless USA Total</b>				<b>\$380.00</b>
769	Woody's Municipal Supply Co	47861	Strts-Grass Knife, Mounting Nut, Mounting Bolt	08/01/2016	\$252.54
770	<b>Woody's Municipal Supply Co Total</b>				<b>\$252.54</b>
771	Word Systems Inc	IN16645	PD/EMS,FD-Software & Installation of Nice Recording System	07/11/2016	\$19,778.49
772	<b>Word Systems Inc Total</b>				<b>\$19,778.49</b>
773	Wright Express	46300094	Monthly Fuel Charges	07/31/2016	\$20,749.40
774	<b>Wright Express Total</b>				<b>\$20,749.40</b>

	A	B	C	D	E
775	<b>Grand Total</b>				<b>\$1,174,859.83</b>