

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 1, 2016 7:00 P.M. – Council Chambers

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES – July 18, 2016

V. PUBLIC HEARING – 1. Annexation agreement with Thomas Williams and James Ford for approximately .77 acres located at 8676 E. Hwy 50, Lebanon, Illinois, *continued* from July 5, 2016

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 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

C. Mayor's Report

VII. RESOLUTIONS –

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 2nd 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”

VIII. ORDINANCES

A. 1st reading –

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

B. 2ND Reading – Nothing brought forward.

IX. STANDING COMMITTEES

1. Community Development – *Minutes attached* – Motion to approve the request from the VFW to sell alcohol at the previously approved Bacon Fest on October 15th from 10:00 a.m. – 5:00 p.m.
2. Public Works
3. Public Safety
4. Finance and Administration – *Minutes attached*
 - a) **Motion** to approve Warrant #355 in the amount of \$1,035,769.44.
5. Parks/Environment

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

XI. ACTION TAKEN ON EXECUTIVE SESSION ITEMS

XII. ADJOURNMENT

**O'FALLON CITY COUNCIL
MINUTES OF THE REGULAR COUNCIL MEETING
Draft July 18, 2016**

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

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

APPROVAL OF MINUTES: Mayor Graham asked for approval of the minutes. Motion was made by K. Hagarty and seconded by G. McCoskey to approve the minutes of July 5, 2016. All ayes. Motion carried.

Mayor Graham asked that the agenda be amended to allow Miss O'Fallon, Grace Blankenship, to speak to the Council.

Mayor Graham asked for a moment of silence to honor the police officers killed or injured recently.

Miss Blankenship thanked the Mayor and City Council for the opportunities that she had this past year. She thoroughly enjoyed participating in the Veterans ceremonies, the O'Fallon Underwater Search and Rescue and reading to the Kindergarten children at First Baptist. She strived to be a role model for the young girls.

Mayor Graham thanked her for representing our town, as a good role model.

PUBLIC HEARING – Mayor Graham called the Public Hearing open at 7:08 p.m. that was continued from the July 5, 2016 meeting for Annexation agreement with Thomas Williams and James Ford for approximately .77 acres located at 8676 E. Hwy 50, Lebanon, Illinois. Mayor Graham announced that the applicant had not contacted T. Shekell, so the Public Hearing was continued to the next meeting.

REPORTS:

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

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

1. Request from Lincoln Class of 1971 to conduct a raffle for their fundraiser at St. Clair Bowl on August 19, 2016 for various prizes

2. Request from the O'Fallon Woman's Club to conduct a raffle for their fundraiser at the Katy Cavins Community Center on November 5, 2016 for alcohol products

Motion by M. Bennett and seconded by G. McCoskey to approve the requests. All ayes. Motion carried.

Mayor's Report: Mayor Graham announced the appointment of Bob Dunn to the Planning Commission.

Motion by M. Bennett and seconded by G. McCoskey to approve the appointment. All ayes. Motion carried.

Mayor Graham announced that this month's meeting of the Southwestern Illinois Council of Mayors will be held at Roemer Topf Restaurant in Mascoutah on Thursday, July 28th. He said to contact Jamie by July 22nd to make your reservation.

RESOLUTIONS: Motion by M. Bennett and seconded by G. McCoskey to consider Resolution, items 1 – 4 under the Omnibus agreement, as Item 5 is on hold pending the continuation of the Public Hearing. All ayes. Motion carried.

M. Bennett read the following resolutions aloud:

Item 1 - A Resolution authorizing the City of O'Fallon to enter into a Mutual Aid Agreement with O'Fallon Community Consolidated School District #90, O'Fallon Township High School District #203, and O'Fallon Central School District #104

Item 2 – A Resolution authorizing the Mayor to execute a Resolution of Support for a Park Signage Grant in the amount of \$30,000

Item 3 – A Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) Local Agency Agreement for Federal participation for the construction of the Hinchcliffe, Schaefer and Kampmeyer Elementary School Sidewalks Project

Item 4 – A Resolution authorizing the Mayor to sign an Illinois Department of Transportation (IDOT) Local Agency Agreement for Federal participation for the construction of the Illini Bike Trail and Pedestrian Improvement Project

Motion by M. Bennett and seconded by R. Kueker to approve resolution, items 1 – 4 under the previously approved Omnibus agreement.

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

ORDINANCES:

1st Reading – Mayor Graham announced the 1st reading ordinances, item 6, An Ord. Annexing Certain Territory, containing approximately 0.74 acres and item 7, An Ord. Amending 623, Zoning, Development known as “8676 East Highway 50 boat, RV and vehicle storage”) located at 8676 East Highway 50 are on hold.

2nd Readings – Motion by M. Bennett and seconded by G. McCoskey to approve on 2nd Reading, item 8, an Ordinance amending 623, Zoning, Development known as First United Methodist Church Parking Lot located at 504 E. Hwy 50.

ROLL CALL: McCoskey, aye; Meile, aye; Kueker, aye; Hagarty, no; Gilreath, aye; Roach, aye; Smallheer, aye; Bennett, aye; Marsh, aye; Holden, aye; Drolet, aye; Gerrish, aye. Ayes - 11; No - 1. Motion carried.

STANDING COMMITTEES –

Community Development: G. McCoskey stated that there were two Special Events requests out of the committee. The first request is from the VFW to hold a BaconFest on October 15, 2016 from 10:00 a.m. – 5:00 p.m. *with conditions*, which includes a liquor sales request. Motion by H. Roach and seconded by R. Kueker to approve the Special Event requests. All ayes. Motion carried.

G. McCoskey made a motion seconded by H. Gerrish to approve the Special Event Request for the Downtown Farmer’s Market on Saturdays through October 2016 just east of the caboose. All ayes. Motion carried.

G. McCoskey stated the committee will meet July 25th at the Public Safety Building at 6:00 p.m.

Public Works: G. McCoskey stated they will meet July 25th at 7:00 p.m. at the Public Safety Building.

Public Safety: C. Marsh stated they will meet August 8th 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 G. McCoskey to approve Warrant #354 in the amount of \$1,025,398.61.

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

Parks and Environment: R. Holden said they will meet August 8th.

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

ADJOURNMENT: Motion by R. Kueker and seconded by M. Gilreath to adjourn. All ayes. Motion carried.

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

Submitted by,

Philip A. Goodwin
City Clerk

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



CITY COUNCIL AGENDA ITEMS

To: Mayor and City Council
From: Sandy Evans, Director of Finance
Walter Denton, City Administrator
Date: August 1, 2016
Subject: Resolution Relating to Termination of Participation by City Council Member
in the Illinois Municipal Retirement Fund- 1000 Hours

List of committees that have reviewed: Finance and Administration

Background: The City of O'Fallon was recently audited by the Illinois Municipal Retirement Fund. As part of the audit, those elected officials who participate in IMRF for their role had to certify the position still requires at least 1000 hours a year in order to fulfill the duties of the respective office. Since the elected official, in this case, the City Council Member, could not certify the position requires the 1000 hours a year, the resolution passed on 2/20/2001 to allow IMRF participation in this position must be rescinded and those individuals participating in IMRF under that position stops participating effective August 1, 2016.

Legal Considerations, if any: None for the City, only the individual. Falsifying any record of the IMRF in an attempt to defraud IMRF is guilty of a Class 3 felony.

Budget Impact: Minimal, Approx. \$500/yr. The City's IMRF contribution portion for this position will cease.

Staff recommendation: Recommend approval.

**CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -**

**A RESOLUTION RELATING TO TERMINATION OF PARTICIPATION BY CITY
COUNCIL MEMBERS IN THE ILLINOIS MUNICIPAL RETIREMENT FUND**

WHEREAS, the City of O'Fallon is a participant in the Illinois Municipal Retirement Fund;

WHEREAS, elected officials with the City of O'Fallon may participate in the Illinois Municipal Retirement Fund if they are in positions normally requiring performance of duty for 1000 hours or more per year; and

WHEREAS, this governing body can determine what the normal annual hourly requirements of its elected officials are, and should make such determination for the guidance and direction of the Board of Trustees of the Illinois Municipal Retirement Fund; and

WHEREAS, this governing body has previously determined that the following elected position required performance of duty for at least 1000 hours per year: City Council Member and

WHEREAS, the duties and responsibilities of this position have changed and it no longer requires performance of duty for at least 1000 hours per year, effective August 1, 2016.

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

Finds that the elected position of City Council Member no longer qualifies for IMRF participation, as of August 1, 2016.

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

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



CITY COUNCIL AGENDA ITEMS

To: Mayor and City Council
From: Sandy Evans, Director of Finance
Walter Denton, City Administrator
Date: August 1, 2016
Subject: Resolution Relating to Termination of Participation by City Council Member
in the Illinois Municipal Retirement Fund- 600 Hours

List of committees that have reviewed: Finance and Administration

Background: The City of O'Fallon was recently audited by the Illinois Municipal Retirement Fund. As part of the audit, those elected officials who participate in IMRF for their role had to certify the position still requires at least 600 hours a year in order to fulfill the duties of the respective office. Since the elected official, in this case, the City Council Member, could not certify the position requires the 600 hours a year, the resolution passed on 5/1/1957 to allow IMRF participation in this position must be rescinded and those individuals participating in IMRF under that position stops participating effective August 1, 2016.

Legal Considerations, if any: None for the City, only the individual. Falsifying any record of the IMRF in an attempt to defraud IMRF is guilty of a Class 3 felony.

Budget Impact: Minimal, Approx. \$500/yr. The City's IMRF contribution portion for this position will cease

Staff recommendation: Recommend approval

**CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016-**

**A RESOLUTION RELATING TO TERMINATION OF PARTICIPATION BY CITY
COUNCIL MEMBERS IN THE ILLINOIS MUNICIPAL RETIREMENT FUND**

WHEREAS, the City of O'Fallon is a participant in the Illinois Municipal Retirement Fund;

WHEREAS, elected officials with the City of O'Fallon may participate in the Illinois Municipal Retirement Fund if they are in positions normally requiring performance of duty for 600 hours or more per year; and

WHEREAS, this governing body can determine what the normal annual hourly requirements of its elected officials are, and should make such determination for the guidance and direction of the Board of Trustees of the Illinois Municipal Retirement Fund; and

WHEREAS, this governing body has previously determined that the following elected position required performance of duty for at least 600 hours per year: City Council Member and

WHEREAS, the duties and responsibilities of this position have changed and it no longer requires performance of duty for at least 600 hours per year, effective August 1, 2016.

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

Finds that the elected position of City Council Member no longer qualifies for IMRF participation, as of August 1, 2016.

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

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



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: RESOLUTION –HMG Agreement for the Design of the Wastewater Treatment Facility Improvements - Phase 2.

List of committees that have reviewed: Public Works

Background: The Wastewater Treatment Plant (WWTP) Facility Plan approved by the IEPA specified a second phase of improvements. The proposed Phase 2 improvements would include a third final clarifier, a new RAWWAS sludge pump station, conversion of the existing package plant to an aerobic digester, and sludge dewatering facilities (rotary screw presses). These upgrades will allow for the plant to be rerated in order to provide additional capacity that is needed for future development.

Legal Considerations, if any: None, beyond normal consideration when obtaining professional services.

Budget Impact: Funding is being provided through the FY17 Sanitary Sewer Budget.

Staff recommendation: Staff recommends approval of the contract with HMG Engineers Inc. in an amount not to exceed \$409,500.00.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -

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

WHEREAS, the City of O'Fallon, a municipal corporation, needs to obtain professional services for the design of improvements to the wastewater treatment plant, and

WHEREAS, the existing plant is largely a result of previous engineering work by HMG engineers, currently on their staff.

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

That the City of O'Fallon authorizes its appropriate representatives to sign the HMG agreement for Professional Services and support in an of \$409,500.00.

Passed and approved this 1st day of August 2016.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Jeff Taylor, Director of Public Works
Walter Denton, City Administrator
Date: August 1, 2016
Subject: RESOLUTION – Rhutasel & Associates, Inc., – Presidential Streets
Stormwater & Streets Improvements, Phase 2.

List of committees that have reviewed: Public Works.

Background: Historically there have been issues regarding stormwater and the condition of the streets and right-of-ways in the Presidential Streets Area (PSA). The construction of Phase 1 is currently underway bringing about the necessity for a design of Phase 2 to continue the improvements in the Presidential Streets Area (PSA).

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

Budget Impact: Engineering Services are available in the FY17 Prop - S Budget for this work.

Staff recommendation: Staff recommends acceptance of the proposal from Rhutasel & Associates, Inc., in an amount of \$80,000.00.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -

**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**

WHEREAS, the City of O'Fallon, a municipal corporation, has a need for engineering services for the design of the Second Phase of the Presidential Streets Stormwater & Streets Improvements, and

WHEREAS, Rhutasel & Associates, Inc., has the expertise that the City needs to accomplish the design of the improvements, and

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

That the City of O'Fallon authorizes its appropriate representatives to execute the agreement with Rhutasel & Associates, Inc., for the design in an amount of \$80,000.00 as in their proposal.

Passed and approved this 1st day of August 2016.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Jeff Taylor, Director of Public Works
Walter Denton, City Administrator
Date: August 1, 2016
Subject: RESOLUTION – Agreement with Kilian Corporation for the 2nd Street West Roadway Improvements

List of committees that have reviewed: Public Works

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

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

Budget Impact: Funding was reserved in the FY17 Public Works Streets Budget.

Staff recommendation: Staff recommends execution of the RESOLUTION awarding the contract to Kilian Corporation in an amount of \$335,460.05 based on their unit price bid. (See bid tab attached)

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -

AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH KILIAN CORPORATION FOR THE 2ND STREET WEST ROADWAY IMPROVEMENTS IN AN AMOUNT OF \$335,460.05 BASED ON THE UNIT PRICES BID

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

WHEREAS, Kilian Corporation, was the low bidder for the improvements.

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

That the City of O'Fallon authorizes its appropriate representatives to sign the agreement with Kilian Corporation for the 2nd Street West Roadway Improvements in an amount of \$335,460.05, based on unit prices and quantities that were bid by all competing contractors.

Passed and approved this 1st day of August 2016.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Jeff Taylor, Director of Public Works
Walter Denton, City Administrator
Date: August 1, 2016
Subject: RESOLUTION – LW Contractors, Inc. - Lincoln Farm Lift Station Improvements

List of committees that have reviewed: Public Works.

Background: The Lincoln Farm Sanitary Sewage Lift Station has insufficient wet well capacity. If there is a fault at the station due to power outage, pump failure, control failure, etc., there is insufficient time for our personnel to react to an alarm and ensure that sewage is not released from the lift station and contaminating the nearby stream. The situation has gotten progressively worse as homes have been added to the northern subdivisions served by the lift station. We are now at a point where the addition of wet well storage is a critical consideration. Through the implementation of these improvements, it will not only strengthen current abilities of this lift station for existing subdivisions; it will enable the lift station to handle a potential increase of sewage flow for newer subdivisions in the area north of the City center.

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

Budget Impact: Funding is being reserved in the FY17 Sanitary Sewer Budget

Staff recommendation: Staff recommends execution of the RESOLUTION awarding the contract to LW Contractors, Inc., in the amount of \$299,626.00 based on their unit price bid. (See bid tab attached)

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH LW
CONTRACTORS, INC., FOR THE LINCOLN FARMS LIFT STATION
IMPROVEMENTS IN AN AMOUNT OF \$299,626.00 BASED ON THE UNIT PRICES BID**

WHEREAS, the City of O'Fallon, a municipal corporation, requires improvements of its Lincoln Farms Sanitary Sewer Lift Station, and

WHEREAS, LW Contractors, Inc. was the low bidder for the improvements.

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

That the City of O'Fallon authorizes its appropriate representatives to sign an agreement with LW Contractors, Inc., for the Lincoln Farms Lift Station Improvements, in the amount of \$299,626.00, based on unit prices and quantities that were bid by all competing contractors.

Passed and approved this 1st day of August 2016.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Jeff Taylor, Director of Public Works
Walter Denton, City Administrator
Date: August 1, 2016
Subject: RESOLUTION – Intergovernmental Agreement St. Clair County – Illini Bike Trail Project

List of committees that have reviewed: Public Works.

Background: The Illini Bike Trail Project includes improvements within the County ROW of South Lincoln Avenue between Highway 50 and Frank Scott Parkway. In order to construct these improvements the County requires an intergovernmental agreement outlining the future maintenance. The City will be required to maintain the sidewalks, concrete curb and gutter, and bike route signage.

Legal considerations, if any: None.

Budget Impact: None.

Staff recommendation: Staff recommends execution of the resolution for support of the intergovernmental agreement between the City of O'Fallon and St. Clair County.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL
AGREEMENT WITH ST. CLAIR COUNTY**

WHEREAS, in order to facilitate the free flow of traffic and increase safety to bicyclists and pedestrians alike, there is a need to construct a bike route along South Lincoln Avenue from Highway 50 to Frank Scott Parkway; and

WHEREAS, the City is willing to construct and maintain the sidewalk, concrete curb and gutter, and bike route signage.

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

That the City of O'Fallon authorizes its appropriate representatives to sign the Intergovernmental Agreement with the St. Clair County.

Passed and approved this 1st day of August 2016.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

AGREEMENT
FOR
ILLINI BIKE TRAIL PROJECT
CITY OF O'FALLON, SECTION 14-00066-00-BT
ST. CLAIR COUNTY SECTION 15-00219-07-BT

THIS AGREEMENT, entered into this _____ day of _____ 2016, by and between the COUNTY OF ST. CLAIR, hereinafter called the COUNTY, and the CITY OF O'FALLON, hereinafter called the CITY.

WITNESSETH

WHEREAS, the parties hereto, in order to facilitate the free flow of traffic and increase safety to bicyclist and pedestrians, are desirous of improving South Lincoln Avenue / Cross Street, County Highway 43, beginning at the intersection of South Lincoln Avenue with East Highway 50, FAU 9166 and extending along said route in a southerly direction to the intersection with Cross Street and Frank Scott Parkway, County Highway 95, a distance of approximately 1.25 miles, by providing shoulder improvements, bridge railing, storm sewers, drainage structures, sidewalks, combination concrete curb and gutter, signage and incidentals, herein referred to as the IMPROVEMENT in accordance with the plans and specifications, hereinafter referred to as the SPECS, approved by the COUNTY and the CITY; and

WHEREAS, said improvement will be of immediate benefit to the residents of the COUNTY and CITY and permanent in nature.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The CITY agrees to prepare, or cause to be prepared, the SPECS.
2. The CITY agrees to furnish engineering during construction and cause the IMPROVEMENT to be built in accordance with the SPECS and the Illinois Department of Transportation's "Standard Specifications for Road and Bridge Construction"
3. The CITY agrees to receive bids and to award a contract for construction of the proposed IMPROVEMENT to a contractor prequalified with the Illinois Department of Transportation, hereinafter referred to as IDOT, and the COUNTY.
4. The COUNTY agrees that execution of this agreement constitutes their concurrence in the award of the construction contract to the responsible low bidder as determined by the CITY.
5. The CITY will pay all costs, including any utility adjustment costs, associated with the IMPROVEMENT.

6. Any material that is incorporated in to areas that are owned and and/or maintained by the COUNTY must be tested in accordance with the specifications and/or other procedures set forth by IDOT. The results of said testing shall be made available to the COUNTY upon request. The cost of this testing shall be borne by the CITY.
7. Upon final inspection and acceptance of the IMPROVEMENT by the COUNTY, the COUNTY agrees to maintain or cause to be maintained the shoulder improvements, storm sewer, drainage structures and crosswalk signage along South Lincoln Avenue / Cross Street, County Highway 43, from East Highway 50 to Frank Scott Parkway, associated with the IMPROVEMENT.
8. Upon final inspection of the improvement, the CITY agrees to maintain or cause to be maintained the sidewalks, combination concrete curb and gutter and bike route signage along South Lincoln Avenue / Cross Street, County Highway 43, from East Highway 50 to Frank Scott Parkway associated with the IMPROVEMENT.
9. The COUNTY agrees to allow the completed sidewalks, as referenced under the "WITNESSETH" section and associated with the construction of the IMPROVEMENT, to be placed on COUNTY right-of-way. The CITY agrees to own, maintain and maintain insurance on the sidewalks (copy attached). The CITY shall furnish the COUNTY a copy of the insurance coverage for the sidewalks upon request.
10. This Agreement and the covenants contained herein shall be null and void in the event a contract covering the construction work contemplated herein is not awarded within three years after execution of the Agreement.
11. This Agreement shall be binding and inure to the benefit of the parties hereto, their successors and assigns.

CITY OF O'FALLON

ATTEST:

By: _____
 Mayor Date

By: _____
 City Clerk Date

COUNTY OF ST. CLAIR

ATTEST:

By: _____
 County Board Chairman Date

By: _____
 County Clerk Date



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: RESOLUTION – IDOT Local Agency Agreement for Federal Participation for the Seven Hills Road Sidewalk Extension Project.

List of committees that have reviewed: None

Background: The approval of this agreement is needed prior to awarding of the Seven Hills Road Sidewalk Extension contract by IDOT. This document is the construction funding agreement which stipulates the ITEP (\$202,820) and Local Public Agency MFT (\$50,705) funds allocated for the project. IDOT provided this agreement Monday July 25th and is requiring that it be executed immediately so the project can be placed on the September IDOT letting. Since this agreement was not on the agenda for the Public Works Committee meeting it could not be voted on for recommendation. However, none of the committee member objected to placing the agreement on the City Council agenda.

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

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

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

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -

**AUTHORIZING THE MAYOR TO SIGN AN ILLINOIS DEPARTMENT OF
TRANSPORTATION (IDOT) LOCAL AGENCY AGREEMENT FOR FEDERAL
PARTICIPATION FOR THE CONSTRUCTION OF THE SEVEN HILLS ROAD
SIDEWALK EXTENSION PROJECT**

WHEREAS, the City of O'Fallon endeavors to install sidewalks along Seven Hills Road between Wildwood Lane and Amelia Carriel Junior High School that is approximately 0.25 miles in length and known to the Illinois Department of Transportation as MFT Section Number 15-00036-04-SW and State Job Number C-98-310-15.

WHEREAS, the cost of said improvement has necessitated the use of federal funds.

WHEREAS, the federal fund source requires a match of local funds.

WHEREAS, the use of federal funds requires a joint funding agreement (AGREEMENT) with the Department of Transportation.

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

Authorizes fifty thousand, seven hundred and five dollars and no cents, (\$50,705.00), or as much of such sum as may be needed to match federal funds in the completion of the aforementioned project known as MFT Section Number 15-00036-04-SW.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to execute the abovementioned AGREEMENT and any other such documents related to advancement and completion of said project.

Passed and approved this 1st day of August 2016.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: August 1, 2016

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

List of committees that have reviewed:

At the City Council meeting on July 5, 2016 the petitioners requested the requirements to fence the storage area with a vinyl fence be removed as a condition of approval for the project. The City Council voted to place the annexation and zoning items for consideration on hold and review them at the Community Development Committee meeting on July 25, 2016.

The applicant has submitted a letter on July 20, 2016 requesting the vinyl fence requirement of the Planned Use and Annexation be waived from the requirements of the Boat, RV and Vehicle Storage Center. The applicant notes other properties with outdoor storage in the area have chainlink fencing and has noted obscured views of property cause by the privacy fence prevents reporting of crimes and suspicious activities.

At the July 25, 2016 Community Development Committee meeting the applicant addressed the committee and requested the condition of a vinyl fence be removed. The committee discussed the request and a motion was made to approve the annexation and planned use with the removal of condition #3 that a vinyl fence must be constructed and allow the existing chainlink fence to remain with the barbed wire to be removed.

Annexation

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

Project Background and Summary

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

RV and vehicle storage center, but was denied the proper zoning approvals from St. Clair County. The applicant is requesting to annex to the city and keep the boat, RV and vehicle storage center open.

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. 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. ~~A wood or vinyl fence along the side property lines, extending the length of the storage area;~~
5. The entrance must be asphalted.
6. The storage area and drives must be constructed of a dust-free material.
7. A 20-foot utility easement shall be granted to the City along the northern property line.
8. 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.
9. Any new building or change in use of the existing use would need to be reviewed and approved by the city consistent with applicable laws.

Attachments:

1. Report to Plan Commission
2. Ordinance

RESOLUTION 2016 -

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

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

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

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

WHEREAS, a public hearing on such terms of the annexation agreement was held on August 1, 2016, before the O'Fallon City Council.

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

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

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of _____ 2016.

Attest:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

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

ANNEXATION AGREEMENT

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

RECITALS

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

B. The Development Parcel consists of approximately 0.77 acre +/- and adjoins, abuts, and is contiguous to the corporate limits of the City and is proposed for a commercial development known as O’Fallon Boat and RV Storage.

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

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

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

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

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

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

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

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

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

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

5. Miscellaneous

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

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

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

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

ATTEST: CITY OF O’FALLON
A Municipal Corporation,
County of St. Clair
State of Illinois

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____

OWNER: _____
Thomas Williams State of Illinois

OWNER
ATTEST: County of St. Clair

By: _____ This instrument was acknowledged before me on
Name: _____ by Thomas Williams.
Title: _____

Notary Public

OWNER: _____
James Ford State of Illinois

OWNER
ATTEST: County of St. Clair

By: _____ This instrument was acknowledged before me on
Name: _____ by James Ford.
Title: _____

Notary Public

LIST OF EXHIBITS

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

EXHIBIT A
LEGAL DESCRIPTION OF PARCEL

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

**EXHIBIT B
PETITION FOR ANNEXATION**

PETITION FOR ANNEXATION

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

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

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

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

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

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

DATED: _____

OWNER: _____

PRINT: Thomas Williams

State of Illinois
County of St. Clair

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2016.

Notary Public

DATED: _____

OWNER: _____

PRINT: James Ford

State of Illinois
County of St. Clair

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2016.

Notary Public

**EXHIBIT C
PLANNED USE PLAN**





CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: August 1, 2016

Subject: Old City Hall Planned Use (P2016-09), Minor Subdivision & TIF Redevelopment Agreement – 1st 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

Planned Use Rezoning

Through an RFP (request for proposal) process, the City recently selected a proposal from Brad McMillin to purchase and rehab the property at 200 N. Lincoln Avenue commonly known as Old City Hall. 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. Mr. McMillin is also planning to build a 17-space parking lot immediately north 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 have an office tenant to occupy the building.

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

Minor Subdivision

Currently, Old City Hall shares a lot with the fire station; a minor subdivision is required to create a separate lot for the building. The property will be split at the edge of the applicant’s new parking lot and an access/utility easement will be created over the shared driveway. The Old City Hall lot will be approximately 0.26 acres, with the fire house occupying the remaining 0.44 acres.

TIF Redevelopment Agreement

The TIF Redevelopment Agreement allows for 75% of incremented generated by the property to be returned to the property owner. The project is estimated to have maximum total eligible costs of

\$760,900, however, the total amount of these costs to be recovered by Mr. McMillin is ultimately dependent upon what the taxable value of the building is when the renovations are complete.

Legal Considerations, if any: City Attorney Dale Funk and Special TIF Counsel Terry Bruckert have reviewed the Redevelopment Agreement and recommend it to the City Council.

Budget Impact: Approval of the Planned Use, Minor Subdivision and TIF Redevelopment Agreement are conditions of the Sales Contract between the City and Brad McMillin. The sale of the property to Brad McMillin includes \$10,000 payment to the City of O'Fallon and approximately \$760,000 investment in the building and site.

Staff Recommendation

Staff recommends approval of the Minor Subdivision & TIF Redevelopment Agreement as shown. Staff recommends approval of the planned use of 200 N. Lincoln to B-1(P) 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.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2016 -

**A RESOLUTION APPROVING AND ACCEPTING A SUBDIVISION OF LAND TO BE
KNOWN AS THE "OLD CITY HALL REDEVELOPMENT" BY THE CITY OF
O'FALLON, ILLINOIS**

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

WHEREAS, the Community Development Committee reviewed the minor subdivision at the July 25, 2016 meeting and voted 4-0 to recommend approval; and

WHEREAS, the minor subdivision of Old City Hall Redevelopment will create a new 11,336 square foot lot (0.26-acre) which Old City Hall will be located and a 19,261 square foot lot (0.44-acre) which the O'Fallon Fire Station #1 with cross access easements for access, utilities and stormwater; and

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

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

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

Resolved by the Mayor and City Council of the City of O'Fallon this _____ day of
_____ 2016.

Attest:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK _____ ON PAGE _____ AS DOCUMENT NO. _____

OWNER/SUBDIVIDER

BRAD MCMILLIN REALTY, INC.
1415 WEST HIGHWAY 50
O'FALLON, ILLINOIS 62269
618-624-4471

SCHOOL DISTRICTS

K - 12: O'FALLON TOWNSHIP HIGH SCHOOL DISTRICT #203
SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

ENGINEER/SURVEYOR

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

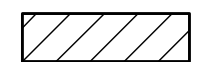


AREA CALCULATIONS

AREA IN LOTS 0.70 ACRES
SUBDIVISION TOTAL 0.70 ACRES

ZONING

SR-3

LEGEND

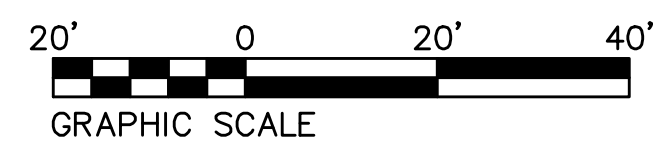
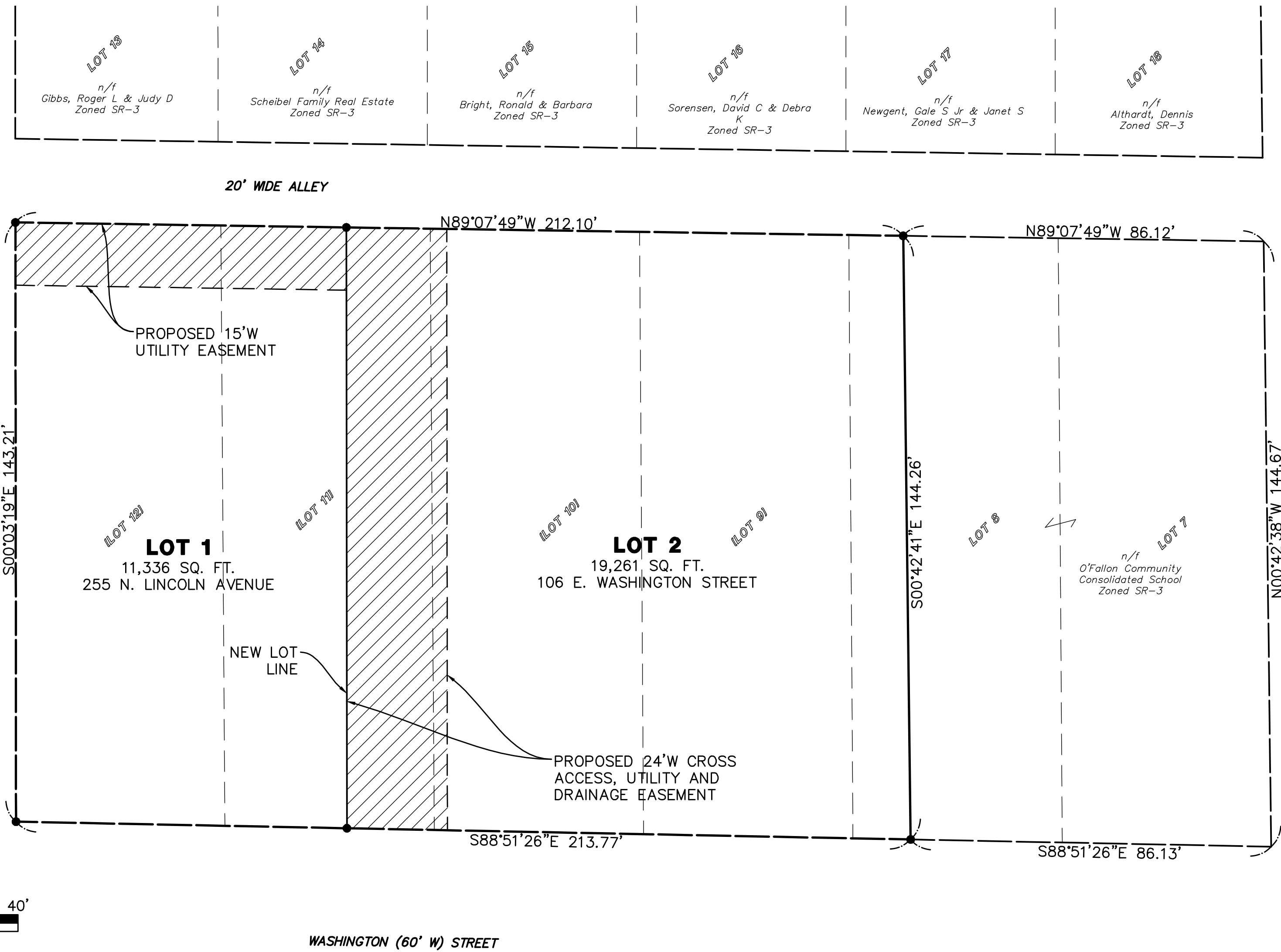
-  PROPOSED EASEMENT
-  IRON PIN SET
-  OLD LOT NUMBERS

FINAL PLAT NOTES

- THE ACCEPTANCE OF THIS PLAT BY THE CITY OF O'FALLON, ILLINOIS DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIVISION NOR THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, STRUCTURE OR IMPROVEMENT OTHER THAN SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.
- ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.
- THE OWNER OF LOT 2 GRANTS UNTO THE OWNER OF LOT 1 A NONEXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE SIDEWALKS AND DRIVEWAYS AS THEY ARE LOCATED FROM TIME TO TIME ON LOT 2 FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AND DELIVERY TO THE OWNER OF LOT 1, AND THE OWNER OF LOT 1 GRANTS UNTO THE OWNER OF LOT 2 A NONEXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE SIDEWALKS AND DRIVEWAYS AS THEY ARE LOCATED FROM TIME TO TIME ON LOT 1 FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AND DELIVERY TO THE OWNER OF LOT 2. THE OWNER OF LOT 2 AND THE OWNER OF LOT 1 AGREE THAT THE SIDEWALKS AND DRIVEWAYS SUBJECT TO THE AFORESAID EASEMENTS MAY BE RELOCATED FROM TIME TO TIME, AT THE SOLE COST AND EXPENSE OF THE OWNER ON WHICH SUCH SIDEWALKS AND DRIVEWAYS ARE LOCATED, PROVIDED THAT UNINTERRUPTED ACCESS IS ALWAYS PROVIDED OVER LOT 2 AND LOT 1 FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS, AND DELIVERY.

OLD CITY HALL REDEVELOPMENT

A RESUBDIVISION PLAT OF PART OF LOT 8 AND LOTS 9, 10, 11 & 12 OF BOND'S 2ND ADDITION TO THE TOWN OF NORTH O'FALLON AS RECORDED IN PLAT BOOK A, PAGE 112 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE BEING A PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



WE, THE UNDERSIGNED, OWNERS AND ENGINEER, HEREBY WITNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BRAD MCMILLIN REALTY, INC.

BRAD MCMILLIN

ENGINEER

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

911 COORDINATOR

I, THE UNDERSIGNED MAYOR OF THE CITY OF O'FALLON, ILLINOIS, DO HEREBY APPROVE THE PLAT SHOWN HEREIN.

MAYOR
CITY CLERK

APPROVED BY MAPPING AND PLATTING ON THIS _____ DAY OF _____, 2016

SIGNATURE

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

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME BRAD MCMILLIN, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF BRAD MCMILLIN REALTY, INC., ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND SAID AUTHORIZED AGENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY THE STATUTES UPON ALL OF THE PROPERTY WITHIN THIS PLAT, AND I HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS SUBDIVISION AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF MY OFFICE THIS _____ DAY OF _____, 2016.

COUNTY CLERK

WE, MILLENNIA PROFESSIONAL SERVICES, HEREBY DECLARE THAT AT THE REQUEST OF THE OWNER, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL REQUIRED MONUMENTATION HAVE BEEN INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070

DALE L. WOOLARD _____ DATE _____
I.P.L.S. #35-3321
EXPIRATION / RENEWAL DATE:
NOV. 30, 2016

WE, THE UNDERSIGNED, BEING THE OWNER IN FEE OF THE PROPERTY EMBRACED BY THIS RESUBDIVISION PLAT, DO HEREBY ACKNOWLEDGE THIS RESUBDIVISION PLAT TO BE MY FREE AND VOLUNTARY ACT AND DEED. I HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROADWAY PURPOSES, THE STREET RIGHT OF WAY AS SHOWN HEREON, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES SHOWN HEREON ARE THE BUILDING LINES TO BE REFERRED TO IN ALL THE CONVEYANCES OF LOTS WITHIN THIS SUBDIVISION, INCLUDING THE RELEASE AND WAIVER OF THE RIGHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND THIS SEAL THIS _____ DAY OF _____, 2016

OLD CITY HALL REDEVELOPMENT
BRAD MCMILLIN REALTY, INC.

BRAD MCMILLIN

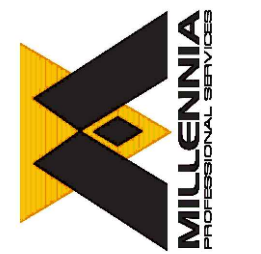
Seal:

DATE: ____/____/____
DALE L. WOOLARD, P.L.S.
EXPIRES 11/30/16

Drawing Issue	PLAT SUBMITTAL
	07/20/16

P.M. D.L.W.
L.T. S.J.
QA/QC: M.J.R.
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:
SUBDIVISION PLAT

Sheet
1 of 1

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



Provided by East West Gateway Council of Governments, Imagery from by SURDEX

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

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

I:\P & Z\ZONEFILE\Petitioner Files\2016\8676 Highway 50 - Boat & RV Storage (P2016-06)\8676 East Hwy 50 Boat and RV Storage - Project Report 6-14-2016.docx

Applicable Ordinances, Documents and Reports

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

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

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

Discussion Points/Issues

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

Traffic Circulation/Parking

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

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

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

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

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

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

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

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

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

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

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

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

Staff Recommendation

Staff recommends approval of the project with the following conditions:

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

Attachments

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



Planned Use / Re-Zoning Application

NAME OF PROJECT: O'Fallon Boat & RV STORAGE
ADDRESS/GENERAL LOCATION: 8676 EAST HIGHWAY 50
SUBDIVISION NAME & LOT NUMBER(S): _____

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

CITY OF O'FALLON
MAY 18 2018
DATE PAID

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

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

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: A - ST. CLAIR COUNTY PROPOSED NUMBER OF BUILDINGS: 1 - EXISTING
PROPOSED ZONING: B-2 (P) PROPOSED GROSS FLOOR AREA: _____
PROPOSED # OF LOTS: 1 AREA IN ACRES: 0.77
PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: _____

APPLICANT INFORMATION:

NAME: TOM WILLIAMS
COMPANY: _____
ADDRESS: 117 BROOKSIDE
O'FALLON, IL 62269
PHONE: 618.616.7542
FAX: _____
EMAIL: _____

DESIGN PROFESSIONAL INFORMATION:

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


SIGNATURE OF APPLICANT

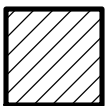
SIGNATURE OF DESIGN PROFESSIONAL

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

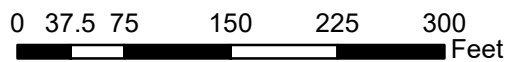
P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Zoning Map



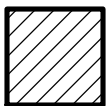
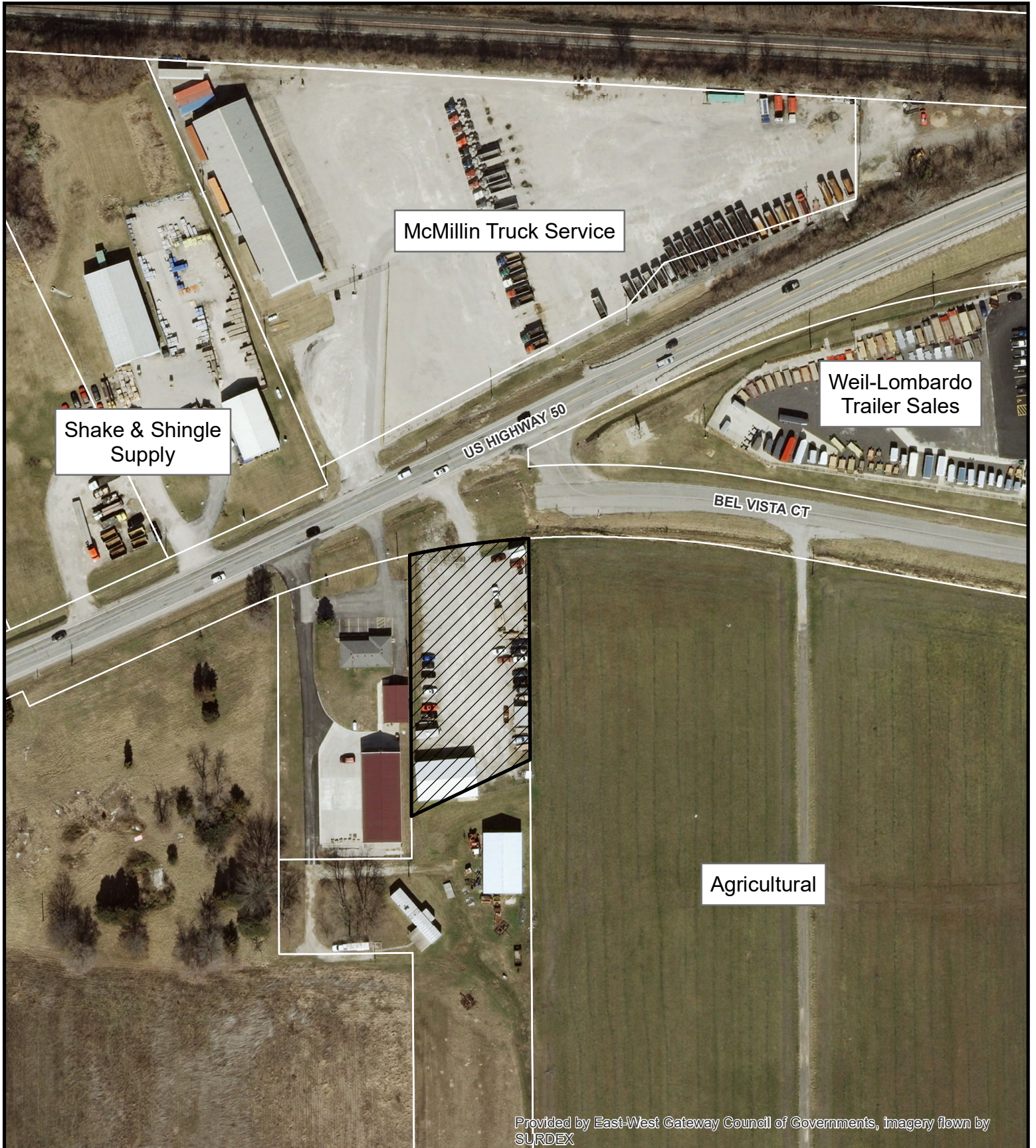
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



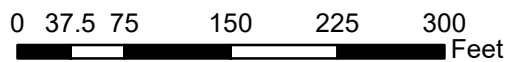
Subject Property

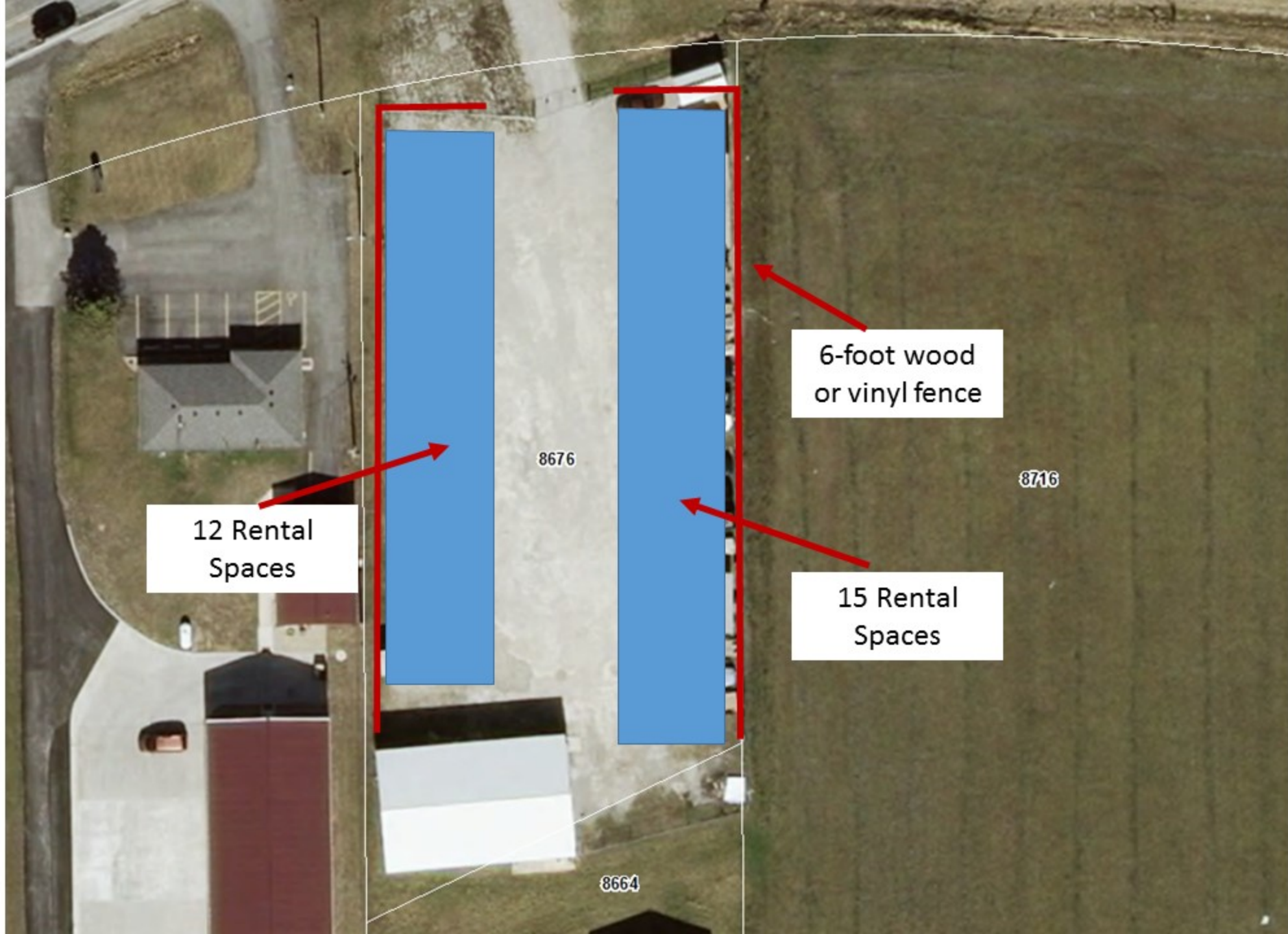


P2016-06: 8676 E. Highway 50 Boat, RV and Vehicle Storage - Land Use Map



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.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Rural Residential. The proposed rezoning to RR, Rural Residential District is consistent with the Comprehensive Plan.

Code of Ordinances:

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

Public Notice:

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

Rezoning Discussion Points

General Discussion:

The property consists of 10.52 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, 2nd 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: \$ 250.⁰⁰ 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@MSN.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.

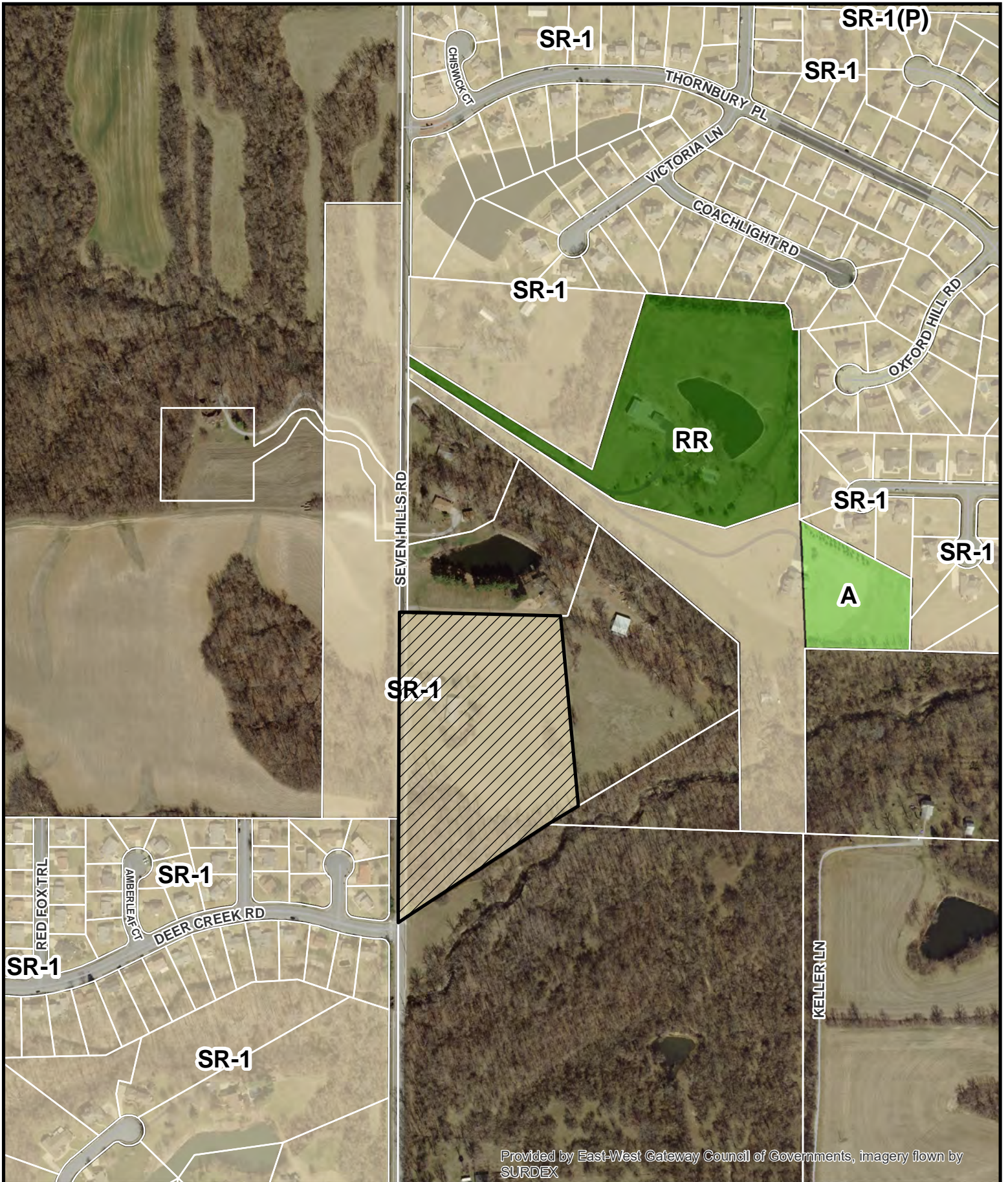
The purpose of the zone amendment request is due to the current size restrictions on an accessory building/garage. Therefore, we pray the city will honor the request for rezoning to rural residential to accommodate a larger structure that meets the City of O'Fallon Code of Ordinances.

Thank You,

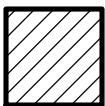
Susan L. Gasser
Gasser Properties, LLC

(702 N. Seven Hills)

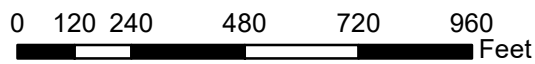
P2016-07: Gasser - Zoning Map



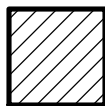
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



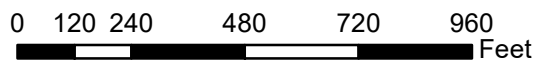
Subject Property



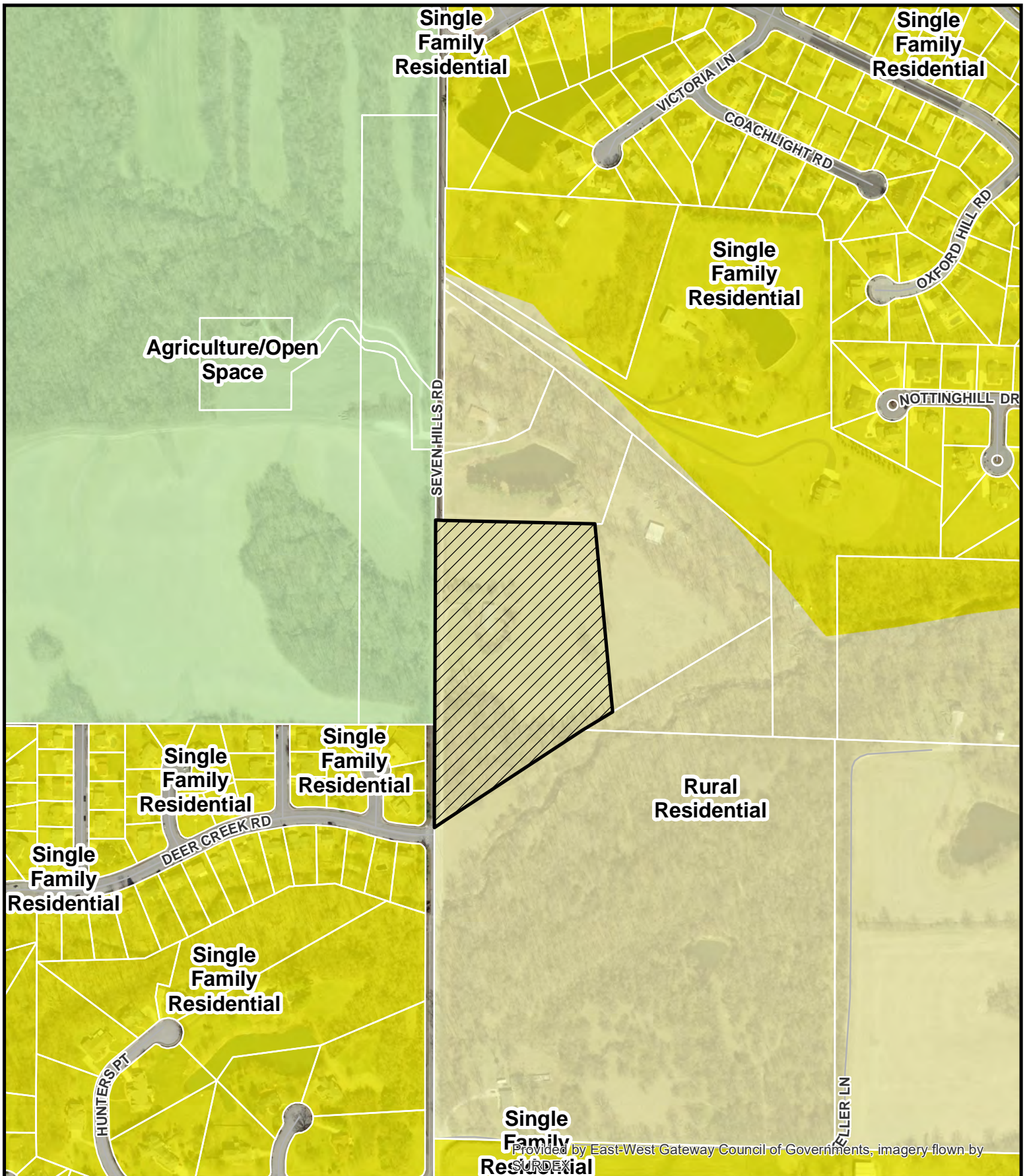
P2016-07: Gasser - Land Use Map



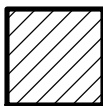
Subject Property



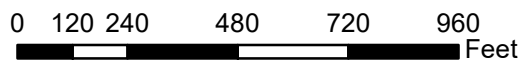
P2016-07: Gasser - Comprehensive Plan Map



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 (1st Reading)

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									



PROJECT REPORT

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

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

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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

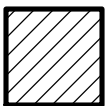
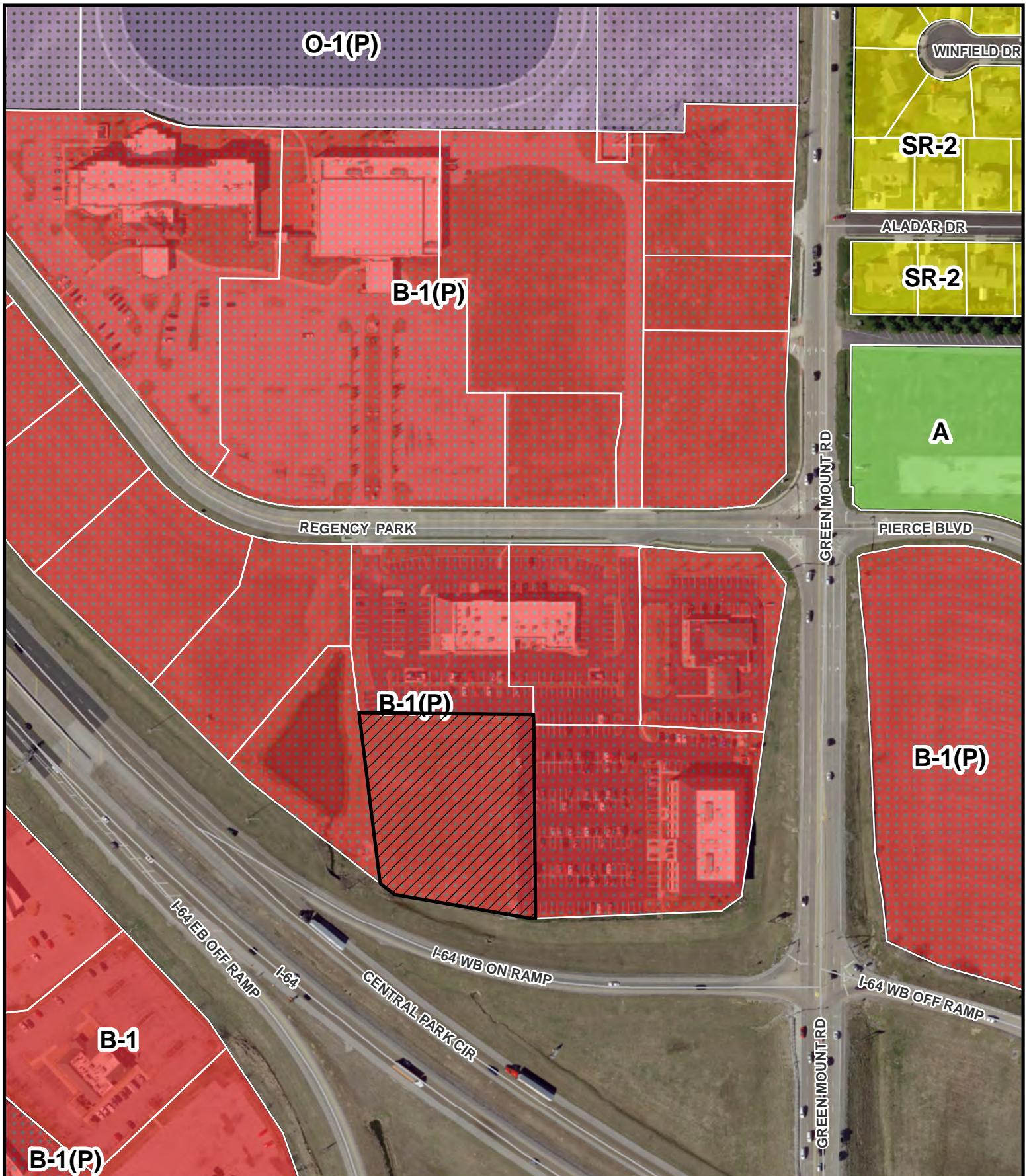
Proposed TownePlace Suites Hotel

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.

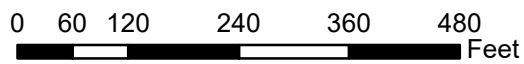
The lot has been secured and is located directly south of Bella Milano. We also have in place a shared easement with that property owner that allows access to the hotel property. We have received franchise approval from Marriott International and will be submitting drawings to them in the near term.

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

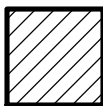
P2016-08: Marriott TownePlace Suites - Zoning Map



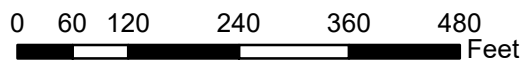
Subject Property



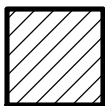
P2016-08: Marriott TownePlace Suites - Land Use Map



Subject Property



P2016-08: Marriott TownePlace Suites - Comprehensive Plan Map



Subject
Property

0 60 120 240 360 480
Feet



O'Fallon
ILLINOIS

TOWNSHIP SUITES | MARRIOTT 445 REGENCY PARK, O'FALLON, IL

Lot 6C of "A Resubdivision of Lot 6A of a Resubdivision of Lot 5 and Lot 6 of The Shoppes at Green Mount", City of O'Fallon, St. Clair County, Illinois



LOCATION SKETCH

INDEX OF SHEETS

- C0.1 COVER SHEET & NOTES
- C1.1 PRELIMINARY SITE PLAN
- C1.2 UTILITY & GRADING PLAN & DRAINAGE REPORT

SUMMARY TABLE

ST. CLAIR CO. PARCEL NO.	03-36.0-203-013
GROSS LOT AREA	1.96 ACRES
MAX. FLOOR AREA PER ORDINANCE	42,689 S.F.
PROPOSED GROSS FLOOR AREA (1st FLOOR)	13,874 S.F.
PERCENT BUILDING COVERAGE	16.3%
EXISTING ZONING	B-1P
PROPOSED ZONING	B-1P
BUILDING HEIGHT	5 STORY
HOURS OF OPERATION	24 HOURS
OFF-STREET PARKING REQUIRED (LOT 5A, 6A, 6B, & 6C) HOTEL (NON CONVENTION, NO LOUNGE OR RESTAURANT)	
(84 ROOMS, 5 EMPLOYEES)	88 SPACES
OFFICE (52,890 SF @ 4 PS / 1000 SF)	212 SPACES
RESTAURANT (14,684 SF @ 9 PS / 1000 SF)	132 SPACES
	432 SPACES
OFF-STREET PARKING PROVIDED	
LOT 6A	100 SPACES
LOT 6B	57 SPACES
LOT 6C	106 SPACES (3 RESTRIPEDED)
LOT 5A PAVED AREA	252 SPACES (11 RESTRIPEDED)
	515 SPACES TOTAL
IMPERVIOUS AREA (LOT 6C)	±1.5 ACRES
TIME SCHEDULE FOR COMPLETION	T.B.D.

CONTRACT OWNER / DEVELOPER:

—

ENGINEER / SURVEYOR:

NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 HIGHLINE ROAD
AVISTON, ILLINOIS 62216-1018
PH: 618-228-7816 FAX: 618-228-7900

CITY COUNCIL APPROVAL

The Preliminary Site Plan for TOWNEPLACE SUITES | MARRIOTT was approved by the City Council of the City of O'Fallon, Illinois on the _____ day of _____, 2016.

Mayor Date

Attest:

City Clerk Date

ENGINEER / SURVEYOR: IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 Highline Road
Avison, IL 62216-1018
ph: 618-228-7816
fax: 618-228-7900

**TOWNSHIP SUITES | MARRIOTT
445 REGENCY PARK, O'FALLON, IL**

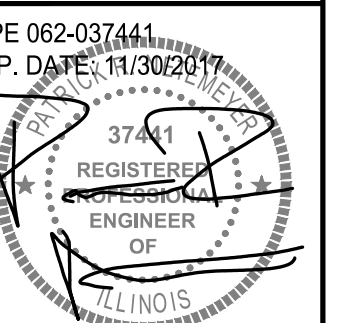
DEVELOPER:

REVISIONS

NO.	DATE

INTENDED USE

PRELIMINARY, FOR REVIEW



PATRICK R. NETEMEYER

JOB NO: 20160266

DWG. FILE:

DRAWN BY:

CHECKED BY: PRN

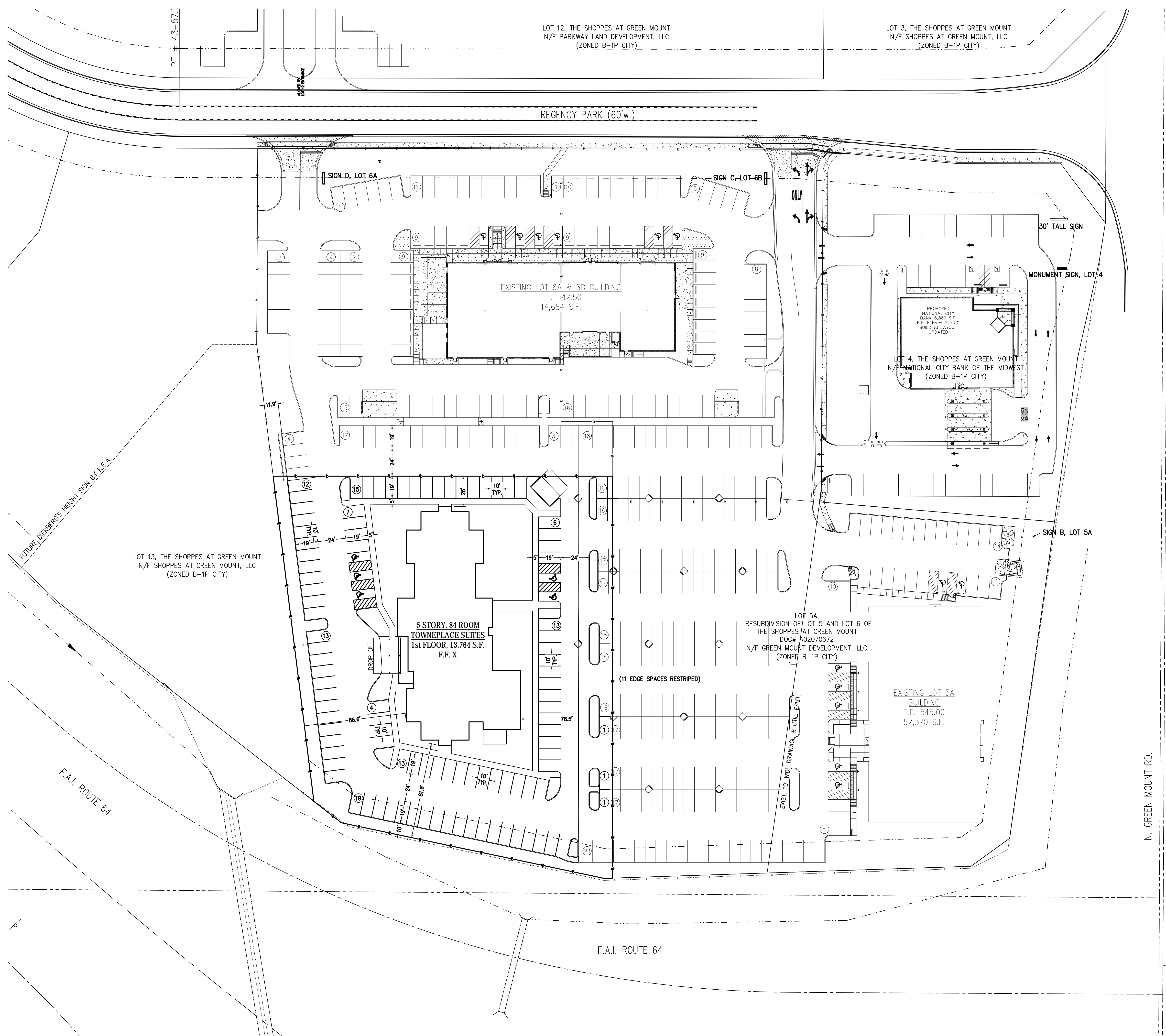
ISSUE DATE: 05/22/2011

COVER SHEET & NOTES

SHEET NO:

C0.1

This drawing, and the verbal or written contract it was prepared under, is subject to the Standard Contract Provisions and General Construction Requirements recorded in St. Clair County, Illinois Recorder of Deeds Office under Document No. 20160266, as it first appears herein.



- 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 RESTRIPTED)
LOT 5A PAVED AREA	252 SPACES (11 RESTRIPTED)
TOTAL	515 SPACES TOTAL

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

**TOWNEPLACE SUITES | MARRIOTT
 445 REGENCY PARK, O'FALLON, IL**

DEVELOPER:

REVISIONS

NO.	DATE

INTENDED USE
 PRELIMINARY, FOR REVIEW

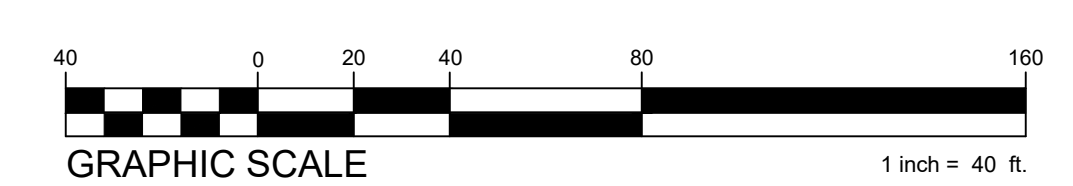
IRPE 062-037441
 EXP. DATE: 11/30/2017

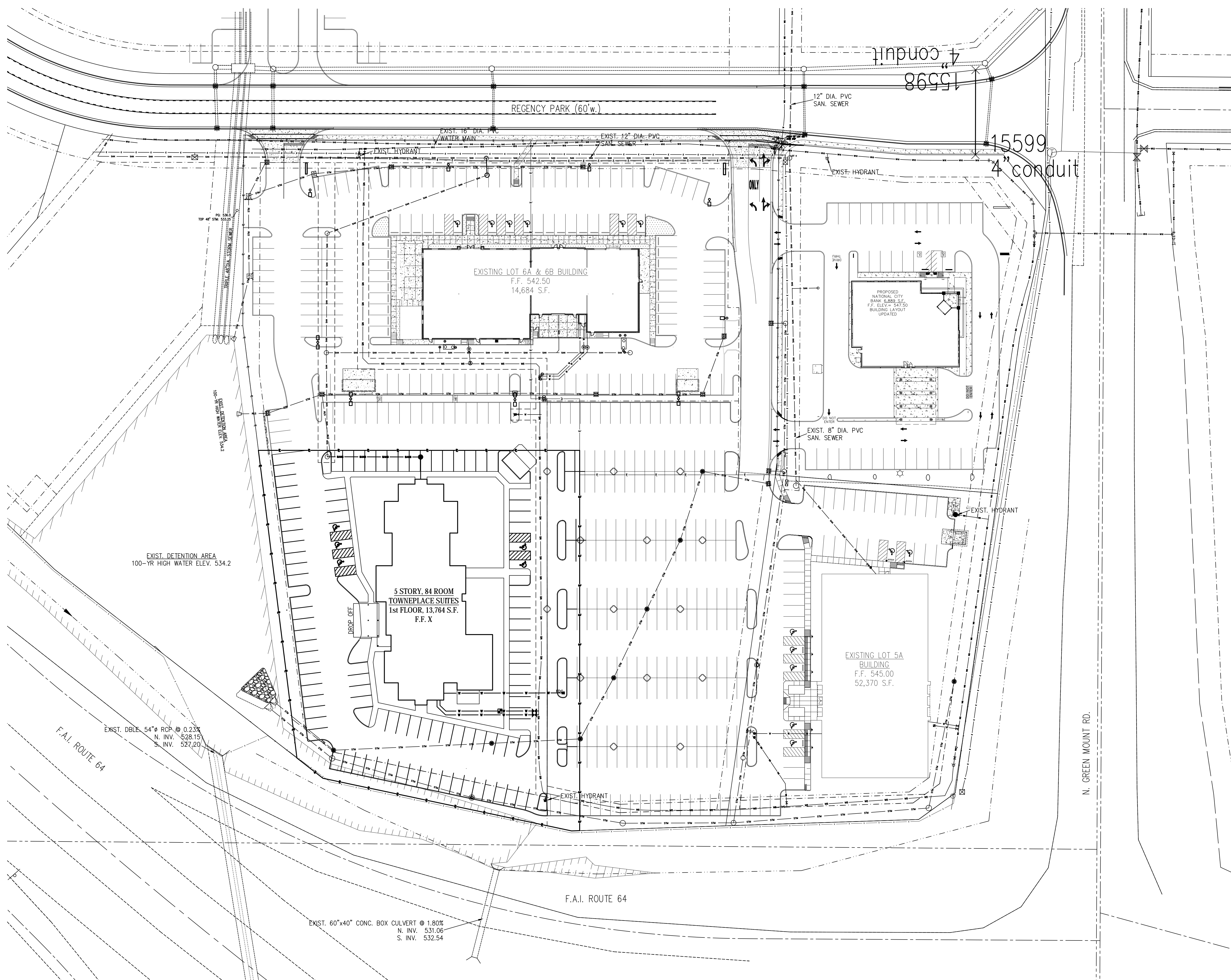
PATRICK R. NETEMEYER
 JOB NO: 20180266
 DWG. FILE:
 DRAWN BY:
 CHECKED BY: PRN
 ISSUE DATE: 05/22/2011

**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
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 - 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.

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



ENGINEER / SURVIVOR: **NETEMEYER ENGINEERING ASSOCIATES, INC.**
 3300 Highline Road
 O'Fallon, IL 62216-1018
 ph: 618-228-7816
 fax: 618-228-7900

IL PROF. DESIGN FIRM (LS/PS/E/S) 184-001027

DEVELOPER: **TOWNPLACE SUITES | MARRIOTT**
445 REGENCY PARK, O'FALLON, IL

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



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 – 1st 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."

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.



PROJECT REPORT

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

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

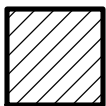
255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

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

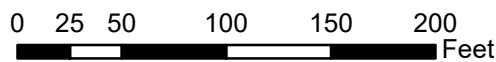


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX

General Commercial



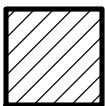
Subject Property



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

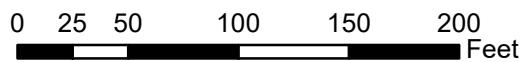
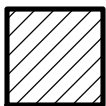
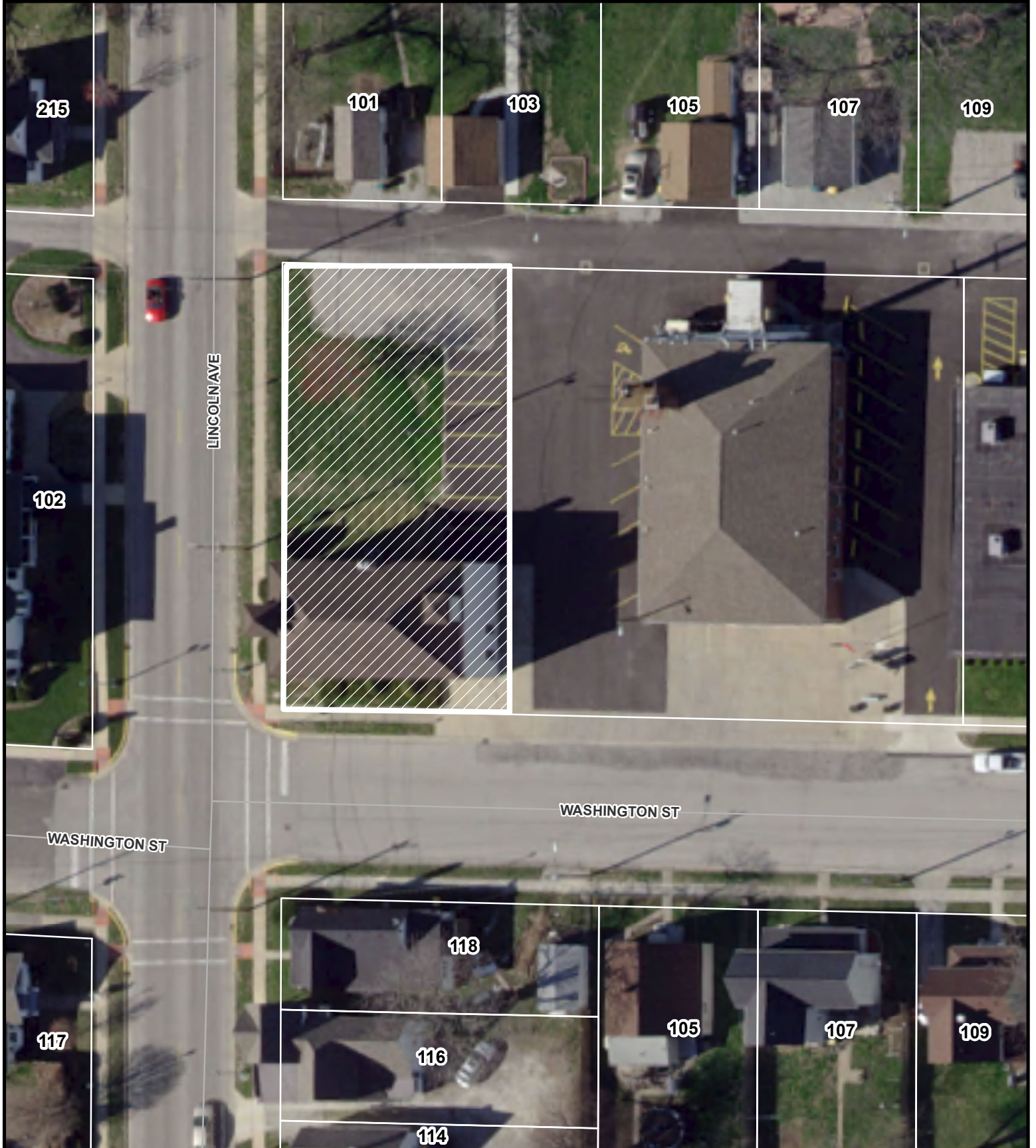


Exhibit A: Comprehensive Plan Amendment - Old City Hall



Subject Property

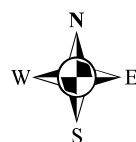
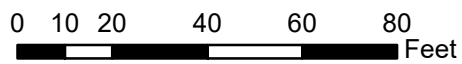
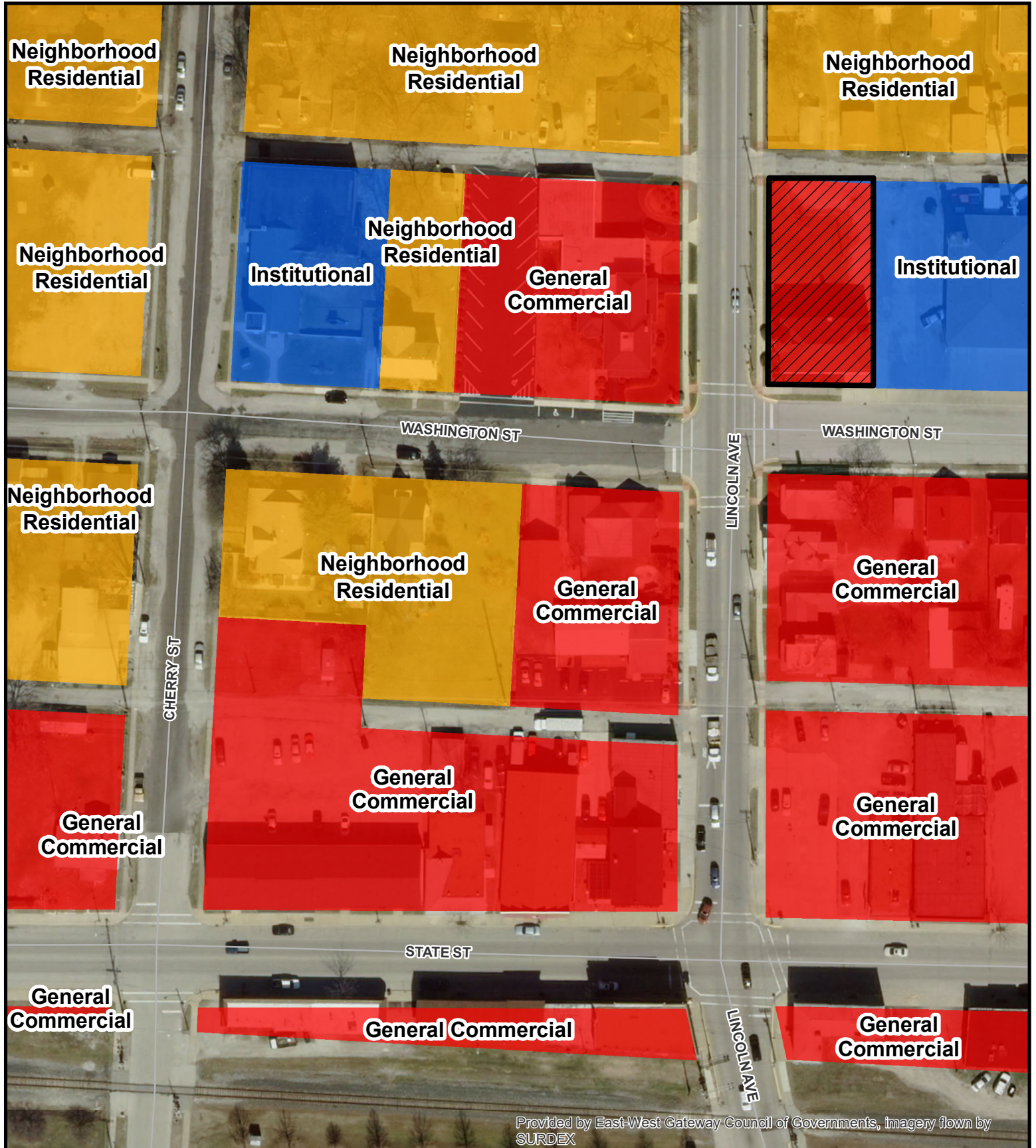
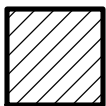


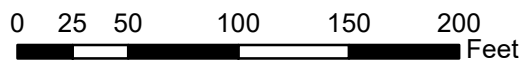
Exhibit C: Comprehensive Plan Amendment - New Designation



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: P2016-11: Betty Lane Warehouses - Planned Use (1st Reading)

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

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

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

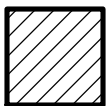
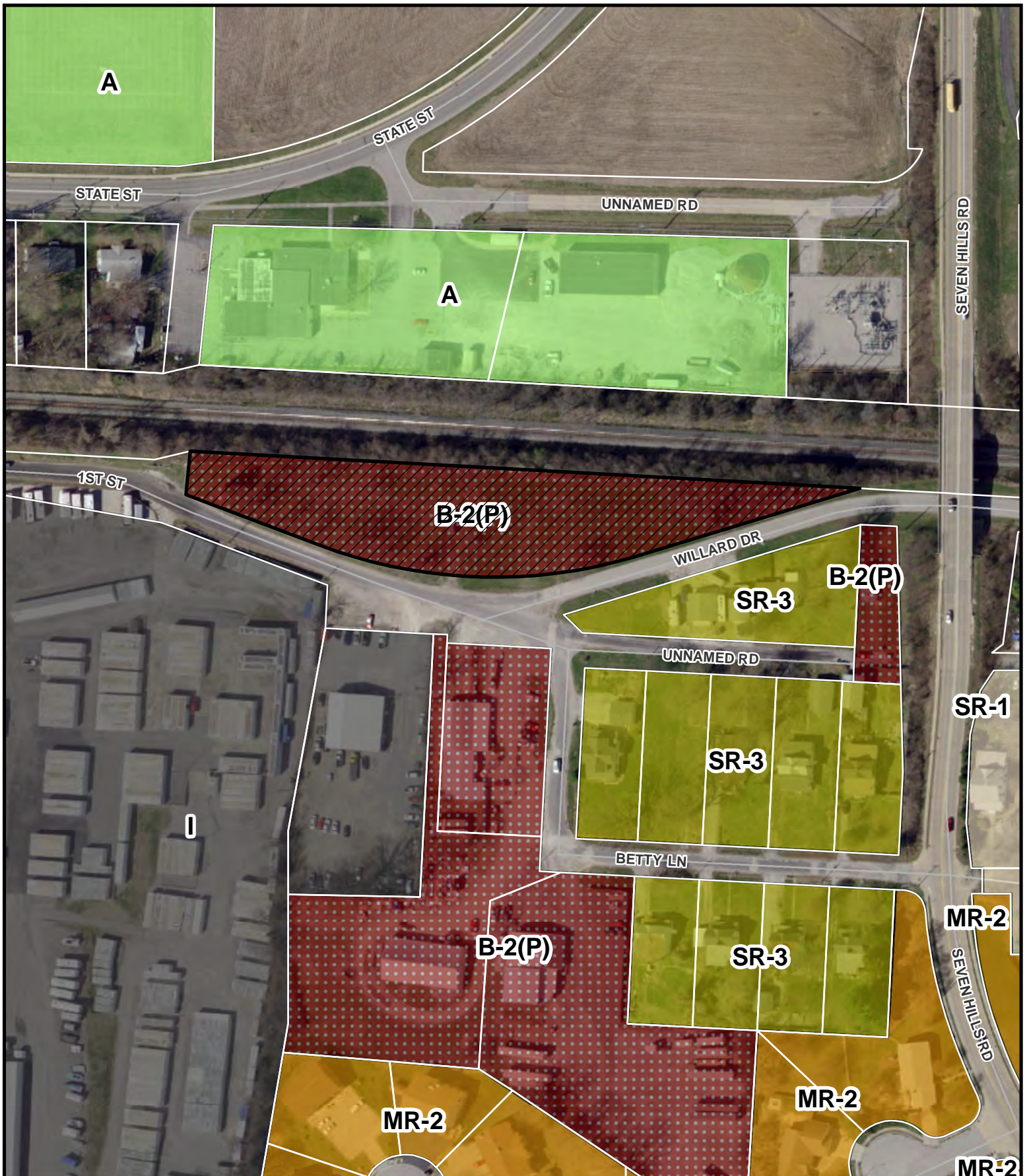
**BETTY LANE WAREHOUSES
PROJECT NARRATIVE**

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.

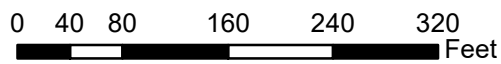
Current project to consist of three paved entrances off of Betty Lane, multiple office/warehouse units (not to exceed 32, 887 SF), detention pond and site utilities. These units along with additional parking, will be constructed in phases to meet necessary demand. These units will be used in a manner 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.

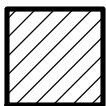
P2016-11: Betty Lane Warehouses - Zoning Map



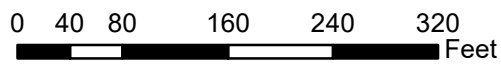
Subject Property



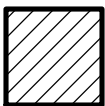
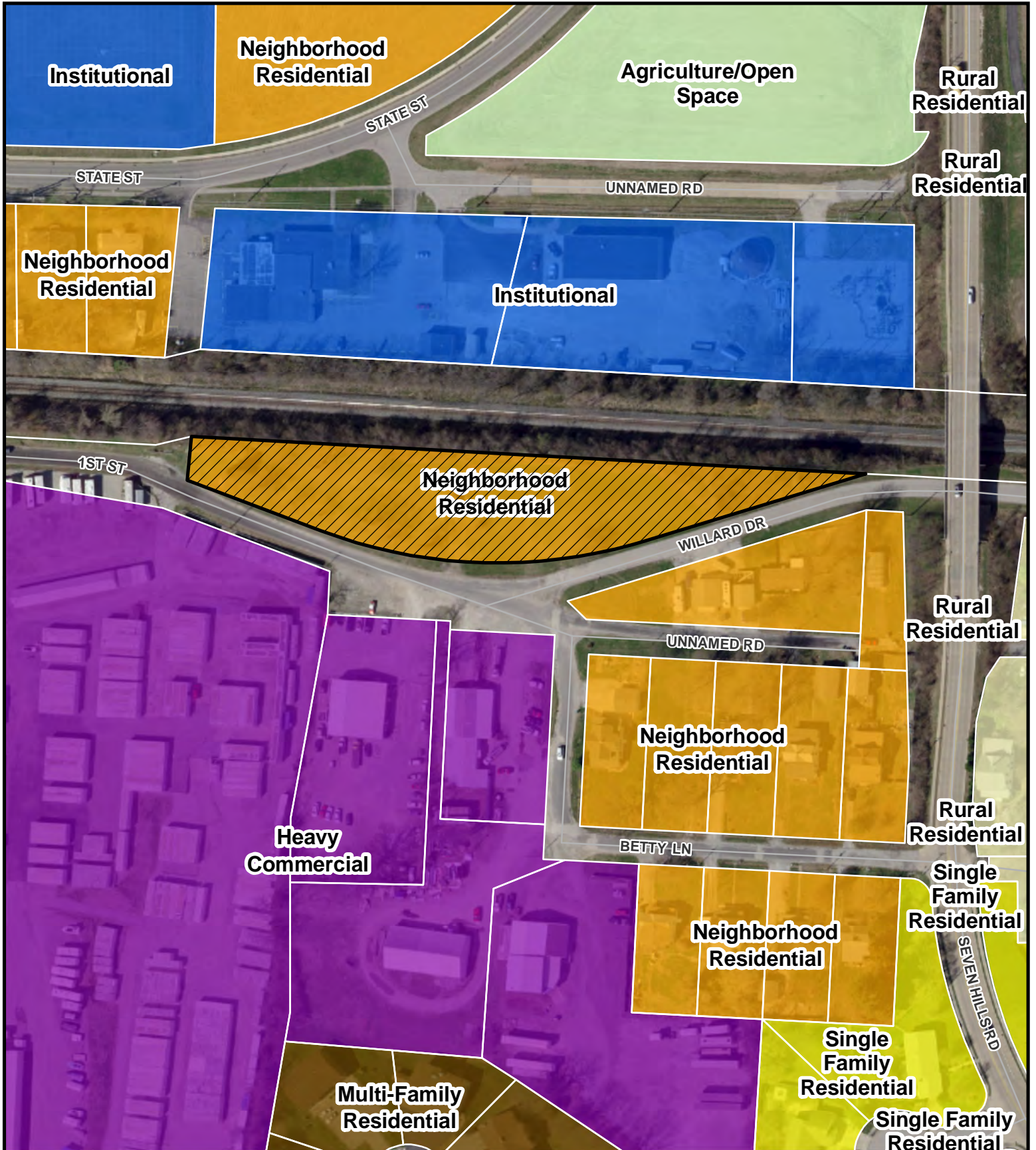
P2016-11: Betty Lane Warehouses - Land Use Map



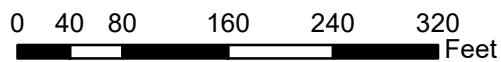
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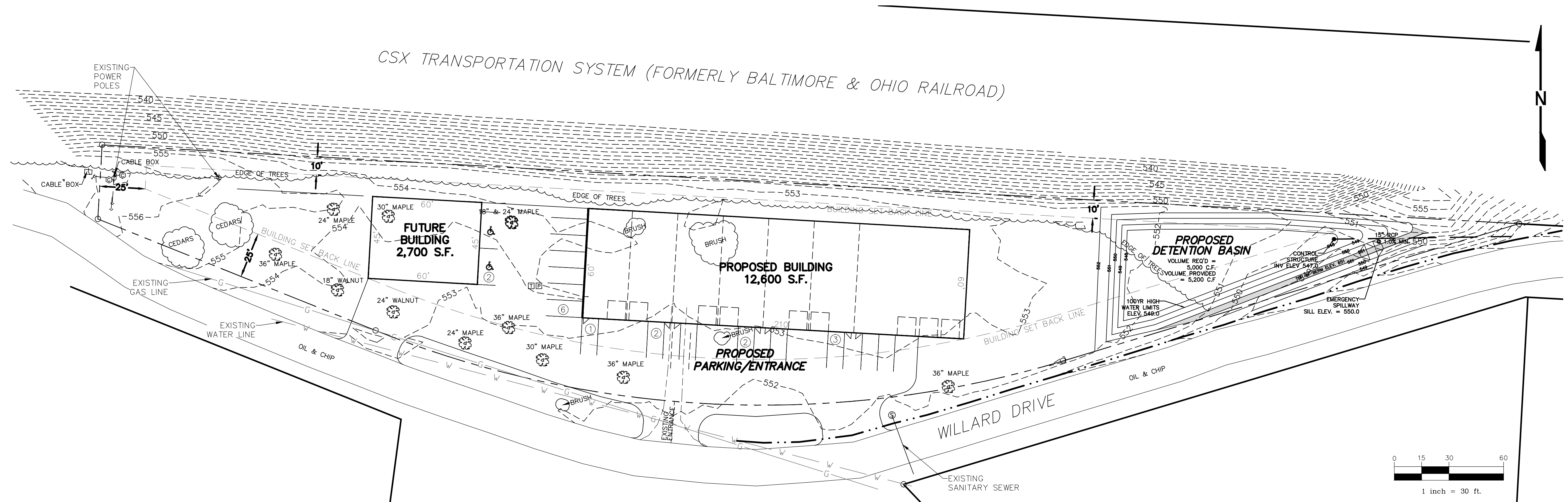
P2016-11: Betty Lane Warehouses - Comprehensive Plan Map



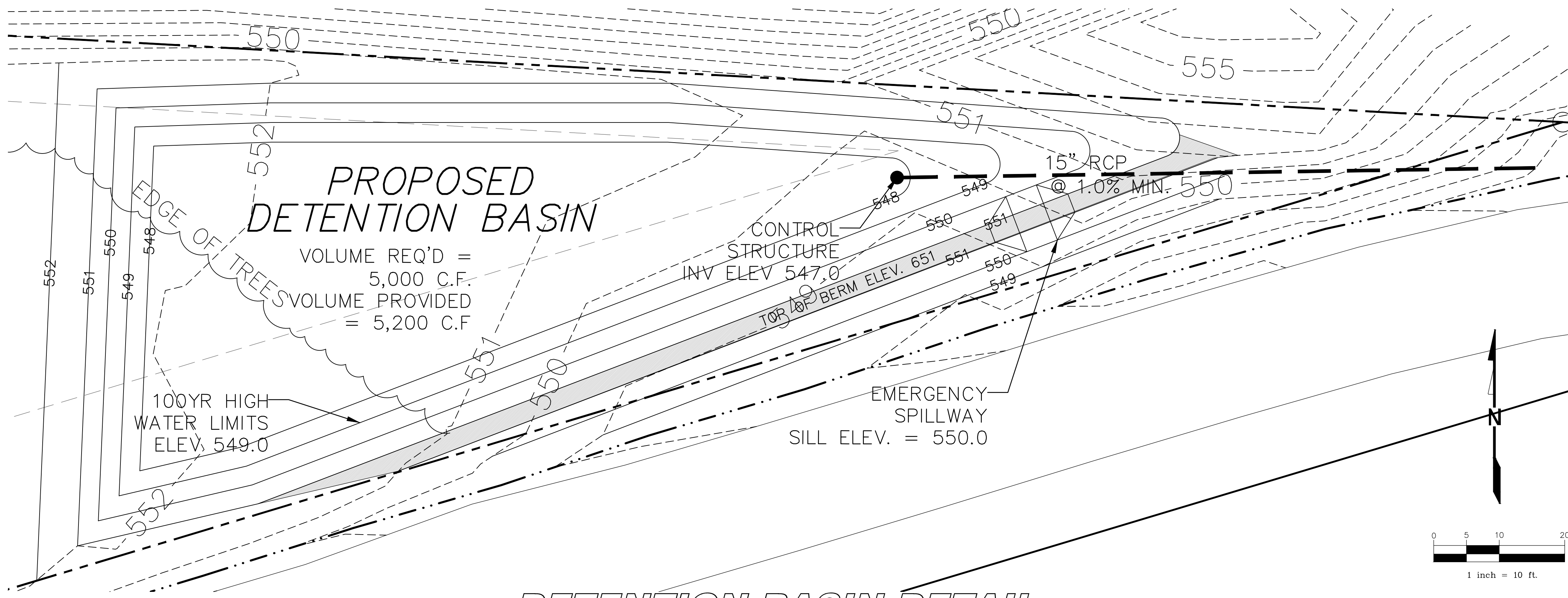
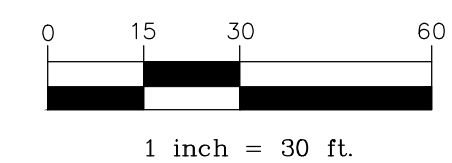
Subject Property



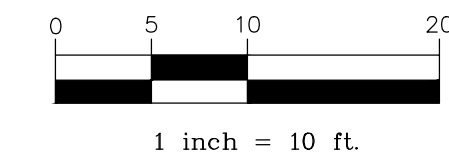
BETTY LANE SITE PLAN



SITE PLAN



DETENTION BASIN DETAIL



NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

NOTES:

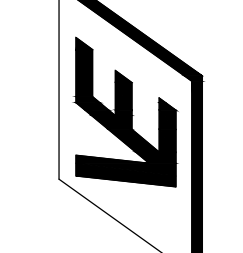
1. PARKING REQUIREMENTS
 (1) ONE PARKING SPACE ALLOWED IN EACH UNIT
 8 UNITS WITH 200 S.F. OFFICE IN EACH UNIT = 8 SPACES
 12,600 S.F. + 2,700 S.F. = 15,300 S.F. / 1,000 S.F. WAREHOUSE = 16 SPACES
 TOTAL REQUIRED SPACES = 24 SPACES
2. (1) ONE SEWER TAP
3. (1) ONE WATER TAP

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

THE WORK PREPARED BY OR UNDER THE SUPERVISION OF THE ENGINEER IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THESE PLANS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THESE PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS, OR FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS THAT MAY BE AFFECTED BY THE PROJECT SHOWN ON THESE PLANS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THESE PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS, OR FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS THAT MAY BE AFFECTED BY THE PROJECT SHOWN ON THESE PLANS.

Prepared for:
 Troy Shearer
 P: 618.406.3393

Vance Engineering, Inc.
 10537 Lockland Road
 St. Louis, MO 63114
 P: 314.427.1800
 F: 314.427.1801



VANCE ENGINEERING, INC.
 AUTHORITY NO. 2003022194

BETTY LANE
 SITE PLAN

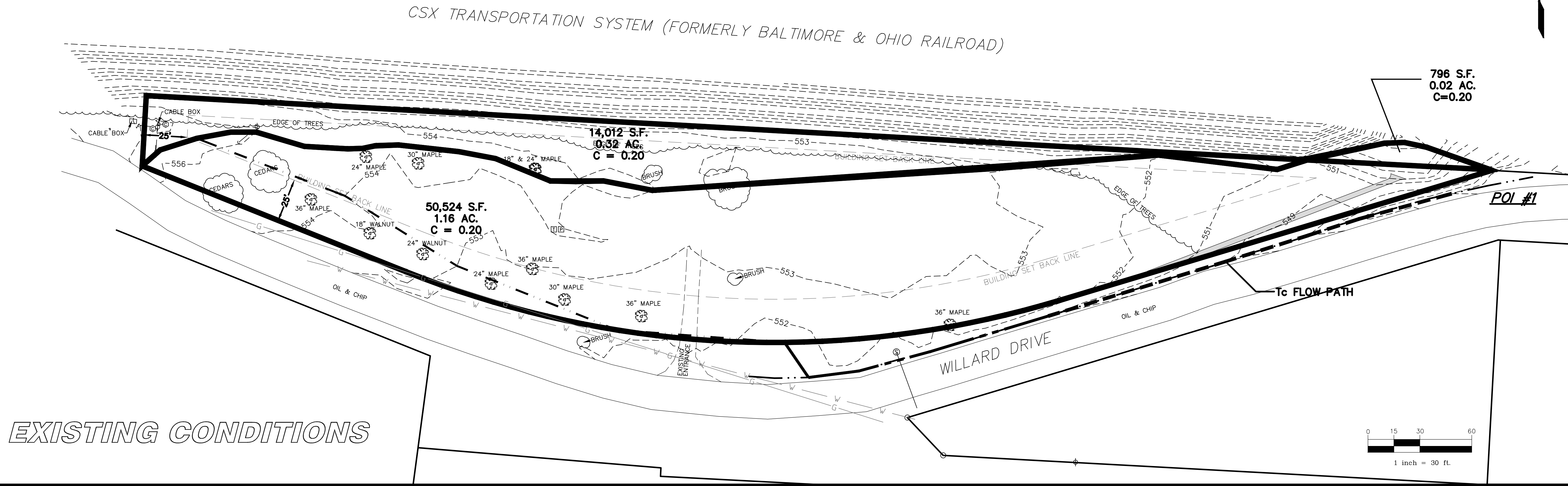
REVISED

JOB NO.

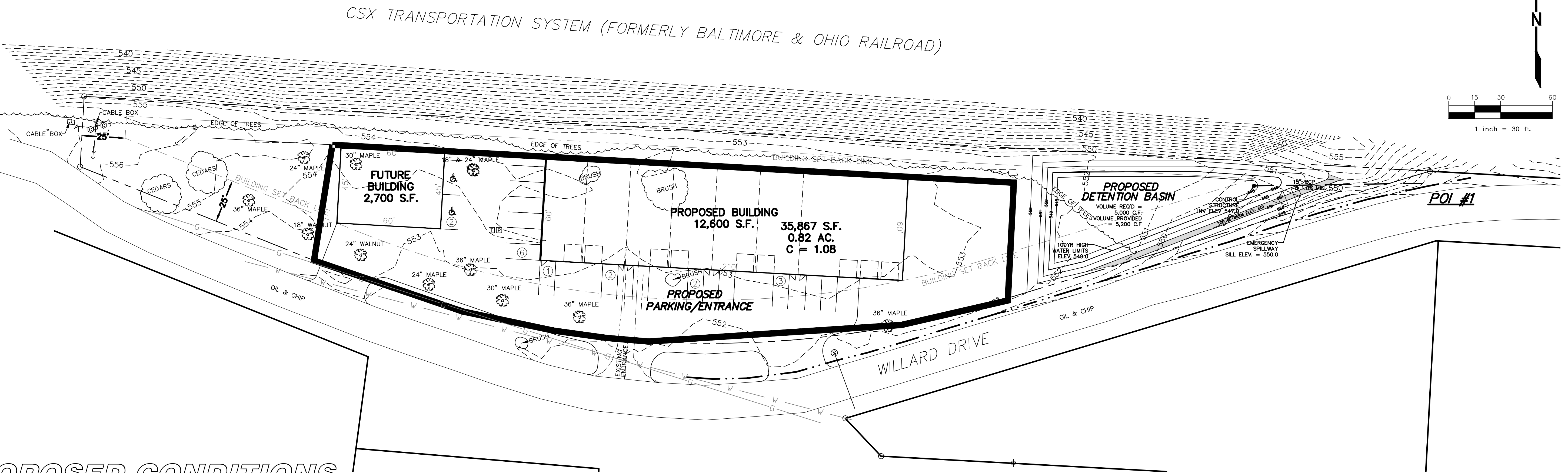
DATE: 6/14/16

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 COPYRIGHT 2011





EXISTING CONDITIONS



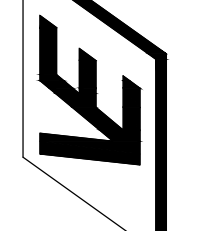
PROPOSED CONDITIONS

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

THE WORK PREPARED BY OR UNDER THE SUPERVISION OF THE ENGINEER IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE DRAINAGE, PAVING, SEWERS AND OTHER UTILITIES SHOWN ON THESE PLANS. THE ENGINEER HAS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER UTILITIES OR STRUCTURES, INCLUDING RETAINING WALLS, FOUNDATIONS, UTILITY DISTRIBUTION SYSTEMS, OR ANY OTHER PLANS, SPECIFICATIONS, OR SCHEDULES, ANY AND ALL OF WHICH ARE NOT BEAR THE ENGINEER'S AUTHENTICATION SIGNATURE AND DATE OF THE ENGINEER.

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

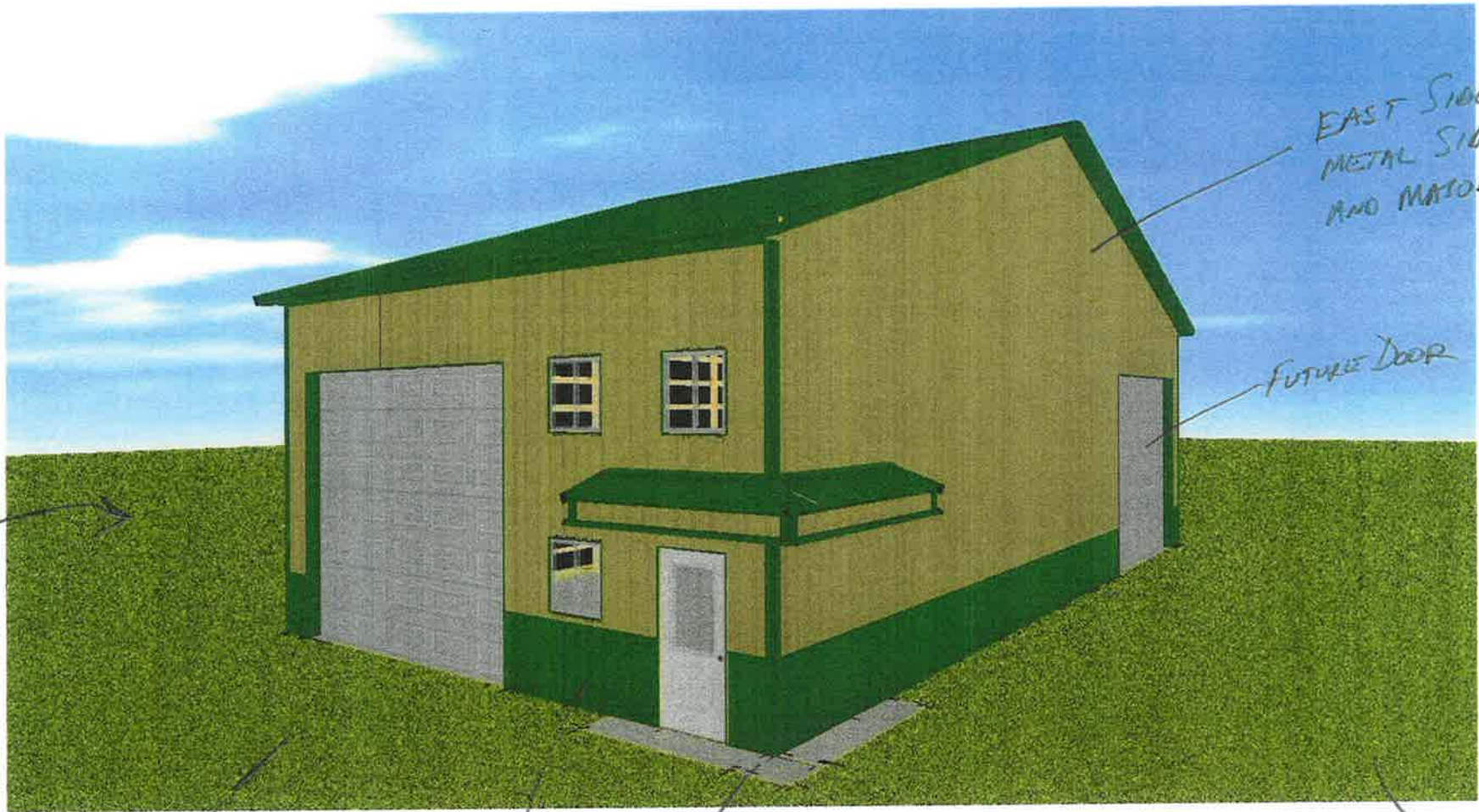
BETTY LANE
DRAINAGE AREA PLAN

REVISED

JOB NO.

DATE: 06/14/16

2/2
COPYRIGHT 2011



EAST SIDE
METAL SIDING
AND MASONRY

FUTURE DOOR

GRASS

CONCRETE DRIVE

CONCRETE SIDEWALK

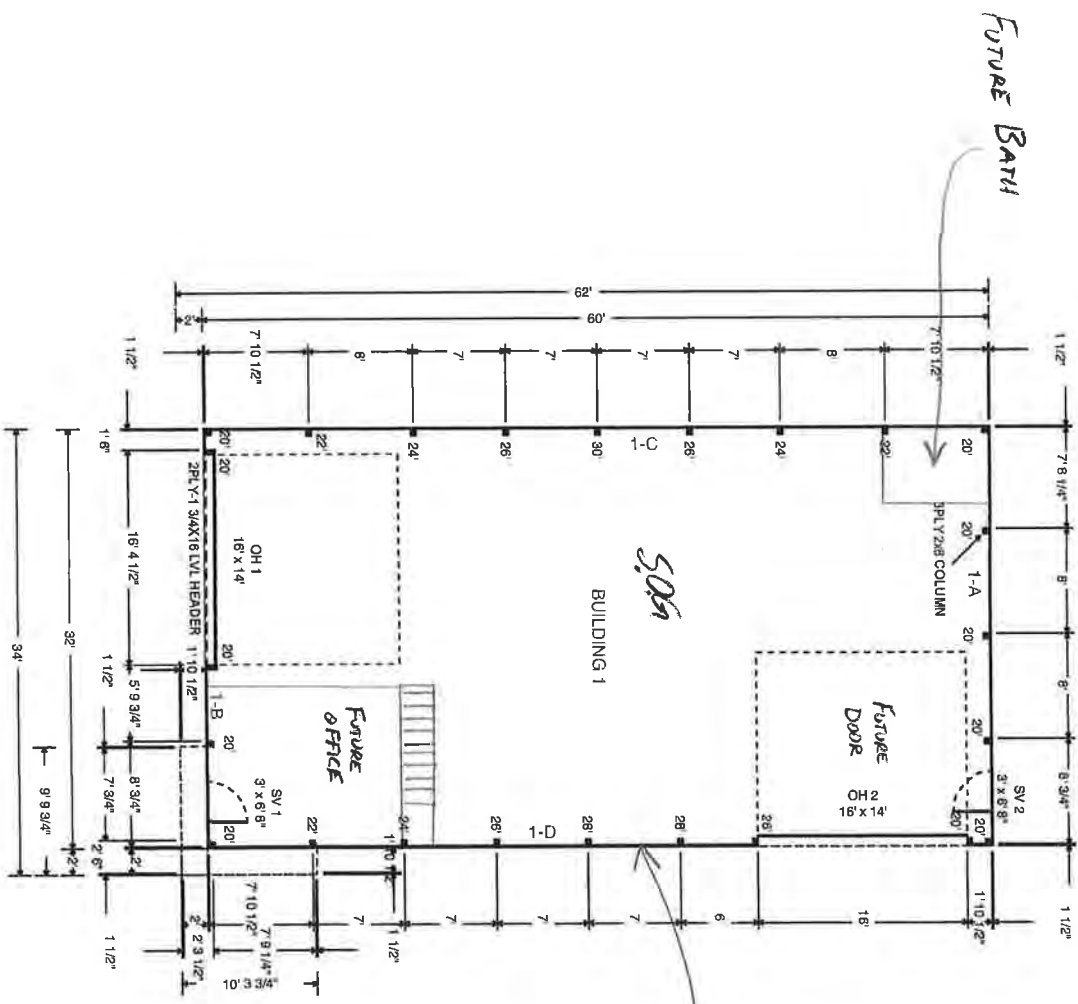
MASONRY FRONT
AND EQUAL RETURN
(EAST SIDE)

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

GRASS

RECEIVED JUN 14 2016

FLOOR PLAN



CONCRETE FOUNDATION
AROUND ENTIRE
PERIMETER OF BUILDING

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									



PROJECT REPORT

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.

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@mgs-il.com
mrosborg@mgs-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.

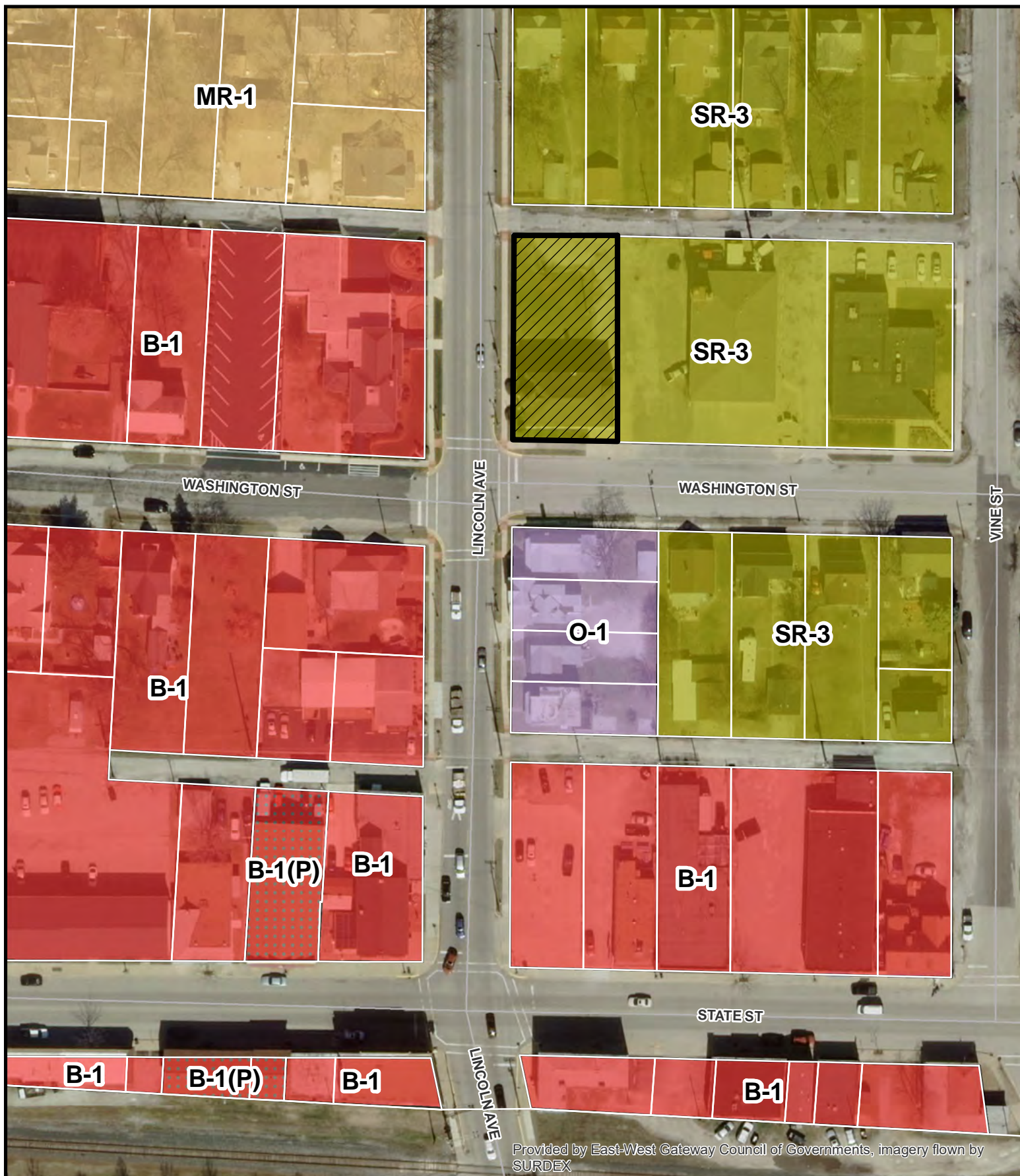
Our project team will consist of the following:

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

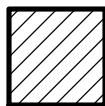
We anticipate utilizing both floors of the building for tenant (s) lease with one or possible two tenants. Each floor will be individually conditioned for heat and cooling to provide for tenant controlled comfort. Each floor will include an ADA accessible restroom. The interior walls will be stud wall 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.

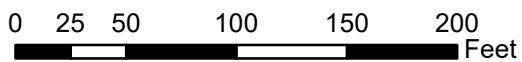
P2016-09: Old City Hall - Zoning Map



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



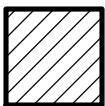
Subject Property



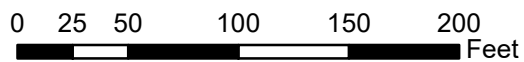
P2016-09: Old City Hall - Land Use Map



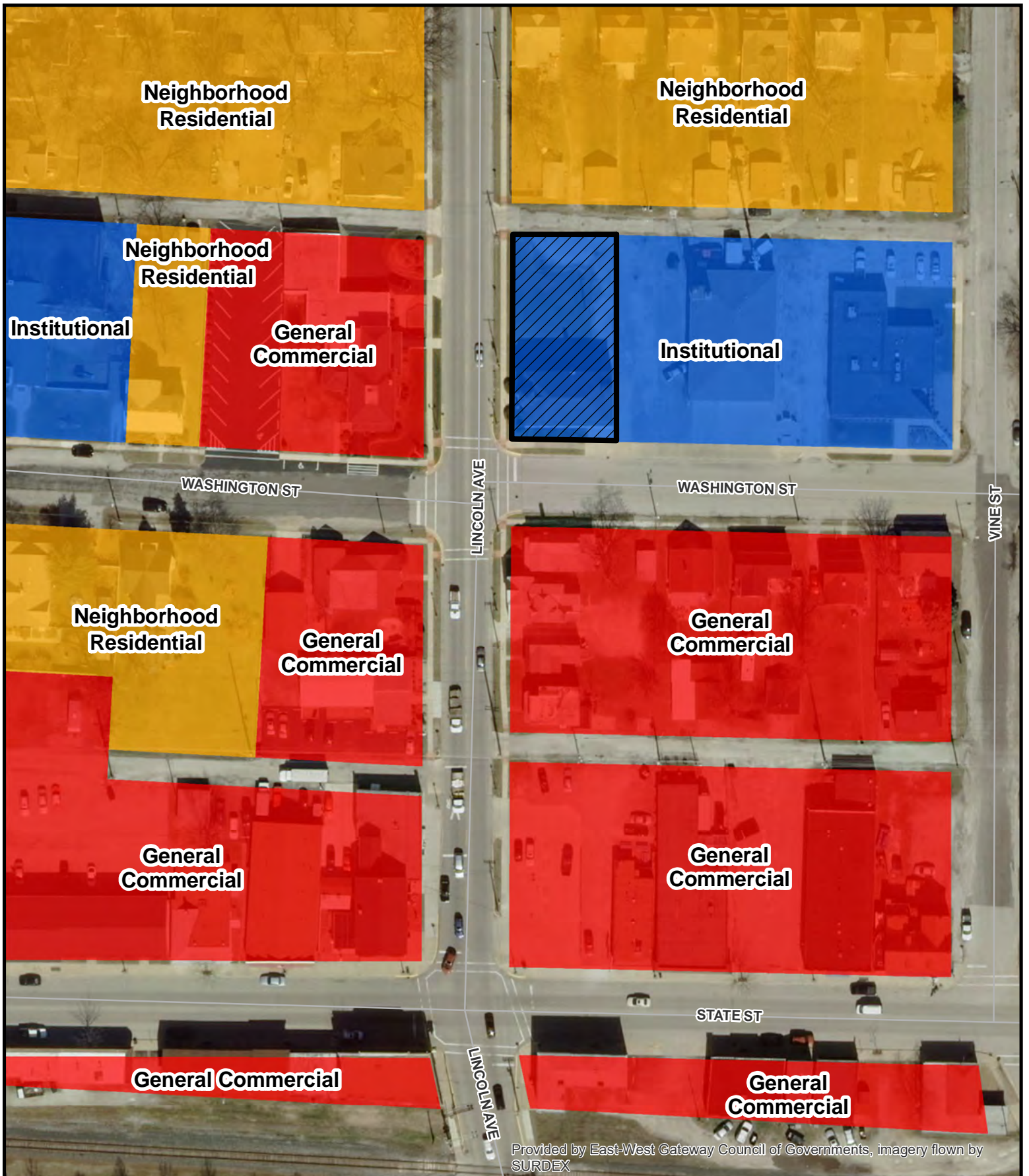
Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



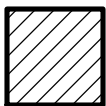
Subject Property



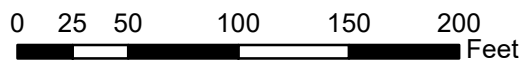
P2016-09: Old City Hall - Comprehensive Plan Map



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



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

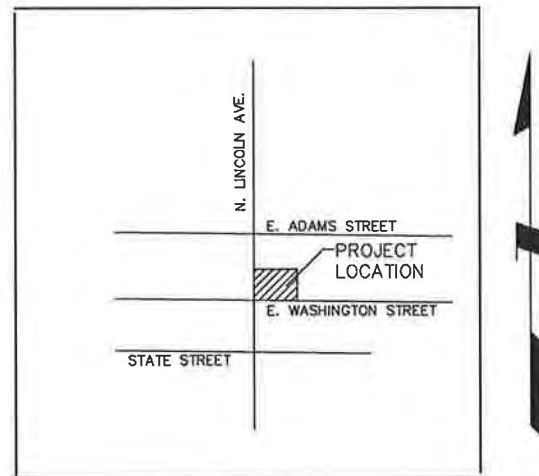
INDEX OF SHEETS

- 1 COVER SHEET
- 2 PLANNED USE SITE PLAN
- 3 PLANNED USE GRADING PLAN

LIST OF UTILITIES

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

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



LOCATION MAP
NOT TO SCALE

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

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
--------------------------------------	---

LEGEND

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ▲ STONE FOUND
- ⊗ EXISTING TREE
- ⌋ EXISTING TREE LINE
- ⊕ 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
- 520 — PROPOSED CONTOUR
- x 521 PROPOSED SPOT ELEVATION
- · — · — PROPOSED SWALE
- → → PROPOSED STORM SEWER
- PROPOSED STORM INLET

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

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 _____

DATE _____

RECEIVED JUN 24 2016

Drawing Issue	PLANNED USE SUBMITTAL
	06/24/16

P.M.	M.J.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

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Q.A./Q.C.
E.R.O.
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ME16065-00

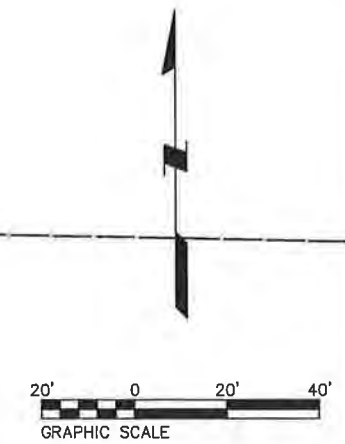
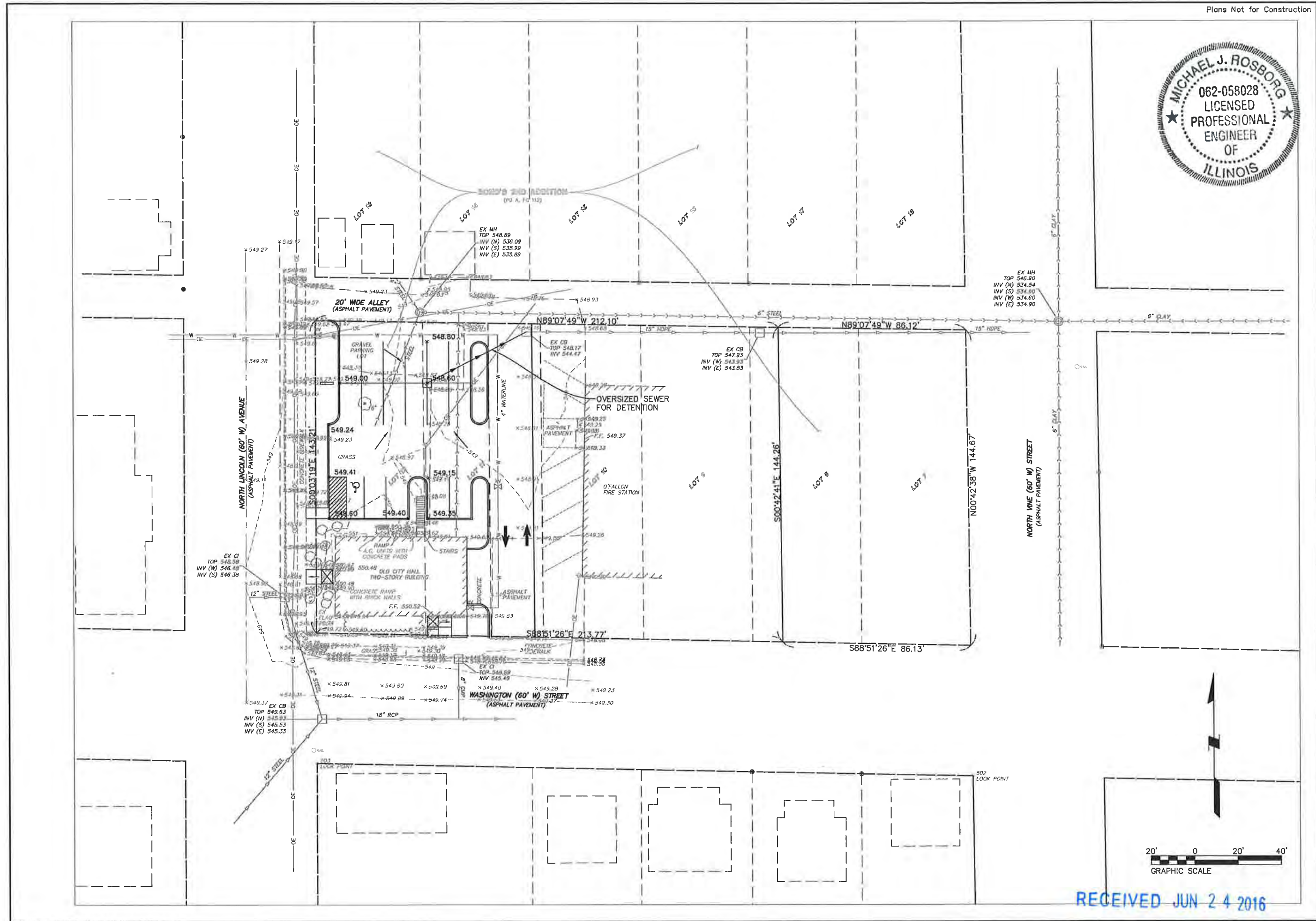
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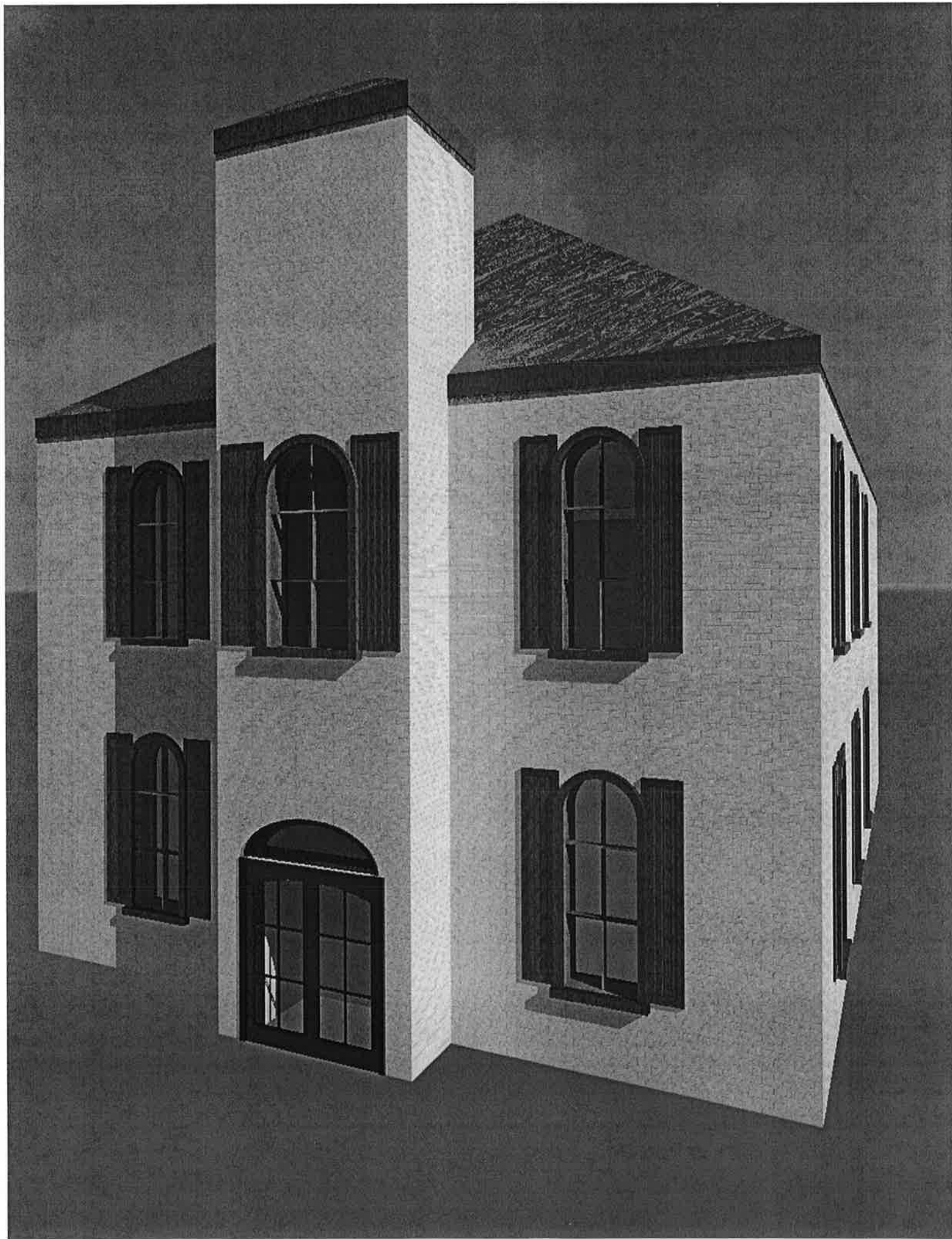
Old City Hall Redevelopment O'Fallon, Illinois
 Brad McMillin Realty, Inc.
 1415 West Highway 50
 O'Fallon, Illinois 62269

Sheet Title:
PLANNED USE GRADING PLAN

Sheet
 3 of 3



RECEIVED JUN 24 2016



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

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 (3rd) 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>
Total Phase I	\$300,300

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>
Total Phase II	<u>\$460,600</u>
Total Project Cost	<u>\$760,900</u>



DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, July 25, 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: 6:15 PM

- I) **Roll Call** – *Committee members:* Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Herb Roach, Robert Kueker, Richie Meile, Matt Smallhear, Matt Gilreath, and Ned Drolet. *Staff:* Pam Funk, Grant Litteken, Ted Shekell, and Sandy Evans. *Visitors:* Ron Zelms, Charlie Pitts, Troy Shearer, James Ford, Tom Williams, Ron Zelms, Kevin Harris, Jerry Mouser and Vern Malare.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. SEPA – Global Brew – Harry Potter Trivia (Motion) – Justin Randall provided an overview of the Special Event Permit for Global Brew. Randall informed the committee, the original plan was for the event to be inside, but Global Brew had received such a positive response to the event, additional area was necessary to accommodate all the teams signed up for the event. Randall indicated the event would be the day before the City Council meeting, but wanted the committee to aware of the event and grant staff the authority to approve the event. The committee discussed the special event and recommended the permit for approval, without a motion since the event would occur prior to the City Council meeting on August 1st.
 - B. Gasser Rezoning (1st Reading) – Justin Randall provided an overview of the requested rezoning at 702 N. Seven Hills Road from SR-1, Single-family Residential to RR – Rural Residential. The committee discussed the rezoning and recommended the rezoning for approval. The motion passed with a vote of 4-0.
 - C. Marriott TownePlace Suites (1st Reading) – Justin Randall provided an overview of the requested planned use at 445 Regency Park in a B-1(P) Planned Community Business District. The proposed planned use was for an 84-room, 5-story hotel. The committee discussed the planned use and recommended the planned use for approval. The motion passed with a vote of 4-0.
 - D. Comprehensive Plan and Future Land Use Map Amendment (1st Reading) – Justin Randall provided an overview of the request to amend the Future Land Use Map for 200 North Lincoln Avenue (Old City Hall) from Institutional to General Commercial. Randall indicated the change was requested due to the RFP process the city conducted on the Old City Hall building for reinvestment in the building. Randall explained this amendment was necessary to approve any rezoning of the property for the proposed project selected by the City Council submitted by Brad McMillin. The committee discussed the amendment and recommended the amendment for approval. The motion passed with a vote of 4-0.
 - E. Old City Hall – Planned Use / Minor Subdivision / Redevelopment Agreement (1st Reading) – Justin Randall provided an overview of the requested planned use at 200 North Lincoln Avenue

to permit the redevelopment of the existing Old City Hall into an office or retail building. Randall explained the petitioner would improve the building in two phases. The initial phase would be the improvement of the exterior (paint removal, tuckpointing, parking lot) and some interior work to get the building to a "whitebox" stage. Phase two would be the tenant finish when a tenant had been identified. Randall also explained the project would require a minor subdivision and the main access drive would remain on city-owned property with a cross-access easement and joint-maintenance agreement. Ted Shekell provided an overview of the redevelopment agreement with Brad McMillin and the City regarding TIF and eligible cost covered in the redevelopment of the property. The committee discussed the planned use, minor subdivision and redevelopment agreement. The committee made motions to approve the planned use, minor subdivision and redevelopment agreement, all motions passed with a vote of 4-0.

- F. Betty Lane Warehouses (1st Reading) – Justin Randall provided an overview of the requested planned use at 96 Betty Lane for a warehouse/office complex in a B-2(P), Planned General Business District. The committee discussed the planned use and recommended the planned use for approval. The motion passed with a vote of 4-0.
- G. 8676 East Highway 50 Boat, RV and Vehicle Storage – Planned Use (1st Reading) – Justin Randall indicated staff had had received a request from the applicant for the City Council to amend the conditions of the annexation and planned use to remove the requirement of a sight-proof vinyl fence. Tom Williams explained to the committee his fear that the fencing would limit the safety and security of the storage lot. Ted Shekell informed the committee the neighbor to the west directly adjoining to the site was agreeable to a chainlink fence as long as the storage lot was limited to boats, RVs and personal vehicles in working order. Shekell indicated the conditions expressly prohibited any storage of items other than boats, RVs and person vehicles. The committee discussed the remove of the condition to require a vinyl fence and made a recommendation to amend the conditions removing the condition of a vinyl fence. The motion passed with a vote of 4-0.

IV) Other Business - None

MEETING ADJOURNED: 7:00 PM

NEXT MEETING: August 8, 2016 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

PD OK see comment
FD OK see comment
City Clerk OK
PW OK
P+R OK



CC

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

<input checked="" type="checkbox"/>	Attach proof of not-for-profit status with application
OR	<i>on file</i>
<input type="checkbox"/>	Provide \$50.00 application fee with application

RECEIVED JUN 16 2016

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Bacon Fest
Location of Event: down 1st Street from Oak to Lincoln, including Cabooos parking
Name of Event Organization: VFW Post 805 and Auxiliary
Name of person in charge of event (applicant) and mailing address: Marcia Wood, president of VFW auxiliary - 221 W 1st Street, O'Fallon IL 62269
Phone: 618-581-8402 E-Mail: post 805 auxiliary@gmail.com
Secondary Contact Person: Ed Martinez
Phone: 558-0680 E-Mail: ofallonveterans@gmail.com
Beginning Date / Times: Oct 15, 2016 10AM Ending Date / Times: Oct 15, 2016 5pm

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

1. **NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

ATTACHED

2. Sketch plan of site.

ATTACHED

3. Permission letter from property owner, if applicant is not the property owner.

ATTACHED NOT APPLICABLE

4. Proof of not-for-profit status (so that application fee can be waived.)

ATTACHED NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

ATTACHED NOT APPLICABLE

**will provide a current one when renewed 9-1-16*

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. PAID NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): in process - WFW license
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: will provide two weeks before. Still getting vendors.

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these Services.) **Please include specific considerations requested in narrative or as an attachment.**

NONE REQUESTED

yo → Street Department, IDOT (for street closings, signalization, and detour routes)
 Parks Department Police Department Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618)233-7769.

PERMIT REQUIRED (please attach copy) NOT APPLICABLE

11. American Disability Compliance

ATTACHED NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Marcia Wood
Signature of Applicant/ person in charge of event

6/16/16
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES NO *MR*

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

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

APPROVED: CITY COUNCIL _____ (DATE)

BaconFest

Ran by VFW Post 805 and Auxiliary

We would like to have a BaconFest. We want vendors of all types to sell and/or advertise their items and/or organizations. The food vendors we would like to have at least one item on their menu that has something to do with bacon. We are trying to include ice cream and bakeries. We have talked to the county health department and have the paperwork to give to anyone serving or selling food. We want to make this family friendly and have face painting, music, possibly bounce houses, etc. We are still in the process of getting quotes for different things. We have talked to the surrounding businesses and they all like the idea, and some want to be vendors (some want to cook)

We have talked to Travis Craig at the Labor Hall and they will allow us to use their grass lot for anything we need. We have also talked to St. Clare School principle, Mrs. Milissa Faust, about using the school parking lot as extra parking or possibly putting cars for a car show with the Piston Pushers and other car groups.

Hours of operation – Saturday, October 15, 2016 from 10am – 5pm. Will need road blocked starting at 7am to allow vendors to set up their booths.

Activities provided – We are getting quotes for family friendly things to do. Face painting, Bounce houses, music (in the pavilion in the park next to the VFW) possible car show.

Signage – yard signs. Will follow O’Fallon laws for when we can post them around town.

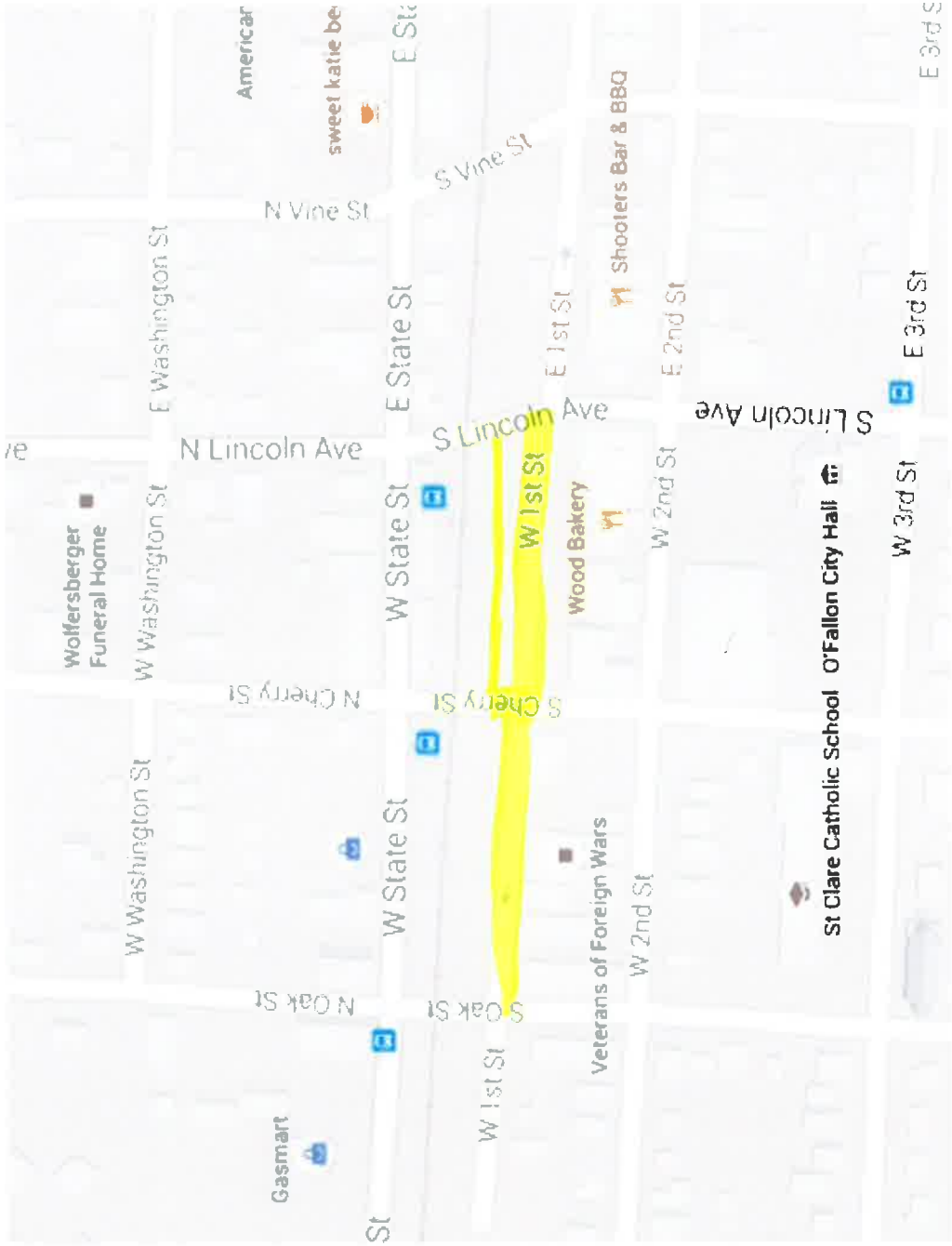
Traffic and parking – Would like to block off 1st Street from North Lincoln to North Oak. We would also want to block off the parking lot in front of the caboose on 1st street to let the vendors only to park there. If we don’t get enough vendors to fill the two streets, then we can cancel part of the road blockage and condense it down to the 200 block of W 1st street from North Cherry to North Oak. We will notify the city within two weeks if we need to cancel part of the road blockage.

Rain plans – Cancel. It will be too cold to delay this for another weekend.

Toilet facilities – The VFW will have the large hall open on the side of the building next to the park to allow table seating and easy access to the restrooms. We are also getting quotes to set up portable toilets.

Security plan –

Expected attendance – hundreds if not 1000. We plan on advertising at the other Oktoberfest in the area and the Chili cook-off. We have checked the surrounding area city calendars and we will be the last big “fest” in the area.





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: Special Event Permit – “VFW Bacon Fest” (MOTION)

List of committees that have reviewed: The Community Development Committee reviewed this application at its July 11, 2016 meeting and recommended it for approval with a 4-0 vote. The City Council approved the event on July 18, 2016.

After the approval, the VFW contacted the City about the sale of alcohol outside of the VFW. There was a misunderstanding on the application and they would like to sell alcohol on the east side of the building (city property) and allow alcohol to be outside in the event areas.

Background

- Applicant: Marcia Wood, VFW Post 805 and Auxiliary
- Saturday, October 15th 10:00 AM to 5:00 PM
- First Street between Oak Street and Lincoln Avenue

Event Details:

- Bacon Fest will have vendors selling items
- Food vendors will be serving some menu items with bacon
- Family friendly activities such as face painting, music, bounce houses
- Potential car show with the Piston pushers and other car groups in the area
- Requesting First Street to be blocked from Oak Street to Lincoln Avenue beginning at 7:00 AM
- Additional parking at City Hall and St. Clare School
- Labor Hall has given permission to use their lot on Cherry for event items
- Toilet facilities will be provided at the VFW and portable toilets
- Anticipated attendance is 500-1000 on Saturday

Signage Request:

- Yard signs around town prior to the event

City Assistance Request:

- Barricades dropped off for use on Saturday at First Street and Lincoln Avenue, First Street at Oak Street and First Street and Cherry Street.

- The Police Department will have the on-duty shift commander and patrol officer monitor the event.

Notes:

- Bacon Fest is a new event proposed by the VFW
- VFW will gauge interest of vendors and if there is not enough interest two weeks before the event, the VFW will only use First Street between Oak Street and Cherry Street

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation

The City Clerk and Public Works Department did not have any issues with the request. The Fire and Police Departments approved the request with the conditions noted below. Staff recommends approval of the Special Event Permit with the following conditions:

1. A special event liquor license must be issued by the City Clerk.
2. All downtown businesses affected by the road closures must be notified of the event.
3. North Lincoln must remain open at all times.
4. All for profit vendors must provide the city with sales tax information prior to the event.
5. A current liability insurance document must be submitted when received by the VFW.
6. Due to the closure of two blocks downtown, Cherry Street can be blocked but no vendors or booths are allowed to be set up on Cherry Street.
7. The Police Department will have the on-duty shift commander and patrol officer monitor the event. However, should something occur and additional manpower is needed, the event coordinator may be billed for police services.

**FINANCE AND ADMINISTRATION
MEETING MINUTES
5:30 P.M. Monday, July 25, 2016**

Minutes of a regular meeting of the Finance and Administration Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois on July 25, 2016.

CALL TO ORDER: 5:30 pm

ROLL CALL: COMMITTEE MEMBERS: Bennett, Chairman,-Absent Albrecht-Absent, Drolet McCoskey, Smallheer, Roach, Kueker
NON-COMMITTEE ALDERMEN: Holden, Cozad, Meile, Gerrish, Gilreath
STAFF: Evans, Funk, Denton, Randall, Litteken,
GUESTS/RESIDENTS: Malare, Zelms, Pitts, Shearer

Approval Minutes: May 23, 2016 Motion Drolet, Second Smallheer
All Ayes. Motion carried.

Items Requiring Council Action:

Item A: Resolution relating to termination of participation by City Council Members in the Illinois Municipal Retirement Fund (IMRF) requiring performance of duty for 600 hours or more per year. Director of Finance explained that the City of O'Fallon was recently audited by the Illinois Municipal Retirement Fund. As part of the audit, those elected officials who participate in IMRF for their role had to certify the position still requires at least 600 hours a year in order to fulfill the duties of the respective office. Since the City Council Member, who was grandfathered in at the 600 hours, could not certify the position requires the 600 hours a year, the resolution that was passed on 5/1/1997 to allow IMRF participation in this position must be rescinded and that by passing this resolution, participation in IMRF stops effective August 1, 2016. There is only one alderman that falls under this criterion and that was Mike Bennett. The Mayor, City Clerk and Treasurer, also have the 600-hour performance of duty requirement, however; they certified and signed the form stating that they did comply.
Motion to approve by Kueker, Second by Roach All Ayes. Motion carried.

Item B: Resolution relating to termination of participation by City Council Members in the Illinois Municipal Retirement Fund (IMRF) requiring performance of duty for 1000 hours or more per year. Director of Finance explained that this resolution was the same as the other, except for the number of hours requirement. This resolution was for 1000 hours. The only Alderman that falls under this criteria is Kevin Hagarty. **Motion to approve by Kueker, Second by Roach All Ayes. Motion carried.**

Other Business: National Citizen's Survey: City Administrator, Walter Denton, did a PowerPoint presentation on the results of the 2016 National Citizen's Survey. The survey was mailed in May, 2016 to 1,500 randomly selected residents with a 30% response rate and 5% margin of error. The results were very positive. Staff's presentation included the highlights of the survey results. The full survey results will be posted on the city website by the end of the week.

Alderman Bob Kueker suggested that additional reports be provided to the committee on a monthly basis, such as a budget to actual. Alderman Cozad commented that monthly would be too often and would be considered macro-managing. He suggested possibly quarterly. Staff will put topic on the next finance committee agenda for further discussion and staff will provide options.

Motion to Adjourn: Drolet Second Roach All Ayes. Motion carried.

Next Meeting: TBD

ADJOURNMENT: 6:05 p.m. PREPARED BY: Sandy Evans

MEMO

To: City Clerk, Phil Goodwin
Finance Committee:
Mike Bennett, Chair
Jerry Albrecht – Vice Chairman
Ned Drolet
Bob Kueker
Gene McCoskey
Herb Roach
Matt Smallheer

From: Patricia Diess
Date: July 29, 2016
Subject: Invoices for August 1, 2016
Amount: \$1,035,769.44
Warrant: #355

Attached, for the Finance Committee's and the City Council's approval, is the bills list for August 1, 2016 in the amount of \$1,032,979.44 as well as \$1,310.00 for Parks Seasonal Payments and \$1,480.00 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 1, 2016
Warrant #355

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 2nd 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.

Gary Graham, Mayor

ATTEST:

Philip Goodwin, City Clerk

	A	B	C	D	E
1	AP Warrant FY 2016				
2	Invoice Due Date.Date mm-dd-yyyy	08/02/2016			
3					
4	Invoice Amount				
5	Vendor Name	Invoice Number	Invoice Description	Date mm-dd-yyyy	Total
6	A-1 Security Specialists Inc	79918	Admin-Keys for the Mayor's Office	07/19/2016	\$6.00
7	A-1 Security Specialists Inc Total				\$6.00
8	Active Network LLC	11073164	Pks/Rec-Datacard UltraCard PVC Cards	11/30/2015	\$46.20
9		11079692	Pks/Rec-Color Ribbon	06/28/2016	\$275.00
10		11080043	Pks/Rec-Black Msr Magnesafe	07/12/2016	\$88.00
11		81735125	Pks/Rec-Deposit Return	06/30/2015	\$250.00
12		81735132	Pks/Rec-Server Return Fee	06/30/2015	\$0.10
13		81748232	Pks/Rec-Deposit Return	07/31/2015	\$250.00
14		81748278	Pks/Rec-Return Fee	07/31/2015	\$0.10
15	Active Network LLC Total				\$909.40
16	Advertiser Press Co	11627	FD-Business Cards/B Saunders	07/01/2016	\$35.00
17	Advertiser Press Co Total				\$35.00
18	Air University Foundation	061316	Donation for Alumni NSF Outreach Program	06/13/2016	\$100.00
19	Air University Foundation Total				\$100.00
20	All Touch Tennis LLC	6149	Pks/Rec-July 11th Tennis Camp	07/26/2016	\$990.00
21		6287-6312	Pks/Rec-Tennis Lessons	07/26/2016	\$422.40
22	All Touch Tennis LLC Total				\$1,412.40
23	Allegra Print & Imaging	4890	PW-Door Hangers for Projects	07/26/2016	\$108.46
24	Allegra Print & Imaging Total				\$108.46
25	Ameren Illinois	24731-52021	Swr-Damage Billing	07/15/2016	\$584.30
26		27070-21058	Wtr-Damage Billing	07/20/2016	\$2,481.80
27	Ameren Illinois Total				\$3,066.10
28	Anderson Hospital	20711	EMS-Heartsaver First Aid, Heartsaver CPR AED	07/14/2016	\$90.00
29	Anderson Hospital Total				\$90.00
30	Anderson Pest Solutions	3884242	IT-Pest Control	07/01/2016	\$74.42
31	Anderson Pest Solutions Total				\$74.42
32	Aramark Uniform Services	311312189	PD/EMS-Mat Service	07/14/2016	\$37.20
33		311337062	PD/EMS-Mat Service	07/21/2016	\$37.20
34	Aramark Uniform Services Total				\$74.40
35	AT&T	618628691707	Pks/Rec,FD-Local Phone Charges	07/04/2016	\$44.49
36	AT&T Total				\$44.49
37	AT&T Long Distance	Jun 2016	Long Distance Phone Charges	07/06/2016	\$66.38
38	AT&T Long Distance Total				\$66.38
39	Azavar Audit Solutions Inc	12063	April 2016 Contingency Payment	07/01/2016	\$3,146.18
40		12125	April 2016 Contingency Payment	06/07/2016	\$3,013.98
41		12126	May 2016 Contingency Payment	06/28/2016	\$2,282.97
42	Azavar Audit Solutions Inc Total				\$8,443.13
43	Bank of Edwardsville, The	072116	PD-Loan 152918849 Pmt	07/21/2016	\$2,691.43

	A	B	C	D	E
44	Bank of Edwardsville, The Total				\$2,691.43
45	Batteries Plus Bulbs	378-314968	Swr-Rechargeable Flash Light Battery	07/21/2016	\$18.77
46	Batteries Plus Bulbs Total				\$18.77
47	Behrmann, James	Jun 2016	Reimb/Cell Phone Charges	07/02/2016	\$45.00
48	Behrmann, James Total				\$45.00
49	Belleville Fence Company	13514	Strts-Salt Dome Service Call	07/15/2016	\$360.00
50	Belleville Fence Company Total				\$360.00
51	Belleville Seed House Inc	50-056017	Strts-Sports Turf Mixture	07/12/2016	\$284.00
52	Belleville Seed House Inc Total				\$284.00
53	Bound Tree Medical LLC	82199565	EMS-Medical Supplies	07/05/2016	\$421.47
54		82199566	EMS-Medical Supplies	07/05/2016	\$249.48
55	Bound Tree Medical LLC Total				\$670.95
56	Bruckert, Gruenke & Long PC	5998	PD-Attend Tow Hearings	07/05/2016	\$120.00
57	Bruckert, Gruenke & Long PC Total				\$120.00
58	BSN Sports Collegiate Pacific	98019789	Pks/Rec,Sportspark-Soccerballs, Baseball Supplies, Officials Shi	06/30/2016	\$2,584.08
59	BSN Sports Collegiate Pacific Total				\$2,584.08
60	Buckeye Cleaning Center	975864	Pks/Rec,Sportspark-Roll Towel, Liners, Ecosoft	07/15/2016	\$1,477.73
61	Buckeye Cleaning Center Total				\$1,477.73
62	Butler Supply Co	12421102	Swr-Din Track 1 Meter	07/12/2016	\$17.63
63		12422478	Swr-Ground Rod, Ground Rod Clamp, Copper Wire	07/13/2016	\$16.48
64		12423760	Swr-Male Adapter, Insulating Bushing, Locknut	07/14/2016	\$5.01
65		12425056	Swr-PVC Glue, Hole Closure, Cross Tour	07/15/2016	\$202.18
66		12425057	Swr-Coupling, Conduit, Male Adapter, Locknut, Bushings, Etc	07/15/2016	\$114.19
67		12426284	Swr-LED Stem Swivel Phto Contro	07/18/2016	\$17.57
68		12429135	Swr-Reduce Bushings	07/20/2016	\$96.58
69	Butler Supply Co Total				\$469.64
70	Casper Stolle Quarry	1002739	Strts-1" Commercial Rock	07/20/2016	\$165.84
71		1002740	Strts-1" Commercial Rock	07/20/2016	\$323.64
72		1002840	Strts-1" Commercial Rock	07/22/2016	\$1,012.61
73	Casper Stolle Quarry Total				\$1,502.09
74	CBB Transportation	200397046-1	Central Park TIF, Future Rd Project	07/20/2016	\$620.00
75	CBB Transportation Total				\$620.00
76	Cee Kay Supply Inc	1412060	Strts-Argon 75% CO2 25%	03/30/2016	\$14.45
77		1415252	Strts-Argon 75% CO2 25%	05/31/2016	\$14.82
78		1417984	Strts-Argon 75% CO2 25%	06/30/2016	\$14.45
79		3669295-CR	Strts-Duplicate Payment Credit	03/13/2016	-\$15.60
80		3713289-CR	Strts-Duplicate Payment Credit	10/02/2015	-\$288.31
81		3767453	Pks/Rec-Bobcat for Welder/Generator In-The-Field Repairs	06/03/2016	\$4,294.00
82		89319	Strts-Credit Issued Against Inv 3755136	04/21/2016	-\$53.16
83	Cee Kay Supply Inc Total				\$3,980.65
84	Charter Communications	108719-071416	EconDev-TV Service	07/14/2016	\$14.76
85		224904-072116	Pks/Rec-TV Service	07/21/2016	\$7.39
86		24452-071816	PD/EMS-TV Service	07/18/2016	\$131.00

	A	B	C	D	E
87	Charter Communications	48974-072116	FD,EMS-TV Service	07/21/2016	\$59.06
88		76569-070116	FD-TV Service	07/01/2016	\$38.39
89	Charter Communications Total				\$250.60
90	Christ Truck Svc Inc	17029	Strts-Topsoil	07/14/2016	\$225.00
91		17035	Pks/Rec-Mulch	07/14/2016	\$352.50
92	Christ Truck Svc Inc Total				\$577.50
93	Cintas Corporation	731499867	Fire Station #4-Mat Service	07/14/2016	\$59.17
94	Cintas Corporation Total				\$59.17
95	Cole, Lisa	FY17-HS	FY2017 Healthy Spending Reimb	07/18/2016	\$75.00
96	Cole, Lisa Total				\$75.00
97	County Materials Corp	2729999-00	Strts-Concrete Pipe	06/16/2016	\$2,348.00
98	County Materials Corp Total				\$2,348.00
99	CR Office Technologies Inc	77543	CDD-Laser Jet Pro Cartridge	07/14/2016	\$50.83
100	CR Office Technologies Inc Total				\$50.83
101	Creative Landscapes Ltd	1225	Swr-Landscaping Materials, Labor	05/31/2016	\$3,972.35
102	Creative Landscapes Ltd Total				\$3,972.35
103	CSX Transportation	8317666	Wtr-Annual Fee for a Pipeline	07/20/2016	\$100.00
104		Invoice 1	MFT-Proj Overpmt to The City Minus Const Eng Amt Due	06/09/2016	\$13,062.69
105	CSX Transportation Total				\$13,162.69
106	Cunningham, Vogel & Rost PC	90128	Draft Sales Contract w/SBA, General	06/30/2016	\$3,068.50
107		90129	PD-Police Dept Issues	06/30/2016	\$3,987.44
108	Cunningham, Vogel & Rost PC Total				\$7,055.94
109	Custom Car & Truck	99613	FD-Oblong Fog Lamps	07/25/2016	\$49.95
110	Custom Car & Truck Total				\$49.95
111	Datamax Office Systems	1203159	IT-Plotter Paper for Oversize Copier	07/01/2016	\$166.95
112		1204368	IT-Oversize Plotter Paper	07/05/2016	\$160.00
113		1212102	Contract CN9418-01	07/15/2016	\$14.87
114		1213761	PW-Canon PFI303 Matte Black	07/18/2016	\$188.82
115		1218752	Contract GNG13145-01	07/26/2016	\$46.70
116		CM44818	IT-Return Credit	07/05/2016	-\$166.95
117	Datamax Office Systems Total				\$410.39
118	Datamax STL Leasing	L305803074	Lease 3-05803	07/25/2016	\$343.78
119		L305821073	Lease 3-05821	07/25/2016	\$315.62
120		L306061053	Lease 3-06061	07/25/2016	\$109.40
121		L306136048	Lease 3-06136	07/25/2016	\$387.99
122		L306185044	Lease 3-06185	07/25/2016	\$3,112.53
123		L306498019	Lease 3-06498	07/25/2016	\$181.65
124		L403083020	Lease 4-03083	07/15/2016	\$169.35
125	Datamax STL Leasing Total				\$4,620.32
126	Davis, Thomas	Jun 2016	Reimb/Cell Phone Charges	07/04/2016	\$45.00
127	Davis, Thomas Total				\$45.00
128	DELL	XJXWTKDX7	IT-Computer Rails	06/30/2016	\$85.99
129		XK11D4K77	Replace laptop for Utility Billing's Itron system	07/10/2016	\$2,151.77

	A	B	C	D	E
130	DELL	XK11TN3F6	Replace laptop for Utility Billing's Itron system	07/12/2016	\$606.29
131	DELL Total				\$2,844.05
132	Downstate City/County Mgt Assn	072116-Denton	EconDev-Summer Meeting/Lunch Registration	07/21/2016	\$45.00
133		072116-Funk	EconDev-Summer Meeting/Lunch Registration	07/21/2016	\$45.00
134		072816-Litteken	Admin-Summer Meeting Registration/Litteken, Grant	07/28/2016	\$45.00
135	Downstate City/County Mgt Assn Total				\$135.00
136	Dutch Hollow Janitor	201333	WWTP-Paper Towels, Trash Can Liners	07/18/2016	\$92.78
137	Dutch Hollow Janitor Total				\$92.78
138	Eagle Fencing Academy	29	Pks/Rec-Beginner/Competitive Fencing	07/01/2016	\$127.25
139	Eagle Fencing Academy Total				\$127.25
140	EJ Equipment Inc	P02396	Swr-Hose, Hose Extension	07/08/2016	\$138.93
141		P02451	Swr-Wheel Kits, Cap Screws	07/15/2016	\$2,788.08
142		P02506	Swr-Pigtails	07/20/2016	\$445.11
143		W00204	Strts-Labor, Lock Valve, Curtain Set	07/14/2016	\$1,405.86
144		W00205	Swr-Mini Batteries, Labor	07/14/2016	\$360.58
145	EJ Equipment Inc Total				\$5,138.56
146	Electrico Inc	16787-0708	Strts-Traffic Signal Maintenance	07/08/2016	\$303.00
147	Electrico Inc Total				\$303.00
148	Emil's Lawnmower Service Sales Inc	115965	Pks/Rec-Tire Sealer in Zero Turns	06/09/2016	\$144.00
149	Emil's Lawnmower Service Sales Inc Total				\$144.00
150	ERB Equipment/Mitchell	161024	Strts-Nonclay High Tech	07/12/2016	\$40.30
151		54164	Strts-Ditch/Grade Bucket w/Boe	07/21/2016	\$1,400.00
152	ERB Equipment/Mitchell Total				\$1,440.30
153	Express Medical Care LLC	4666	FD-Physical/Talley Jeff	07/13/2016	\$171.00
154		4671	FD-Physical/Ates II, Robert	07/14/2016	\$171.00
155		4675	FD-Physical/Bachesta, Kevin	07/14/2016	\$171.00
156		4676	FD-Physical/Fechtler, Randy	07/14/2016	\$171.00
157		4677	FD-Physical/Shewmaker, Robert	07/14/2016	\$171.00
158		4689	FD-Physical/Bennett, Richard	07/15/2016	\$171.00
159		4692	FD-Pulmonary Functions Test/Munie, Hunter	07/15/2016	\$126.00
160		4695	FD-Physical/Carroll, Justin	07/15/2016	\$171.00
161		4753	FD-Adult Physical/Henson, Troy	07/23/2016	\$171.00
162	Express Medical Care LLC Total				\$1,494.00
163	Eye on Design Inc	2837	Pks/Rec-Front Office Blinds	07/21/2016	\$295.00
164	Eye on Design Inc Total				\$295.00
165	Fair, Maryanne	071816	June 2016 Mileage Reimb	07/18/2016	\$68.58
166		071916	Travel Reimb Request/MCI Seminar & Edu Committee Mtg	07/19/2016	\$293.76
167	Fair, Maryanne Total				\$362.34
168	Fastenal Company	ILBEL73447	PW-Sharpie's, Tape Measure, Utility Knife, Caution Tape	07/14/2016	\$74.40
169		ILBEL73461	PW-Sharpie's, Gloves, Blades	07/20/2016	\$245.96
170		ILBEL73523	PW-Safety Glasses, Gloves, Cable Tie	07/20/2016	\$107.09
171	Fastenal Company Total				\$427.45
172	Faulkner, Rendy	6152	Pks/Rec-Mini Camp Art for Fun	07/25/2016	\$638.83

	A	B	C	D	E
173	Faulkner, Rendy Total				\$638.83
174	Fire Apparatus & Supply Team	16-254	FD-55 Gal Fire Cap Plus Fire Suppression	07/20/2016	\$1,506.06
175	Fire Apparatus & Supply Team Total				\$1,506.06
176	Fontebella Maternity Home	072616	Admin-2nd Annual Golf Classic Donation	07/26/2016	\$100.00
177	Fontebella Maternity Home Total				\$100.00
178	Foster Coach Sales Inc	9873	EMS-Epron Programmed, Unit 4335	07/11/2016	\$398.74
179	Foster Coach Sales Inc Total				\$398.74
180	Four Seasons Dist	50229	Pool-Concession Foods	07/08/2016	\$54.00
181		50265	Pool-Concession Foods/Supplies	07/12/2016	\$172.50
182		50278	Sportspark-Concession Foods	07/13/2016	\$1,673.50
183	Four Seasons Dist Total				\$1,900.00
184	France Mechanical Corp	12933	PD/EMS-RTU #5, Checked Operation of Unit	06/30/2016	\$237.50
185		12934	PD/EMS-Checked Units, Cleaned Condenser Coils and Drain Lines	06/30/2016	\$4,484.38
186	France Mechanical Corp Total				\$4,721.88
187	Frost Electric Supply Co	S3659660.001	Swr-Overall Shield Cable	07/13/2016	\$212.93
188		S3659961.001	Swr-Circuit Breaker, Mounting Bracket, Terminal Connector, Etc	07/14/2016	\$110.99
189	Frost Electric Supply Co Total				\$323.92
190	FS Turf Solutions	21534	Pks/Rec,Sportspark-Ballfield Prep Marking Chalk	06/07/2016	\$475.20
191		21662	Sportspark-Mallet, Field Prep, Field Fertilizer	06/23/2016	\$2,894.70
192		21695	Sportspark-Turface Mound for Batters Box Repair	06/30/2016	\$119.20
193	FS Turf Solutions Total				\$3,489.10
194	Funk, Dale M	16-244	Admin-FOIA (Drolet Water Sewer Lease) (6/20-6/24/16)	06/24/2016	\$180.00
195		16-246	Admin-FOIA (Jasol-The Word Stehman)(6/5-6/22/16)	06/27/2016	\$757.50
196		16-248	Admin-FOIA (Ann Onomous) (6/02-6/20/16)	06/27/2016	\$45.00
197		16-253	Admin-FOIA (BND-Stahman)(3/31-4/25/16)	06/27/2016	\$382.50
198		16-254	Admin-FOIA (Mary Drumm) (5/31-6/27/16)	06/28/2016	\$165.00
199		16-256	Admin-Malcontent/Jeff Stehman Insp Records (6/15-6/30/16)	07/22/2016	\$127.50
200		16-258	Admin-Jasol Email/W Denton Email (6/24-7/3/16)	07/25/2016	\$202.50
201		Traffic #16-149	PD-Traffic/Misdemeanor Disposition	07/01/2016	\$187.50
202	Funk, Dale M Total				\$2,047.50
203	Funk, Pam	072716	MILEAGE REIMBURSEMENT	07/27/2016	\$107.46
204	Funk, Pam Total				\$107.46
205	Fussell, Samuel	0427-052616	Reimb/Cell Phone Charges	05/26/2016	\$30.00
206		0527-062616	Reimb/Cell Phone Charges	06/26/2016	\$30.00
207	Fussell, Samuel Total				\$60.00
208	Gempler's	SI02703046	Pks/Rec-Permanent Uniforms	07/13/2016	\$76.10
209	Gempler's Total				\$76.10
210	Getty Up 3 Inc	1107	Pks/Rec-Camp Lunches, Snacks	06/13/2016	\$242.75
211		1108	Pool-Concession Foods	06/02/2016	\$33.75
212		1109	Pks/Rec,Pool-Camp Lunches	06/20/2016	\$210.95
213		1110	Pks/Rec, Pool-Camp Foods	06/27/2016	\$384.05
214		1111	Pks/Rec-Camp Meals	07/04/2016	\$239.30
215	Getty Up 3 Inc Total				\$1,110.80

	A	B	C	D	E
216	Glass America Missouri	I157151972	PD-Windshield Repair	06/20/2016	\$69.95
217	Glass America Missouri Total				\$69.95
218	Gonzalez Companies LLC	4980	Swr-Red Zone HDCCTV & Capacity Analysis	06/27/2016	\$4,396.94
219	Gonzalez Companies LLC Total				\$4,396.94
220	Gonzalez Office Products	200392729-1	Admin-Office Supplies	07/14/2016	\$61.61
221		200393610-1	PD/EMS-Office Supplies	07/15/2016	\$110.80
222		200395314-1	Wtr/Swr-Data Processing Binders	07/19/2016	\$112.84
223		200397046-1	PD-Office Supplies	07/22/2016	\$181.08
224	Gonzalez Office Products Total				\$466.33
225	Goodwin, Phil	090915 - 70616	MILEAGE REIMBURSEMENT	07/18/2016	\$212.92
226	Goodwin, Phil Total				\$212.92
227	Graham, Gary	071916	MILEAGE REIMBURSEMENT	07/19/2016	\$379.62
228		072516	Travel Reimb Request/IML Board of Directors Mtg	07/25/2016	\$244.16
229	Graham, Gary Total				\$623.78
230	Grainger	9150866532	Pool-Restroom Hardware	06/27/2016	\$65.51
231	Grainger Total				\$65.51
232	Grand Rental Station	68294	Sportspark-Shade Structure Install	07/13/2016	\$190.00
233	Grand Rental Station Total				\$190.00
234	Green Guard	5064392	Pks/Rec-First Aid Kit Restock	07/19/2016	\$73.84
235	Green Guard Total				\$73.84
236	Green Machine Lawn & Landscaping, The	072516-11A	Lawn Landscaping, Various Locations	07/25/2016	\$881.00
237		072516-11B	Lawn Landscaping, Various Locations	07/25/2016	\$2,292.00
238		072516-11C	Lib,Strts,FD-Landscape Service	07/25/2016	\$5,550.00
239	Green Machine Lawn & Landscaping, The Total				\$8,723.00
240	Guidance Software Inc	SC2013133-010616	PD-EnCase Forensic SMS	07/11/2016	\$508.39
241	Guidance Software Inc Total				\$508.39
242	Haier Plumbing & Heating	071816-#1	Prop S, Wtr,WWTP-Howard Place/Smiley Drainage Storm Swr Intrcepr	07/18/2016	\$191,451.60
243	Haier Plumbing & Heating Total				\$191,451.60
244	Hawkins Inc	3917281 RI	Wtr-Azone 15 - EPA Reg No 7870-5	07/12/2016	\$4,195.74
245		3919038 RI	Wtr-Azone 15 - EPA Reg No 7870-5	07/18/2016	\$3,382.62
246		3919488 RI	Wtr-Azone 15 - EPA Reg No 7870-5	07/05/2016	\$3,467.32
247		3919498 RI	Wtr-Azone 15 - EPA Reg No 7870-5	07/07/2016	\$1,485.34
248	Hawkins Inc Total				\$12,531.02
249	HD Supply Waterworks Ltd	F722342	Wtr-Double Strap Brnz Saddle, SS Insert	07/13/2016	\$765.79
250		F741384	Swr-Frame, HD Gasket Cover	06/29/2016	\$348.75
251		F804017	Wtr-Shell Cutters	07/22/2016	\$379.90
252		F820469	Swr-Coupling, Tee, Foam Core Pipe	07/15/2016	\$232.69
253		F853823	Wtr-Cap, Flex Coupling, Transition Acc Set	07/22/2016	\$430.98
254	HD Supply Waterworks Ltd Total				\$2,158.11
255	Heros in Style	150989	PD-Uniforms for ILEAS/Buck, E	07/07/2016	\$414.41
256		151066	PD-Uniform/Barton, C	07/09/2016	\$24.99
257		151106	PD-BioHazard Case Uniform Repl/Bates,Tom	07/11/2016	\$80.50
258		151130	PD-Uniforms/Lavurdue, B	07/12/2016	\$49.99

	A	B	C	D	E
259	Heros in Style Total				\$569.89
260	Hilton Garden Inn	Jun2016-F&B	June 2016 Rebate Agreement	07/26/2016	\$1,075.67
261		Jun2016-H/M	June 2016 Rebate Agreement	07/26/2016	\$3,931.98
262	Hilton Garden Inn Total				\$5,007.65
263	Horner & Shifrin Inc	51388	Wtr-N Green Mount Rd Water Main Relocation	07/12/2016	\$81.50
264	Horner & Shifrin Inc Total				\$81.50
265	Hydro-Kinetics Corp	8684	Swr-Repl Pump Assembly	07/22/2016	\$526.00
266		8685	Swr-Repl Pump Assembly for Teledyne Isco 5800	07/22/2016	\$526.00
267	Hydro-Kinetics Corp Total				\$1,052.00
268	I Scream U Scream	643476	Sportspark-Concession Foods	07/08/2016	\$162.50
269		817760	Pool-Concession Foods	07/22/2016	\$158.75
270	I Scream U Scream Total				\$321.25
271	IL American Water Co	0611-071316	Monthly Water Charges	07/14/2016	\$553,946.20
272		0614-071416	FD,EMS-Monthly Utilities	07/15/2016	\$330.44
273	IL American Water Co Total				\$554,276.64
274	IL Counties Risk Management	RCB15664	Work Comp Premium	03/22/2016	\$2,601.00
275		RCB15664-Bal	WWTP-Claim Adjustment	03/22/2016	\$2,196.54
276	IL Counties Risk Management Total				\$4,797.54
277	IL Tax Increment Assn	673273	EconDev-Annual Dues (07/01-06/30/17)	07/01/2016	\$650.00
278	IL Tax Increment Assn Total				\$650.00
279	Krebs Associates LLC, Glen	16-0616	Wtr/Swr-Utility Billing Sheets	07/07/2016	\$4,095.25
280	Krebs Associates LLC, Glen Total				\$4,095.25
281	Kuhlmann Design Group Inc	61648	MFT-Ashland Ave Extension	06/07/2016	\$4,597.50
282	Kuhlmann Design Group Inc Total				\$4,597.50
283	Lebanon Auto Parts	7753-54574	Strts-Auto Parts	07/25/2016	\$7.90
284	Lebanon Auto Parts Total				\$7.90
285	Lexipol LLC	17482	PD-Law Enforcement Policy Manual Update Subscription	07/01/2016	\$8,030.00
286	Lexipol LLC Total				\$8,030.00
287	Liberty Store, The	0718	WWTP-Uniforms	07/18/2016	\$118.20
288	Liberty Store, The Total				\$118.20
289	Lickenbrock & Sons Inc	44029	Sportspark-Steel for Goal Repairs	07/12/2016	\$26.82
290	Lickenbrock & Sons Inc Total				\$26.82
291	Lowenbaum Partnership LLC	82291	PD/EMS,Wtr,WWTP-Discipline/AFSCME/FOP/Laborer's Issues	06/30/2016	\$2,336.25
292	Lowenbaum Partnership LLC Total				\$2,336.25
293	MAC Electric Inc	3875	Pool-Labor/Material to Replace Lamps and Ballasts	06/21/2016	\$368.94
294		3882	PD-Phase 1 Temp Power for Move of 911 Center	06/27/2016	\$6,380.00
295	MAC Electric Inc Total				\$6,748.94
296	Maclair Asphalt Sales LLC	979	MFT-Cold Mix	07/18/2016	\$167.64
297	Maclair Asphalt Sales LLC Total				\$167.64
298	Matt Seipp Classic	072616	Donation for O'Fallon Junior High Baseball/Softball Classic	07/26/2016	\$100.00
299	Matt Seipp Classic Total				\$100.00
300	MBR Management Corp	46994	Pool-Concession Foods	07/04/2016	\$43.05
301	MBR Management Corp Total				\$43.05

	A	B	C	D	E
302	McBeth, Nathan	870191	Reimb/Gloves	07/21/2016	\$19.98
303	McBeth, Nathan Total				\$19.98
304	Mediclaims Inc	16-18046	EMS-Percentage of Receipts	06/30/2016	\$7,351.37
305	Mediclaims Inc Total				\$7,351.37
306	Medstar	2016070701	EMS-PALS Update Course	07/07/2016	\$125.00
307	Medstar Total				\$125.00
308	Memorial Hospital	EMS-353	EMS-June Medical Supplies	07/08/2016	\$95.40
309	Memorial Hospital Total				\$95.40
310	Metalogix International	37070	Maintenance Renewal	07/11/2016	\$2,880.00
311	Metalogix International Total				\$2,880.00
312	Meurer Brothers Inc	72479	Strts-Trees Pruning	07/19/2016	\$1,100.00
313	Meurer Brothers Inc Total				\$1,100.00
314	Midwest Industrial Supplies & Svcs	18405	FD-Safety Glasses, Glove Guard, Etc	07/11/2016	\$65.40
315	Midwest Industrial Supplies & Svcs Total				\$65.40
316	Midwest Pool & Court Co	63488	Pool-Pool Logic Tabs	07/13/2016	\$967.60
317	Midwest Pool & Court Co Total				\$967.60
318	Millennia Professional Services of IL Ltd	ME15041.01-5	PropS-W 2nd St Reconstruction	07/21/2016	\$2,462.50
319	Millennia Professional Services of IL Ltd Total				\$2,462.50
320	Motorola Solutions Inc	13118981	PD-Battery Impres	07/08/2016	\$655.20
321		92157750	FD-Cable Assy	07/08/2016	\$83.55
322	Motorola Solutions Inc Total				\$738.75
323	Municipal Emergency Svcs	IN1024605	EMS-Globe Alterations/Repair	04/27/2016	\$75.00
324		IN1044596	EMS-Globe Alterations/Repair	07/05/2016	\$61.26
325		IN1044989	FD-Safety Valve Plug & Seat Assy, Valve Stem	07/06/2016	\$104.00
326	Municipal Emergency Svcs Total				\$240.26
327	MVI Inc	6002961	Wtr/Swr-SCADA Services	07/19/2016	\$2,600.00
328	MVI Inc Total				\$2,600.00
329	National Research Center Inc	5954	EconDev-Final Pmt, Nat'l Citizen Survey 2016	07/08/2016	\$4,360.00
330	National Research Center Inc Total				\$4,360.00
331	Nevco Scoreboard Co	157981	Sportspark-MPCX Baseball Control	07/08/2016	\$307.17
332		158013	Sportspark-Transformer	07/12/2016	\$64.87
333	Nevco Scoreboard Co Total				\$372.04
334	News Democrat	063016	Admin-Annual Subscription Renewal (8268515)	06/30/2016	\$62.40
335	News Democrat Total				\$62.40
336	O'Fallon Chamber of Commerce	062416	19th Annual Golf Tournament Donation	06/24/2016	\$150.00
337	O'Fallon Chamber of Commerce Total				\$150.00
338	O'Fallon Fire Dept	022416	Reimb/Storage Container	02/24/2016	\$1,599.00
339		6319	Reimb/Supplies	07/21/2016	\$346.54
340	O'Fallon Fire Dept Total				\$1,945.54
341	Old Dominion Brush Co	91412-IN	Strts-Seals for the Sweeper	07/11/2016	\$591.79
342	Old Dominion Brush Co Total				\$591.79
343	O'Reilly Auto Parts	1151-177809	Strts-Cabin Filter, Oil/Air Filter	07/12/2016	\$45.75
344		1151-177913	Swr-Battery	07/13/2016	\$90.51

	A	B	C	D	E
345	O'Reilly Auto Parts	1151-178098	Strts-Hex Key Set	07/14/2016	\$9.99
346		1151-179178	Pks/Rec-Oil Filters, Breaker Bar, Torq Wrench, Gap Gauge, Etc	07/20/2016	\$100.99
347		1151-179180	Pks/Rec-Oil Filter	07/20/2016	\$5.66
348		1151-179214	Pks/Rec-Copper Plug, Spark Plug	07/20/2016	\$7.60
349		1151-179381	FD-Door Molding, Steering Wheel Cover	07/21/2016	\$29.26
350		1151-179665	FD-Scratch-Fix	07/22/2016	\$29.98
351	O'Reilly Auto Parts Total				\$319.74
352	Overhead Door Company of STL	SVC/500109	EMS-Roller Chain, Master Link, Lubricate Door	07/21/2016	\$320.15
353	Overhead Door Company of STL Total				\$320.15
354	Pepsi Cola Inc	96492008	Pool-Concession Drinks	07/13/2016	\$185.05
355		97782861	Sportspark-Concession Drinks	07/19/2016	\$1,915.64
356	Pepsi Cola Inc Total				\$2,100.69
357	PerkinElmer Health Sciences Inc	5303673282	WWTP-Instrument Base, Touch Assy, Digital Controller, Etc	07/12/2016	\$6,108.00
358	PerkinElmer Health Sciences Inc Total				\$6,108.00
359	Petty Cash	072116-VanHook	PD-SIPCA Luncheon	07/21/2016	\$40.00
360	Petty Cash Total				\$40.00
361	Pioneer Manufacturing Co Inc	INV600707	Sportspark-Orance Paint Lacrosse Fields	07/11/2016	\$375.84
362	Pioneer Manufacturing Co Inc Total				\$375.84
363	Pitney Bowes Purchase Power	071816	Wtr/Swr-B/C Penalty Mailing	07/18/2016	\$513.89
364		071916	Downstairs-Postage	07/19/2016	\$1,000.00
365		072116A	Wtr/Swr-B Bill Mailing	07/21/2016	\$1,782.97
366		072116B	Wtr/Swr-B/C Bill Mailing	07/21/2016	\$951.56
367	Pitney Bowes Purchase Power Total				\$4,248.42
368	Prestige Commercial Services Inc	3106	PD/EMS-July Cleaning Fee	07/05/2016	\$4,090.00
369		3107	IT-July Cleaning Fee	07/05/2016	\$445.00
370	Prestige Commercial Services Inc Total				\$4,535.00
371	R J Kool Company Inc	58774	FD-Detergent, Laundry Sanitizer	07/18/2016	\$366.96
372	R J Kool Company Inc Total				\$366.96
373	Ray Lindsey Co	2016865	Swr-Sensor Sleeve, Washer, Cable Kit	07/07/2016	\$412.45
374	Ray Lindsey Co Total				\$412.45
375	Red-E-Mix LLC	776675	Strts-4000 PSI o/s Flatwork, Sm Load Charge	07/05/2016	\$269.50
376		776839	Strts-4000 PSI O/S Flatwork, Rubber Expansion Joint	07/08/2016	\$371.50
377		776927	Strts-4000 PSI o/s Flatwork, Sm Load Charge	07/11/2016	\$326.00
378		776928	Strts-4000 PSI O/S Flatwork	07/11/2016	\$339.00
379		776997	Strts-4000 PSI o/s Flatwork, Sm Load Charge	07/12/2016	\$269.50
380	Red-E-Mix LLC Total				\$1,575.50
381	Rejis Commission	INV0049212	PD-Computer Services	07/15/2016	\$222.34
382	Rejis Commission Total				\$222.34
383	Rhutasel and Associates	060716-#13	MFT-Illini Bike Trail to Frank Scott Parkway	06/07/2016	\$5,117.54
384		060816-#1	MFT-I64 Beautification Exit 14 Interchange	06/08/2016	\$1,487.32
385		060816-#1B	MFT-W Hwy 50 Turn Ln	06/08/2016	\$787.34
386		060816-#2	MFT-Milburn School Rd Sidewalk & Pedestrian Bridge	06/08/2016	\$1,934.18
387		12417	MFT-Milburn School Rd Ph 3/4 ROW	04/08/2016	\$3,527.50

	A	B	C	D	E
388	Rhutasel and Associates	12544	MFT-Simmons Rd, Phase I	06/09/2016	\$7,162.95
389		12549	MFT-Milburn Rd Phase III Revised Plans	06/10/2016	\$3,370.50
390		12605	Strts-Presidential Streets, Const Staking	07/08/2016	\$1,737.85
391	Rhutasel and Associates Total				\$25,125.18
392	Sams Club	1990-062916	Pks/Rec-Camp Snacks/Supplies	06/29/2016	\$438.74
393		2988-071516	EMS-Scotch Brit, Cascade	07/15/2016	\$43.34
394		2989-071516	Strts,CDD-Forks	07/15/2016	\$9.97
395		3187-071616	Lib-Hot Dog Buns, Hot Dogs	07/16/2016	\$63.60
396		5143-071616	Downstairs-Vending Machine Supplies	07/16/2016	\$47.04
397		5702-071816	Pks/Rec-Camp Snacks	07/18/2016	\$33.32
398		7213-063016	Lib-Program Refreshments	06/30/2016	\$46.66
399		7664-062416	Downstairs-Vending Machine Supplies	06/24/2016	\$85.10
400		7665-062416	PW-Packaging	06/24/2016	\$11.68
401		8065-070816	Lib-Program Supplies	07/08/2016	\$63.88
402		8620-062416	Sportspark-Dawn Soap	06/24/2016	\$52.68
403		9241-071616	Lib-Ice, Water	07/16/2016	\$18.60
404		9525-062916	IT-HQ Consumables	06/29/2016	\$90.75
405		9655-071816	Lib-Fans	07/18/2016	\$89.94
406		9687-062916	PD-Batteries	06/29/2016	\$68.90
407	Sams Club Total				\$1,164.20
408	Scheffel Boyle	125566	Admin-Jan-June 2016 Work Performed	06/30/2016	\$775.00
409	Scheffel Boyle Total				\$775.00
410	Schmidt, Carol	10997	Reimb/Membership Directory	06/02/2016	\$60.12
411	Schmidt, Carol Total				\$60.12
412	Sherwin Williams	261-3	Strts-Hotline Ltx White	07/19/2016	\$646.80
413		8666-7	Strts-Hotline LF Yellow, 5 Gal Strainer, Discounts	07/18/2016	\$483.36
414		8705-3	Strts-Hotline Ltx White, Rac 5 Striping	07/19/2016	\$681.89
415		8773-1	Strts-Glass Bd	07/21/2016	\$90.00
416	Sherwin Williams Total				\$1,902.05
417	Shred-It USA LLC	9411619763	Professional Shredding	07/21/2016	\$64.50
418	Shred-It USA LLC Total				\$64.50
419	Shur Clean Carpet Care	072316	Fac-Clean & Sanitize Carpet	07/23/2016	\$240.00
420	Shur Clean Carpet Care Total				\$240.00
421	SLYSA	11484	Pks/Rec-September Showdown	07/19/2016	\$1,000.00
422	SLYSA Total				\$1,000.00
423	Soccer.com	072816	Pks/Rec-New Uniforms	07/28/2016	\$20,872.39
424	Soccer.com Total				\$20,872.39
425	Spectra Graphics Inc	29287	Pks/Rec,Sportspark-Perm Uniforms, Baseball Caps	07/12/2016	\$215.40
426		29388	FD-Tee Shirts	07/19/2016	\$744.00
427		29395	Pks/Rec-Baseball Equipment	07/13/2016	\$47.95
428	Spectra Graphics Inc Total				\$1,007.35
429	St Clair Service Co	12248	Wtr-Diesel for Generator at Pump Station	07/14/2016	\$191.16
430	St Clair Service Co Total				\$191.16

	A	B	C	D	E
431	Standard Insurance Co, The	071816	FD-Insurance Premiums	07/18/2016	\$338.13
432	Standard Insurance Co, The Total				\$338.13
433	State of Illinois	072216	Cemetery-Licensure Exemption	07/22/2016	\$150.00
434	State of Illinois Total				\$150.00
435	Stevenson, Anne	0519-061816	Reimb/Cell Phone Charges	06/18/2016	\$30.00
436	Stevenson, Anne Total				\$30.00
437	Stimson, Peg	417	Reimb/Lunches for District V Meeting	07/13/2016	\$508.00
438	Stimson, Peg Total				\$508.00
439	SWIL Joint Fire/Police Recruitment & Te	119	PD-2016 Membership Fee, Test Cycle 2016	05/11/2016	\$3,250.00
440	SWIL Joint Fire/Police Recruitment & Testing Total				\$3,250.00
441	Teklab Inc	188470	WWTP-Pet Dairy Weekly	07/18/2016	\$150.92
442		188702	WWTP-Pet Dairy Weekly	07/25/2016	\$495.27
443	Teklab Inc Total				\$646.19
444	Tessco Inc	69983	FD-Phantom Elite Antenna	07/06/2016	\$473.69
445	Tessco Inc Total				\$473.69
446	Thea Burger Associates Inc	071816	Admin-Donation	07/18/2016	\$100.00
447	Thea Burger Associates Inc Total				\$100.00
448	Thouvenot, Wade & Moerchen Inc	55351	MFT-Porter Road Construction Plans	05/31/2016	\$383.25
449		55510	MFT-Seven Hills Rd Sidewalk	06/30/2016	\$2,471.49
450	Thouvenot, Wade & Moerchen Inc Total				\$2,854.74
451	True Value	157793	Strts-Parts	06/06/2016	\$72.00
452	True Value Total				\$72.00
453	TurfWerks	MI00582	Sportspark-Jacobsen Blades & Tires	07/11/2016	\$559.01
454	TurfWerks Total				\$559.01
455	Tyco Global Financial Solutions	7010-Interest	Interest-Fire Alarm & Intrusion System	07/15/2016	\$278.92
456		7010-PMA	PMA-Fire Alarm & Intrusion System	07/15/2016	\$1,528.08
457		7010-Principal	Principal-Fire Alarm & Intrusion System	07/15/2016	\$1,286.87
458	Tyco Global Financial Solutions Total				\$3,093.87
459	Tyler Technologies	50673	IT-Logos 2016 Conference/Davis, Tom	06/30/2016	\$1,495.00
460	Tyler Technologies Total				\$1,495.00
461	Uline Inc	78636862	Pks/Rec-Trash Cans w/Dolly	07/19/2016	\$534.56
462	Uline Inc Total				\$534.56
463	USA Blue Book	13738	WWTP,Wtr-Lab Supplies	07/22/2016	\$167.86
464		998984	WWTP,Wtr-Lab Supplies	07/11/2016	\$1,767.66
465	USA Blue Book Total				\$1,935.52
466	Verizon Wireless	9768894567	Monthly Cell Phone Charges	07/18/2016	\$7,346.76
467	Verizon Wireless Total				\$7,346.76
468	Vertical GeoSolutions Inc	1198	IT-32 Hrs Apprentice GIS Analyst Support	07/12/2016	\$960.00
469	Vertical GeoSolutions Inc Total				\$960.00
470	Village of Shiloh	0518-061916	FD-Monthly Utilities/102 N Oak St	06/20/2016	\$835.27
471	Village of Shiloh Total				\$835.27
472	Voss Lighting	18043222-00	Pks/Rec-Veo Supply 065 4'	06/30/2016	\$143.00
473	Voss Lighting Total				\$143.00

	A	B	C	D	E
474	Wal-Mart	1428-070116	Pks/Rec-Camp Cavins Supplies	07/01/2016	\$110.36
475		1693-070616	Pks/Rec-Camp Supplies	07/06/2016	\$102.72
476		1819-061416	PD-Velcro for IT Dept	06/14/2016	\$19.97
477		3101-071216	Pks/Rec-Camp Supplies	07/12/2016	\$85.16
478		3341-061716	Pks/Rec-Poster Frames	06/17/2016	\$44.84
479		3374-062716	Pks/Rec-Camp Supplies	06/27/2016	\$80.90
480		3481-062916	PD-Super Glue	06/29/2016	\$15.88
481		4328-062316	Pks/Rec-Camp Supplies	06/23/2016	\$37.10
482		5069-062916	PW-Lightning, Reel Clips	06/29/2016	\$25.73
483		5096-062916	Pks/Rec-Umbrella for Table @ RMF	06/29/2016	\$82.97
484		5242-070516	Pks/Rec-Camp Supplies	07/05/2016	\$69.57
485		5694-061416	Pks/Rec-Camp Supplies	07/14/2016	\$69.12
486		5784-070716	Pool-Curtains for Men's Restroom Stalls	07/07/2016	\$28.40
487		641-062016	Pks/Rec-Camp Supplies	06/20/2016	\$72.00
488		7147-062016	PD-Poster Frame	06/20/2016	\$6.64
489		746-062016	PD-Westebags, Eyewear	06/20/2016	\$23.96
490		8720-062916	Pks/Rec-Camp Supplies	06/29/2016	\$60.59
491		8721-062916	Pks/Rec-Camp Refreshments	06/29/2016	\$4.96
492		905-062116	Pks/Rec-Camp Supplies	06/21/2016	\$38.48
493	Wal-Mart Total				\$979.35
494	Watson's Office City	14865-1	PW-Mobile Pedestal File	07/20/2016	\$169.99
495	Watson's Office City Total				\$169.99
496	Wheeler, Robin	070416	Pks/Rec-Garden Club Speakers Program	07/04/2016	\$50.00
497	Wheeler, Robin Total				\$50.00
498	Winsupply O'Fallon IL Co	196663 00	Swr-Coupling, Gasket Pipe, Footage Length	06/28/2016	\$80.74
499		197101 00	Sportspark-Restroom Maintenance Supplies	07/07/2016	\$74.30
500		197400 00	Wtr-Tee, Reducer	07/14/2016	\$30.46
501	Winsupply O'Fallon IL Co Total				\$185.50
502	Wireless USA	244379	PD/EMS-August 2016 Service Contract	07/21/2016	\$1,398.00
503	Wireless USA Total				\$1,398.00
504	Grand Total				\$1,032,979.44