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DENNIS KNOBLOCH
MONROE COUNTY RECORDER
WATERLOO, IL
RECORDED ON

02/17/2017 02:13:13PM

MISC R FEE: 42.00

PAGES: 20

BOOK _____ PAGE _____

CITY OF COLUMBIA, ILLINOIS

ORDINANCE NO. 3306

**AN ORDINANCE APPROVING THE FINAL MAIN STREET ABBEY
RE-DEVELOPMENT PLAN LOCATED IN THE CITY OF COLUMBIA,
ST. CLAIR AND MONROE COUNTIES, ILLINOIS**

**Adopted by the
City Council
of the
City of Columbia, Illinois
this 6th day of February, 2017**

**Published in pamphlet form by authority of
the City Council of the City of Columbia,
Illinois this 6th day of February, 2017**

ORDINANCE NO. 3306

FEB - 6 2017

**AN ORDINANCE APPROVING THE FINAL MAIN STREET ABBEY
RE-DEVELOPMENT PLAN LOCATED IN THE CITY OF COLUMBIA,
ST. CLAIR AND MONROE COUNTIES, ILLINOIS**


City Clerk

WHEREAS, the City of Columbia, St. Clair and Monroe Counties, Illinois (the "City") is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code ("Municipal Code"), and all laws amendatory thereof and supplementary thereto (Chapter 65, Act 5, Illinois Compiled Statutes (2014); and

WHEREAS, authorized by Resolution Number 2017-02, there has been presented to and there is now before the meeting of the Mayor and the City Council, a Final Main Street Abbey Re-Development Plan by Main Street Redevelopers, LLC (the "Developer"); and

WHEREAS, Section 17.28.015 of the City's Zoning Code provides and requires that the final development plan shall be in substantial compliance with the approved preliminary development plan. Modifications and refinements, resulting from the final design process, may be approved. In no event shall any modification of the development plan result in the following:

- a. A change in the use or character of the development.
- b. An increase in building or site coverage.
- c. An increase in the intensity of use by more than 10% (e.g., number of dwelling units or building square footage).
- d. An increase in vehicular traffic generation or significant changes in traffic access and circulation.

;and

WHEREAS, the requirements of the ordinances of the City (including Section 17.28.015 of the City's Zoning Code) relative to Mixed-Use Development located in the City have been complied with by the developer of the proposed Main Street Abbey Re-Development; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Columbia, Illinois, as follows:

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

Section 2. That the Final Main Street Abbey Re-Development Plan is hereby authorized and approved, a copy of which is attached as Exhibit "A" and incorporated herein by reference.

Section 3. The Mayor shall immediately affix his/her signature to the final development plan and cause there to be attached thereto a notation that the final development plan has received final approval of the City Council. The City Clerk shall then attest to the signature of the Mayor and affix the City Seal thereto.

Section 4. That this Resolution shall be in full force and effect immediately upon passage by the City Council.

Alderman Ebersohl moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Holtkamp and the roll call vote was as follows:

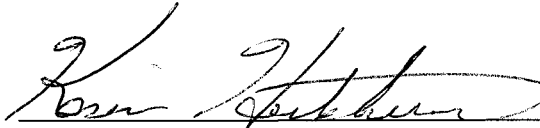
YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens.

NAYS: None.

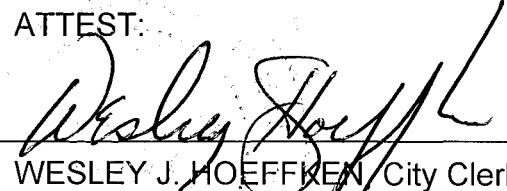
ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and approved this 6th day of February, 2017.


KEVIN B. HUTCHINSON, Mayor

ATTEST:


WESLEY J. HOEFFKEN, City Clerk

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

CERTIFICATE OF PUBLICATION

I, Wesley J. Hoeffken, hereby certify that I am the duly appointed and acting City Clerk of the City of Columbia, Illinois.

I further certify that on the 6th day of February, 2017, the Corporate Authorities of said municipality passed and approved Ordinance No. 3306 entitled:

**AN ORDINANCE APPROVING THE FINAL MAIN STREET ABBEY
RE-DEVELOPMENT PLAN LOCATED IN THE CITY OF COLUMBIA,
ST. CLAIR AND MONROE COUNTIES, ILLINOIS**

which provided by its terms that it is to be published in pamphlet form.

The pamphlet form of Ordinance No. 3306 including the Ordinance and a cover sheet thereof was prepared, and a copy of said Ordinance was posted in the City Hall of the City of Columbia, Illinois, commencing on the 6th day of February, 2017, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the office of the City Clerk.

Dated this 6th day of February, 2017.


WESLEY J. HOEFFKEN, City Clerk

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

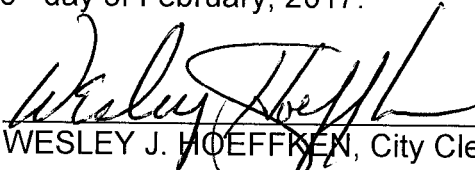
CERTIFICATE OF TRUE COPY

I, Wesley J. Hoeffken, hereby certify that I am the duly appointed and acting City Clerk of the City of Columbia, Illinois and as such I am the keeper of the books, records, files and corporate seal of said City.

I do further certify that Ordinance No. 3306 entitled:

**AN ORDINANCE APPROVING THE FINAL MAIN STREET ABBEY
RE-DEVELOPMENT PLAN LOCATED IN THE CITY OF COLUMBIA,
ST. CLAIR AND MONROE COUNTIES, ILLINOIS**

IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 6th day of February, 2017.



WESLEY J. HOEFFKEN, City Clerk

(SEAL)

1. BOUNDARY INFORMATION PER PLAT BY DANIEL W. CRAWFORD, I.P.S. NO. 2489 DATED FEBRUARY 23, 2016.

2. ZONING SETBACK DISTANCES:

EXISTING: R-4 SINGLE FAMILY RESIDENTIAL

FRONT YARD = 40'

SIDE YARD = 6'

REAR YARD = 30'

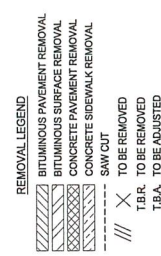
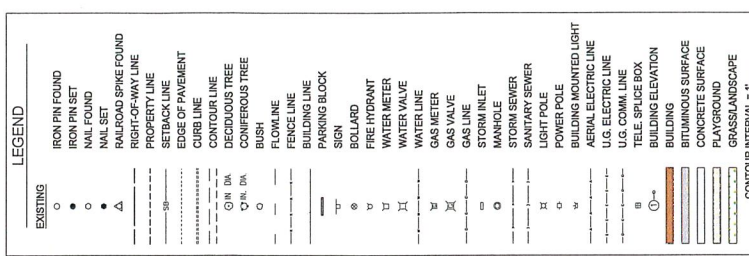
PROPOSED: C-2 MIXED USE DEVELOPMENT

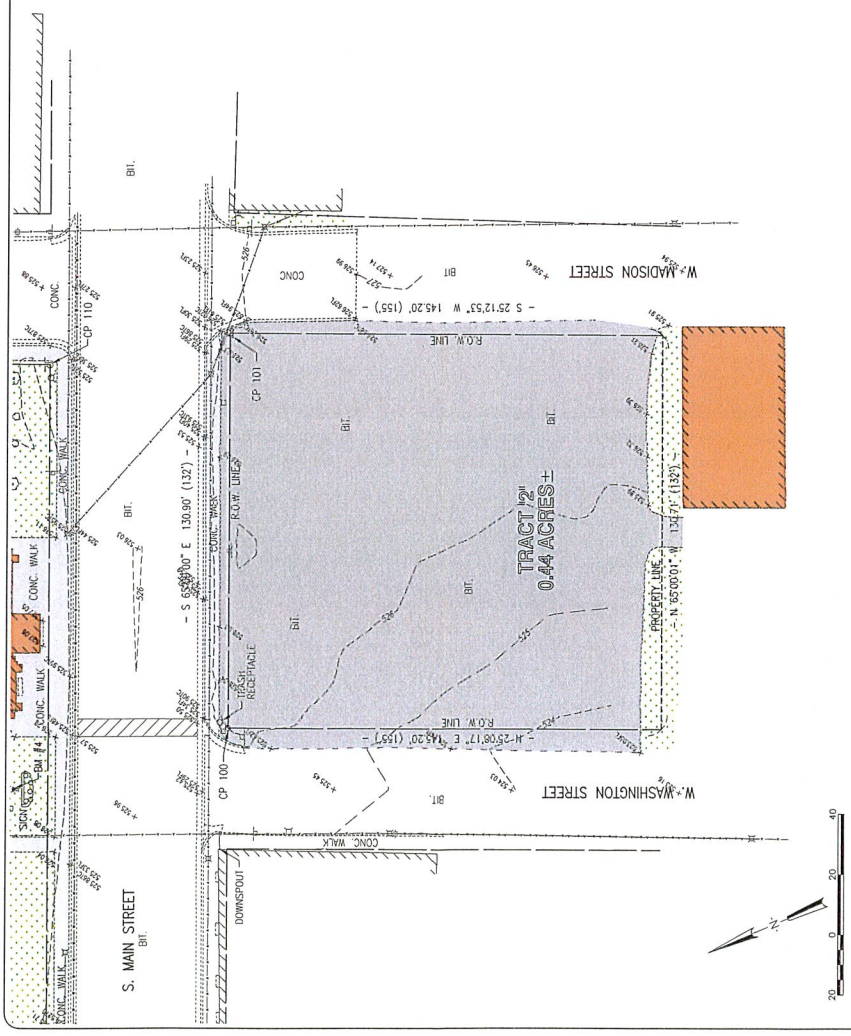
FRONT YARD = 0'

SIDE YARD = 0'

REAR YARD = 20'

3. SEE SHEET C01 FOR CONTROL POINT AND BENCHMARK INFORMATION.

[illegible]



CONTROL POINTS			
POINT NO.	NORTHING	EASTING	DESCRIPTION
100	646182.04	2286184.18	526.2 FOUND PROPERTY CORNER AT NORTH CORNER OF PARKING LOT - MAGNOLIA
101	646129.65	2286284.07	526.2 FOUND PROPERTY CORNER AT EAST CORNER OF PARKING LOT - R.R. SPIKE
102	646056.04	2286006.75	514.0 FOUND PROPERTY CORNER AT NORTH CORNER OF PROPERTY - 1/2" L PNCAP
104	646474.40	2286423.56	516.1 FOUND PROPERTY CORNER AT EAST CORNER OF PROPERTY - 1/2" L PNCAP
110	646180.19	2286288.61	526.1 FOUND PROPERTY CORNER AT SOUTH CORNER OF PROPERTY - 1/2" L PNCAP

HORIZ: ILLINOIS STATE PLANE, NAD 83, WEST ZONE
VERT: NAVD 88

BENCHMARKS	
POINT NO.	DESCRIPTION
BM #1	CHISELED SQUARE ON CONCRETE BASE, USE OF STAIRS TO SW ENTRANCE TO CHURCH. ELEVATION: 526.05'
BM #2	CHISELED SQUARE ON CORNER OF CONCRETE PAD AT WESTERLY ENTRANCE ON SOUTH SIDE OF SCHOOL BUILDING. ELEVATION: 527.47'
BM #3	CHISELED SQUARE ON CONCRETE BASE OF FLAGPOLE, SIDE OF AVENUE EAST OF IBBERT STREET. ELEVATION: 514.05'
BM #4	CHISELED SQUARE ON CONCRETE BASE OF FLAGPOLE WEST OF CHURCH ENTRANCE ALONG MAIN STREET. ELEVATION: 527.05'

VERT: NAVD 88

ROOF ELEVATIONS		
POINT NO.	ELEV.	DESCRIPTION
FORMER CONVENT		
1, 2, 3, 4	547.5 +/-	21.1 +/-
5, 6	560.5 +/-	34.2 +/-
FORMER ABBEY		
7	529.0 +/-	103.1 +/-
8	584.3 +/-	52.4 +/-
9, 10	553.7 +/-	26.7 +/-
11, 12	553.7 +/-	26.7 +/-
13, 14	577.1 +/-	50.2 +/-
FORMER RECTORY		
15, 16, 17, 18	538.0 +/-	18.9 +/-
19, 20	552.4 +/-	31.6 +/-

NOTE:
APPROXIMATE EXISTING BUILDING HEIGHTS PROVIDED FOR FORMER CONVENT, FORMER ABBEY AND FORMER RECTORY. THESE BUILDING HEIGHTS WERE DEVELOPED FOR ARCHITECTURAL PLANNING PURPOSES. NO INFORMATION IS AVAILABLE ON THIS SUBJECT PROVIDED FOR THE FORMER SCHOOL BUILDINGS.

RECORD BOUNDARY DESCRIPTION

TRACT "1":
LOTS 5A, 5B, 6A, 6B, 7, 10, 23 TO 26, AND THE ABANDONED RIGHT OF WAYS OF EAST WASHINGTON STREET AND MADISON STREET, BEING THE NORTHWESTERLY CORNER OF THE PLAT THEREOF RECORDED IN THE MORRIS COUNTY ILLINOIS RECORDERS OFFICE IN THE SURVEYOR'S OFFICIAL PLAT RECORD "X", TOWN LOTS 10 AND 23, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE ON AN ASSUMED BEARING OF SOUTH 86 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTHEASTLY LINES OF SAID LOTS 10 TO 5 AND THE NORTHEASTLY LINES OF SAID STREETS OF E. WASHINGTON AND E. MARKET FOR A DISTANCE OF 454.87 FEET TO AN IRON PIN MARKING THE SOUTHEASTLY CORNER OF SAID LOT 10, THENCE SOUTH 86 DEGREES 05 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTLY LINES OF SAID LOTS 5 AND 28 FOR A DISTANCE OF 311.27 FEET TO AN IRON PIN MARKING THE SOUTHEASTLY CORNER OF SAID LOT 28, THENCE SOUTH 86 DEGREES 05 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTLY LINES OF SAID LOTS 28 TO 23 AND THE SOUTHWESTERLY LINES OF SAID STREETS FOR A DISTANCE OF 454.87 FEET TO AN IRON PIN MARKING THE SOUTHWESTLY CORNER OF SAID LOT 23, THENCE SOUTH 86 DEGREES 05 MINUTES 06 SECONDS EAST ALONG THE NORTHEASTLY LINES OF SAID LOTS 23 AND 10 FOR A DISTANCE OF 311.12 FEET TO THE POINT OF BEGINNING, CONTAINING 3.25 ACRES MORE OR LESS.
SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS ON RECORD.

TRACT "2":
THE LOTS 37 AND 38 OF "ORIGINAL TOWN OF COLUMBIA", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MORRIS COUNTY ILLINOIS RECORDERS OFFICE IN THE SURVEYOR'S OFFICIAL PLAT RECORD "X", TOWN LOTS ON PAGE 28, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
37. BEGINNING AT A RAILROAD SPIKE MARKING THE NORTHEASTLY CORNER OF SAID LOT 37, BEGINNING AT A RAILROAD SPIKE MARKING THE NORTHEASTLY CORNER OF SAID LOT 37, THENCE NORTH 65 DEGREES 05 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTLY LINES OF SAID LOTS 37 AND 38 FOR A DISTANCE OF 142.20 FEET TO AN IRON PIN MARKING THE SOUTHEASTLY CORNER OF SAID LOT 37, THENCE NORTH 65 DEGREES 05 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTLY LINES OF SAID LOTS 37 AND 38 FOR A DISTANCE OF 142.20 FEET TO AN IRON PIN MARKING THE SOUTHWESTLY CORNER OF SAID LOT 38, THENCE NORTH 26 DEGREES 08 MINUTES 17 SECONDS EAST ALONG THE SOUTHWESTLY LINES OF SAID LOT 38 FOR A DISTANCE OF 142.20 FEET TO AN IRON PIN MARKING THE SOUTHWESTLY CORNER OF SAID LOT 38, THENCE SOUTH 86 DEGREES 05 MINUTES 06 SECONDS WEST ALONG THE NORTHEASTLY LINES OF SAID LOTS 38 AND 37 FOR A DISTANCE OF 142.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES MORE OR LESS.
SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS ON RECORD.

UTILITY INFORMATION

ELECTRICAL	
WATER	ATTN: STEVE MUELLER 110 W. SAND BANK RD. COLUMBIA, IL 62236 (618) 281-4264 x201
WASTEWATER	ATTN: MARTIN FULLER (618) 236-6281
TELEPHONE	
COMMUNICATIONS	ATTN: LARRY SAMIR (618) 381-6624
CHARACTER COMMUNICATIONS	ATTN: MARTIN FULLER (618) 236-6281
NATURAL GAS	ATTN: TOM SCHREIBER 114 N. MAIN ST. COLUMBIA, IL 62236 (618) 381-6624
AMEREN IP	ATTN: MARTIN FULLER (618) 236-6281

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVEGROUND UTILITIES SHOWN ARE APPROXIMATE, AND ARE NOT TO BE CONSIDERED FOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCE FOR CONTRACTOR USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES IN NOT TO BE CONSIDERED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, OR REMOVAL OF UTILITIES, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH UTILITIES, REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Prairie Engineers of Illinois, P.C.
107 N. Main Street
Columbia, IL 62236
(618) 381-6624
www.prairieengineers.com
professional design firm no. 184-00585
Copyright 2017 by Prairie Engineers of Illinois, P.C.

DRAWING DATE: 01/04/2017
DESIGNED BY: DEF
DRAWN BY: BJB
CHECKED BY: DEF

REVISION 1
BY: DATE
01/02/17

REVISION 2
BY: DATE
01/03/17

REVISION 3
BY: DATE
01/03/17

REVISION 4
BY: DATE
01/03/17

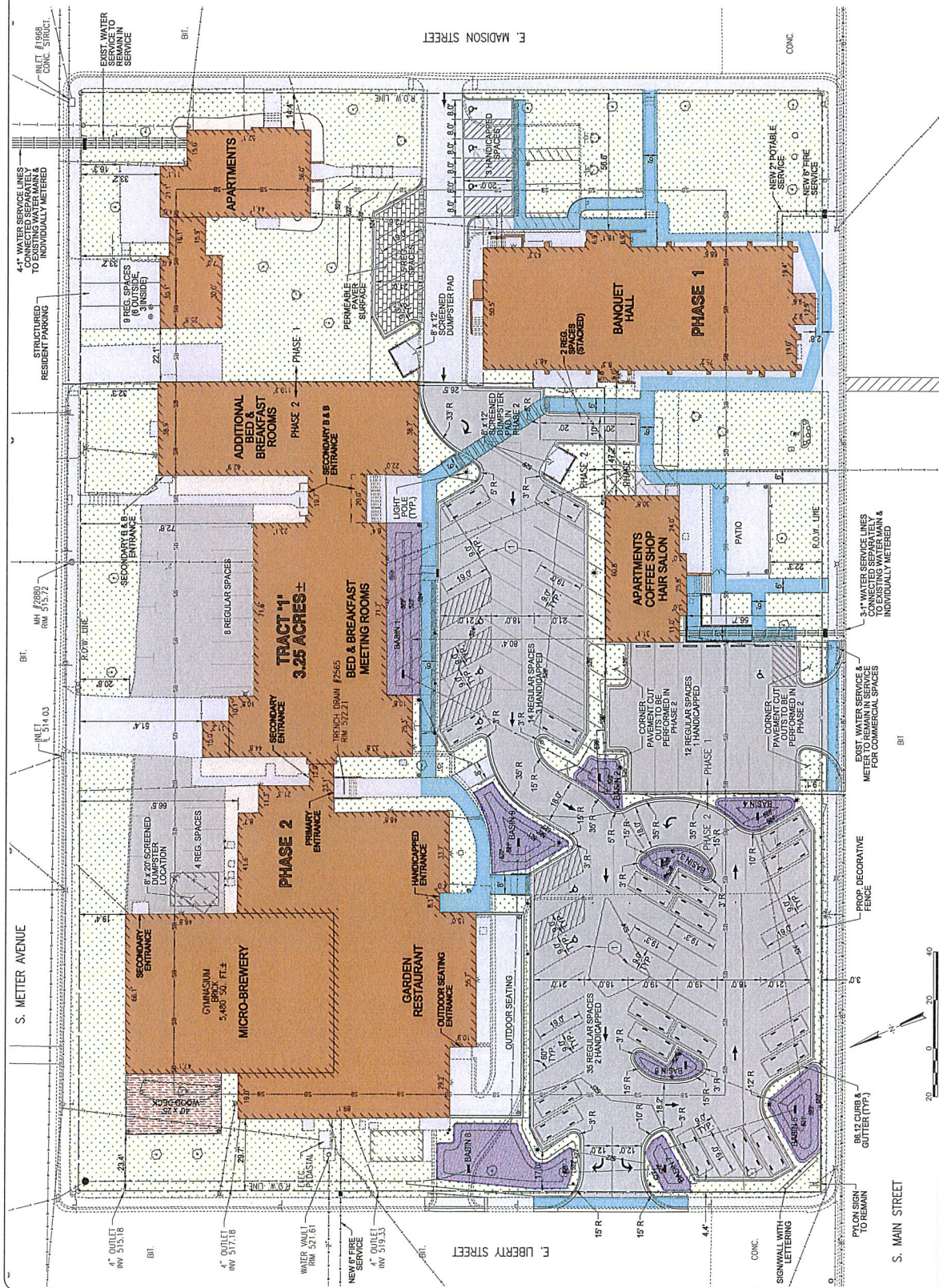
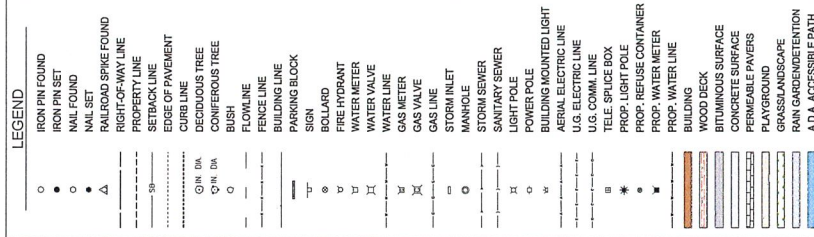
MAIN STREET DEVELOPERS LLC
107 N. Main Street
COLUMBIA, ILLINOIS

EXISTING SITE & DEMOLITION PLAN
MAIN STREET ABBEY RE-DEVELOPMENT

PE PROJECT NO.: 179-1601
PROJECT NAME: MAIN STREET ABBEY
C101-Demo2.dwg
DRAWING SCALE: 1" = 20'
2. of 4 sheets

NOTE:

1. SEE SHEET C103 FOR ADDITIONAL INFORMATION.



Prairie Engineers of Illinois, P.C.

7 N. Main Street
Jumbia, IL 62236
www.prairieengineers.com
professional design firm no. 184-00596

**Prairie
Engineers**

DESIGNED BY
DRAWN BY

DEF	0'
BUB	0'

17	BY &
17	REVISION

--	--

BY &	REVIS

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STREET
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RE-DEVELOPMENT

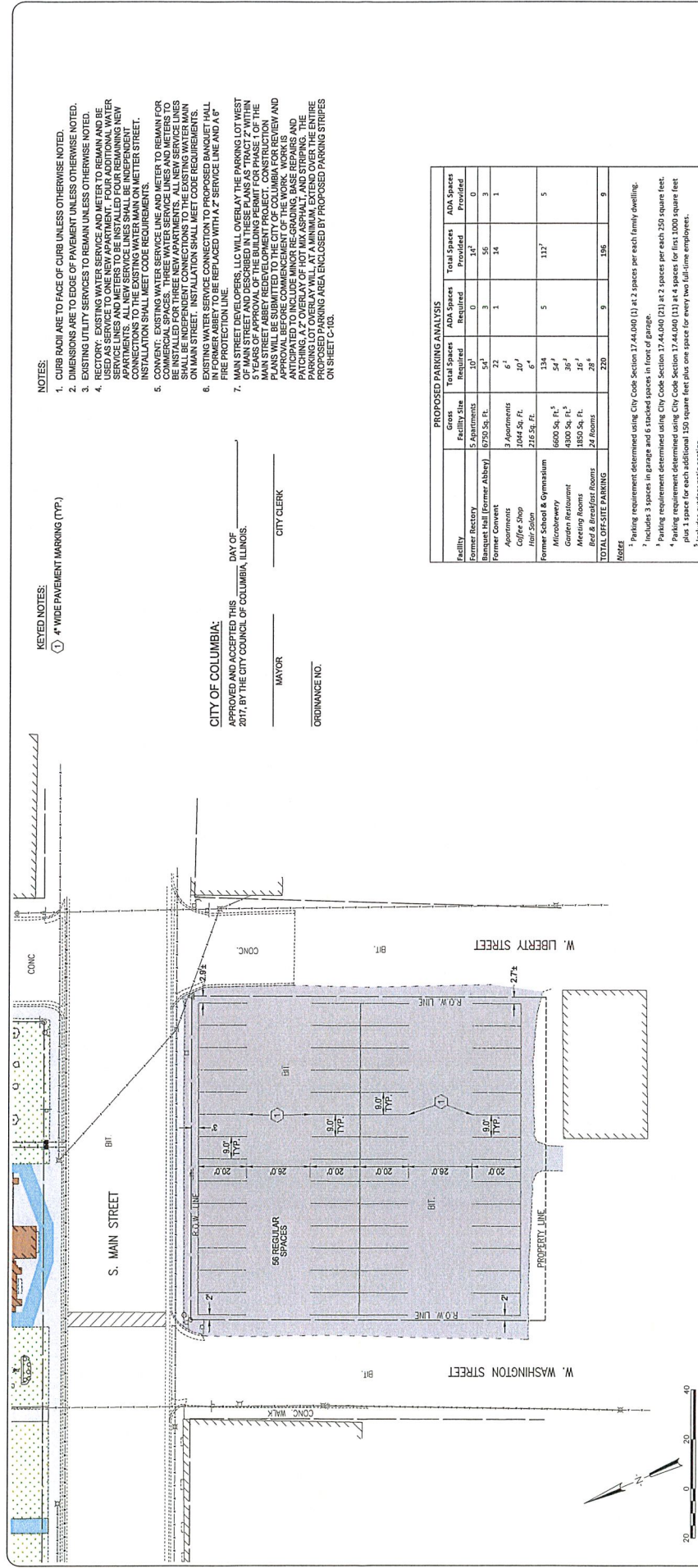
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PROJECT NAME	NAME
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02-Devel1

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102



KEYED NOTES:

- ① 4" WIDE PAVEMENT MARKING (TYP.)

NOTES:

1. CURB RADI ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. EXISTING UTILITY SERVICES TO REMAIN UNLESS OTHERWISE NOTED.
4. RECTORY: EXISTING WATER SERVICE AND METER TO REMAIN AND BE USED AS SERVICE TO ONE NEW APARTMENT. FOUR ADDITIONAL WATER SERVICES ARE TO BE INSTALLED FOR THE NEW APARTMENTS. NEW CONNECTIONS TO THE EXISTING WATER MAIN ON METER STREET.
5. CONNECTIONS TO THE EXISTING WATER MAIN ON METER STREET. INSTALLATION SHALL MEET CODE REQUIREMENTS.
6. EXISTING WATER SERVICE AND METER TO REMAIN FOR REPAIRS. NEW WATER SERVICE AND METER TO BE INSTALLED FOR THREE NEW APARTMENTS. ALL NEW SERVICE LINES SHALL BE INSTALLED IN NEW CONNECTIONS WITH THE EXISTING WATER MAIN ON METER STREET. NEW CONNECTIONS SHALL BE INSTALLED IN NEW CONNECTIONS WITH THE EXISTING WATER MAIN ON METER STREET.
7. EXISTING WATER SERVICE CONNECTION TO PROPOSED BANQUET HALL IN FORMER ABBEY TO BE REPLACED WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.
8. MAIN STREET DEVELOPERS, LLC WILL OVERLAY THE PARKING LOT WEST OF THE PROPOSED BANQUET HALL WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.
9. MAIN STREET DEVELOPERS, LLC WILL OVERLAY THE PARKING LOT WEST OF THE PROPOSED BANQUET HALL WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.
10. MAIN STREET DEVELOPERS, LLC WILL OVERLAY THE PARKING LOT WEST OF THE PROPOSED BANQUET HALL WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.
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17. MAIN STREET DEVELOPERS, LLC WILL OVERLAY THE PARKING LOT WEST OF THE PROPOSED BANQUET HALL WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.
18. MAIN STREET DEVELOPERS, LLC WILL OVERLAY THE PARKING LOT WEST OF THE PROPOSED BANQUET HALL WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.
19. MAIN STREET DEVELOPERS, LLC WILL OVERLAY THE PARKING LOT WEST OF THE PROPOSED BANQUET HALL WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.
20. MAIN STREET DEVELOPERS, LLC WILL OVERLAY THE PARKING LOT WEST OF THE PROPOSED BANQUET HALL WITH A 2" SERVICE LINE AND A 6" FIRE PROTECTION LINE.

CITY OF COLUMBIA:
APPROVED AND ACCEPTED THIS _____ DAY OF _____
2017, BY THE CITY COUNCIL OF COLUMBIA, ILLINOIS.

MAYOR _____ CITY CLERK _____

ORDINANCE NO. _____

PROPOSED PARKING ANALYSIS				
Facility	Gross Total Spaces	ADA Spaces	Total Spaces	ADA Spaces
	Required	Required	Provided	Provided
Former Rectory	10 ¹	0	14 ²	0
Banquet Hall (Former Abbey)	6,750 Sq. Ft.	3	58	3
Former Convent	6 ³	1	24	1
Former School	1044 Sq. Ft.	10 ⁴		
Hair Salon	216 Sq. Ft.	6 ⁴		
Former School & Gymnasium	134	5	112 ⁷	5
Microbrewery	6600 Sq. Ft. ¹	54 ⁴		
Garden Restaurant	4300 Sq. Ft. ⁵	36 ⁴		
Meeting Rooms	1850 Sq. Ft.	16 ⁴		
Bed & Breakfast Rooms	24 Rooms	28 ⁴		
TOTAL OFF-SITE PARKING	220	9	196	9

NOTES:

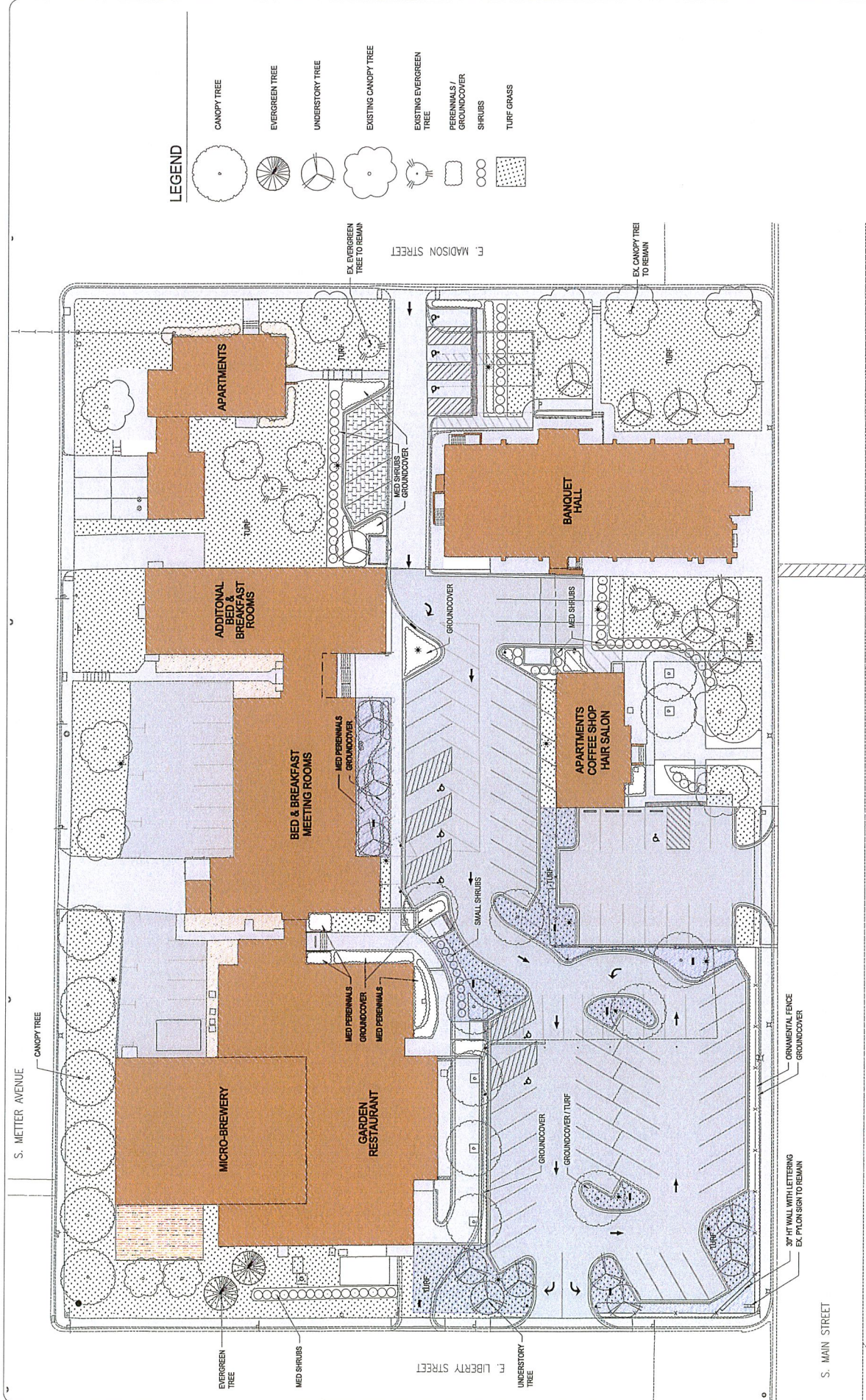
1. Parking requirement determined using City Code Section 17.4A.000 (1) at 2 spaces per each family dwelling.
2. Includes 3 spaces in garage and 6 stacked spaces in front of garage.
3. Parking requirement determined using City Code Section 17.4A.000 (21) at 2 spaces per each 250 square feet.
4. Parking requirement determined using City Code Section 17.4A.000 (11) at 4 spaces for first 1000 square feet plus 1 space for each additional 150 square feet plus one space for every two full-time employees.
5. Includes outdoor patio seating.
6. Parking requirement determined using City Code Section 17.4A.000 (26) at 1 space per each room plus one space for each two regular employees.
7. Includes 46 accessory parking provided by adjacent trailer home parking lot at the corner of Liberty and Mether Streets. Assumed 200% credit for accessory parking lot.

STORMWATER DETENTION REQUIRED				
EXISTING C-VALUE	PROPOSED C-VALUE	EXISTING INTENSITY	AREA (AC)	RELEASE RATE (CFS)
10-YEAR STORM	0.64	0.70	4.55	9.46
100-YEAR STORM	0.64	0.70	8.62	17.93
				4566

STORMWATER DETENTION PROVIDED				
OUTLET DETENTION ELEVATION (CU FT)	DETENTION OVERFLOW ELEVATION (CU FT)	DETENTION ELEVATION (CU FT)	DETENTION ELEVATION (CU FT)	DETENTION ELEVATION (CU FT)
DETENTION BASIN 1	524.05	524.05	523.30	108
DETENTION BASIN 2	524.04	524.04	522.50	184
DETENTION BASIN 3	523.85	523.85	521.50	1210
DETENTION BASIN 4	524.00	524.00	522.50	748
DETENTION BASIN 5	523.35	523.35		
TOTAL STORMWATER DETENTION PROVIDED				2036

SURFACE AREAS TABULATION				
SURFACE TYPE	EXISTING SQ. FT.	EXISTING ACRE	PROPOSED SQ. FT.	PROPOSED ACRE
ASPHALT	15,000	0.344	21,112	0.485
CONCRETE	38,870	0.892	38,870	0.892
BUILDING/ROOF	57,123	1.311	43,530	0.999
GRASS/LANDSCAPE	141,577	3.250	141,577	3.250
TOTALS AREAS	141,577	3.250	141,577	3.250
COMPOSITE "C"		0.64		0.70

PLANNED BUILDING USES				
Facility	Current / Former	Proposed	First Floor	Second Floor
Former Rectory	Rectory	Rectory	1800 Sq. Ft.	1800 Sq. Ft.
Banquet Hall (Former Abbey)	Banquet Hall	Banquet Hall	1800 Sq. Ft.	1800 Sq. Ft.
Former Convent	Pre-School	Pre-School	1800 Sq. Ft.	1800 Sq. Ft.
Former School	Pre-School	Pre-School	1800 Sq. Ft.	1800 Sq. Ft.
Former School & Gymnasium	School	School	1800 Sq. Ft.	1800 Sq. Ft.
Microbrewery	Microbrewery	Microbrewery	1800 Sq. Ft.	1800 Sq. Ft.
Garden Restaurant	Garden Restaurant	Garden Restaurant	1800 Sq. Ft.	1800 Sq. Ft.
Meeting Rooms	Meeting Rooms	Meeting Rooms	1800 Sq. Ft.	1800 Sq. Ft.
Bed & Breakfast Rooms	Bed & Breakfast Rooms	Bed & Breakfast Rooms	1800 Sq. Ft.	1800 Sq. Ft.



LEGEND

- CANOPY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- EXISTING CANOPY TREE
- EXISTING EVERGREEN TREE
- PERENNIALS / GROUNDCOVER
- SHRUBS
- TURF GRASS

The i5Group LLC
 4818 Washington Blvd., #205
 St. Louis, MO 63110
 314-265-3178 www.thei5group.com

GENERAL LANDSCAPE PLAN
 MAIN STREET ABBEY RE-DEVELOPMENT

REVISION	BY	DATE
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		

PROJECT NO. 1791.1601
PROJECT NAME MAIN STREET ABBEY
FILE NAME
DRAWING SCALE 1" = 20'

L100
 1 of 1 sheets

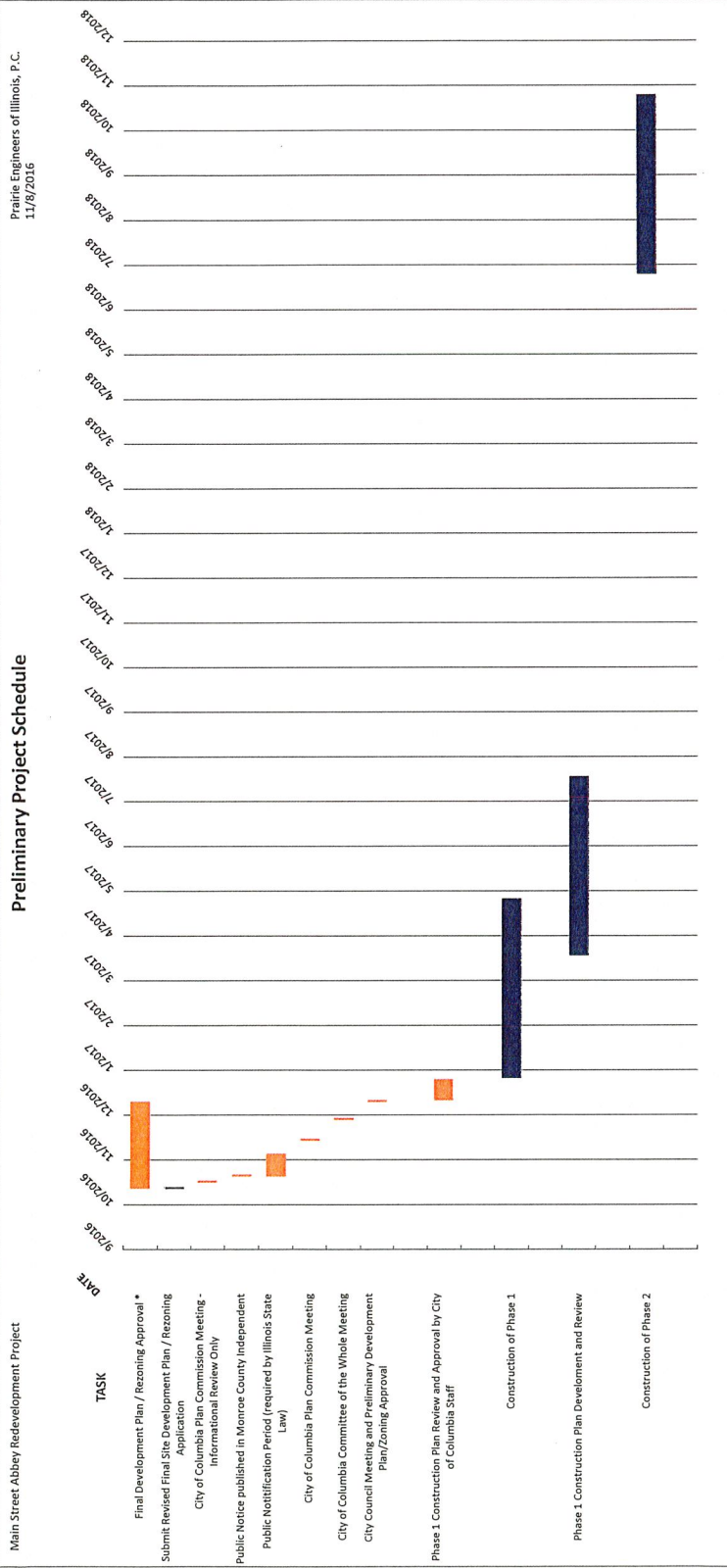
PLANT LIST

NOTE: PLANT SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY AT TIME OF PLANTING, BUT SHALL BE SIMILAR TO SIZE AND HABIT. ILLINOIS NATIVES SHALL BE USED WHENEVER FEASIBLE.

SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
CANOPY TREES			
Celtis occidentalis	Common Hackberry	2 1/2" cal.	
Gleditsia triacanthos inermis	Skyline Honeylocust	2 1/2" cal.	
Quercus rubra	Red Oak	2 1/2" cal.	
UNDERSTORY TREES			
Amelanchier * grandiflora	'Autumn Brilliance'	1 1/2" cal.	
Cercis canadensis	'Appalachian Red'	1 1/2" cal.	
Cornus florida	Flowering Dogwood	1" cal.	
EVERGREEN TREES			
Pinus strobus	White Pine	6' ht.	
SHRUBS			
Aronia melanocarpa	Black Chokeberry	30" - 36" ht.	54" o.c.
Hydrangea arborescens	'White Dome'	18" - 24" ht.	42" o.c.
Ilex verticillata	'Jim Dandy'	18" - 24" ht.	36" o.c.
Ilex verticillata	'Red Sprite'	18" - 24" ht.	36" o.c.
Physocarpus opulifolius	'Little Devil'	18" - 24" ht.	36" o.c.
Physocarpus opulifolius	'Seward'	30" - 36" ht.	54" o.c.
Thuja occidentalis	'Emerald Green'	4' ht.	
Viburnum dentatum	'Blue Muffin'	24" - 30" ht.	42" o.c.
GROUND COVER / LOW PERENNIALS			
Heuchera richardsonii	Prairie Alumroot	1 qt. cont.	18" o.c.
Carex albicans	White Tinged Sedge	1 qt. cont.	15" o.c.
Sporobolus heterolepis	Prairie Dropseed	1 gal. cont.	24" o.c.
Liriope muscari	Big Blue Liriope	1 qt. cont.	15" o.c.
PERENNIALS			
Hosta various	Hosta various	1 qt. cont.	
Aster laevis	Smooth Aster	1 qt. cont.	18" o.c.
Echinacea palladia	Pale Purple Coneflower	1 qt. cont.	18" o.c.
Echinacea purpurea	Purple Coneflower	1 qt. cont.	18" o.c.
Liatris aspera	Rough Blazing Star	1 qt. cont.	18" o.c.
Rudbeckia missouriensis	Missouri Orange Coneflower	1 qt. cont.	18" o.c.
Solidago drummondii	Cliff Goldenrod	1 qt. cont.	18" o.c.
Schizachyrium scoparium	'Prairie Blues'	1 qt. cont.	18" o.c.
Sporobolus heterolepis	Prairie Dropseed	1 gal. cont.	24" o.c.

Note: This schedule represents Main Street Redevelopment LLC's current understanding of the best case timeline for approval of the Main Street Abbey Redevelopment Project. We understand that insufficient submittals or non-approval at any step in this process will result in an extension of the project timeline for approval and receipt of building permits. We also understand that simultaneous submittal of the Preliminary and Final Site Development Plans to the City of Columbia Plan Commission is unconventional and may not result in final approval.

TASK	Start Date	Duration	End Date
Final Development Plan / Rezoning Approval *	11/10/2016	58	1/7/2017
Submit Revised Final Site Development Plan / Rezoning Application	11/10/2016	1	11/10/2016
City of Columbia Plan Commission Meeting - Informational Review Only	11/14/2016	1	11/14/2016
Public Notice published in Monroe County Independent	11/18/2016	1	11/18/2016
Public Notification Period (required by Illinois State Law)	11/18/2016	15	12/3/2016
City of Columbia Plan Commission Meeting	12/12/2016	1	12/12/2016
City of Columbia Committee of the Whole Meeting	12/26/2016	1	12/26/2016
City Council Meeting and Preliminary Development Plan/Zoning Approval	1/7/2017	1	1/7/2017
Phase 1 Construction Plan Review and Approval by City of Columbia Staff	1/8/2017	14	1/22/2017
Construction of Phase 1	1/23/2017	120	5/23/2017
Phase 1 Construction Plan Development and Review	4/15/2017	120	8/13/2017
Construction of Phase 2	7/16/2018	120	11/13/2018



MEMORANDUM OF AGREEMENT FOR SHARED USE OF PARKING LOT

This Memorandum of Agreement for Shared Use of Parking Lot is dated as of December 15, 2016, between Lawlor Properties, LLC, hereinafter referred to as (LP), whose address is 218 S. Metter, Columbia, IL 62236 and Main Street Redevelopers, LLC, hereinafter referred to as (MSR), whose address is 111 N. Main Street, Columbia, IL 62236.

The parties hereto have agreed to allow the mutual, non-exclusive, use of the parking lots appurtenant to 218 S. Metter and 320 S. Main Street, Columbia, IL by MSR of said premises. The parcels are more particularly described in Exhibit A and Exhibit B, attached hereto and incorporated herein by this reference.

The terms and conditions of the aforesaid agreement are set forth in an Agreement for Shared Use of Parking Lot by MSR, dated December 15, 2016, and are incorporated into this Memorandum by this reference with the same force and effect as though fully set forth herein. The terms of said Agreement are binding on all successors, assigns and grantees, and are covenants that run with the land. The purpose of this Memorandum of Agreement is to give notice of the aforesaid agreement and of the existence of said Agreement for Shared Use of Parking Lots by MSR, which together with this Memorandum of Agreement constitute the agreement between Lawlor Properties, LLC and Main Street Redevelopers, LLC.

MSR desires to use the off-street parking spaces on the property of LS (referred to above) to satisfy the parking requirements by the City of Columbia for MSR's property (referred to above). In return for the shared parking arrangement, MSR agrees:

LP reserves priority rights to the parking lot. Let LP retain the directional signage located on the north corner of Main Street and East Liberty for business purposes. Should this signage style not be cohesive with the style of signage which MSR will be installing, at LP's cost, LP will incorporate a form of directional signage that is equal to existing and agreeable with the City of Columbia per their signage code.

MSR will accept responsibility for any occurrence by or to anyone using the Parking Lot(s) due to their use by anyone visiting or doing business with it. MSR agrees to insure and accept financial responsibility for any action arising from related use of the Parking Lot(s). MSR agrees to add the Parking Lot(s) to their insurance policy(s) as being covered for any liabilities that might occur there due to their use.

MSR agrees to share expenses for removal of snow/ice to keep the parking lot clear.

IN WITNESS WHEREOF, Lawlor Properties, LLC and Main Street Redevelopers, LLC have executed this Memorandum of Agreement as of the day and year first above written.

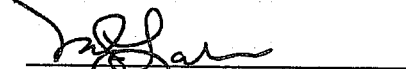
Main Street Redevelopers, LLC



GREGG CRAWEORD, President

Dated: December 15, 2016

Lawlor Properties, LLC.



MICHAEL LAWLOR, President

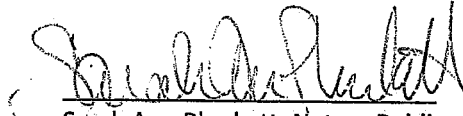
Dated: December 15, 2016

STATE OF ILLINOIS)
) ss
COUNTY OF MONROE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GREGG CRAWFORD, personally known to me to be the President of Main Street Redevelopers, LLC, an Illinois LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument of writing as President of said LLC and caused the corporate seal of said LLC to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth

Given under my hand and notarial seal, this 15th day of December, 2016.




Sarah Ann Plunkett, Notary Public

STATE OF ILLINOIS)
) ss
COUNTY OF MONROE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MICHAEL LAWLOR personally known to me to be the President of Lawlor Properties, LLC., an Illinois LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument of writing as President of said LLC and caused the corporate seal of said LLC to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth

Given under my hand and notarial seal, this 15th day of December, 2016.



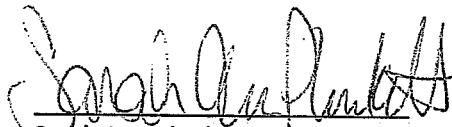

Sarah Ann Plunkett, Notary Public

EXHIBIT A: Parcel #04-15-367-010-000 Part Lot 7 Christy & Wetzlers ADDN 0234921 and
Parcel #04-15-367-011-000 Lot 8 & Part Lot 7 Christy & Wetzlers ADDN

Situated in the County of Monroe and the State of Illinois.

EXHIBIT B:

Situated in the County of Monroe and the State of Illinois.



Monroe County Property Tax

[Parcel Inquiry](#)[Application Forms](#)[Mobile Home Inquiry](#)[Online Payment](#)[Support](#)[Back](#)**Parcel # 04-15-367-010-000**

< > Tax Year 2015 Payable 2016

General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
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Owner Name: LAWLOR PROPERTIES LLC

Alt. Parcel Number: 04151730300900 00

Site Address: COLUMBIA

Property Use: 0060 - COMMERCIAL PROPERTY

Tax Code: 04001

Section/Lot: 15

Legal Township: 01S

Range/Block: 10W

Township: TWN 04 - T1S R10W

Subdivision:

Zoning:

Mobile ID #:

Legal Description: PART LOT 7 CHRISTY & WETZLERS
ADDN 0234921

Land: 8,660

Farm Land: 0

Building: 4,950

Farm Building: 0

Total Assessed Value: 13,610

Total Exemptions: 0

Net Taxable Value: 13,610

Billed

Collected

Taxes:

Fees:

Interest:

Collection Status:

NOTE: Taxes are not yet available for this tax year[Data Sheet](#)[Assessment Notice](#)[Tax Bill](#)[GIS](#)

Data current as of 12/13/2016 02:25 am

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Monroe County Property Tax

[Parcel Inquiry](#)[Application Forms](#)[Mobile Home Inquiry](#)[Online Payment](#)[Support](#)[Back](#)**Parcel # 04-15-367-011-000**

< > Tax Year 2015 Payable 2016

General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
Owner Name: LAWLOR PROPERTIES LLC						
Alt. Parcel Number:	04151730301000 00	Land:	8,660			
Site Address:	COLUMBIA	Farm Land:	0			
Property Use:	0060 - COMMERCIAL PROPERTY	Building:	4,580			
Tax Code:	04001	Farm Building:	0			
Section/Lot:	15	Total Assessed Value:		13,240		
Legal Township:	01S	Total Exemptions:		0		
Range/Block:	10W	Net Taxable Value:		13,240		
Township:	TWN 04 - T1S R10W					
Subdivision:						
Zoning:						
Mobile ID #:						
Legal Description:	LOT 8 & PART LOT 7 CHRISTY & WETZLERS ADDN					
		Billed	Collected			
		Taxes:	\$952.12	\$952.12		
		Fees:	\$0.00	\$0.00		
		Interest:	\$0.00	\$0.00		
		Collection Status:		Collected		

[Data Sheet](#)[Assessment Notice](#)[Tax Bill](#)[GIS](#)

Data current as of 12/13/2016 02:25 am

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