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388373

DENNIS KNOBLOCH
MONROE COUNTY RECORDER
WATERLOO, IL
RECORDED ON

02/17/2017 02:13:12PM

MISC R FEE: 43.00

PAGES: 21

BOOK _____ PAGE _____

CITY OF COLUMBIA, ILLINOIS

ORDINANCE NO. 3305

AN ORDINANCE APPROVING A REQUEST FROM MAIN STREET REDEVELOPERS, LLC FOR A ZONING MAP AMENDMENT FROM CHAPTER 17.28 C-2 (GENERAL BUSINESS) DISTRICT TO CHAPTER 17.28.015 C-2 MXD (MIXED USE DEVELOPMENT) DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR THE PROPERTIES HAVING A TAX IDENTIFICATION NUMBER OF 04-15-369-016-000 AND 04-22-101-009-000 LOCATED ALONG SOUTH MAIN STREET WITHIN THE CORPORATE LIMITS OF THE CITY

**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**

FEB - 6 2017

ORDINANCE NO. 3305


City Clerk

AN ORDINANCE APPROVING A REQUEST FROM MAIN STREET REDEVELOPERS, LLC FOR A ZONING MAP AMENDMENT FROM CHAPTER 17.28 C-2 (GENERAL BUSINESS) DISTRICT TO CHAPTER 17.28.015 C-2 MXD (MIXED USE DEVELOPMENT) DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR THE PROPERTIES HAVING A TAX IDENTIFICATION NUMBER OF 04-15-369-016-000 AND 04-22-101-009-000 LOCATED ALONG SOUTH MAIN STREET WITHIN THE CORPORATE LIMITS OF THE CITY

WHEREAS, Main Street Redevelopers, LLC have requested a zoning map amendment from Chapter 17.28 C-2 (General Business) District to Chapter 17.28.015 C-2 MXD (Mixed Use Development) District of the City of Columbia zoning code for the properties having a tax identification number of 04-15-369-016-000 and 04-22-101-009-000 located along South Main Street within the corporate limits of the city;

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held before agencies of the City took place pursuant to proper legal notice and all petitions, documents and other necessary legal requirements were fulfilled in compliance with the law in such cases made and provided, including Section 17.02.050, Section 17.28.015 of the City's Municipal Code and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), all pertaining to the zoning of property;

WHEREAS, Section 17.28.015(F)(3)(b) of the City's Zoning Code provides and requires that "simultaneously with the Approval Resolution, the City Council shall adopt an ordinance rezoning the site to the C-2 MXD district and said ordinance shall include, but not be limited to, the following:

- (i) Legal description of the subject property;
- (ii) Reference to the Approval Resolution;
- (iii) Permitted uses, including any conditions of use;
- (iv) A statement requiring approval of a final development plan and plat (if applicable), by the City Council, prior to issuing building permits;

- (v) Building and structure height limitations;
- (vi) Minimum building setback requirements; and
- (vii) Off-Street parking requirements, if different than the requirements set forth in Section 17.44 of Title 17, "Zoning";

WHEREAS, prior to the presentation of this ordinance the Main Street Abbey Preliminary Development Plan was approved by Resolution Number 2017-02;

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 following properties with a tax identification number of 04-15-369-016-000 and 04-22-101-009-000, located in the City of Columbia, in the County of Monroe and the State of Illinois, is hereby zoned C-2 MXD (Mixed Use Development) District, and for the uses and purposes therein authorized and subject to the zoning regulations therein required to be complied with, to wit:

RECORD BOUNDARY DESCRIPTION
TRACT "1"

LOTS 5A, 5B, 6A, 6B, 7 TO 10, 23 TO 28, AND THE ABANDONED RIGHT OF WAYS OF EAST WASHINGTON STREET AND EAST MARKET STREET OF "ORIGINAL TOWN OF COLUMBIA" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MONROE COUNTY, ILLINOIS RECORDER'S OFFICE IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A", TOWN LOTS ON PAGE 28; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN MARKING THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE ON AN ASSUMED BEARING OF SOUTH 65 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTHEAST LINES OF SAID LOTS 10 AND 5 AND THE NORTHWESTERLY LINES OF SAID STREETS OF E. WASHINGTON AND E. MARKET FOR A DISTANCE OF 454.87 FEET TO AN IRON PIN MARKING THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 25 DEGREEES 05 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 5 AND 28 FOR A DISTANCE OF 311.37 FEET TO AN IRON PIN MARKNG THESOUTHEASTERLY CORNER OF SAID LOT 28; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY 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 SOUTHWESTERLY CORNER OF SAID LOT 23; THENCE NORTH 25 DEGREES 05 MINUTES 06 SECONDS EAST ALONG THE NORTHWESTERLY 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 EASMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD.

TRACT "2"

LOTS 37 AND 38 OF "ORIGINAL TOWN OF COLUMBIA"; REFERENCED BEING HAD TO THE PLAT THEREOF RECORDED IN THE MONROE COUNTY, ILLINOIS RECORDER'S OFFICE IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A", TOWN LOTS ON PAGE 28; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE MARKING THE NORTHEASTERLY CORNER OF SAID LOT 37; THENCE ON ASSUMED BEARING OF SOUTH 25 DEGREES 12 MINUTES 53 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT 37 FOR A DISTANCE OF 145.20 FEET TO AN IRON PIN MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 37; THENCE NORTH 65 DEGREES 00 MINUTES 01 SECONDS WEST ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 37 AND 38 FOR A DISTANCE OF 130.71 FEET TO AN IRON PIN MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 38; THENCE NORTH 25 DEGREES 08 MINUTES 17 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 38 FOR A DISTANCE OF 145.20 FEET TO A MAG NAIL MARKING THE NORTHWESTERLY LINE OF SAID LOT 38; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY LINES OF SAID LOTS 38 AND 37 FOR A DISTANCE OF 130.90 FEET TO THE POINT OF BEGINNING; CONTAINING 0.44 ACRES MORE OR LESS.

SUBJECT TO ANY EASMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD.

Section 3. The Main Street Abbey Preliminary Development Plan includes and satisfies the requirements of section 17.28.015(F)(3)(b) of the City's Zoning Code is attached hereto and by reference made part of this ordinance.

Section 4. That the City Clerk or his designee is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

Section 5. That this Ordinance shall take effect upon its passage, approval and publication in pamphlet form, as provided by law.

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

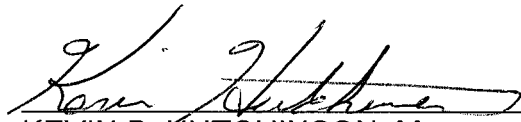
YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens.

NAYS: None.

ABSENT: None.

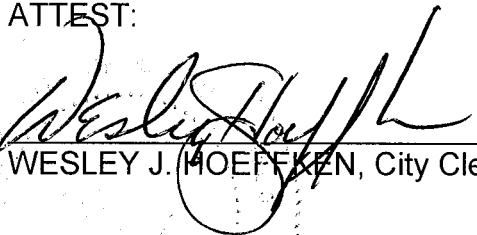
ABSTENTIONS: None.

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



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEPFKEN, 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. 3305 entitled:

AN ORDINANCE APPROVING A REQUEST FROM MAIN STREET REDEVELOPERS, LLC FOR A ZONING MAP AMENDMENT FROM CHAPTER 17.28 C-2 (GENERAL BUSINESS) DISTRICT TO CHAPTER 17.28.015 C-2 MXD (MIXED USE DEVELOPMENT) DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR THE PROPERTIES HAVING A TAX IDENTIFICATION NUMBER OF 04-15-369-016-000 AND 04-22-101-009-000 LOCATED ALONG SOUTH MAIN STREET WITHIN THE CORPORATE LIMITS OF THE CITY

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

The pamphlet form of Ordinance No. 3305 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)

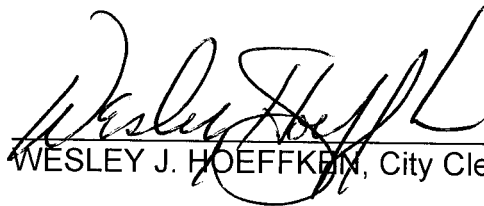
CERTIFICATE OF TRUE COPY

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. 3305 entitled:

AN ORDINANCE APPROVING A REQUEST FROM MAIN STREET REDEVELOPERS, LLC FOR A ZONING MAP AMENDMENT FROM CHAPTER 17.28 C-2 (GENERAL BUSINESS) DISTRICT TO CHAPTER 17.28.015 C-2 MXD (MIXED USE DEVELOPMENT) DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR THE PROPERTIES HAVING A TAX IDENTIFICATION NUMBER OF 04-15-369-016-000 AND 04-22-101-009-000 LOCATED ALONG SOUTH MAIN STREET WITHIN THE CORPORATE LIMITS OF THE CITY

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)



- NOTES:
1. BOUNDARY INFORMATION PER PLAT BY DANIEL W. CRAWFORD, P.L.S. NO. 245 DATED FEBRUARY 29, 2016.
 2. ZONING SETBACK DISTANCES:
EXISTING: FRONT YARD - 10'
SIDE YARD - 5'
REAR YARD - 30'
PROPOSED: C2 MIXED USE DEVELOPMENT
FRONT YARD - 10'
SIDE YARD - 5'
REAR YARD - 20'
 3. SEE SHEET C107 FOR CONTROL POINT AND BENCHMARK INFORMATION.

LEGEND	
EXISTING	
IRON PIN FOUND	○
IRON PIN SET	●
NAIL FOUND	○
NAIL SET	●
RAILROAD SPIKE FOUND	△
RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
SETBACK LINE	---
EDGE OF PAVEMENT	---
CURB LINE	---
CONTOUR LINE	---
DECIDUOUS TREE	○
CONIFEROUS TREE	○
BUSH	○
FENCE LINE	---
BUILDING LINE	---
PARKING BLOCK	---
SIGN	---
BOLLARD	○
FIRE HYDRANT	○
WATER METER	○
WATER VALVE	○
GAS METER	○
GAS VALVE	○
GAS LINE	---
STORM INLET	○
MANHOLE	○
STORM SEWER	---
SANITARY SEWER	---
POWER POLE	○
LIGHT POLE	○
BUILDING MOUNTED LIGHT	○
AERIAL ELECTRIC LINE	---
U.G. ELECTRIC LINE	---
U.G. COMM. LINE	---
TELE. SPICE BOX	○
BUILDING ELEVATION	---
BUILDING	---
BITUMINOUS SURFACE	---
CONCRETE SURFACE	---
PLAYGROUND	---
GRASSLANDSCAPE	---
CONTOUR INTERVAL = 1'	

REMOVAL LEGEND	
BITUMINOUS PAVEMENT REMOVAL	---
BITUMINOUS SURFACE REMOVAL	---
CONCRETE PAVEMENT REMOVAL	---
CONCRETE SIDEWALK REMOVAL	---
SNY CUT	---
TO BE REMOVED	---
T.B.R. TO BE ADJUSTED	---

Prairie Engineers of Illinois, P.C.
107 N. Main Street
Columbia, IL 62226
(217) 655-4403

Prairie Engineers
Professional design firm no. 184-00565
Copyright: Prairie Engineers of Illinois, P.C. 2017

DESIGNED BY	DEF	01/02/17	REVISION 1	01/04/2017
DRAWN BY	BAB	01/03/17	REVISION 2	
CHECKED BY	DEF	01/03/17	REVISION 3	
			REVISION 4	

EXISTING SITE & DEMOLITION PLAN
MAIN STREET ABBEY RE-DEVELOPMENT

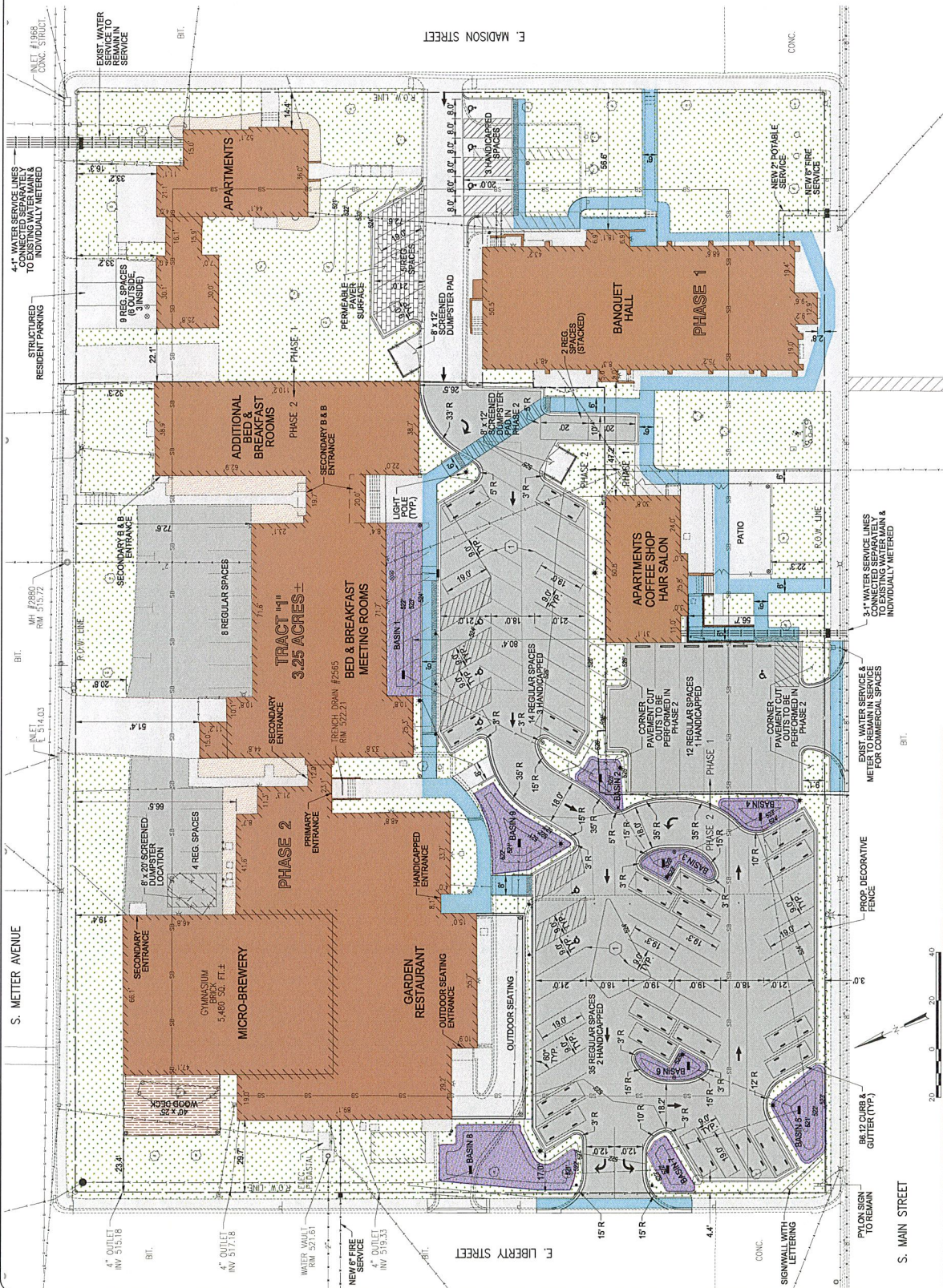
MAN STREET DEVELOPERS LLC
COLUMBIA, ILLINOIS

PROJECT NO. 179.1601
PROJECT NAME: MAIN STREET ABBEY
FILENAME: C100-Demo.dwg
DRAWING SCALE: 1" = 20'

C100
1 of 4 sheets



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NOTE:
1. SEE SHEET C103 FOR ADDITIONAL INFORMATION.

LEGEND

○	IRON PIN FOUND
●	IRON PIN SET
○	NAIL FOUND
●	NAIL SET
—	RAILROAD SPIKE FOUND
—	RIGHT-OF-WAY LINE
—	PROPERTY LINE
—	SETBACK LINE
—	EDGE OF PAVEMENT
—	CURB LINE
—	DECIDUOUS TREE
—	CONIFEROUS TREE
—	BUSH
—	FLOWLINE
—	FENCE LINE
—	BUILDING LINE
—	PARKING BLOCK
—	SIGN
—	BOLLARD
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE
—	WATER LINE
—	GAS METER
—	GAS VALVE
—	GAS LINE
—	STORM INLET
—	MANHOLE
—	STORM SEWER
—	SANITARY SEWER
—	POWER POLE
—	BUILDING MOUNTED LIGHT
—	AERIAL ELECTRIC LINE
—	U.G. COMM. LINE
—	TELE. COMM. BOX
—	PROP. LIGHT POLE
—	PROP. REFUSE CONTAINER
—	PROP. WATER METER
—	PROP. WATER LINE
—	BUILDING
—	WOOD DECK
—	BITUMINOUS SURFACE
—	CONCRETE SURFACE
—	PERMEABLE PAVERS
—	PLAYGROUND
—	GRASSLANDSCAPE
—	RAIN GARDEN/DETENTION
—	ADA ACCESSIBLE PATH

Prairie Engineers of Illinois, P.C.
107 N. Main Street
Columbia, IL 62236
(217) 885-4463
www.prairieengineers.com
Professional design firm no. 184-009595
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FINAL SITE DEVELOPMENT PLAN
MAIN STREET ABBEY RE-DEVELOPMENT

MAN STREET DEVELOPERS, LLC
111 N. MAIN STREET
COLUMBIA, ILLINOIS

FEI PROJECT NO. 179.1601
PROJECT NAME MAIN STREET ABBEY
FILENAME C102-Level1.dwg
DRAWING SCALE 1" = 20'

REVISION 1 07/04/2017
DESIGNED BY DEF
DRAIN BY BJB
CHECKED BY DEF

REVISION 2 07/04/17
BY & DATE

REVISION 3 07/04/17
BY & DATE

REVISION 4 07/04/17
BY & DATE

[illegible]

3306
ORDINANCE NO.

Payroll

Payroll requirement determined using City Code Section 17.40.A(2)(1) at 1.3 percent per each family dwelling.

Includes 13 percent for garage and 6 percent increase in form of taxes.

Payroll requirement determined using City Code Section 17.40.A(2)(1) at 1.3 percent per each 200 square feet.

Payroll requirement determined using City Code Section 17.40.A(2)(1) at 4.4 percent for first 10000 square feet plus 1.3 percent for each additional 150 square feet plus one rate for every two full-time employees.

Includes outdoor pool seating.

Payroll requirement determined using City Code Section 17.40.A(2)(1) at 1.3 percent per each room plus one rate for each two-room apartment.

Includes 13 percent for garage and 6 percent increase in form of taxes.

Payroll requirement determined using City Code Section 17.40.A(2)(1) at 1.3 percent per each room plus one rate for each two-room apartment.

Includes 100K credit for additional 100K credit for home plus one at the corner of library and Astor Street.

Includes 100K credit for additional 100K credit for home plus one at the corner of library and Astor Street.

STORMWATER DETENTION PROVIDED				
DEFINITION	BASIN	DEFLECTION	DETENTION VOLUME	DETENTION
DEFINITION	BASIN	DEFLECTION	DETENTION VOLUME	DETENTION
BASIN 1	523.05	756	523.05	756
BASIN 2	524.40	764	523.90	184
BASIN 3	523.85	706	523.90	1210
BASIN 4	524.40	771	523.90	748
BASIN 5	523.35	756		
TOTAL STORMWATER DETENTION PROVIDED				4832 CU FT

comp. cost	0.04	0.70
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PLANNED BUILDING USES					
Facility	Current / Former	Proposed	First Floor	Second Floor	Attic
Central Library	Sealed Apartments	3, Bedroom Apartments	1800 Sq. Ft.	1800 Sq. Ft.	1600 Sq. Ft.
Banquet Hall (Former Abbey)	Sealed Apartments	Banquet Center	6750 Sq. Ft.	N/A	N/A
Memorial Center	Pre-School	Pre-School	1125 Sq. Ft.	1500 Sq. Ft.	300 Sq. Ft.
		1 Apartment (old lobby and stairs)	1125 Sq. Ft.	1500 Sq. Ft.	300 Sq. Ft.
		Coffee Shop (1st Floor)	1044 Sq. Ft.		
		Hot-School (1st Floor)	1044 Sq. Ft.		
		Microbrewery	22,518 Sq. Ft.	10,000 Sq. Ft.	
Former School & Gymnasium	School	School	5600 Sq. Ft.	1600 Sq. Ft.	
		General Restaurant	10,000 Sq. Ft.	10,000 Sq. Ft.	
		24 Bed & Breakfast and Meeting Center	15,000 Sq. Ft.	10,000 Sq. Ft.	

C103



The i5Group LLC
 4818 Washington Blvd. #203
 St. Louis, MO 63110
 314-285-3778 www.thei5group.com

REVISIONS

REVISION	BY	DATE
1		
2		
3		
4		

DRAWING DATE: 10/4/2016
 DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []

The i5Group
 Urban & Community Planning
 Landscape Architecture

GENERAL LANDSCAPE PLAN
 MAIN STREET ABBEY RE-DEVELOPMENT

MAIN STREET DEVELOPERS LLC
 1111 S. MAIN STREET
 COLUMBIA, ILLINOIS

FEI PROJECT NO. 179.1.601
 PROJECT NAME: MAIN STREET ABBEY
 FILENAME: []
 DRAWING SCALE: 1" = 20'

L100
 1 of 1 sheets

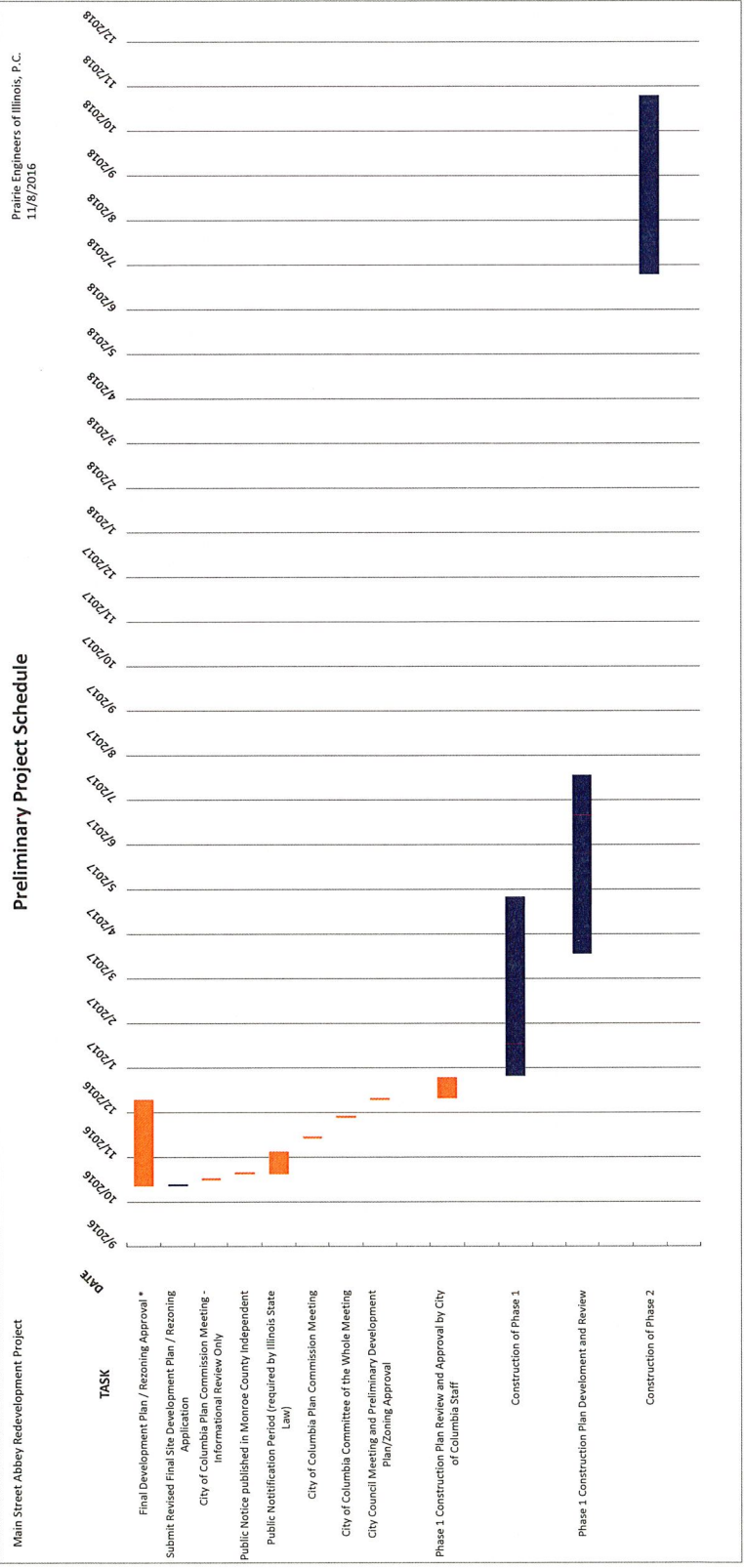
PLANT LIST

NOTE: PLANT SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY AT TIME OF PLANTING, BUT SHALL BE SIMILAR TO SIZE AND HABIT. LUNDGREN'S 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			
Amenchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2" cal	
Cercis canadensis 'Appalachian Red'	Red Redbud	1 1/2" cal	
Cornus florida	Flowering Dogwood	1" cal	
EVERGREEN TREES			
Pinus strobus	White Pine	6' ht.	
SHRUBS			
Aronia melanocarpa	Black Chokeberry	30" - 35" ht.	54" o.c.
Hydrangea arborescens 'White Dome'	Wild Hydrangea 'White Dome'	18" - 24" ht.	42" o.c.
Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry Holly (M)	18" - 24" ht.	36" o.c.
Physocarpus opulifolius 'Little Devil'	Red Sprite Winterberry Holly (F)	18" - 24" ht.	36" o.c.
Physocarpus opulifolius 'Seward'	Little Devil Ninebark	18" - 24" ht.	36" o.c.
Thuja occidentalis 'Emerald Green'	Summer Wine Ninebark	30" - 35" ht.	54" o.c.
Viburnum dentatum 'Blue Muffin'	Emerald Green Arbovitae	4' ht.	
	Blue Muffin Arrowwood Viburnum	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'	Prairie Blues Little Bluestem	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-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	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.

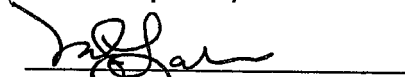
Main Street Redevelopers, LLC.



GREGG CRAWEORD, President

Dated: December 15, 2016

Lawlor Properties, LLC.



MICHAEL LAWLOR, President

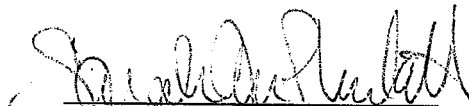
Dated: December 15, 2016

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.



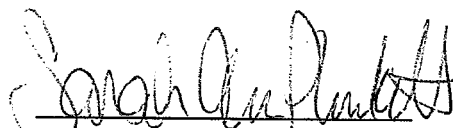

Sarah Ann Plunkett, Notary Public

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
Owner Name: LAWLOR PROPERTIES LLC						
Alt. Parcel Number:	04151730300900 00	Land:	8,660			
Site Address:	COLUMBIA	Farm Land:	0			
Property Use:	0060 - COMMERCIAL PROPERTY	Building:	4,950			
Tax Code:	04001	Farm Building:	0			
Section/Lot:	15	Total Assessed Value:		13,610		
Legal Township:	01S	Total Exemptions:		0		
Range/Block:	10W	Net Taxable Value:		13,610		
Township:	TWN 04 - T1S R10W					
Subdivision:						
Zoning:						
Mobile ID #:						
Legal Description:	PART LOT 7 CHRISTY & WETZLERS ADDN 0234921					
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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