



MOLINE CITY COUNCIL AGENDA

Tuesday, April 9, 2013

6:30 p.m.

(immediately following the Committee-of-the-Whole meeting)

City Hall

Council Chambers – 2nd Floor

619 16th Street

Moline, IL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

All items under the consent agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussions of these items unless a council member so requests, in which event the item will be removed from the consent agenda and considered as the first item after approval of the consent agenda.

COUNCIL MEMBER	PRESENT	ABSENT
Knaack		
Parker		
Raes		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

APPROVAL OF MINUTES

Committee-of-the-Whole and Council meeting minutes of April 2, 2013.

RESOLUTIONS

1. Council Bill/Resolution 1051-2013

A Resolution authorizing the ceding of Home Rule Volume Cap for the calendar year 2013 to the Quad Cities Regional Economic Development Authority in the amount of \$4,131,455.

EXPLANATION: In that encouraging economic development meets the City’s goals as well as promotes a strong local economy, it is recommended that the City allocates to the Quad Cities Regional Economic Development Authority its home rule volume cap allocation for the calendar year 2013 in the amount of \$4,131,455 to be used for future projects.

FISCAL IMPACT: Increased property values

PUBLIC NOTICE/RECORDING: File with Governor’s Office

2. Council Bill/Resolution 1052-2013

A Resolution authorizing the Department of Planning and Development to apply to the Illinois Housing Development Authority (“IHDA”) for a 2013 Homebuyer and Rehabilitation Program grant in the amount of \$520,000.00 (two-year grant) for the City of Moline; and authorizing staff to do all things necessary to prepare and submit said grant application.

EXPLANATION: The Homebuyer and Rehabilitation Program is part of the Illinois Housing Development Authority’s (IHDA’s) Homeownership Department – Trust Fund Program.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: Public Notice Required

OMNIBUS VOTE		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

OMNIBUS VOTE

ITEMS NOT ON CONSENT

SECOND READING ORDINANCES

3. Council Bill/General Ordinance 3004-2013

An Ordinance amending the Zoning & Land Development Ordinance of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated thereto as Section 35-3103. (Kevin Koellner, Hiland Holdings, LLC; 5401 44th Avenue Drive)

EXPLANATION: Trinity Regional Health System has proposed to construct a medical center on Lot 2 of Hiland Addition (John Deere Road at 53rd Street) to include express care, family practice, and physical/occupational therapy services. A Preliminary Planned Unit Development (PUD) Plan for Hiland Addition was approved in 2005. This ordinance will approve the Final PUD plan for Lot 2 and also rezone the site from B-4 Highway/Intensive Business District to B-4 PUD, subject to conditions stated within the ordinance.

CB 3004 Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: Record by owner

FIRST READING ORDINANCES

4. Council Bill/Special Ordinance 4013-2013

A Special Ordinance authorizing the Mayor and City Clerk to execute a Landlord’s Estoppel Certificate between the City of Moline, SCI Moline, LLC and Galena State Bank & Trust Co.

EXPLANATION: In 2005, the City and Stoney Creek Investors of Moline, LLC (“Stoney Creek”) entered into a Ground Lease Agreement to permit Stoney Creek to lease City-owned property at 101 18th Street, Moline, for the Stoney Creek project. In 2008, the City approved assignment of Stoney Creek’s interest under the Ground Lease Agreement to SCI Moline, LLC (“SCI”) and approved and executed a corresponding Estoppel Certificate. For purposes of refinancing, SCI has requested a loan from Galena State Bank & Trust (“Lender”) whereby Lender will acquire a security interest or other lien on SCI’s leasehold interest in the property. As inducement to extend the loan to SCI against such security interest, Lender has requested approval and execution of a Landlord’s Estoppel Certificate acknowledging the statements contained therein and the terms of the lease.

Consideration Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

CB 4013 Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

CONSIDERATION REQUESTED

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: NA

MISCELLANEOUS BUSINESS

PUBLIC COMMENT

Members of the public are permitted to speak after first stating their name and address.

EXECUTIVE SESSION

Council Bill /Resolution No. 1051-2013

Sponsor: _____

A RESOLUTION

AUTHORIZING the ceding of Home Rule Volume Cap Authority.

WHEREAS, the Internal Revenue Code of 1986 provides that the amount of home rule volume cap which may be used by the City of Moline (the "City") as a constitutional home rule unit is equal to its population multiplied by \$95.00; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 et.seq. provides, among other things that the corporate authorities of any home rule unit may reallocate to a state agency any portion of its unused allocation of volume cap; and

WHEREAS, the City has available year 2013 volume cap and desires to utilize this cap in cooperation with the Quad Cities Regional Economic Development Authority (QCREDA) to support projects that will create jobs and expand the City's tax base.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the City of Moline, Illinois hereby agrees to reallocate to the Quad Cities Regional Economic Authority (QCREDA) its 2013 home rule volume cap allocation in the amount of \$4,131,455 to be used to support projects that will provide job opportunities and new investments.

BE IT FURTHER RESOLVED the Finance Director is hereby authorized to execute a Letter of Agreement with QCREDA consenting to such allocation on behalf of the City as authorized.

BE IT FURTHER RESOLVED the Finance Director shall provide a notice of such allocation to the Office of the Governor of the State of Illinois and that this resolution shall be effective from and after its passage.

CITY OF MOLINE

Mayor

April 9, 2013

Date

Passed: April 9, 2013

Approved: April 16, 2013

Attest: _____

City Clerk

APPROVED AS TO FORM:

City Attorney

Sponsor: _____

A RESOLUTION

AUTHORIZING the Department of Planning and Development to apply to the Illinois Housing Development Authority (“IHDA”) for a 2013 Homebuyer and Rehabilitation Program grant in the amount of \$520,000.00 (two-year grant) for the City of Moline; and

AUTHORIZING staff to do all things necessary to prepare and submit said grant application.

WHEREAS, as demonstrated by a waiting list of 24 individuals who are seeking assistance to buy a home and the continued demand for homeownership in the City of Moline, there is a continued need for additional resources to assist low income families in becoming homeowners in Moline; and

WHEREAS, the Homebuyer and Rehabilitation Program funding will provide assistance to eligible homebuyers to purchase and rehabilitate vacant and/or abandoned homes; and

WHEREAS, eligible homebuyers may receive up to \$5,000.00 in down payment and closing costs assistance and up to \$20,000.00 for rehabilitation work in the home with a maximum of \$25,000.00 per home; and

WHEREAS, the Planning Department will manage and operate the Homebuyer and Rehabilitation Program under the appropriate IHDA program guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the Department of Planning & Development is hereby authorized to make application to IHDA for a Homebuyer and Rehabilitation Program grant in the amount of \$520,000.00 (two-year grant) for the City of Moline.

BE IT FURTHER RESOLVED that the Planning and Development Department, upon award of said grant, will begin to manage and operate said program.

CITY OF MOLINE

Mayor

April 9, 2013

Date

Passed: April 9, 2013

Approved: April 16, 2013

Attest: _____

City Clerk

APPROVED AS TO FORM:

City Attorney



Illinois Housing Development Authority

Homeownership Department - Trust Fund Program
Homebuyer and Rehabilitation Program

Two-Year Application
2013 Program Year

Applicants must send the original application and exhibits in a binder with a copy of application fee of \$250 to:

**Illinois Housing Development Authority
Homeownership Department**

**Attn: Jamie Campbell
Trust Fund Homebuyer Rehabilitation Program
401 N Michigan Avenue
Suite 700
Chicago, IL 60611**

Application deadline date: **Friday, April 19, 2013 at 5:00 p.m.**

An application fee of \$250 in the form of a check made payable to the Illinois Housing Development Authority must be mailed directly to:

**Illinois Housing Development Authority
P.O. Box 93397
Chicago, Illinois 60673**

Applications received without payment will not be processed.

Program Description:

The Illinois Housing Development Authority ("IHDA") will make funds available through its Affordable Housing Trust Fund to applicant organizations that demonstrate a plan to assist eligible homebuyers to purchase and rehabilitate vacant and/or abandoned homes throughout the state, with the exception of Cook County. Successful applicant organizations must demonstrate the capacity for construction management including lead-based paint requirements.

Homebuyer Contribution Requirements:

The homebuyer must participate in a counseling program for new homebuyers, and must contribute a minimum of \$1,000 as equity in the property. The homebuyer must be able to provide additional funds as needed for out-of-pocket costs and other closing costs not covered by program funds.

Trust Fund dollars will be used exclusively to reimburse up to \$5,000 in down payment and closing costs and up to \$20,000 for rehabilitation work in the home.

Eligible Recipients:

All program participants must have household incomes not exceeding 80% of the area median income, based on family size, as that income is determined under the Trust Fund. Preference is to be given to households at 50% or below the area median income. **Please note participants purchasing homes in Cook County are not eligible for this program.**

Capacity Requirements of Applicants:

Proposals must target assistance to persons or families at or below 80% of the area median income, adjusted for family size. Rehabilitation expenses under the program are paid out following the review and approval of all construction improvements completed.

Applications must include the following elements:

- Applicants must be able to assure cost reasonableness by the utilization of a computerized cost estimating system.
- Provide a description of your established pool of eligible contractors including their contact information.
- Applicants must have experienced rehab specialists and lead assessors either on staff or must demonstrate by partnership or contractual agreements to provide those services by individuals who do have the capacity in these areas.
- Homebuyer Counseling must be provided by a HUD-certified counselor or counselors trained to a similar standard.
- Description of the client selection process including marketing and outreach, education, intake and processing, and closing procedures.
- Rehabilitation work must be performed according to HUD's and IHDA's property written standards and the unit must be brought up to IHDA/Housing Property Standards.
- Proposals must target assistance to persons or families at or below 80% of the area median income, adjusted for family size.
- Description of the agency's plan to include participation of MBE/WBE contractors in this program. Include a list of MBE/WBE contractors from the agency's area.
- Description of the agency's process for preparing the work write-up and cost estimate. Include a sample from the agency's Computerized Spec Program.
- Description of the agency's process for inspection and approval of work.
- Description of the agency's disbursement process.

Eligible Applicants:

Public (local government) agencies and non-profit organizations are eligible to apply, provided the applicant either meets all the qualifications listed below and/or agrees to partner with appropriate, identified entities that meet all these qualifications:

- Experience in operating service programs for low-income and/or very low-income households, including case management and income verifications;
- Experience in administering housing rehabilitation, including grant and financial management;
- Experience in construction project management and assessment, including housing inspections, work write-ups, cost estimating, building permits, code enforcement, and related local government procedures;
- Familiarity with Federal and State fair housing and accessibility laws and regulations; and
- Familiarity with and ability to research other available/possible funding sources for housing repair activities.

Eligible Properties:

All properties must be an existing residential property which is independent, privately-owned, and non-institutional to be used as buyer's **primary residence** and not an income property. Vacant properties should be targeted for purchase and rehabilitation through this program. **The primary reason for inclusion of any property should be to add stability to the surrounding neighborhood by eliminating a vacancy and improving the condition of the home while providing a quality affordable housing opportunity to a low-income household.**

Eligible Geographic Areas:

IHDA will accept applications from eligible applicant organizations representing any communities or geographic areas outside of Cook County.

Liens and Affordability Period:

- The maximum IHDA funds per home will be \$25,000. Up to \$20,000 can be used for rehab assistance and up to \$5,000 can be used for down payment and closing cost assistance.
- Funds will be secured to the property as a forgivable loan with a 5-year recapture agreement.
- Funds to the homebuyer will be forgiven at 1/60th per month. However, the balance will be due upon sale, transfer of the property, or cash out refinance if such an event occurs during the five-year recapture period.

Eligible Uses of Funds:

- Rehabilitation work funded and performed under this program must comply with all local code, permitting, and inspection requirements. All projects also

must be reviewed and approved by the Illinois Historic Preservation Agency prior to work beginning.

- Any immediate risks to the health and safety of the occupants must be prioritized under the rehabilitation work. These repairs must meet either HUD Section 8 Housing Quality Standards or the local building code. Smoke alarms and carbon monoxide detectors must be installed and functioning in all funded properties as called for by Public Act 094-0741.
- Project delivery costs, including work write-ups and cost estimates, inspections, and permits (the latter only when not included in the contractor's overhead costs) may not exceed 15% of the hard and soft costs for each property.
- Funds may also be used for the grantee's general administration costs, but such costs may not exceed 5% or up to \$20,000 (whichever is less) of the grantee's total award amount. Per unit cost limits do not include administrative costs. All applicants will be required to provide a detailed administrative budget as part of the program application.

Review Process:

- IHDA will be responsible for reviewing all applications to ensure compliance with program guidelines and the requirements of the Illinois Affordable Housing Act and IHDA's administrative rules under that Act.
- IHDA will try to achieve an equitable geographic distribution of funds among qualified applicants.
- The review period will begin after the application due date. IHDA staff will present a funding recommendation to the IHDA Board of Directors. The IHDA Board of Directors has final approval authority over all funding awards.

Scoring Criteria:

Applicants should be in good standing with the Illinois Housing Development Authority. Serious delinquencies in reporting, repayments or other requirements within existing programs may result in the disqualification of an application. The review process will take the following items into consideration in order to fund the best possible applications:

- **Previous IHDA Grant Management Experience**
- **Construction Management Experience**
- **Intake Management Experience**
- **Need/Demand**
- **Community Impact Assessment**
- **Community Support**
- **Program Design**
- **Lender Participation**

Deadline for Applications:

The application deadline is April 19, 2013. Applications and instructions will be available on IHDA's website: www.ihda.org.

Contact Information:

For further information on this program announcement and program contact Jamie Campbell at (312) 836-5217.

AN ORDINANCE

AMENDING the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated thereto as Section 35-3103. *(Kevin Koellner, Hiland Holdings, LLC; 5401 44th Avenue Drive)*

WHEREAS, the Plan Commission has received a request for rezoning sufficient in form and content; and

WHEREAS, the Plan Commission, after public hearing upon proper notice, has made its recommendation; and

WHEREAS, this Council's Committee of the Whole has considered said request and recommendation and made its own recommendation; and

WHEREAS, this Council finds and declares that a change from B-4 Highway/Intensive Business District to B-4 Planned Unit Development (P.U.D.) zoning will more accurately reflect the comprehensive plan for the City of Moline and will be more consistent in relation to the comprehensive zoning plan embodied in the Moline Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1 - That the following described territory shall be, and the same is, hereby changed from zoning classification "B-4" (Highway/Intensive Business District), as provided in Section 35-3311 of said Zoning Ordinance, to zoning classification "B-4 P.U.D." (Highway/Intensive Business District Planned Unit Development), as provided in Section 35-3700 of said Zoning Ordinance.

Lot 2 of Hiland Addition to the City of Moline, Rock Island County, Illinois.

Section 2 - That in addition to all other requirements and conditions included in this Ordinance, all Final Plans shall be subject to the following provisions:

1. The developer must coordinate with the owners of Hiland Toyota to extend the sidewalk onto the adjacent property and connect the sidewalk to the dealership parking lot; and
2. The developer must coordinate with MetroLINK to find an acceptable final design of the proposed bus stop.

Section 3 - That this B-4 P.U.D. zoning authorizes and limits the development of the hereindescribed real estate only in conformity with the P.U.D. plan attached hereto and incorporated herein by this reference thereto as Exhibits "A" and approved hereby.

Section 4 - That the Zoning Administrator is hereby directed to correct the zoning map as provided in Section 35-3103 of the Moline Zoning Ordinance and to enter a notation thereon, so as to show that the above-described area is established as above set forth and shall hereinafter be included in the B-4 P.U.D. (Highway/Intensive Business District Planned Unit Development) District.

Section 5 - That the foregoing amendment to the Moline Zoning Ordinance was made after public hearing, of which due notice by publication was given, held before the Moline Plan Commission

under said Moline Zoning Ordinance, and at the report of said Moline Plan Commission to this Council, all as required by ordinance and law.

Section 6 - That this Ordinance shall be in full force and effect from and after passage; approval; and, if required by law, publication in the manner provided by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

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JOHN DEERE ROAD



NORTH
PLAN
N
SITE PLAN
SCALE 1" = 20'-0"

SITE DATA

EXPRESS CARE (W/LAB)	5,055 S.F.
FAMILY PRACTICE (W/LAB)	4,633 S.F.
PHYS. THERAPY/ OCC. THERAPY	4,952 S.F.
	14,640 S.F.
PARKING	90 CARS (6 ACCESSIBLE)
RATIO	6.20 / 1000S.F.



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING
TRINITY MEDICAL CENTER
53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

ZONING SUBMITTAL

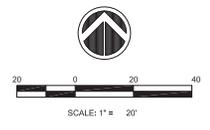
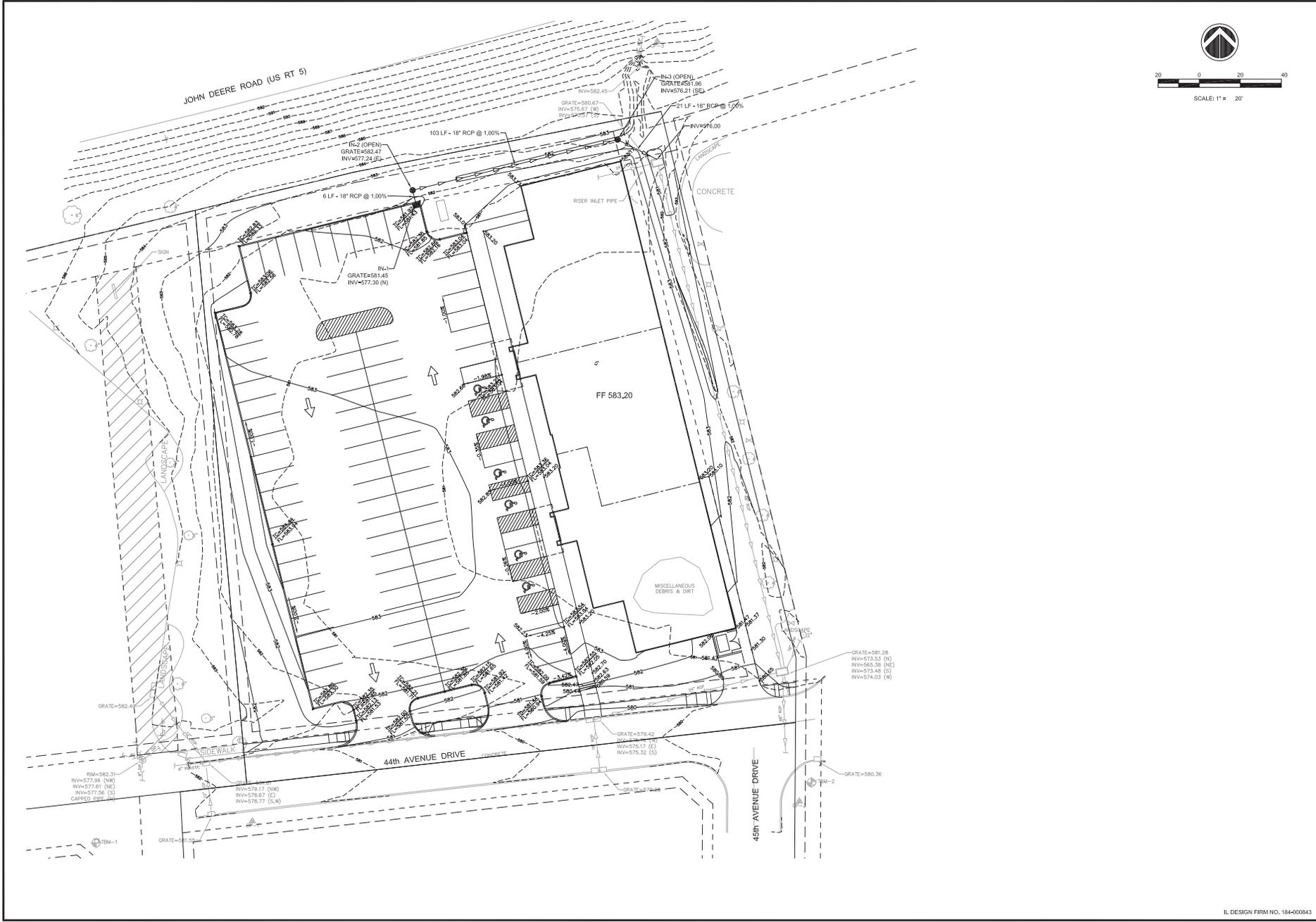
13 FEBRUARY 2013
26 FEBRUARY 2013

SITE PLAN

SCALE: 1" = 20'-0"

A 0.01

EXHIBIT A



NO.	REVISIONS	DESCRIPTION	DATE

Missman, Inc.
Professional Engineers & Land Surveyors

Rockford, IL
(815) 955-6000 • (815) 955-2625
www.missman.com

TRINITY MEDICAL OFFICES
MOLINE, ILLINOIS

SITE GRADING AND UTILITIES

Missman Project: C13L001

File Name: C13L001 - BASE.dwg

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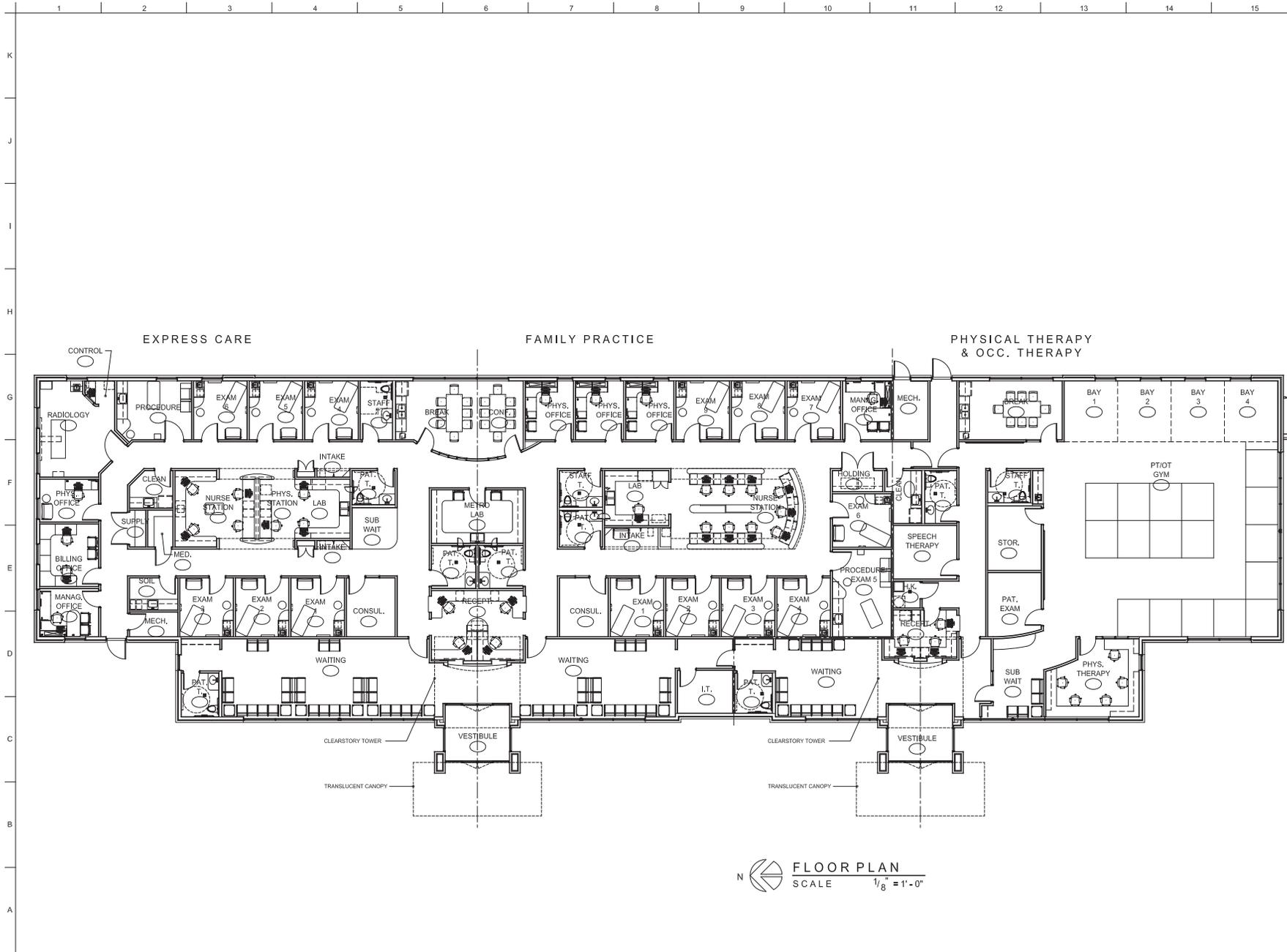
Field Book No:

Drawn By: CAI

Checked By: JLT

Date: MAR 2013

C-2



GERE/DISMER ARCHITECTS, L.L.C.
 124 Arts Alley
 Rock Island, Illinois 62201
 309-786-9910

PROJECT# 1269

Build to Suit
 LINCOLN SQUARE

MEDICAL OFFICE BUILDING

TRINITY MEDICAL CENTER
 53RD ST. & JOHN DEERE EXP.
 MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

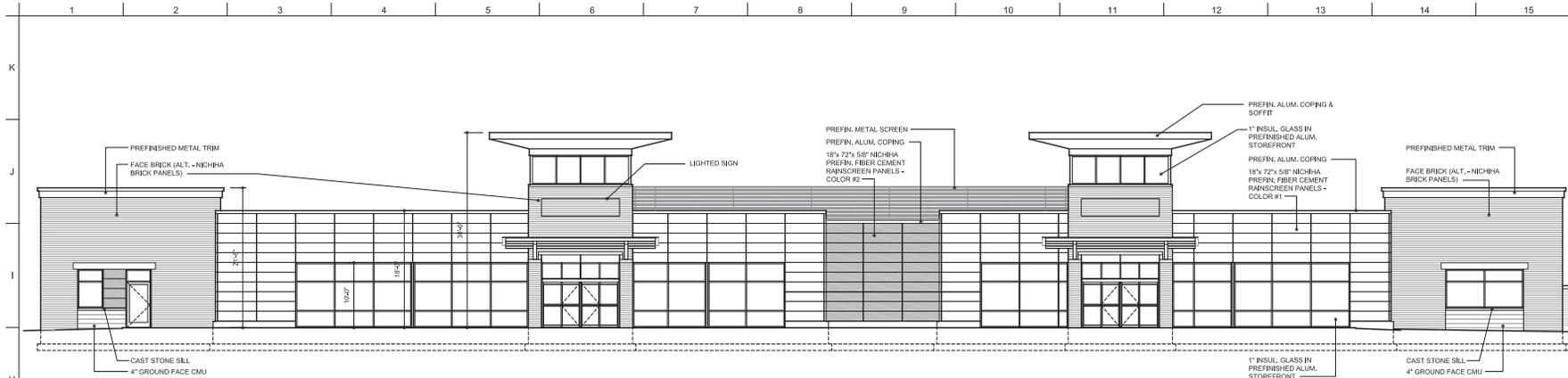
FLOOR PLAN

DATE PLOTTED: 02/26/13 10:00 AM

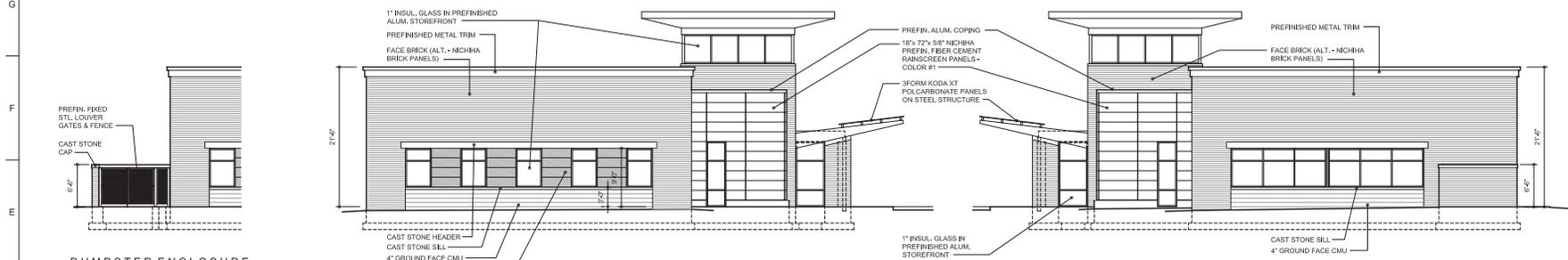
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EXHIBIT A

FLOOR PLAN
 SCALE 1/8" = 1'-0"



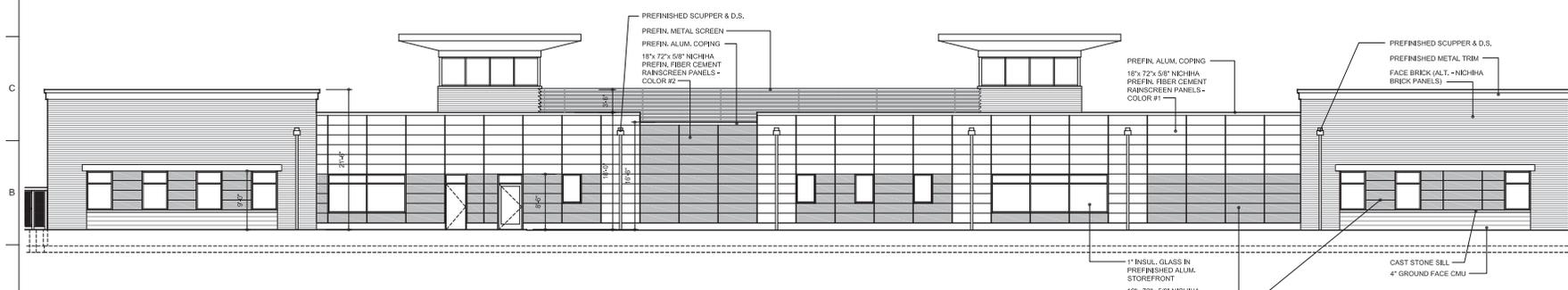
WEST ELEVATION
SCALE $1/8" = 1'-0"$



NORTH ELEVATION
SCALE $1/8" = 1'-0"$

SOUTH ELEVATION
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DUMPSTER ENCLOSURE EAST ELEVATION
SCALE $1/8" = 1'-0"$

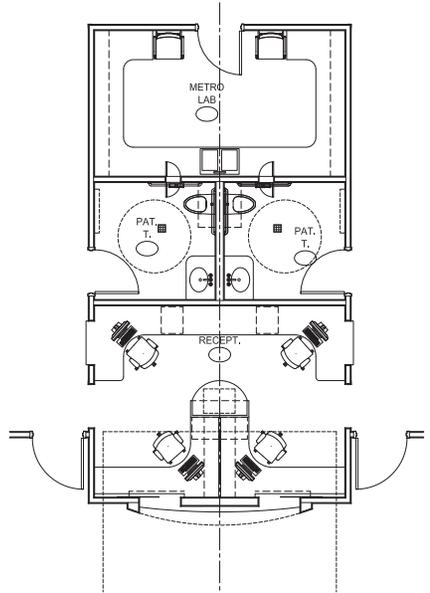


EAST ELEVATION
SCALE $1/8" = 1'-0"$

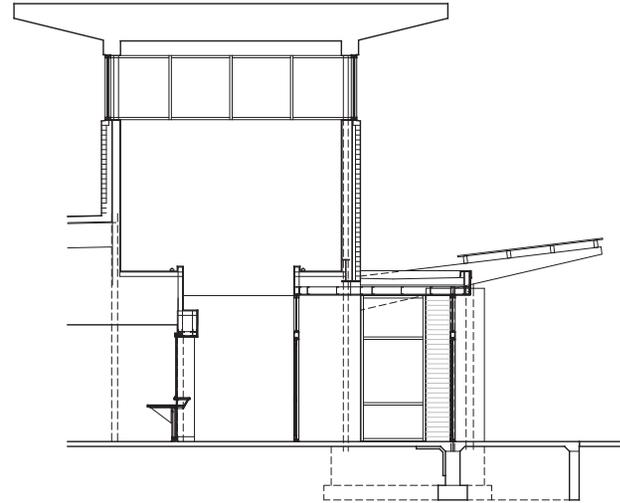
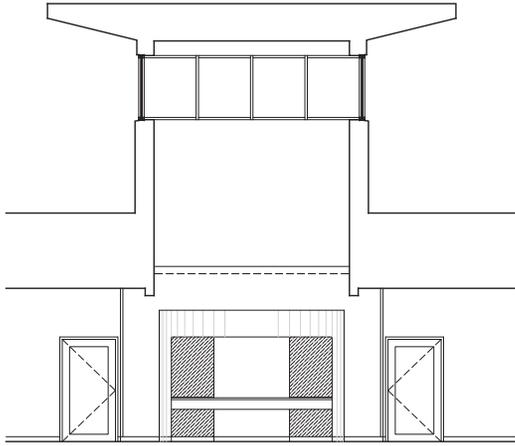
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EXPRESS CARE FAMILY PRACTICE

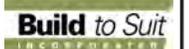


N  FLOOR PLAN
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

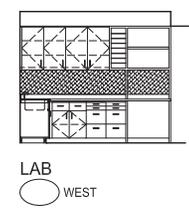
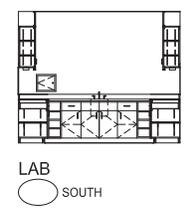
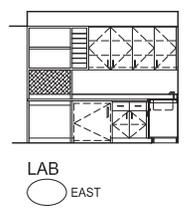
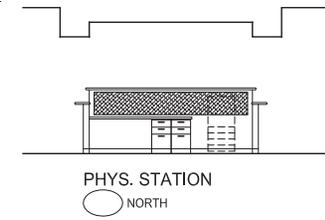
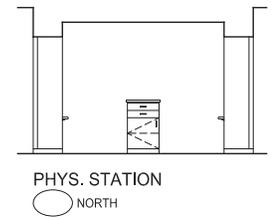
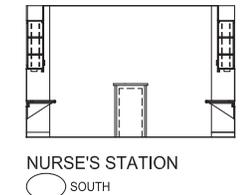
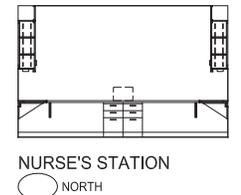
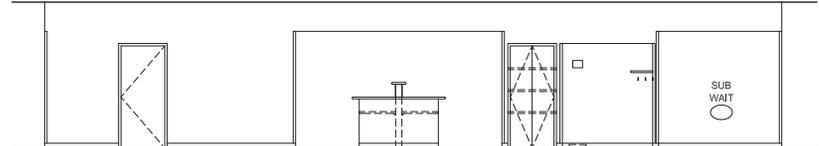
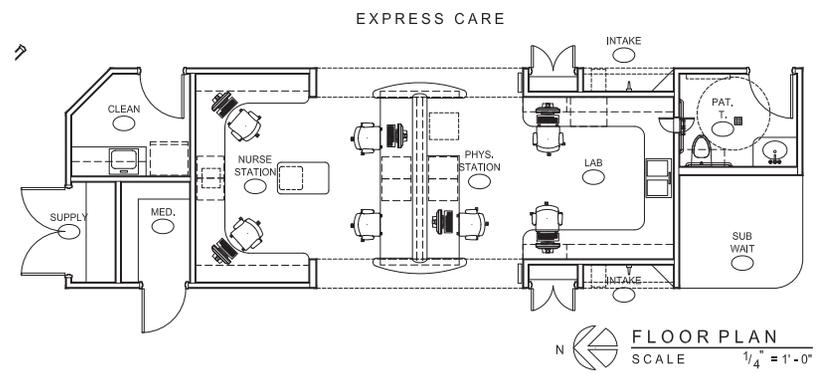
ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

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EXHIBIT A

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GERE/DISMER ARCHITECTS, L.L.C.

124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269

Build to Suit
INCORPORATED

MEDICAL OFFICE BUILDING

TRINITY MEDICAL CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

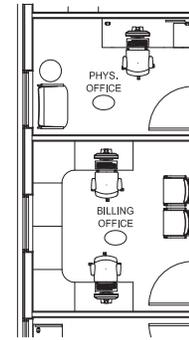
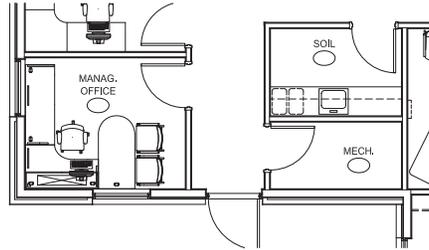
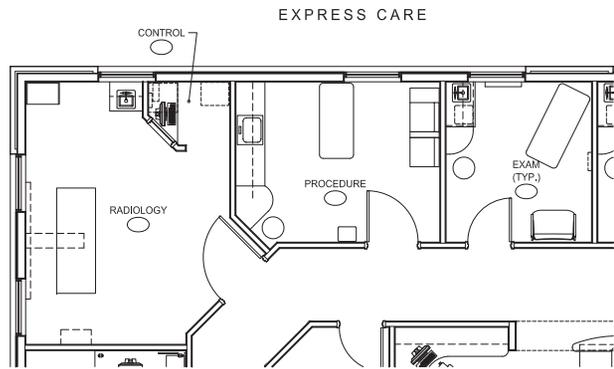
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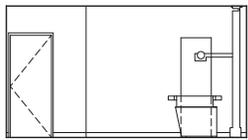
EXHIBIT A

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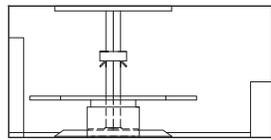
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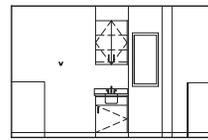
FLOOR PLAN
SCALE 1/4" = 1'-0"



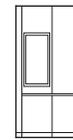
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○ WEST



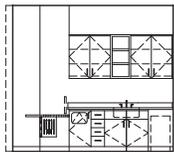
RADIOLOGY
○ NORTH



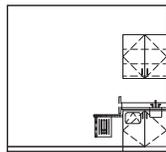
RADIOLOGY
○ EAST



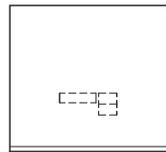
CONTROL
○ NORTH



PROCEDURE
○ NORTH



EXAM
○ NORTH



EXAM
○ SOUTH

INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269

Build to Suit
INCORPORATED

MEDICAL OFFICE BUILDING

**TRINITY
MEDICAL
CENTER**

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

DATE PLOTTED: 02/26/13 10:58 AM

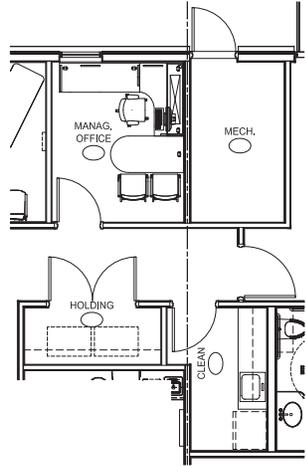
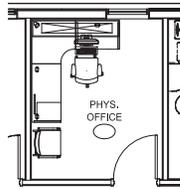
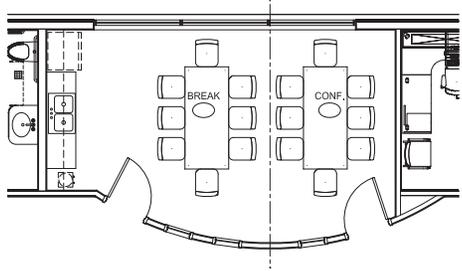
A 5.03

EXHIBIT A

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EXPRESS CARE FAMILY PRACTICE



N  FLOOR PLAN
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62201
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

DATE PLOTTED: 02/26/13 09:51:00 AM

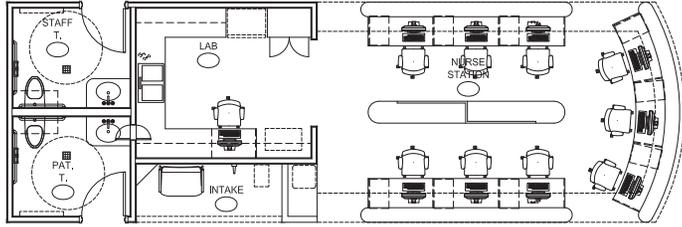
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EXHIBIT A

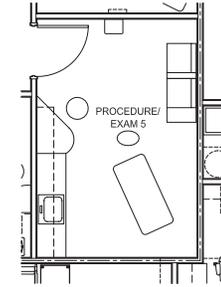
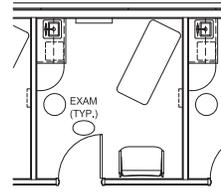
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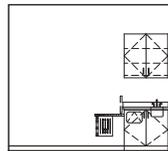
FAMILY PRACTICE



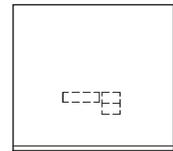
FAMILY PRACTICE



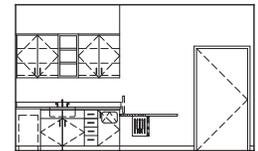
FLOOR PLAN
SCALE 1/4" = 1'-0"



EXAM
NORTH



EXAM
SOUTH



PROCEDURE
NORTH

INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

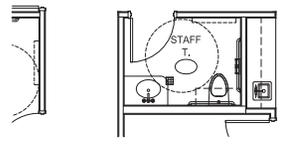
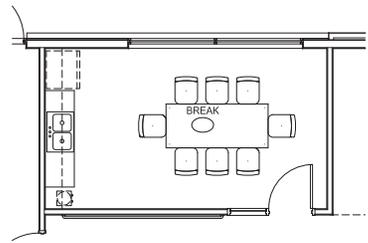
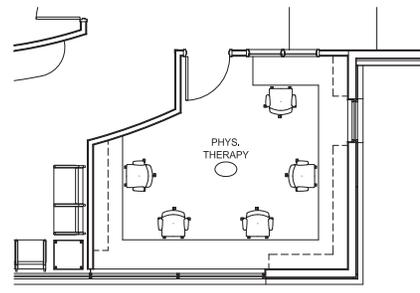
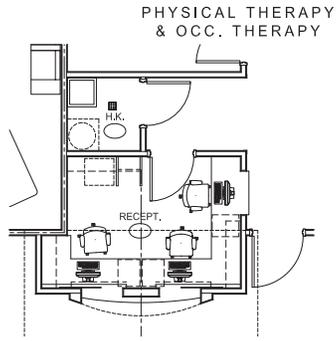
DATE PLOTTED: 02/26/13 09:51:00

A 5.05

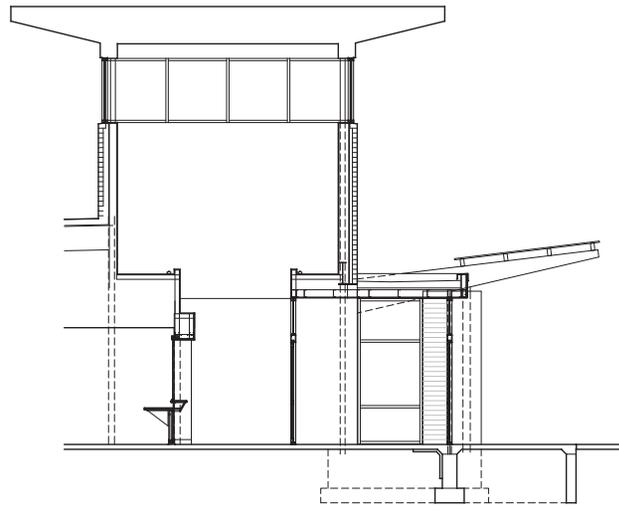
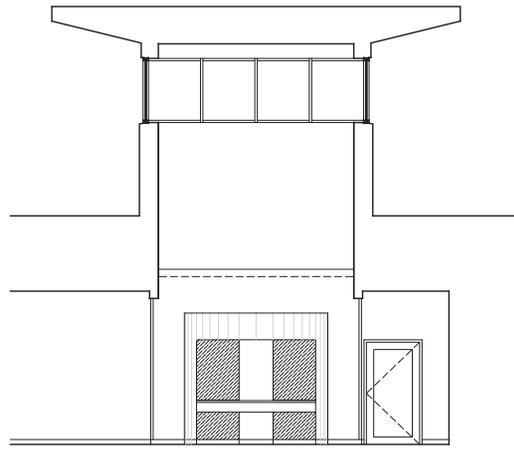
EXHIBIT A

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FLOOR PLAN
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

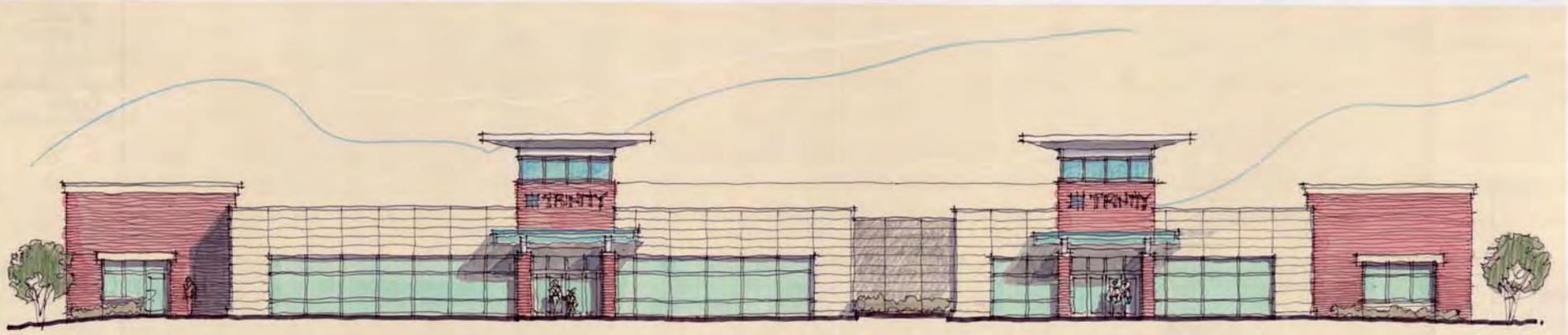
SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

A 5.10

EXHIBIT A



WEST ELEVATION
1/2" = 1'-0"



NORTH ELEVATION
1/2" = 1'-0"

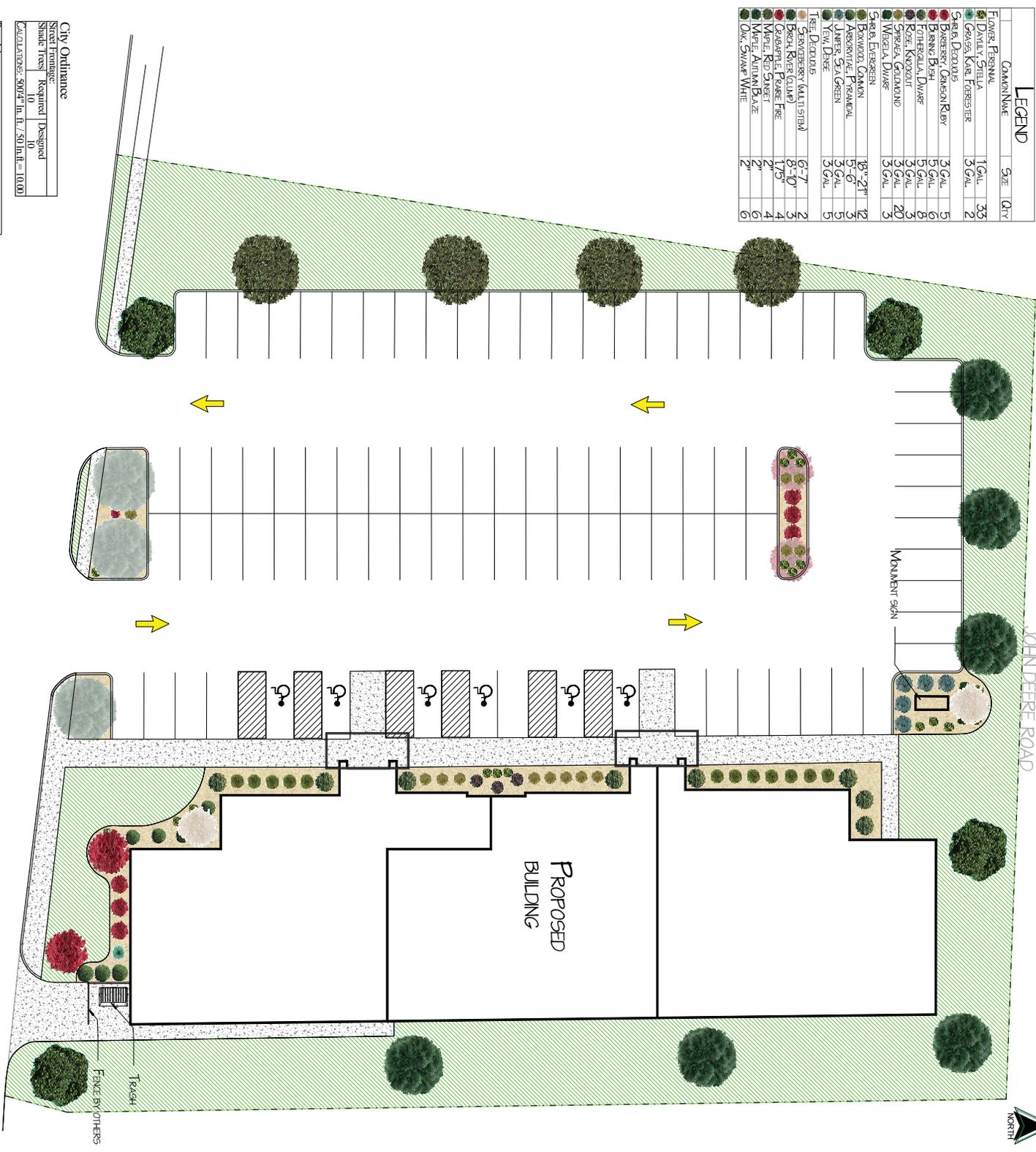
MEDICAL OFFICE BUILDING. # TRINITY MEDICAL CENTER.
 53RD ST # JOHN DEERE EXPRESSWAY. MOUNTAIN VIEW, ILLINOIS. FEBRUARY 13.

BUILD TO SUIT INCORPORATED.
 SEPE/DAMER ARCHITECTS.



LEGEND

COMMON NAME	SIZE	QTY
FLOWER PEGONIA		
DAVALL'S SPIRUEA	1 GAL.	35
GRASSY KNOT FORGEFESTER	3 GAL.	2
SPURS, DECOUPE		
BURNING CANONIA RUBY	3 GAL.	5
BURNING BUSH	5 GAL.	6
FORSYTHIA DWARF	5 GAL.	8
ROSE KNOXOUT	3 GAL.	3
SPECIES GERANIUM	3 GAL.	20
MIRABELLA DWARF	3 GAL.	3
SPURS, EMBROIDER		
BAMBOO ORNITHO	18" x 21"	12
AKERSIA SELTISANAPA	5' GAL.	5
YERB. BUSH GREEN	3 GAL.	3
YER. FENICE	3 GAL.	5
TREE DECIDUOUS		
SPYRDERBERRY (MULTI STEM)	6'-7"	2
DOGWOOD (GLADE)	8'-10"	2
DOGWOOD (GLADE)	11'-15"	4
DOGWOOD (GLADE)	17'-21"	2
WATTLE RED STREET	2"	4
WATTLE AUTUMN BLAZE	2"	2
OKC. SWAMP WHITE	2"	6



City Ordinance

Street Frontage:	Required	Designed
Shade Trees:	10	10
CALCULATIONS: 5000 ² IN. IN. / 50 IN. FT. = 10,000		

Paved Area:

Shade Trees:	Required	Designed
Calculations:	32,811 sq. ft. / 3,000 sq. ft. = 10,937 trees	
Calculations:	10,937 x 60 IN. = 656,220 IN. ADDITIONAL	
in parking lot shades:	Required	Designed
	328,111 IN.	580 IN.

Planting Perimeter:

Total Perimeter:	Required	Designed
Calculations:	6395 ² IN. FT. / 225 IN. FT. = 6,394	
Ornamental Trees:	2 x 20 IN. = 120 IN.	
Shrubs:	39 x 20 IN. = 780 IN.	
Evergreen Trees:	3 x 100 IN. = 300 IN.	
Perennials:	9 x 2 IN. = 18 IN.	
Perennials:	2 x 4 IN. = 8 IN.	
Total:		1,260,00 IN.

- LANDSCAPE NOTES:**
- TOP SOIL FOR PLANTING BEDS AND TURF AREAS TO BE PLACED AND ROUGH GRADED BY OTHERS. SOIL DEPTH FOR BEDS TO BE 8" AND SOIL DEPTH FOR TURF AREAS 4"
 - PARKING LOT BELANDS TO BE CROWNED 8" ABOVE FINISH HEIGHT OF CURB IN CENTER AND TAPER IN ALL DIRECTIONS.
 - SOIL TO BE ROUGH GRADED WITHIN .1" OF FINISH GRADE.
 - TURF AREAS TO BE FINISH GRADED AND HYDRO-SEED.
 - BEDS TO HAVE SPRADE EDGE.
 - PLANTING BEDS TO HAVE PRE-EMERGENT HERBICIDE.
 - PLANTING BEDS TO HAVE SHREDED HARDWOOD MULCH SPREAD AT 3" DEPTH.
 - OUTLYING TREES TO HAVE 4" DIAMETER MULCH RINGS AT 3" DEPTH.
 - PLANTS CARRY A ONE CALENDAR YEAR WARRANTY UPON COMPLETION.
 - INITIAL WATERING OF PLANTS TO BE RESPONSIBILITY OF LANDSCAPE CONTRACTOR UPON COMPLETION OF INITIAL.

Revision #: 2013a
Date: 2/15/2013

Scale:
0" 1" = 20' 0"

Landscape Plan:
Trinity Medical Center

Landscape Design by: Troy Lewis
Heritage Landscape Design



Heritage Landscape Design
2011
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Client: Trinity,

Approved:

Scale: As Indicated
Date: 03/07/2013
Sketch: ab TR28Feb13d
Drawn: Alea Broshous
Sales: GJ

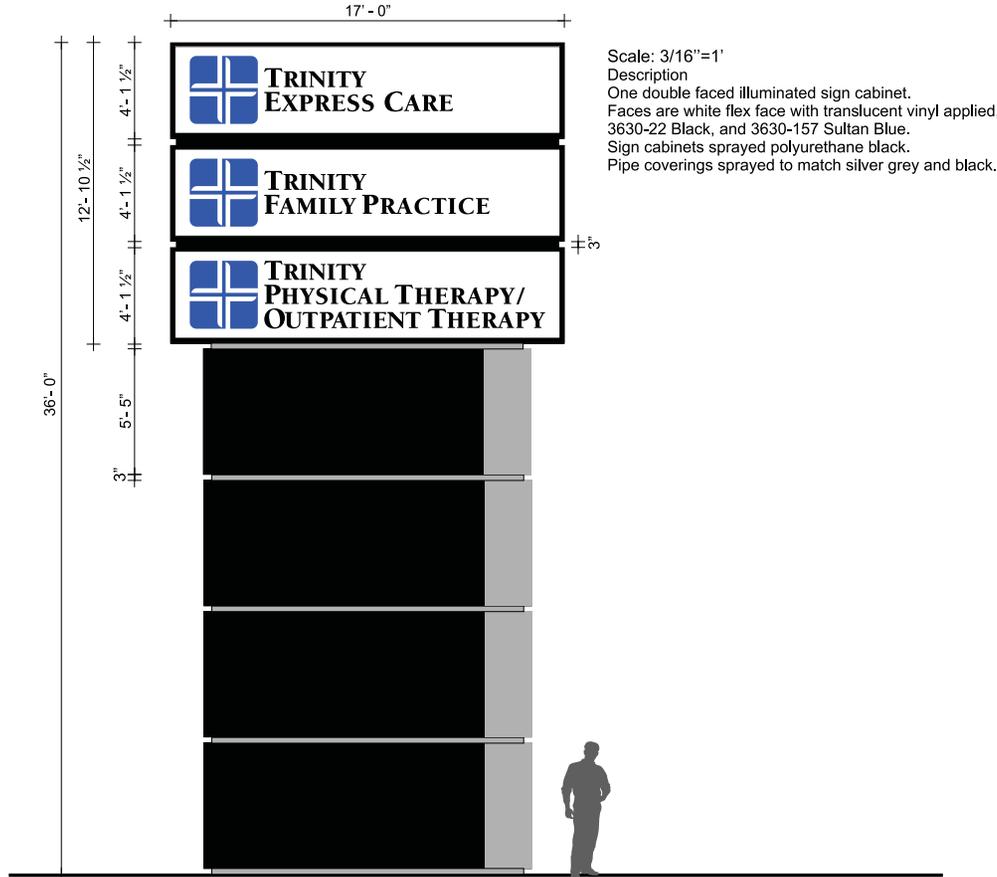
**PDF COPY
MAY NOT BE TO SCALE**

TRI-STATE AREA
1780 IL Route 35 N
E. Dubuque, IL 61025
815.747.2448
(FAX)815.747.3049
(Toll free)888.582.6979

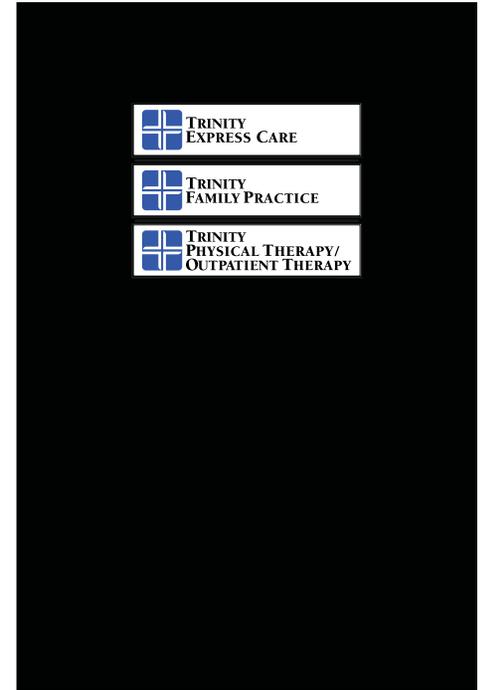
QUAD CITIES AREA
5569 Carey Ave.
Davenport, IA 52807
563.388.6650
(FAX)563.388.6654
(Toll free)800.804.8025

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of its employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden.

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Scale: 3/16"=1'
Description
One double faced illuminated sign cabinet.
Faces are white flex face with translucent vinyl applied,
3630-22 Black, and 3630-157 Sultan Blue.
Sign cabinets sprayed polyurethane black.
Pipe coverings sprayed to match silver grey and black.



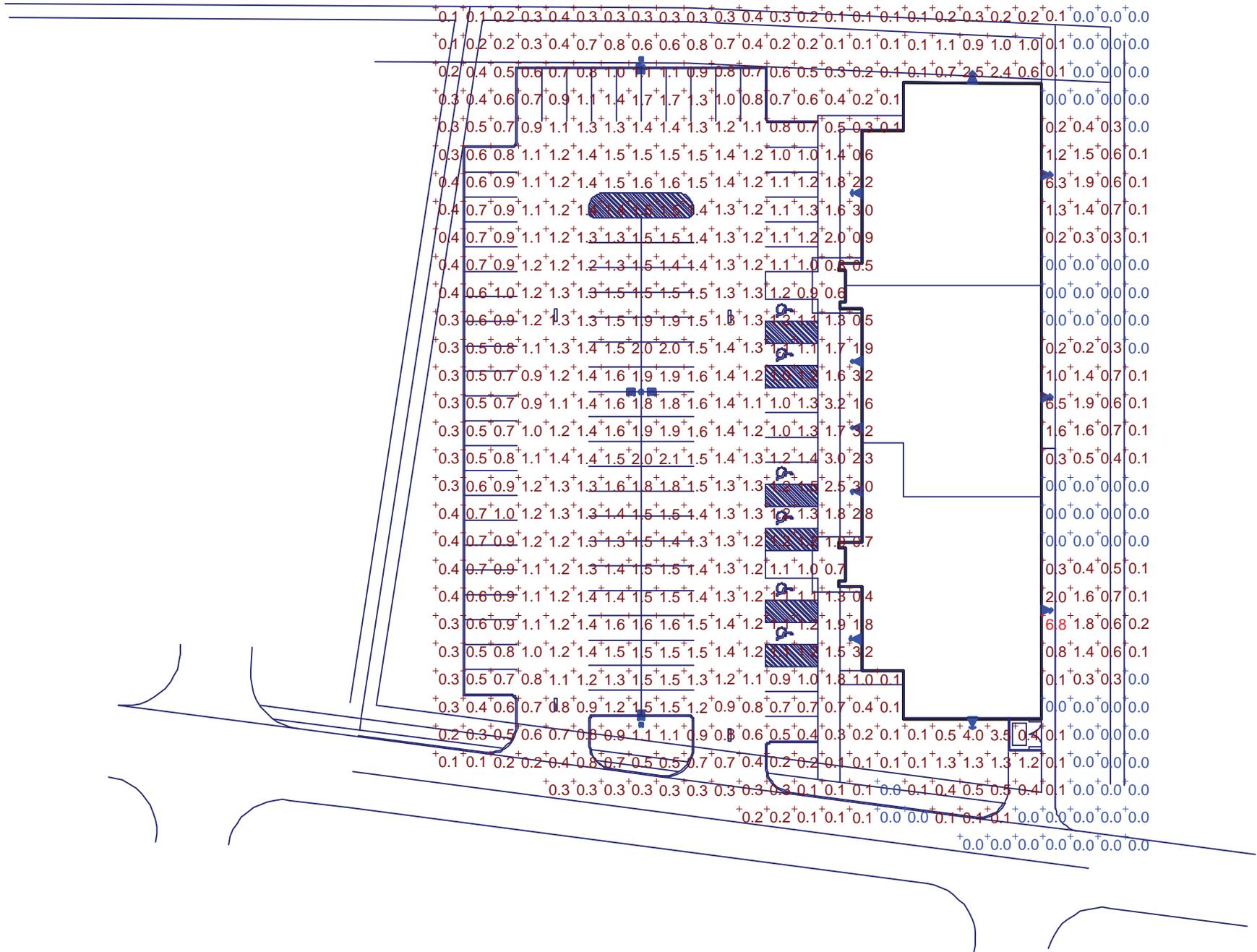
Night View, Not to Scale

Total Sign Area = 220.29 Sq. Ft.

Colors depicted here are for representation only. Actual color samples can be obtained from your sales representative upon request.



EXHIBIT A



Plan View
Scale 1" = 50'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	DSX1 LED 2 30B700/50K FT MVOLT	DSX1 WITH 2 LIGHT ENGINES, 700mA DRIVERS, 5000K LEDS, TYPE FT OPTICS	ONE 142.8-WATT LED, AIMED DOWN POS.	DSX1_LED_2_ 30B700_50K_F T_MVOLT.ies	Absolute	0.95	142.8
	B	1	DSX1 LED 2 30B700/50K SR3 MVOLT	DSX1 WITH 2 LIGHT ENGINES, 700mA DRIVER, 5000K LEDs, TYPE 3 OPTICS	ONE 143.2-WATT LED, AIMED DOWN POS.	DSX1_LED_2_ 30B700_50K_ SR3_MVOLT.i es	Absolute	0.95	286.4
	C	10	WST LED 1 10A700/40K SR4 MVOLT	WST LED WITH 1 MODULE, 10 LED?s, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	Outdoor Wall Pack Luminaire to IES LM-79- 08. LUMINAIRE OUTPUT: 1933 Lms.	WST_LED_1_1 0A700_40K_S R4_MVOLT.ies	Absolute	0.95	24.2

Sponsor: _____

A SPECIAL ORDINANCE

AUTHORIZING the Mayor and City Clerk to execute a Landlord’s Estoppel Certificate between the City of Moline, SCI Moline, LLC and Galena State Bank & Trust Co.

WHEREAS, in 2005, the City of Moline (“City”) and Stoney Creek Investors of Moline, LLC (“Stoney Creek”) entered into a Ground Lease Agreement to permit Stoney Creek to lease City-owned property at 101 18th Street, Moline, for the Stoney Creek project; and

WHEREAS, in 2008, the City approved assignment of Stoney Creek’s interest under the Ground Lease Agreement to SCI Moline, LLC (“SCI”) and approved and executed a corresponding Estoppel Certificate; and

WHEREAS, for purposes of refinancing, SCI has requested a loan or loans from Galena State Bank & Trust (“Lender”) whereby Lender will acquire a security interest or other lien on SCI’s leasehold interest in the property; and

WHEREAS, as inducement to extend the loan or loans to SCI against such security interest, Lender has requested approval and execution of a Landlord’s Estoppel Certificate acknowledging the statements contained therein and the terms of the lease.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1 – That the Mayor and City Clerk are hereby authorized to execute a Landlord’s Estoppel Certificate between the City of Moline, SCI Moline, LLC and Galena State Bank & Trust Co.; provided, however, that said document is in substantially similar form and content to that attached hereto and incorporated herein by this reference thereto as Exhibit “A” and has been approved as to form by the City Attorney.

Section 2 – That this ordinance shall be in full force and effect from and after passage, approval, and if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to form:

City Attorney

RECODATION REQUESTED BY:

Galena State Bank & Trust Co.
Main Bank Galena
971 Gear St
P.O. Box 317
Galena, IL 61036-0317

WHEN RECORDED MAIL TO:

Galena State Bank & Trust Co.
Main Bank Galena
971 Gear St
P.O. Box 317
Galena, IL 61036-0317

For Recorder's Use Only

This Landlord's Estoppel Certificate prepared by:

Annie Silaggi
Galena State Bank & Trust Co.
971 Gear St
Galena, IL 61036-0317

LANDLORD'S ESTOPPEL CERTIFICATE

THIS LANDLORD'S ESTOPPEL CERTIFICATE dated April 9, 2013, is made and executed among SCI Moline, L.L.C., whose address is 10 N. WASHINGTON 301, MASON CITY, IA 50401; AN IOWA LIMITED LIABILITY COMPANY ("Grantor"); GALENA STATE BANK & TRUST CO., MAIN BANK GALENA, 971 GEAR STREET, P.O. BOX 317, GALENA, IL 61036-0317 ("Lender"); and THE CITY OF MOLINE, 619 16TH STREET, MOLINE, IL 61265 ("Landlord").

Grantor and Lender have entered into, or are about to enter into, a financial transaction whereby Lender has acquired or will acquire a security interest or other lien on Grantor's leasehold interest in the Property described below.

To induce Lender to extend one or more loans or other financial accommodations to Borrower against such security interest in the Property and for other valuable consideration, with knowledge that Lender is relying thereon, Landlord and Grantor hereby agree with Lender as follows:

THE LEASE. Landlord has leased the Property to Grantor pursuant to a lease (the "Lease") dated January 7, 2005, which was recorded as follows: JANUARY 11, 2005 IN ROCK ISLAND COUNTY AS DOCUMENT #2005-00845, and any amendments thereto. The following information is a summary of the basic terms and conditions of the Lease: GROUND LEASE AGREEMENT.

LANDLORD'S ESTOPPEL CERTIFICATE

Loan No: 6730701335

(Continued)

REAL PROPERTY DESCRIPTION. The Lease covers the following described real property, together with all improvements thereon (the "Real Property") located in ROCK ISLAND County, State of Illinois:

See Exhibit "A", which is attached to this Certificate and made a part of this Certificate as if fully set forth herein.

The Real Property or its address is commonly known as 101 18th Street, Moline, IL 61265. The Real Property tax identification number is MO-9409-L.

ESTOPPEL. Landlord and Grantor hereby jointly and severally represent and warrant to Lender that:

Lease in Effect. The Lease (i) has been duly executed and accepted by Landlord and Grantor, (ii) is in full force and effect, and (iii) has not been modified or changed, either in writing or orally, except as reflected in the copy of the Lease provided to Lender.

No Default. As of the date of this Certificate, (i) all conditions and obligations to be performed by either Landlord or Grantor under the Lease, to the date hereof, have been satisfied; (ii) there exists no breach, default, or event or condition which, the giving of notice or the passage of time, or both, would constitute such a breach or default under the Lease; and (iii) there are no existing claims, defenses or offsets against obligations of either Landlord or Grantor under the Lease including any against rents due or to become due under the terms of the Lease.

Entire Agreement. The Lease constitutes the entire agreement between Landlord and Grantor with respect to the Lease of the Property.

No Prepaid Rent. No deposits or prepayment of rent have been made in connection with the Lease, except as may be described above in the summary description of the Lease.

AGREEMENTS. Landlord and Grantor hereby jointly and severally agree with Lender that, during all such times as Lender is the beneficiary of the security interest in the Property described above:

Modification, Termination and Cancellation. Grantor will not consent to any modification, termination or cancellation of the Lease unless Lender first consents thereto in writing.

Notice of Default. Landlord will notify Lender in writing concurrently with any notice given to Grantor of any breach or default on the part of Grantor under the Lease, and Landlord agrees that Lender shall have the right (but not the obligation) to cure any breach or default specified in such notice within the time period set forth in the Lease and Landlord will not declare a default of the Lease, if Lender cures such default within the time period provided in the Lease for the cure thereof by Grantor.

MISCELLANEOUS PROVISIONS. This Certificate shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Certificate. This Certificate shall be governed by and construed in accordance with the laws of the State of Illinois. If Landlord is other than an individual, any agent or other person executing this Certificate on behalf of Landlord represents and warrants to Lender that he or she has full power and authority to execute this Certificate on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Certificate unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Certificate shall not constitute a waiver of or prejudice Lender's right otherwise to demand strict compliance with that provision or any other provision.

LANDLORD'S ESTOPPEL CERTIFICATE
(Continued)

Loan No: 6730701335

GRANTOR AND LANDLORD EACH ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS LANDLORD'S ESTOPPEL CERTIFICATE, AND EACH AGREES TO ITS TERMS. THIS CERTIFICATE IS DATED APRIL 9, 2013.

GRANTOR:

SCI MOLINE, L.L.C.

By: 
JAMES H. THOMPSON, Manager of SCI Moline, L.L.C.

3/28/13
Date

LANDLORD:

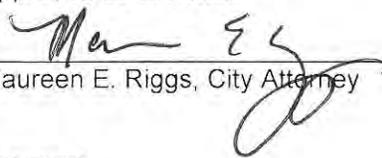
THE CITY OF MOLINE

By: _____
DONALD WALVAERT, Mayor

Date

Attest: _____
Tracy Koranda, City Clerk

Approved as to Form:


Maureen E. Riggs, City Attorney

LENDER:

GALENA STATE BANK & TRUST CO.

X: 
JOHN R THEISINGER, Senior Vice President

3/28/2013
Date

LANDLORD'S ESTOPPEL CERTIFICATE
(Continued)

Loan No: 6730701335

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IOWA)
COUNTY OF CLAYTON) SS

On this 28th day of MARCH, 2013 before me, the undersigned Notary Public, personally appeared JAMES H. THOMPSON, Manager of SCI MOLINE, L.L.C., and known to me to be a member or designated agent of the limited liability company that executed the Landlord's Estoppel Certificate and acknowledged the Certificate to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Certificate and in fact executed the Certificate on behalf of the limited liability company.

By [Signature] Residing at Mason City, IA

Notary Public in and for the State of IOWA

My commission expires 11-15-14

11-15-14

LANDLORD'S ESTOPPEL CERTIFICATE

Loan No: 6730701335

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
COUNTY OF Cerro Gordo) ss

On this 28th day of March, 2013 before me, the undersigned Notary Public, personally appeared JOHN R THEISINGER, and known to me to be the SENIOR VICE PRESIDENT, authorized agent for GALENA STATE BANK & TRUST CO. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of GALENA STATE BANK & TRUST CO., duly authorized by GALENA STATE BANK & TRUST CO. through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of GALENA STATE BANK & TRUST CO.

By [Signature]
Notary Public in and for the State of Iowa

Residing at Mason City, Ia

My commission expires 11-15-14

11-15-14

EXHIBIT "A"

LOT 1 IN FINAL PLAT OF STONEY CREEK 1ST ADDITION, BEING A REPLAT OF ALL OF BLOCK 3, PART OF 18TH STREET, AND PART OF 1ST AVENUE IN "OLD TOWN" IN THE CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS, RECORDED JANUARY 31, 2005 AS DOCUMENT NUMBER 2005-02468.

THE ESTATE OR INTEREST IN THE LAND DESCRIBED ABOVE AND COVERED HEREIN IS:

THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, EXECUTED BY: THE CITY OF MOLINE, AS LESSOR, AND STONY CREEK INVESTORS OF MOLINE, LLC, AS LESSEE, DATED JANUARY 7, 2005, WHICH LEASE WAS RECORDED JANUARY 11, 2005 AS DOCUMENT NO. 2005-00845, AS AMENDED BY FIRST ADDENDUM TO GROUND LEASE, EXECUTED BY: THE CITY OF MOLINE, AS LESSOR, AND STONY CREEK INVESTORS OF MOLINE, LLC, AS LESSEE, DATED FEBRUARY 26, 2008 AND RECORDED MARCH 7, 2008 AS DOCUMENT NO. 2008-04817 AND RE-RECORDED MARCH 25, 2008 AS DOCUMENT NO. 2008-006389; AS AFFECTED BY AN ACKNOWLEDGMENT AND CONSENT OF ASSIGNMENT OF GROUND LEASE, EXECUTED BY: THE CITY OF MOLINE, STONY CREEK INVESTORS OF MOLINE, LLC, AND SCI MOLINE, LLC, WHEREIN THE INTEREST OF THE LESSEE WAS ASSIGNED TO SCI MOLINE, LLC, DATED FEBRUARY 8, 2008 AND RECORDED MARCH 7, 2008 AS DOCUMENT NO. 2008-04818 AND RE-RECORDED MARCH 25, 2008 AS DOCUMENT NO. 2008-06390, FOR THE TERM AND UPON THE TERMS THEREIN STATED.