



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, April 28, 2008

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois on **April 28, 2008**. CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Schmidt, West, Medford, Allbrecht. Other Aldermen Present: N. Drolet, Grogan, True. Staff: Ament, Stehman, Shekell, Funk, Rich, Denton. Visitors: Steve Berry, Tom Bleisch. Kristi Vetri, William Adams, Debra Adams.
- II) **Approval of Minutes** – April 14, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – May 5, 2008
 - A) 110 West Washington Landmark Designation (2nd Reading) – No change. The Committee recommended approval with a unanimous vote.
 - B) Clete's Impound Lot Planned Use Rezoning (1st Reading) - Staff presented a brief overview of the project. Staff presented the applicant's alternative landscape plan for screening the residential zoned properties along the west and north sides. The alternative landscape plan will substitute the required mix of evergreen trees & shrubs and deciduous trees for forty-eight (48) Techny Arborvitae evergreen shrubs. These shrubs will be installed at six (6) feet in height and spaced at four (4) feet apart. These shrubs should provide a solid screen in a few years. Several aldermen inquired about the fence and the condition for the concrete apron. Staff recommended that the condition to be amended to allow the City Engineer to make the determination for a concrete or asphalt apron for the entrance into the impound lot. The Committee recommended approval with a unanimous vote.
 - C) Newbold Toyota Expansion Planned Use Rezoning (1st Reading) - Staff presented a brief overview of the project. Several aldermen inquired about the landscaping and car wash. Alderman West inquired about the screening of the mechanical equipment along Central Park Drive. Staff informed the Committee that the car wash would screen the equipment. Any equipment not screened by the car wash would need to be screened per the Zoning Code. The Committee recommended approval with a unanimous vote.
- IV) **Other Business**
 - A) Discuss Adams Family Subdivision/Annexation – The Adams' attorney Kristi Vetri provided a presentation of the Adams' request for the City to sign-off on the County plat to record five lots of the Adams family subdivision near Witte Farms, which is northwest of O'Fallon. Staff discussed its concerns over ingress/egress to the Adams' property from a 50' wide and over 3,100' long outlot that extends from Witte Road to the east Stanton property. According to Ms. Vetri, the outlot is under the control of Stanton Trust. At a minimum, Ms. Vetri requested that the Council consider the Adams' request to allow the platting of one lot, which is adjacent to the Adams property. The platting of one lot would allow the Adams' son to build a house on the subject property. Staff stressed the importance of establishing a pre-annexation agreement with the Adams prior to the City's approval of the county plat.

Alderman West inquired about help from the Witte Farms subdivision to resolve the issue. Ms. Vetri said that Witte Farms Homeowners Association did not want to help the Adams family. Staff stated that the Adams need to propose a pre-annexation agreement, which addresses access, ownership, improvement and private maintenance of the outlot/road. Staff informed the Committee that future variances may be required if the issue with the outlot/road is not resolved.

MEETING ADJOURNED: 7:13 P.M.

Next Regularly-Scheduled Meeting: May 12, 2008 @ 6:00 P.M. – Mayor’s Conference Room

Prepared by: Matt Ament, Senior Planner

DRAFT