



**MINUTES**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**6:00 pm, Tuesday, May 18, 2004**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, City Hall, 255 S. Lincoln, O'Fallon, Illinois on **May 18, 2004**. CALL TO ORDER: 6:05 p.m.

**I) Roll Call** – Horton, West, Mouser, Medford, and Albrecht. Staff Liaison: Shekell. Other Staff: Stehman, Bowman, Bjerkaas. Visitors: Scott Harper, Brian Harper, Bob Harper, Eric Olson, Kevin Townsend, Marty Malone, Scott Martin, Bill Reidelberger, John Eichenlaub, Ron Stuckel, Georgia Hillyer.

**II) Approval of Minutes** – May 18, 2004 (Albrecht/Medford)

**III) Items Requiring Council Action on** – June 7, 2004

- A) Ponder, Nance and Witt Annexation Agreements on Milburn School Road (2<sup>nd</sup> READING on ANNEXATION) – No change.
- B) Schumacher Pre-Annexation Agreement (2<sup>nd</sup> READING on ANNEXATION) – No change.
- C) Shoppes at Green Mount (1<sup>st</sup> READING) –No Change.
- D) Central Park Plaza 3<sup>rd</sup> Addition, First Amendment Final Plat (2<sup>nd</sup> Reading) – Staff clarified access of two lots which front both the new public roadway and Central Park Drive. Each lot would have a single access onto the loop road and a single access onto Central Park Drive. Staff advised it is not unusual for lots which have 350' of frontage to access drives such as Central Park. Staff is still waiting for their submission of revised plat information. The Committee recommended it remain in committee until they provide information regarding the plat, signage, and the revised landscaping they proposed for the neighbors across Greenmount and that the Committee wanted to see.
- E) Preferred Plumbing (1<sup>st</sup> Reading) – Applicant stated that the City was not concerned with his building project when he went to the County for approval of a variance for his Plumbing business in County Mobile Home zoning. He does not understand why the City is now voicing concern. He stated that the City does not want to acknowledge his business. The Committee assured him that his business is welcomed but they cannot open up a residential area to B-2 type uses. If zoned residential planned-use, a business use which has the same or less impact than the plumbing use would be permitted, even in SR-3(P) zoning.

Staff asked the applicant what would happen if he stayed in the County as MH but an agreement was made for City water and sewer. The applicant showed concern over the City's ability to annex him at any time after this period. The Committee stated the applicant's variance with the county permits only a plumbing business. Any future use would require seeking another variance through the County.

Committee recommended the project either be annexed as currently zoned in the county (with the City honoring the special use terms given to him by the County) and given water and sewer per City ordinances, otherwise the Committee recommended he not be annexed or provided utilities.

- F) KFC/Texaco Redevelopment (1<sup>st</sup> Reading) – Staff introduced the project with the major issue unresolved being the dimensions of parking spaces. The applicant stated tenants are happier and have greater longevity with more spaces which insuring parking for their customers during peak hours. Reducing the spaces to 9' x 19' would provide room for six additional spots. The committee determined that the City's 10' x 19' dimensions are appropriate and preferred for business locations where patrons bring goods back to the vehicle. If the use were office, a variance might be appropriate. The committee suggested the spaces along the east property line be reduced to 9'6" and restricted to employee use only. Staff advised that this reduction would only gain one additional space. The applicant stated this one additional space would not alter the developer's decision. The committee determined that all spaces shall be 10' x 19', unrestricted.

The committee stated that a sidewalk along Whitehall would not be required as it would not connect with the residential area behind. The applicant also stated that two years are left in the decontamination process for the Texaco property. Monitoring wells at present are located in the asphalt but would in the future be located in landscaping areas. The applicant ensured the decontamination would not prevent the parking from being asphalted in a time period comparable to a non-contaminated project.

Committee recommends approval.

- G) Gator's drive-thru (1<sup>st</sup> Reading) – The committee stated that a right-only for the escape lane was not necessary. Also, the committee affirmed the relocation of one additional spot as recommended by Planning Commission. Staff stated all striping should ultimately be field verified prior to paint application. The applicant agreed.

Committee recommends approval.

- H) Waterfall Business Park (1<sup>st</sup> Reading) – Staff introduced the project. Entrances will align with the entrances of the residential area and future strip center across Frank Scott Parkway. Staff stated this project has improved immensely through the planned-use process and now complies with the Comp Plan, has appropriate access and utility, and provides a thru-road to the rear property. Staff informed that TWM provided a traffic study for a left turn lane onto the property which determined no lane was needed. Engineering reviewed the study and concurred with its findings.

The applicant intends for the property to have one common owner for property maintenance and improvements, but for ease of future sale he would like the property located on four separate lots. Staff informed him it is more productive if each lot cannot make independent decisions which conflict with the other properties. Staff advised if the

applicant wishes to divide the lot, a set of covenants should be created to ensure continuity of access, resurfacing, striping, landscaping, etc.

Committee recommends approval.

- I) Stone Briar (RESOLUTION) – The applicant introduced the project. Stone Briar has provided 10' of ROW along Old Collinsville, a 30' landscaped berm along Old Collinsville and the church property to the north, and street trees in the street cross sections. The committee questioned the nature of open space being dedicated to the City. The nature of these spaces could provide liability and maintenance issues. The committee recommends obtaining only the development rights of these properties and leaving the maintenance with each subdivision. Staff stated the developer can dedicate the land but the City does not gain maintenance responsibility until it is formally accepted by City Council by separate action at a later date.

The committee required the developer to provide details on the vertical centerline of the future road to the east to insure it feasibly provides access to the neighboring property.

Committee recommends approval.

- J) Jack Schmitt Special Event Permit – No concerns were raised.

Committee recommends approval.

#### **IV) Other Business**

Rick Kurtz Annexation was noted that it would be coming to 1<sup>st</sup> Reading as well. It was not noted on the agenda, however, the annexation agreement had already been approved by the Council. There were no objections.

MEETING ADJOURNED: 7:46 P.M.

**Next Meeting:** 5:30 pm, Tuesday, June 8, 2004 – Mayor's Conference Room