



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Tuesday, June 15, 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 **June 15, 2004**. CALL TO ORDER: 6:02 p.m.

I) Roll Call – Horton, Mouser, Medford, Albrecht, and Henry. Staff Liaison: Shekell. Other Staff: Denton, Stehman, Bjerkaas. Visitors: Steve Judiscak, Ron Harper, Steve Macaluso, Mark Halloran, Mike Perks, Sid Koltun, Jason Combs, JR Benton, Elisa Hager, Steve Hager, Rand Juliano, Darwin Miles, Paul Oberneufemann.

II) Approval of Minutes – May 18, 2004; June 8, 2004 (Medford/Albrecht)

III) Items Requiring Council Action on – June 21, 2004

- A) KFC/Texaco Redevelopment (2nd Reading) – Committee commented that the trailers still need to be removed. Trailer owner has been informed. The sidewalk along Whitehall will not be required. No change.
- B) Gator's drive-thru (2nd Reading) – Committee asked if bollards would be placed around the ground air conditioning units. Staff replied that air conditioner is not in use and will be removed by the applicant.
- C) Waterfall Business Park (2nd Reading) – Staff reintroduced the project and stated the City has not received language concerning a condominium association or covenants conveying the unifying control, ownership, maintenance, etc., of all four properties. R. Juliano was present and representing the applicant. He stated he was informed that day of the required covenants and would draft a document including the Committee's requirements. Recommendation was made to postpone the 2nd Reading to the July 6 City Council meeting, conditioned on the receipt of said document. Committee recommended postponement 5-0.
- D) State Farm Insurance Agency – Staff introduced the project. Committee questioned the omission of certain landscaping buffers on the east, south, and west portions of the property. Staff informed that while certain buffers are required by ordinance when two different intensity zoning districts abut, planned use approval permits variation of these requirements on a project by project basis. As in Dr. Video, the rear of the yard will appear unchanged to the neighbors to the south and did not require the fence and plantings normally required when B-1 abuts an SR district. American Federal Mortgage proposed a parking lot in the rear, changing the appearance of the property for the residents

to the south. In this case, the landscape buffer was required more intensely than the ordinance provides. The State Farm project is more similar to that of Dr. Video in change of appearance. The applicants included a fence and buffering on the east and west property lines of the house and parking lot. Committee determined that although a rear fence is not warranted, the applicant should still plant 3 to 4 evergreen trees along the south property line. The applicants conceded to this condition.

Committee recommends approval with conditions 5-0.

E) Kurtz Annexation (2nd Reading) – No change

F) Obernuefemann Property (RESOLUTION on ANNEXATION AGREEMENT and 1st READING on ANNEXATION) – Staff introduced the application. The annexation agreement will include a waiver for five taps and a condition that a 300 ft. strip of land be annexed. No concerns were raised.

Committee recommends approval 5-0.

G) Shoppes at Green Mount (1st READING on PLANNED USE and 1st READING on ANNEXATION and RESOLUTION on ANNEXATION AGREEMENT and RESOLUTION on PRELIMINARY PLAT) – Staff reintroduced the project and went through the annexation agreement. When questioned on signage, the applicants stated they would be willing to include language stating the monster signs will not exceed the Dierberg signs in Shiloh as they presently stand. Two of these monster signs (measured in height from adjacent grade) will be used in addition to a 30' monument entry sign. Committee asked to amend the 30' language with "in height." Each lot will have one (1) 60 square foot monument sign. They informed the Committee that no other pole signs will exist.

Applicant showed the Committee that the new layout calls for O-1 zoning across Pierce on the east property line. This is in harmony with the Comprehensive Plan. Detention has also changed as a joint detention area with the property to the north will straddle the north property line. Detention for the southern property (Shoppes at Green Mount) is shown. The applicants also stated that a traffic report for the intersection of Regency Park and Green Mount will be submitted to the City on Friday or Monday. Committee stated that the 2nd sentence of "A" should be deleted and there should be "right-in, right-out" access only.

Committee and Staff stated the need for joint access for the lots along Regency park to minimize the number and proximity of curb-cuts. Staff suggested joint accesses along property lines and spacing of curb-cuts of at least 125'. R. Juiliano stated he has language concerning accesses and will provide it to the City. Inspection Fees are still unresolved.

Committee recommends approval 5-0.

* At this point, J. Mouser excused himself from the Community Development meeting.

H) Preferred Plumbing (1st READING) – No change. Committee recommends denial 4-0.

- I) Stone Briar Plumbing (RESOLUTION on PRELIMINARY PLAT and RESOLUTION on ANNEXION AGREEMENT and 1st READING on ANNEXATION) – Staff reintroduced the project. Staff asked if the zoning would be SR-1 or SR-1B. The applicants replied SR-1. Applicants asked about the spacing of street trees for the Annexation Agreement. In general, subdivisions must provide a street tree every 35' to 50', with variance allowed for utilities, driveways, etc. Committee stated tree spacing of maximum 50'. Applicants stated that temporary turn arounds at stubs would be provided for emergency vehicles. Committee asked that applicant provides a vertical centerline for the future road leading to the property to the east. This will show the feasibility of this road improvement in the future. The Committee resolved that although Public Works asked for 20' easements along storm sewer pipes in yards, the ordinance states 15' (7.5' a side) for easement widths and that is what will be required. The applicants also stated that the main entrance lines up with the Vantage development to the west in Fairview Heights.

Staff stated that a Preliminary Plat is required, and it should show the land designated for City Dedication as hatched, with a note on its total acreage.

Committee recommends approval 5-0.

- J) Paul Oberneufemann Annexation – Scott-Troy Road (1st READING) – Staff introduced the annexation, minor plat, and annexation agreement. The application is still deficient of joint access easement language as only one access will be provided for the two lots off Scott-Troy Road. This language must be provided as a condition of approval. Committee questioned the waiving of certain fees (water tap, sewer tap, and annexation). The Committee determined that fees for sewer and water taps for the existing residence would be waived, but the water, sewer, and annexation fees for the new lot would not be waived. When asked if this would suffice, the applicant stated he would consider whether or not to move forward and notify staff in the next couple days.

Committee recommends approval with conditions 4-0.

- K) Green Mount Lakes (1st READING) – Staff and Applicants introduced the project. Staff stated that the annexation agreement allows a density which permits ~600 units on the total land. With Green Mount Lakes, ~430 total units would be provided and the proposed commercial development would take the place of the absent ~170. D. Horton asked for data of housing stock comparisons for O'Fallon to neighboring cities.

Questions were raised regarding a pedestrian access from this development along the tree line of the creek to Central Park Plaza. D. Miles stated he would be willing to consider it. D. Miles questioned the placement of sidewalks along Frank Scott Parkway. He wants insurance that these sidewalks will be equally required for adjacent developments' connectivity.

Committee recommends approval 4-0.

- L) AC Computers Special Event Permit – Staff introduced the project and stated the Applicants were present at the June 8 meeting. Motorcycles will be for show only

and not involve movement. Staff's only major concern related to insurance. The applicants provided all necessary insurance to the P&Z Department, which includes Certificates of Liability Insurance for AC Computers, Main Street O'Fallon, and the City of O'Fallon. The Pediatric Brain Tumor Foundation has no insurance. Committee stated that AC Computers had not contacted the depot to make sure the restrooms are available. Staff will contact the applicant.

Committee recommends approval 4-0

IV) Other Business

A) Occupancy Inspection Program – Staff introduced the issues regarding the Occupancy Inspection Program. An example of Belleville's Occupancy Permit was provided via D. Renner. Belleville provides space to list every resident's name on the permit. Whenever a change is made, a new permit must be amended. Committee and Staff concluded that the small benefit of this approach is not proportional to the increased number of administrative man hours need to accomplish it.

J. Stehman commented on the Memo packet he distributed regarding certain residences on Hartman Lane. Several issues were addressed concerning the permits' ability to function as the school districts would like them to. While the proposed change in the program was not accepted, the Occupancy Permit Program will still undergo review to find greater efficiency and effectiveness.

MEETING ADJOURNED: 8:47 P.M. (Medford/Albrecht) All Ayes.

Next Meeting: 6:00 pm, Tuesday, June 22, 2004 – Mayor's Conference Room