



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Tuesday, June 22, 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 22, 2004**. CALL TO ORDER: 6:02 p.m.

I) Roll Call – Horton, Mouser, Medford, and Albrecht. Staff Liaison: Shekell. Other Staff: Stehman, Bowman, Bjerkaas. Visitors: Mike Perks, Sid Koltun, Jason Combs, JR Benton, Scott Martin, Brian Maurer, Georgia Hillyer.

II) Approval of Minutes – June 15, 2004 (Horton/Albrecht)

III) Items Requiring Council Action on – July 6, 2004

- A) Waterfall Business Park (2nd Reading) – Staff informed the Committee that the applicant will divide the property into four (4) lots and is in process of having his attorney draft a set of Covenants and Agreements. They have been informed to submit these covenants by Wednesday June 30 in order to be on the July 6 City Council agenda.
- B) Obernuefemann Property – Milburn School (2nd READING on ANNEXATION) – Staff informed the Committee that the applicant is adjusting the 300 ft. strip of land to be annexed. No concerns were raised.
- C) Shoppes at Green Mount (2nd READING on PLANNED USE and 2nd READING on ANNEXATION) – No change.
- D) Stone Briar Subdivision(2nd READING on ANNEXATION) – Discussion was raised on the boundary line dispute presented by John Kildea at the June 21, 2004 City Council meeting. Staff recommended that this dispute not hinder the project moving forward. After the two parties concur over discrepancies, if a change is to be made, the Council may re-approve a modified Annexation Agreement and Annexation Plat.
- E) Green Mount Lakes (2nd READING) – The issues regarding pedestrian access presented at the June 22, 2004 City Council meeting were addressed. Balke Brown would be comfortable securing a Letter of Credit for the sidewalk along Frank Scott Parkway. The applicants are uncomfortable constructing a sidewalk with the unknown future expansion of Frank Scott and the ability to create pedestrian access across two creeks flanking both sides of the development.

On the north side of the development, the walkway from the development to Central Park Drive was addressed. Staff informed the Committee that Miles has publicly committed to a pedestrian/bike pathway. The Council may put a condition of securing the physical sidewalk or cash in lieu of on the approval of the project. Applicant has agreed that funds will be provided for the sidewalk but that its actual location on the site plan not be a part of that condition as several factors exist to position and construct this sidewalk. The Committee determined a note expressing this agreement be placed on the site plan. Staff informed the Committee, Central Park Drive will ultimately have sidewalks on both sides of the road along its entire length.

F) Paul Obernuefemann Annexation – Scott-Troy Road (1st READING on ANNEXATION and RESOLUTION on MINOR PLAT and RESOLUTION on ANNEXATION AGREEMENT) – Staff informed the Committee that no communication has been made by the applicant. This item will be continued to the next Community Development meeting. A note of past practices with sewer and water fee waivers will be placed on the Memo to City Council.

G) State Farm Insurance Agency (2nd Reading) – No Change

IV) Other Business

V) Executive Session

A) Lease on City-owned Real Estate – Minutes not released.

MEETING ADJOURNED: 6:51 P.M. (Medford/Albrecht) All Ayes.

Next Meeting: 5:30 pm, Tuesday, July 6, 2004 – Mayor's Conference Room