



**MINUTES**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**5:30 pm, Tuesday, July 6 , 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 **July 6, 2004**. CALL TO ORDER: 5:35 p.m.

**I) Roll Call** – Henry, Medford. Absent: Horton, Mouser, Albrecht. Staff Liaison: Shekell. Other Staff: Stehman, Bjerkaas. Visitors: John West, David Antognoli, Mark Fulford, Georgia Hillyer.

**II) Approval of Minutes –**

**III) Items Requiring Council Action on – July 19, 2004**

- A) Waterfall Business Park (2<sup>nd</sup> Reading) – Staff informed the Committee that the applicant will divide the property into four (4) lots and has provided a set of Covenants and Agreements by E-mail. T. Shekell has not reviewed these covenants. Dale has confirmed every requirement has been met, and staff stated that the covenants should be ready for the July 19<sup>th</sup> City Council meeting.
- B) Paul Oberneufemann Annexation – Scott-Troy Road (1<sup>st</sup> READING) – Staff informed the Committee that the applicant has not contacted the City to inform what direction he would like to go with the petition. [post meeting note: the applicant has withdrawn his petition]
- C) Lake St. Ellen Road Dedication Plat (1<sup>st</sup> READING) – Staff introduced the project and showed site plans of the proposed entrance. The lawyer for Osborn further explained the legal aspects of the project. He informed that this plan would be used if and only if the one acre piece of property under title dispute at the existing entrance to the subdivision could not be resolved. In no way, would both accesses be constructed and used. Committee was informed that the proposed Plan B curb cut would be offset by 150' from all entrances adjacent to and across the street. The existing curb cut to the north off of Old Collinsville would remain in either configuration, and it would provide access only to the commercial area if Plan B is implemented. The roadway will be subject to final engineering approval.
- D) John Kildea Annexation (1<sup>st</sup> READING on ANNEXATION and RESOLUTION on ANNEXATION AGREEMENT) – Staff introduced the project. The annexation consists of a 300' strip along the eastern and northern edge of his property in order to provide connection to Savannah Hills. He is interested in oil and chipping his driveway as part of the annexation agreement. This project is

scheduled for public hearing on July 19 at the Council meeting. The Committee had no concerns and recommended approval.

- E) Estates at Prairie Crossing – 1<sup>st</sup> Addition Final Plat (1<sup>st</sup> READING) – Staff introduced the project and noted it was consistent with the approved preliminary plat for Prairie Crossing. Committee recommended approval.
- F) Chesapeake Junction – Phase 1 Final Plat (1<sup>st</sup> READING) – Staff introduced the project. Committee was informed that the Voelkel property south of the entrance was placed under contract by the applicant. This final plat shows the realigned entrance with Fountains Parkway and the five additional lots created with this purchase. Except for these changes, the final plat is consistent with the approved Chesapeake Junction Preliminary Plat. The Committee recommended the amendment.
- G) Amendment to Chesapeake Junction Annexation Agreement and Preliminary Plat (Resolution) – Project was discussed in conjunction with item F. – Chesapeake Junction – Phase 1 Final Plat. No additional comments were made.
- H) Special Event Permit – Staff informed the committee that the applicant is no longer pursuing a Special Event Permit.

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

- I) MidAmerica Billboard (MOTION) – Staff stated that the Aldermen should have received packets outlining the process for a possible review of the ZBA Special Use decision of the above referenced application. No formal vote or recommendation would be needed from the Community Development Committee at this time. Staff informed that a motion may be made and seconded at the Council meeting to call up the project and put it in a review/appeal process, most likely bringing the review back to Community Development. If no motion is made, or the motion is not seconded at Council, the ZBA decision will stand.

MEETING ADJOURNED: 6:21 P.M.

**Next Meeting:** 6:00 pm, Tuesday, July 20, 2004 – Mayor's Conference Room