



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Tuesday, August 17, 2004**

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 **August 17, 2004**. CALL TO ORDER: 6:00 p.m.

**I) Roll Call** – Henry, Medford, Horton, Mouser. Staff: Shekell, Stehman, Reime. Visitors: Alderman West, Georgia Hillyer, Steve Macaluso, Stu Kasten, Wendy Weise, Ginger Kammler, Pat Netemeyer, Dale Kammler, Darwin Miles.

**II) Approval of Minutes** – August 3, 2004 (Henry/Horton) All ayes.

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

- A) Ginger Kammler( (ORDINANCE 1<sup>st</sup> READING) - Zoning Amendment Subject to Interim Development Ordinance from B-1 to B-1(P); proposed consignment and antique retail shop (The Ginger Shop) located at 106 /108 W State St; Petitioner is Ginger M. Kammler.

Mr. Shekell gave a brief description of the project. The Committee questioned the type of material to be used for the building's construction. Ms. Kammler stated that the walls would be comprised of pre-cast aerated concrete which has a four-hour fire rating. The material provides good termite control and any type of sheathing can be placed on the concrete. She stated that vinyl siding will be used for the exterior cover and that she is finalizing the elevation details. Mr. Shekell requested that Ms. Kammler submit final elevations by Wednesday August 31, 2004 for the September 7, 2004 City Council meeting. Recommend approval 4-0.

- B) Park Plaza Lodging, LLC (ORDINANCE 1<sup>st</sup> READING) – Zoning Amendment Subject to Interim Development Ordinance from B-1 to B-1(P); proposed motel (Candlewood Suites) located on proposed lot 10B of the Minor Subdivision Lot 10 and Outlot 1 Amended Plat of Central Park Plaza 1<sup>st</sup> Addition, 1<sup>st</sup> Amendment; Petitioner is Berutti & Associates for Park Plaza Lodging, LLC.

Mr. Shekell gave a brief description of the project. Mr. Miles was present to answer questions. Recommend approval 4-0.

- C) Milburn Estates Subdivision Preliminary Plat (RESOLUTION) and Annexation Agreement (PUBLIC HEARING and RESOLUTION and ORDINANCE 1<sup>ST</sup> READING) – Preliminary Plat for 155-lot subdivision to be zoned SR-2; proposed use is Milburn Estates subdivision located south of Milburn School

Road, one mile east of Old Collinsville Road; Petitioner is Steve Macaluso for O'Fallon Development Group LLC.

Mr. Shekell reviewed the Subdivision Plat with the Committee and recent annexations in the immediate area. The City will work with developer to install a 12" water main along the collector street instead of an 8" water main. Mr. Shekell noted that staff and the Planning Commission were looking at east/west access streets be upgraded to collector streets to encourage interconnectivity between future subdivisions.

Mr. Macaluso asked if the same goal could be accomplished by granting an easement rather than dedicating an additional 10' of right-of-way.

Mr. Horton asked about perpetual care of the common areas if Homeowner's Association would become defunct. Mr. Shekell suggested that a clause establishing the Association should include that the City may take over control to continue maintenance.

The Committee requested information about Milburn School Road. Mr. Shekell stated that the developers of Milburn Estates and Begole/Schmisseur and the school will be responsible for constructing the left-turn lane on Milburn School Road.

Mr. Mouser noted that Lot 157 needs to be a 100' minimum depth.

Mr. Medford brought up the issue of property owners constructing fences along the landscape berm. Individual fences have destroyed the intent of the landscape berm which is constructed for passing traffic. It was noted that this issue could be addressed by the covenants or included as a note on the plat.

Recommend approval 4-0.

D) Savannah Hills Subdivision Annexation Agreement (ORDINANCE 1<sup>st</sup> READING)

Mr. Shekell reported that he needs to contact the new property owner and obtain his signature for the annexation petition. Recommend approval 4-0.

E) Vacation of Drainage Easement at 1370 Bossler Lane

Mr. Shekell informed the Committee that a request was made by a property owner to vacate a drainage easement along the rear of his property located at 1370 Bossler Lane. The detention pond for the subdivision was not needed and never constructed. Recommend approval 4-0.

F) Special Event Permit Application for Jack Schmitt Chevrolet for an off-site car sale at Sam's Club, September 16-18, 2004. It was noted that the City Council has approved previous requests for this special event. Recommend approval 4-0.

G) Special Event Permit Application for VFW Post 805 for September 11 Patriot Day Street Dance at 200 block of W. 1<sup>st</sup> Street, September 11, 2004. Staff and the Committee had concerns in regard to the hours of the event and having live music outdoors until 1:00 a.m. Mr. Horton stated that he had talked to a

representative of the VFW and he had said that the VFW would shut down the music at 10:00 p.m.

Recommend approval with staff's recommendations: 1. the VFW shall submit an appropriate State liquor permit; 2. the event must comply with all City noise and nuisance laws.

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

Occupancy Permit Program. Stehman presented a written report on the existing administrative procedures of the Occupancy Permit Program and the anticipated revisions to the procedures based on discussions with Central School. The school is proposing that they will list any family that has 3 or more children enrolled out of one residence and will bring that list to the Planning Zoning office. Staff will advise them of the occupancy limitations of those specific residences to ensure that an overcrowding situation or improper residency enrollment is not occurring.

In addition, staff is proposing adding language to the Occupancy Permit Application and the Occupancy Permit itself that states:

“A copy of this Occupancy Permit must be given and retained by the new owner and/or future resident to ensure they are aware of the occupancy limitations of the structure. Failure to comply with the occupancy limitations is a violation of City Ordinance and any owner, owners agent and/or the current occupancy who exceeds that limitation or knowingly allows the maximum occupancy limitation to be exceeded is subject to the penalty provisions of the code, which may include a civil citation.”

The Committee concurred that the issue has adequately been addressed and directed staff to remove the item from the Community Development Committee agenda.

Special Event Permit Application for St. Clare Catholic Church “Oktoberfest”, for September 25, 2004. Recommend approval with one condition: 1. the church shall submit an appropriate State liquor permit.

MEETING ADJOURNED: 7:20 p.m.

**Next Meeting:** 5:30 p.m., Tuesday, September 7, 2004 – Mayor's Conference Room

Prepared by:

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Lisa Reime, Planner  
City of O'Fallon