



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
5:30 pm, Tuesday, September 7, 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 **September 7, 2004**.  
CALL TO ORDER: 5:30 p.m.

**I) Roll Call** – Mouser, Henry, Albrecht, Horton. Staff: Shekell, Stehman, Reime. Visitors: Alderman West, Georgia Hillyer, Steve Macaluso, Rand Juliano, Eric Olson, Ron Harper, Darwin Miles.

**II) Approval of Minutes** – August 17, 2004 (Albrecht/Henry) All ayes.

**III) Items Requiring Council Action on** – September 20, 2004.

A) Ginger Kammler( (ORDINANCE 2<sup>nd</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.

The City Council will be reviewing this project for first reading at tonight's meeting (September 7, 2004).

B) Park Plaza Lodging, LLC (ORDINANCE 2<sup>nd</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 stated, that although the code does not address when a sidewalk should be constructed on private property, staff was recommending as a condition of approval, a sidewalk be constructed along the private drive leading from the hotel to Park Plaza Drive. Mr. Miles stated that he thought the sidewalk was unnecessary and provided examples of other developments which were not required to construct sidewalks on private property. The City Council will be reviewing this project for first reading at tonight's meeting (September 7, 2004).

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 reported that staff has requested that TWM (engineer for Windsor Creek) and Netemeyer & Associates (engineer for Milburn Estates) collaborate on the design of the intersection of the subdivisions at Milburn School Road.

Mr. Horton restated his concern about perpetual care of the common areas, in particular the detention areas, if the Homeowner's Association would become defunct. The Committee requested that staff discuss the issue of long-term maintenance of these detention areas with the Public Works Committee.

D) Savannah Hills Subdivision Annexation Agreement (ORDINANCE 2<sup>nd</sup> READING)

Mr. Shekell reported that he is obtaining the signatures of the new property owners for the annexation petition.

E) Clock Tower Plaza and Green Mount Lakes Final Development Plan (ORDINANCE 1<sup>st</sup> READING) – Final Development Plan of 199 multi-family units on 59 lots and one 4.9 acre commercial lot; proposed use is Green Mount Lakes subdivision and Clock Tower Plaza, located west of the Green Mount Apartments on Frank Scott Parkway; Petitioner is Central Park Plaza Condominium, LLC.

Mr. Shekell informed the Committee that staff had reviewed a final development plan for the Clock Tower Plaza and Green Mount Lakes developments. Staff had several comments for the engineer regarding the improvement plans and informed the developer that intersection improvements with Frank Scott Parkway were to be included with the project. In addition, the developer for Clock Tower Plaza will be required to obtain permits from Illinois Department of Natural Resources to develop the areas located in the floodplain. Mr. Shekell stated that the streets within the development will be private, and staff is requiring that the water and sewer lines within the development be included in easements rather than the right-of-way. He commented that given these issues, the final development plan more than likely would not be reviewed by the City Council at the September 20, 2004 meeting.

F) Stone Briar Subdivision Final Plat, Phase I (ORDINANCE 1<sup>st</sup> READING) – Final Plat of Phase I (101 single family lots) of Stone Briar Subdivision, Preliminary Plat for 169 single family lot subdivision on 88.41 acres located ½ mile north of the intersection of Interstate 64 and Old Collinsville Road on the east side of Old Collinsville Road; Petitioner Stone Briar, LLC.

Mr. Shekell reported that staff had conducted an initial review of the improvement plans and the final plat for Phase I, without drainage calculations. The drainage calculations have since been provided by the engineer and additional comments have been provided to the engineer regarding drainage details. He also commented that the developer of Stone Briar and the property owner to the north of the subdivision are contesting the location of the property line. The developer intends to resolve these issues and would like to proceed with a first reading of approving the improvement plans and final plat of Phase I at the September 20, 2004 City Council meeting.

- G) Windsor Creek Subdivision Final Plat, Phase I (ORDINANCE 1<sup>ST</sup> READING) – Final Plat of Phase I (15 single family lots) of Windsor Creek Subdivision, Preliminary Plat (Begole & Schmisser Tracts) for 281 single family lot subdivision on 155.57 acres located north of Milburn School Road, ½ mile east of Old Collinsville Road; Petitioner is Denny Blumberg for SSS Land Development, LLC.

Mr. Shekell stated that staff has conducted a second review of the improvement plans and final plat for Phase I of Windsor Creek. He commented that the extension of Merriam Parkway to Milburn School Road must occur to access this development and that this extension may impact the subdivision drainage and street grade. Mr. Shekell stated that the developer has been informed that the improvement plans for the road extension to Milburn School Road be designed to match the subdivision drawings and not impact drainage within the subdivision. Staff is waiting for the improvement plans for the road extension. In addition, a letter of credit for the intersection design and construction will be required. The developer intends to resolve these issues and would like to proceed with a first reading of approving the improvement plans and final plat of Phase I at the September 20, 2004 City Council meeting.

- H) Minor Subdivision of Central Park Plaza 3<sup>rd</sup> Addition, 2<sup>nd</sup> Amendment (RESOLUTION) – Two (2) lot commercial subdivision located between Interstate 64 and Central Park Drive; Owner is Commercial Real Estate Investors, LP.

Mr. Miles reported that this is the same minor subdivision to create a five (5) acre tract, which was proposed for the Lincoln Mercury Volvo development a few years ago. A new company is interested in the property and would like to proceed with purchasing the property.

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

MEETING ADJOURNED: 6:17 p.m.

**Next Meeting:** 5:30 p.m., Tuesday, September 21, 2004 – Mayor's Conference Room

Prepared by:

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Lisa Reime, Planner  
City of O'Fallon