



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Tuesday, September 21, 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 21, 2004**. CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – Mouser, Albrecht, Horton, Medford. Staff: Shekell, Stehman, Reime. Visitors: Alderman West, Gary Hutchison.
- II) **Approval of Minutes** – September 7, 2004 (Albrecht/Medford) All ayes.
- III) **Items Requiring Council Action on** – October 4, 2004.
  - A) Windsor Creek Subdivision Final Plat, Phase I (ORDINANCE 2<sup>nd</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 reported that the City Council reviewed Phase I of Windsor Creek Subdivision Final Plat at the September 20, 2004 meeting and approved a 1st reading of an ordinance approving the plat.
  - B) 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 about three weeks ago. 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. No revised plans have been submitted. It is staff's understanding that the developer has not received the permits needed from Illinois Department of Natural Resources. Mr. Shekell stated that it is unlikely the development will be presented to the Council at the October 4, 2004 meeting and will be removed from the Community Development Committee agenda until revised improvement plans and a final plat have been submitted to staff for review.
  - C) 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 the drainage information provided by the developer's engineer was not sufficient in meeting the City's requirements for subdivision final plat approval. Mr. Mouser asked staff if the property line dispute along the subdivision's north boundary had been settled. Mr. Shekell stated that it is his understanding that the property line issue had not been resolved. He added that Phase I of the development could be forwarded to the Council for review if the drainage issues are resolved, since Phase I is not impacted by the boundary dispute.

- D) Windermire Ridge Final Plat, Phase 2 (ORDINANCE 1<sup>st</sup> READING) – Final Plat of Phase 2 (24 single family lots) of Windermire Ridge Subdivision, Preliminary Plat for 101 single family lot subdivision on 50 acres, located at Milburn School Road and Simmons Road; Petitioner is New Home Realty.

Mr. Shekell reported that staff reviewed Phase 2 Final Plat of Windermire Ridge Subdivision and tentatively approved the plat contingent upon receiving a letter of credit from the developer for the improvements.

- E) Paul Oberneufemann Annexation Agreement – Mr. Shekell reported that Mr. Oberneufemann has renewed his interest in annexing his property along Scott-Troy Road. The property is 3.6 acres in size and is surrounded by Braeswood Subdivision. Mr. Oberneufemann intends to subdivide the property into two (2), single family lots. Allowing one entrance off Scott-Troy Road for both lots, annexation fees and water and sewer taps were discussed. The Committee recommended allowing one entrance off of Scott-Troy Road to serve both lots, no waiving of annexation fee or water and sewer taps for the new lot, and waiving the water tap, but not the sewer tap for the existing residence. The Committee also recommended, that if the City desires to obtain any easements from Mr. Oberneufemann, to require these easements as part of the annexation agreement.

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

- The Committee asked staff to obtain a copy of the power point presentation for the Northwest Quadrant Traffic Study and forward the information to Committee members.
- Mr. Stehman invited the Committee to attend a luncheon presentation by B & F Technical Code Services to explain plan review procedures on September 23, 2004.

MEETING ADJOURNED: 6:47 P.M.

**Next Meeting:** 6:00 p.m., Tuesday, October 5, 2004 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner