



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Monday, January 24, 2005**

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 **January 24, 2005**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Mouser, Henry, Albrecht, Medford. Staff: Shekell, Reime, Denton, Sullivan, Funk. Visitors: Alderman West, Alderman Reckamp, Alderman Drolet, Georgia Hillyer, Jerry Rombach, Marsha Maller, Ron Schantz, Steve Hefferon, Diane Summer, Rita Wandro, Rev. Jerry Casey, Bryan Harris, Bryan West, John Holthaus, Steve Grimm.

- II) **Approval of Minutes** – January 10, 2005 (Medford/Henry) All ayes. January 20, 2005 Special Meeting (Albrecht/Medford) All ayes.

- III) **Items Requiring Council Action on** – February 7, 2005.
 - A) Thornbury Hill, 9th Addition Subdivision (ORDINANCE 2nd READING) – Final Plat (17 lots) single-family units, located east of Seven Hills Road; Petitioner is Thornbury Hill Development, LLC, Mark Fulford.

T. Shekell reported that there are no outstanding issues on the final plat and that the City Council approved the final plat by 1st reading at the January 18th meeting.

 - B) Shoppes at Green Mount Subdivision (ORDINANCE 2nd READING) – Final Plat for a twelve (12) lot commercial subdivision located along the west side of N. Green Mount Road, north of I-64; Petitioner is O'Fallon Development Group, LLC, Mark Halloran.

L. Reime reported that there were two outstanding issues regarding approval of the final plat; receiving Corp approval for the mitigation of the site and submitting a revise plat that reflected the intersection design at N. Green Mount Road and Regency Park Drive. The intersection design has been approved and incorporated on the final plat. According to the developer, the Corp has approved the mitigation plan and will issue a letter to this effect after the public review period has lapsed.

 - C) Stonebridge Villas (ORDINANCE 1ST READING) – Zoning Amendment Subject to Interim Development Ordinance from A to MR-1(P), for property located on Hartman Lane, north of Frank Scott Parkway; Petitioner is John Holthaus, Bridge Villas, LLC.

T. Shekell provided an overview of the project which includes construction of 2 and 4-unit villas, a clubhouse, walking paths, etc. on 33.44 acres. He stated that the

Planning Commission did not give the project a favorable recommendation. The developer has modified the development plan to address some of the concerns raised by staff and discussed at the public hearing. John Holthaus, the developer, reviewed the modifications to the development plan which included increasing the width of all of the private streets to 30' and incorporating a 30' wide private street from the north property line to the south property line to provide connectivity to the land north and south of the development. The summary of revisions to the preliminary plan is attached to the minutes.

Concerns were raised, that over time, residents of Stone Bridge Villas will request that the City assume responsibility for the private streets. Staff noted that the development will not include the amount of right-of-way required for the City to accept the streets. Mr. Holthaus stated that a traffic study has been initiated to determine what improvements, if any, will be required as a result of the development and that he is agreeable to making those improvements.

T. Shekell asked Mr. Holthaus if the property owner to the north agrees to a shared access from Hartman Lane for Stone Bridge and the undeveloped property to the north, would he consider constructing the shared entrance shown on the original design. Mr. Holthaus said he would desire to have the shared access to the property to the north.

Steve Heffeken, a resident in the immediate area, cited several concerns, increase in traffic, lack of sidewalks, no secondary access, kennel operation nearby, and expense to taxpayers to take over infrastructure. Rev. Jerry Casey stated his support of the project.

The Committee discussed the lack of sidewalks within the development, the access point from Hartman Lane and how it could be coordinated, the density of the development, and the 30' wide private streets proposed for the development.

The Committee voted 4-0 to take the zoning petition to City Council for 1st reading with option A and option B on the location of the entrance off of Hartman Lane.

- B) Regency Center II & III (ORDINANCE 1ST READING) – Zoning Amendment Subject to Interim Development Ordinance from B-1 to B-1(P), for property located at 120/124 Regency Park Drive; Petitioner is Ron Schantz, BJR Properties.

T. Shekell provided a brief overview of the project. He stated that the City Council has previously approved a similar proposal for the property in 2001, but that the planned use had expired. Mr. Schantz was asked when the Regency Park Drive extension will be completed, and he responded that it is anticipated that the street will be completed by May.

The Committee voted 3-0 to move the zoning petition to City Council for 1st reading.

- C) Scott Urban Pre-Annexation Agreement (Public Hearing on Annexation Agreement and RESOLUTION) for a 21.31 acre tract located in the 2000 block of and north of Quarry Road. Draft agreement under review, to be completed prior to the February 7th meeting.

D) Amendment to Ordinance No. 625, The Land Subdivision Control Ordinance of the City of O'Fallon, including the adoption of an incorporated Development Manual, and Amendment to the City of O'Fallon Comprehensive Plan, Chapter 5.0 Transportation Plan and adoption of the City of O'Fallon Bicycle Facilities Plan. (Public Hearing and ORDINANCE 1st READING)

Based on the discussion at the January 20th Community Development Committee Special meeting to review the Subdivision Ordinance, staff was to review the length of dead-end streets and the amount of Letter of Credit required prior to signing off on the final plat mylar. Staff recommended reducing the amount of the Letter of Credit to 10% of the estimated amount of improvements with a minimum amount of a \$50,000 and will hold on to the mylar until the final improvements are installed, or the developer has an option to submit 100% of the estimated amount of improvements and the City will release the mylar. Staff recommended that the length of dead-end streets be increased to 800' and that streets may be extended longer than 800' if topography indicates a need for a greater length.

The Committee voted 3-0 to move the Subdivision Ordinance to the City Council for 1st reading.

IV) Other Business - None

Albrecht moved, seconded by Medford to adjourn the meeting. Motion carried.

MEETING ADJOURNED: 7:47 P.M.

Next Meeting: 6:30 p.m., Monday, February 14, 2005 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner