



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Monday, February 14, 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 **February 14, 2005**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Mouser, Henry, Albrecht, Medford. Staff: Shekell, Reime, Denton, Sullivan, Funk, Rich, Stehman. Visitors: Alderman West, Alderman Reckamp, Alderman Drolet, Alderman True, Alderman Renner, Georgia Hillyer, David Threlkeld, Mary Kreps.
- II) **Approval of Minutes** – January 24, 2005 (Medford/Albrecht) All ayes.
- III) **Items Requiring Council Action on** – February 22, 2005.
 - A) 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.

Project is waiting on Corp clearance and IDOT approval of the intersection at N. Green Mount Road and Regency Park Drives.
 - B) Regency Center II & III (ORDINANCE 2nd READING) – Zoning Amendment Subject to Interm 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 noted that staff needs to determine if the mechanical system will be located on the roof. The preliminary plans do not indicate where the mechanical systems will be placed. If it is planned to install the HVAC on the roof, staff will be recommending that the ordinance approving the rezoning be amended to include a condition that the mechanical system be screened.
 - C) 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 2nd READING)

No change.
 - D) Amendment to Shoppes at Green Mount Planned Development to construct a 120' flag pole design cell tower (ORDINANCE 1ST READING) – Zoning Amendment

Subject to Interim Development Ordinance from B-1 to B-1(P), for property located along the west side of N. Green Mount Road, north of I-64; Petitioner is O'Fallon Development Group, LLC, Mark Halloran.

T. Shekell provided a brief overview of the request. Sprint desires to construct a 120' flag pole design cell tower and a 50' by 50' equipment compound on Lot 14 of the Shoppes at Green Mount Subdivision. The lot will be deeded from the developer to the City, and the City will enter into an agreement with Sprint to lease the land or space. The tower does not require a special use permit since the tower would be located on the City property. The tower requires a variance from the 92' maximum height requirement of the B-1 District and a variance from the setback requirement, which is half the tower height or specifically 60' for this tower.

The Committee asked about the need for the tower at that location and the proposed height of the tower. Mary Kreps, representing Sprint, explained the need for a 120' height tower at that location to greatly improve coverage for the O'Fallon area. She stated that construction of the tower to that height will limit the need to construct additional towers in the area.

T. Shekell stated that the antennas are placed within the flag pole and that only the flag will be visible. He also explained that no existing buildings are, nor will any buildings be allowed to be placed, within the fall zone of the tower. The height of the flag pole will be similar to the one located at American across the I-64. Staff and the Planning Commission recommended both variances be granted.

The Committee voted 4-0 to recommend approval of the amendment to the Planned Use for Shoppes at Green Mount with the conditions recommended by the staff and the Planning Commission. Staff noted a lease has already been worked out with Sprint (Mary Kreps acknowledged concurrence), and an ordinance would be ready for the approval of the lease at Monday's meeting.

- E) Marvin Reno and Cheri-Vaughn Reno Annexation Agreement (Public Hearing on Annexation Agreement and RESOLUTION) for 3.74 acres, two lots, located at 1050 and 1059 Nathalie Fay Lane.

L. Reime stated that the Reno's are requesting City water for a new house they will be constructing at 1059 Nathalie Fay Lane. A few years ago, the City approved waiving the fee for a sanitary sewer and water tap for the property in exchange for an easement the City needed involving another piece of property the Reno's owned. The City desires to see both lots of the Vaugh-Reno Subdivision be annexed by the City and connected to both City water and municipal sewer. Staff is working out the details of the annexation agreement with the Reno's. The public hearing has been noticed and will be held at the next Council meeting. The annexation agreement may be presented at the same meeting or will be presented at the following Council meeting.

- F) Dedication and Vacation of Easements for property at 300-302 E. Highway 50 (KFC/Texaco site)

L. Reime explained that the vacation of an existing easement and the dedication of a new easement requested by the developer were expected. The storm sewer needs to be relocated and the water main replaced as part of the requirements for the development. Staff recommends approving the vacation and dedication of these easements.

IV) Other Business

A) Planning and Zoning Department FY 2006 Budget Presentation.

T. Shekell provided an overview of the department budget. He noted that the increase is largely due to the new Govern permitting software program. The program will allow the department to integrate permit data with the City's GIS program, and with lap tops, allows staff to access the data system from the field. This increases the inspector's mobility and allows them to stay out in the field. He also reviewed staffing needs for the next fiscal year.

B) Stonebridge Villas (ON HOLD) – 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.

Applicant is reconsidering his proposal. Applicant requested that his request for rezoning for Stone Bridge Villas be tabled and removed from the agenda for Monday, February 7, 2005.

C) De-annexation request from Threlkeld – David Threlkeld provided information on property he owns, a portion of which is in Shiloh and a small portion (1.4 acres) is in O'Fallon. He would like to finish developing the property as single-family units. He requested that either the City consider de-annexing the property so that he may annex the land with Shiloh to complete the development or that he be provided some direction as to how to complete a development within two jurisdictional boundaries.

T. Shekell explained that along with Threlkeld's land there are some other parcels that need to be addressed. The City had presented a proposal to Shiloh officials and received no response. Staff would prefer not to have any development parcels with split jurisdictions and to clean-up all boundaries with Shiloh.

The Committee requested that the Mayors of O'Fallon and Shiloh meet on the matter, and this item should be brought back to CD Committee at its next meeting, with the intent of making a recommendation to the full council on the formal de-annexation petition submitted by Mr. Threlkeld.

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

MEETING ADJOURNED: 7:30 P.M.

Next Meeting: 6:30 p.m., Monday, February 28, 2005 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner