



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:30 pm, Monday, February 28, 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 28, 2005**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Mouser, Medford, Horton. Staff: Shekell, Stehman, Reime, Denton, Funk, Rich. Visitors: Alderman West, Alderman Drolet, Alderman True, Georgia Hillyer.
- II) **Approval of Minutes** – February 14, 2005 (Medford/Horton) All ayes.
- III) **Items Requiring Council Action on** – March 7, 2005.

A) Shoppes at Green Mount Subdivision (ORDINANCE 2<sup>nd</sup> 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. The Corp has signed off on the drainage plan, but the mitigation has to be completed prior to grading.

B) Amendment to Shoppes at Green Mount Planned Development to construct a 120' flag pole design cell tower (ORDINANCE 2<sup>nd</sup> 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 briefly reviewed the request for the 120' flag pole design cell tower on Lot 14 of Shoppes at Green Mount Subdivision. He stated that the Council had approved the first reading of the Ordinance approving the amendment at the February 22<sup>nd</sup> meeting. 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. The lease with Sprint will be presented to the Council at the next meeting.

C) 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 staff is working out the details of the annexation agreement with the Reno's. The Reno's desire City water and sanitary sewer for one of the two lots in the Reno-Vaughn Subdivision. The annexation agreement will be presented to the Council at an upcoming meeting.

Dave Horton recommended to staff that a provision be placed in the annexation agreement that would state that the private drive would have to be brought up to City street standards prior to the City accepting the street. Staff was also directed to contact the County to determine when the septic system was last inspected for the residence on Lot 1.

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

L. Reime stated that staff will be reviewing the civil plans for the development at the next plan review meeting. After it is determined which utility easements will need to be dedicated and vacated, staff will be requesting the submittal of an easement plat to address all of the easements. The easement plat will be presented to the City Council for approval.

E) Richard and Donna Price Annexation Agreement (Public Hearing on Pre-Annexation Agreement and RESOLUTION) for 1.39 acres located at 2080 Borchers Lane.

L. Reime stated that this is a standard annexation agreement with out-of-City residents desiring water service from the City. The Committee voted 3-0 to move the annexation agreement to the City Council for consideration.

F) Special Event Permit Application for Chevy's Fresh Mex "Cinco De Mayo Celebration" at 1305 Central Park Drive, May 5-7, 2005.

L. Reime presented the request. The Committee voted 3-0 to move the special event permit request to the City Council for consideration.

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

No discussion.

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

MEETING ADJOURNED: 6:51 P.M.

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

Prepared by: Lisa Reime, Planner