



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

I) **Roll Call** – Mouser, Albrecht, Medford, Horton, Henry. Staff: Stehman, Reime, Denton, Sullivan. Visitors: Alderman West, Alderman Reckamp, Alderman Drolet, Georgia Hillyer, Mark Halloran.

II) **Approval of Minutes** – March 14, 2005 (Albrecht/Medford) All ayes.

III) **Items Requiring Council Action on** – April 4, 2005.

A) Beltone Building (ORDINANCE 2nd READING) – Zoning Amendment Subject to Interim Development Ordinance from B-1 to B-1(P), for property located at 1415 W. Highway 50; Petitioner is Brad McMillin, McMillin Realty.

L. Reime provided an overview of the project and reviewed the terms of the lease agreement with Mr. McMillin to use City r-o-w for the parking area and signage. Reime stated that the agreement has been revised to include a provision that if the City will require the use of the r-o-w, a variance will be granted on the parking requirements.

B) Agreement between Brad McMillin and the City (ORDINANCE 2ND READING) – Agreement to allow Brad McMillin to use the City right-of-way for parking and signage at 1415 W. Highway 50. (see above discussion)

The Committee voted 5-0, to recommend approval of the lease agreement between the City and Mr. McMillin.

C) Shoppes at Green Mount Subdivision (ORDINANCE 2nd READING) **ON HOLD** – 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 County approval of the intersection at N. Green Mount Road and Regency Park Drive. No action.

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

L. Reime stated that the terms of the annexation agreement had been agreed upon and included that the property (Vaughn-Reno Subdivision, two-lot residential subdivision) will remain A, Agriculture by the City upon annexation. The existing residence on Lot 1 will be served by a private septic system, and Lot 2 by City sewer. When the existing private septic system fails, Lot 1 will be required to connect to City sewer. Lots 1 and 2 will both be served by City water. One water and sewer tap will be waived per a prior agreement with the City in exchange for an easement. No annexation fees apply, unless the property is further subdivided. The Committee voted 5-0, to recommend approval of the annexation agreement between the City and the Reno's.

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

L. Reime reported that staff received an easement plat which includes all easements to be vacated and created for the development. It will be presented to the City Council at the next meeting.

F) Bob Glarner Annexation Agreement (RESOLUTION on Annexation Agreement) for 5 acres located at the northeast corner of Old Collinsville Road and Milburn School Road.

L. Reime provided an overview of the annexation agreement and its purpose. The prospective developer of the property desired to have more assurance that the 5.0 acre parcel, designated as Neighborhood Commercial in the Comprehensive Plan, would be considered for B-1, Community Business District zoning. Reime stated that the annexation agreement does not rezone the property at this time, and that the developer is aware that he will have to come before the Commission and Council for a planned use. Mr. Halloran was available to answer questions about the developer and the purpose of the agreement. The Committee voted 5-0, to recommend approval of the annexation agreement between the City and Mr. Bob Glarner.

G) Scott Urban Annexation Agreement (RESOLUTION on Annexation Agreement) for a 21.31 acre tract located in the 2000 block of and north of Quarry Road.

L. Reime provided an overview of the location of the property and the annexation agreement. The agreement allows for the future subdivision of the parcel into four lots, consistent with the Subdivision Ordinance. The first home would be exempt from the annexation fee, but the other homes would be required to pay. The lots could have private septic systems in accordance with the City ordinance and will be served by City water. The Committee voted 5-0, to recommend approval of the annexation agreement between the City and Mr. Scott Urban.

IV) Other Business

A) Amendment to Ordinance #3302 – Adoption of the 2003 ICC Codes

J. Stehman reviewed the proposed revisions. The first revision will allow the use of MC Cable instead of conduit for commercial construction. The second revision involved the present exception for the use of 12 gauge wire, which is not required in low voltage uses. Heavy current loads could cause a problem so that exception is to

be deleted and the wire size will be determined by the National Electric Code. The third revision is a correction to adopt the appendices with the ICC Codes. The fourth revision includes requiring 4" lettering to identify addresses in the IRC to make it consistent with the IFC and the IPMC, and the fifth revision is to re-adopt the residential property maintenance inspection requirements which were inadvertently nullified by the adoption of the 2003 Code. The Committee voted 5-0 to recommend approval of the amendment to Ordinance #3302.

- B) De-annexation request from Threlkeld – Proposed Fifth Addition to the Meadows on Hartman Lane – A nine (9) lot subdivision on 2.72 acres, north of Kingsley Drive. The subdivision is partially in O'Fallon zoned MH-1 Single-Family Mobile Home Dwelling and partially in Shiloh zoned R-1, Single-Family.

L. Reime stated that Mr. Threlkeld's attorney will be preparing the ordinance for staff review. No further activity at this time. Alderman Medford stated that he would change his vote and vote in favor of de-annexing the property.

- C) Windsor Creek Phase 2 and 4 Final Plats – D. Sullivan informed the Committee that the engineer for the project has requested that the City move forward with approving the final plats for Phase 2 and 4 of Windsor Creek. The final plat and improvement plans have been reviewed by staff and meet requirements, but the issue is two existing creek crossings and the method for crossing the creeks to install the improvements to these phases. The engineer's method to cross these creeks involves disturbing an area greater than 100' which needs a permit which the developer has not obtained. The Committee concurred to wait until these issues have been resolved prior to forwarding the plat to Council for approval.

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

MEETING ADJOURNED: 7:18 P.M.

Next Meeting: 6:30 p.m., Monday, April 11, 2005 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner