



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Monday, May 23, 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 **May 23, 2005**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Albrecht, Medford, Henry. Staff: Shekell, Stehman, Reime, Sullivan, Funk, Denton. Visitors: Alderman West, Alderman Bennett, Alderman True, Alderman Drolet, Alderwoman Schmidt, Chris Reed, Scott Wurtz, Todd Reyling, Georgia Hillyer, Dorcas Cecil, Richard Cecil, Jeff Holland, Tom Probst.
- II) **Approval of Minutes** – May 9, 2005 (Medford/Henry) All ayes.
- III) **Items Requiring Council Action on – June 6, 2005.**

- A) Stone Bridge Master Planned Development (ORDINANCE 1ST READING) – Zoning Amendment Subject to Interim Development Ordinance from A to SR-1B and MR-1(P); for 66.85 acres located on Hartman Lane, north of Frank Scott Parkway; Petitioners are Jerry Casey, MCC Enterprises @ Illinois Inc. and John Holthaus, Stonebridge Villas LLC.

No changes from the City Council meeting. Alderman West asked if any conditions could be placed on the type of single-family housing to be built. T. Shekell noted that since the development is part of a planned use, conditions could be placed on the type of material, style or construction of the single family development. Staff was directed to work with the developer and draft a condition(s) to include building elevations and typical floor plans for the single family homes. The developers initially stated they would provide materials and building design similar to the Stonebridge villas – it was recommended that the ordinance be amended to reflect consistency with the villa design and construction. Medford moved, seconded by Henry to direct staff to amend the ordinance approving the Stone Bridge Master Planned Development to include building elevations and typical floor plans for the construction of the single family residences. Motion carried.

- B) Amendment to Little Gyms Retail Center (Hot Shots) (ORDINANCE 1ST READING) – Zoning Amendment to allow a restaurant in a retail center located at 210 Hartman Lane; Petitioner is Jeff Holland, HW Investment Group, Inc.

T. Shekell stated that the applicant has changed his request from the Hot Shots restaurant, 6,000 square feet in size, to an unnamed restaurant 4,000 square feet in size. The applicant does not have a restaurant tenant at the present time, but the space would be limited to 4,000 square feet, hours of operation would cease at

11:00 p.m. and the restaurant could not be a bar or lounge. If the applicant leases to a restaurant, then the proposed ATM would be removed and additional parking spaces will be constructed to meet the parking requirement for the restaurant. The applicant's property includes a cross access easement to coordinate better access to adjoining properties. Jeff Holland was present to answer questions. The Committee concurred to present the amended rezoning request to the City Council for consideration.

- C) Reliance Bank Development (ORDINANCE 1ST READING) - Zoning Amendment Subject to Interim Development Ordinance from B-1 to B-1(P); for 3.1 acres located at southwest corner of N. Green Mount Road and W. Highway 50; Petitioner is Reliance Bank.

L. Reime provided an overview of the project. The applicant intends to subdivide the 3.10 acres at the southwest corner of W. Highway 50 and N. Green Mount Road into two commercial lots. On Lot 1, the applicant desires to construct a three-story banking facility/office building, 16,210 square feet in size, and 69 parking spaces. The banking facility will include a drive thru. The developer has stated that at the present time there are no plans to develop Lot 2. The development will share an existing access point onto W. Highway 50 via a cross access easement provided by the office development located northwest of the subject property. The development will have a second access onto N. Green Mount Road via a cross access easement platted on Lot 2 of the proposed minor subdivision. This access point will align with CVS Pharmacy's access point along N. Green Mount Road to the east of the subject property. The development includes a 20' buffer setback around the south and southwest property lines buffering the development from the Misty Valley Subdivision.

Staff and the Planning Commission have recommended a condition that prior to subdividing the property, a general concept plan be provided to ensure that the two lots (developments) be coordinated in terms of access, drainage, utilities and building and parking orientation. Tom Probst, representing Reliance Bank, was present and answered drainage questions. It was noted that the cross access easement should be described and recorded with the rezoning and preliminary development plan. Alderman Drolet noted that the location of the drive thru could be relocated to provide additional stacking room for vehicles. The Committee concurred to present the rezoning request to the City Council for consideration.

- D) Kombrink Executive Homes Subdivision (ORDINANCE 1ST READING) - Zoning Amendment and Preliminary Plat for 186-lot subdivision to be zoned SR-1B; proposed use is Kombrink Executive Homes, a single-family subdivision, located along Simmons Road at Porter Road; Petitioner is Executive Homes.

T. Shekell provided an overview of the residential development. The applicant is proposing to subdivide the land into 187 lots, ranging in size from 10,000 sq. ft. to 45,000 sq. ft. The subdivision is subject to the City's new Subdivision and Development Control Ordinance and has one access point located off of Simmons/Porter Road. The developer has provided future connections to the land

north and south of the development. All streets within the subdivision will be local streets requiring 54' of right-of-way and 30' of pavement width. The right-of-way will include a 4' sidewalk and 7' tree planting strip on both sides of the street. If the Council determines that the trees should not be planted at this time, a fee will be collected for future planting. The plat requires one variance, since one block within the subdivision is less than 500' in length. The plat includes three detention areas to serve the development. These areas will be maintained by a Homeowner's Association. The Committee discussed the options to ensure future maintenance of these areas in the event that the Homeowner's Association becomes defunct. Staff was directed to draft a policy and outline a procedure to address the continued maintenance of areas controlled by Homeowner's Association.

No park space is planned within the development. Staff has recommended that given the property's close proximity to the proposed City Park, the developer be allowed to make a \$161,938 cash contribution for parkland in lieu of land dedication. The Planning Commission, however, recommended that up to half of the 3.17 acre requirement be met through dedication of park spaces within the subdivision, which would remain private park space. This recommendation would result in 1.58 acres of land within the subdivision and a fee for the remaining 50% being \$80,835. Providing access from the subdivision to a bike trail if constructed along Ogles Creek was discussed. The Committee voted 3-0 to present the rezoning request and preliminary plat to the City Council for consideration with staff's recommendation to permit the developer to make a 100% cash contribution for parkland in lieu of land dedication.

IV) Other Business. Alderman Bennett noted that if the City begins to initiate a procedure to implement impact fees, that the City should consider placing a six month moratorium on subdivision plan review. T. Shekell stated that an annexation agreement on a subdivision to be known as "The Porter Road Development", on the west side of Porter across from the proposed 200 acre park, will be presented and a public hearing scheduled for the June 6th Council meeting.

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

MEETING ADJOURNED: 7:39 P.M.

Next Meeting: 6:30 p.m., Monday, June 13, 2005 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner