



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Monday, June 13, 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 **June 13, 2005**. CALL TO ORDER: 6:30 p.m.

I) **Roll Call** – Mouser, Medford, Henry. Staff: Shekell, Stehman, Reime, Sullivan, Funk, Denton. Visitors: Alderman West, Alderman Drolet, Alderwoman Schmidt, Alderman Rick Reckamp, April Mitchell, Todd Reyling, Georgia Hillyer, Judy Bridges, Terry Barnes.

II) **Approval of Minutes** – May 23, 2005 (Medford/Henry) All ayes.

III) **Items Requiring Council Action on – June 20, 2005.**

A) Amendment to Little Gyms Retail Center (ORDINANCE 2nd READING) – Zoning Amendment to allow a restaurant in a retail center located at 210 Hartman Lane; Petitioner is Jeff Holland, HW Investment Group, Inc.

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. No change.

B) Reliance Bank Development (ORDINANCE 2nd 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.

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 developer has stated that at the present time there are no plans to develop Lot 2. T. Shekell confirmed that the cross access easement within the development will need to be described and recorded with the rezoning and preliminary development plan.

C) Kombrink Executive Homes Subdivision (ORDINANCE 2nd 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.

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. The developer will be allowed to make a \$161,938 cash contribution for parkland in lieu of land dedication as listed in the Annexation Agreement. The Committee requested to have the provisions of an annexation agreement be addressed by the Committee prior to it being presented to the City Council. It was noted that, during the public hearing for the annexation agreement, the developer requested that the City bring the water to the development and allow it to be back-charged to the residents in the subdivision and secondly, instead of the developer paying a fee to the City for a future sidewalk to be constructed along Simmons Road that the developer build the sidewalk themselves. It was noted that the developer did not receive support from the Council for the City to bring the water main to the developer's property. The Committee asked staff if the sidewalk should be built now or later. D. Sullivan stated that he felt the sidewalk location can be ascertained and that the sidewalk should be constructed now.

D) Amendment to Villas of Braeswood – Phase 2 Subdivision (RESOLUTION) –
Amendment to Final Plat for Villas of Braeswood – Phase 2 for a 34-multi-family subdivision, located along Scott -Troy Road; Petitioner is Barnes Properties, Inc.

Todd Reyling, TWM, stated that the new developer of the subdivision desires to split up the lots more evenly. The side yard setbacks and lot coverage are issues for some of the smaller lots, so the developer is requesting that the lot lines be shifted to increase the size of the smaller lots. Mr. Reyling explained that some improvements have already been installed, but that water, sanitary sewer and storm sewer are not impacted by the shifting of the lot lines, since the location of the easements containing these utilities will remain the same. There are five easements which will shift, but these include private utilities and drainage areas which can be amended with the lot lines. The private utility companies have agreed that these utilities can be placed in the new easements. T. Shekell stated that staff will be reviewing the amended plat at their plan review meeting this Thursday and will provide any comments to the Council. The Committee concurred to present the amendment to Villas of Braeswood Subdivision to the City Council.

IV) Other Business. None

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

MEETING ADJOURNED: 7:15 P.M.

Next Meeting: 6:30 p.m., Monday, June 27, 2005 – Mayor's Conference Room
Prepared by: Lisa Reime, Planner