



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Monday, June 27, 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 27, 2005**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Mouser, Medford, Henry, Albrecht. Staff: Shekell, Stehman, Reime, Denton. Visitors: Alderman West, Alderman Drolet, Alderman True, Alderman Rick Reckamp, April Mitchell, Georgia Hillyer, Terry Barnes.

- II) **Approval of Minutes** – June 13, 2005 (Albrecht/Henry) All ayes.

- III) **Items Requiring Council Action on – July 5, 2005.**
 - A) 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.

L. Reime stated that staff received a modification to the improvement plans which shows the sanitary sewer laterals relocated to accommodate the shifting of the property lines. Terry Barnes presented building elevations of the villas.
 - B) Minor Subdivision of Central Park Plaza, 3rd Addition, 4th Amendment (RESOLUTION) – Two-lot commercial subdivision located at 1234 and 1238 Central Park Plaza Drive; Petitioner is Commercial Property Investors, Inc.

T. Shekell reviewed the location of the property which is just east of the Kloss Broyhill Furniture Store currently under construction. He stated that staff has asked Darwin Miles to consider a cross access easement along Central Park Drive for the two lots. Mr. Miles is considering a cross access easement for the two lots and for the easement to continue through the properties immediately east and west of the two lots. T. Shekell stated that Mr. Miles is aware that the access points for the two lots must have a minimum separation of 125' from each other and from the adjoining developments.
 - C) Annexation and Zoning of 200+ acre City owned property on Oberneufemann and Porter Roads (ORDINANCE 2ND READING)

No change.
 - D) Annexation Agreement with Porter Road, LLC for approximately 86 acres located along Porter Road and Simmons Road (ORDINANCE 1ST READING)

T. Shekell explained that the action before the Committee and City Council is to annex the land and to review a concept plan of the proposed subdivision at this time. The preliminary plat and zoning of the property will have to be applied for and will go to Planning Commission prior to be presented to the Committee and Council. W. Denton explained that staff recommended that the entrance to the subdivision be located further from the railroad tracks than originally presented. The entrance is proposed in the area that was originally set aside for a City maintenance area for the City Park. Through an agreement between the developer and the City for the 200+ acres of park land, the developer was granted relief from any additional park dedication fees. It was also noted that the developer has agreed to place Lots 232-235 in reserve for 5 years to further evaluate potential for overpass.

IV) Other Business. None

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

MEETING ADJOURNED: 7:05 P.M.

Next Meeting: 6:30 p.m., Monday, July 11, 2005 – Mayor's Conference Room
Prepared by: Lisa Reime, Planner