



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:30 pm, Monday, July 11, 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 **July 11, 2005**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Mouser, Medford, Henry, Albrecht. Staff: Shekell, Stehman, Reime, Sullivan, Denton, Funk. Visitors: Alderman West, Alderman Drolet, Alderman True, Alderman Reckamp, April Mitchell, Georgia Hillyer, Steve Macaluso, Mark Halloran, Carlos Perez, David Snyder.
- II) **Approval of Minutes** – June 27, 2005 (Albrecht/Medford) All ayes.
- III) **Items Requiring Council Action on – July 18, 2005.**

A) Annexation with Porter Road, LLC for approximately 86 acres located along Porter Road and Simmons Road (ORDINANCE 2<sup>nd</sup> READING)

Ned Drolet asked staff about the agreement between the City and the developer to provide acreage for a City maintenance shed for the parks. T. Shekell explained that staff recommended that the entrance to the subdivision be located further from the railroad tracks than originally presented and that the entrance is proposed in the area that was originally set aside for the City maintenance area for the City Park. The request to relocate the entrance was made so that options to potentially build an overpass in the future would not be eliminated by the location of the subdivision entrance. It was discussed that the agreement stipulated that the developer would not be subject to pay park dedication fees in exchange for allowing the City to purchase the property. 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.

B) Full Circle Services & Supply (ORDINANCE 1<sup>ST</sup> READING) - Zoning Amendment Subject to Interim Development Ordinance from B-1 to B-2(P); for .56 acres located at 510 South Lincoln Avenue; Petitioners are Carlos and Carlotta Perez.

The applicant, Mr. Perez, stated that he wants to conduct minor auto maintenance, i.e. tires, batteries, shocks, and that the zoning ordinance is not clear as to what types of auto services are allowed in the B-1 and B-2 districts. T. Shekell clarified that the ordinance is specific and provided examples of what types of auto services Mr. Perez could perform with the existing B-1 zoning. He added that this information has been shared with Mr. Perez. J. Mouser mentioned opposition from the neighbors allowing any heavier use than what B-1 permits and that storage of

vehicles related to auto repair could become a problem. The Committee concurred to recommend to deny the rezoning request.

- C) Ahl Property Subdivision (ORDINANCE 1<sup>ST</sup> READING) - Zoning Amendment and Preliminary Plat for 76.84 acre, 212-lot subdivision to be zoned SR-1B; proposed use is a single-family subdivision, located at the northeast corner Milburn School Road and Old Collinsville Road; Petitioner is Mark Halloran, MSJB Investments LLC.

T. Shekell provided an overview of the proposed subdivision and reviewed the park land dedication located within the subdivision. Steve Macaluso requested a zoning variance to allow some of the lots to have 30% lot coverage instead of 25%. The builder has two ranch style house plans which will not work on the lots and will exceed the 25% lot coverage. It was noted that staff and the Planning Commission recommended approving the zoning without granting the lot coverage variance. It was also discussed that a variance for the preliminary plat will be requested to allow 15' of the 30' landscape berm easement to be included in meeting the lot size requirement of the lots along Old Collinsville Road and Milburn School Road. Mr. Macaluso explained that the City is requesting additional right-of-way along Old Collinsville Road and Milburn School Road and that when the developer's engineer was platting the subdivision, he followed the right-of-way amounts provided in the adjoining subdivisions. This variance request will be considered at the next meeting when the preliminary plat is reviewed. The Committee concurred to recommend approving the annexation and zoning of the property with a variance to allow lots with single-story floor plans to have a maximum lot coverage not to exceed 30%.

- D) Glerner Property (ORDINANCE 1<sup>ST</sup> READING) - Zoning Amendment to B-1(P) for 5 acres; proposed use is a community business park located at northeast corner of Milburn School Road and Old Collinsville Road; Petitioner is Mark Halloran, MSJB Investments LLC.

T. Shekell provided an overview of the petition. The property owner does not have a site plan for the property at the present time and understands that prior to the property's development, a planned use must be applied for and approved. The Committee concurred to recommend approving the rezoning request.

- E) Special Event Permit Application for VFW Post 805 (MOTION) to conduct an open dance Anniversary of 9-11 at 221 W. 1<sup>st</sup> Street, September 11, 2005

The Committee concurred to recommend approving the special event permit with conditions as recommended by staff. It was noted, that although A. Medford and B. Henry recommended approval of the special event permit, they disagree with the VFW's purpose of organizing the event and dance for a 9-11 remembrance.

#### **IV) Other Business.** None

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

MEETING ADJOURNED: 7:37 P.M.

**Next Meeting:** 6:30 p.m., Monday, July 25, 2005 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner