



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Monday, August 22, 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 **August 22, 2005**. CALL TO ORDER: 6:30 p.m.

I) Roll Call – Medford, Albrecht, Henry, Mouser (arrived later). Staff: Shekell, Reime, Funk. Visitors: Alderman West, Alderman Drolet, Alderman True, Alderman Reckamp, Alderwoman Grogan, Alderwoman Schmidt, Daniel Toberman, Loren Ettinger, Joe Behnken.

II) Approval of Minutes – August 8, 2005 (Henry/Medford) All ayes.

III) Items Requiring Council Action on – September 6, 2005.

A) Clock Tower Plaza/Green Mount Lakes Final Plat (ORDINANCE 2nd READING) – Final Plat of 186 multi-family units on 59 lots and one 4.9 acre commercial lot; proposed use is Green Mount Lake subdivision and Clock Tower Plaza, located west of the Green Mount Apartments on Frank Scott Parkway; Petitioner is Central Park Plaza Condominium, LLC.

L. Reime informed the committee that the City's independent consultant has reviewed the drainage calculations for the project and has recommended that the City sign the Community Acknowledgement Form. This will allow the developer to file a CLOMR-F for the project (Conditional Letter of Map Revision). Staff is recommending, that as a condition for approval for the final plat, the developer also obtain a LOMR-F. The County will not sign off on the plat until agreement has been reached regarding the traffic signal for Frank Scott Parkway. Staff is recommending that the Council approve the 2nd reading for the final plat with these conditions. The Committee voted 2-0 to approve the Clock Tower Plaza/Green Mount Lakes Final Plat with the conditions as recommended by staff.

B) Stone Bridge Villas and Stone Bridge Estates Final Plat (ORDINANCE 1ST READING) – Final Plat of 110 villa units on 36.91 acres and 63 single family lots on 29.94 acres, located east of Hartman Lane and north of Frank Scott Parkway; Petitioners are Stone Bridge Villas, LLC and CHG Enterprises, Inc.

L. Reime noted that the new drainage calculations and revised improvement plans and final plats have been reviewed and tentatively approved by staff. The Council granted a variance at the last meeting to allow the developer of the villas to install the improvements and construct three buildings (clubhouse/pool, and two display units) simultaneously. The Committee voted 2-0 to move the final plats for the Stone Bridge Villas and Stone Bridge Estates to the Council for second reading.

- C) Milburn Estates Final Plat (ORDINANCE 1ST READING) - Final Plat of 155 single family lots on 51 acres, located south of Milburn School Road, one mile east of the Old Collinsville Road and Milburn School Road intersection; Petitioner is O'Fallon Development Group, LLC.

L. Reime stated that staff has reviewed and tentatively approved the final plat and plans for Milburn Estates. The Committee voted 2-0 to recommend approval of the Milburn Estates Final Plat.

- D) National City Bank (ORDINANCE 1ST READING) - Zoning Amendment Subject to Interim Development Ordinance from B-1 to B-1(P); for 1.51 acres, Lots 4 of the Shoppes at Green Mount Subdivision; Petitioner is Bill Stevens, National City Bank.

L. Reime noted that the Planning Commission recommended approving the planned use for the construction of a banking facility at the intersection of Regency Park Drive and N. Green Mount Road. There was discussion as to where sidewalks should be constructed along N. Green Mount Road and it was noted that sidewalks should be built on both sides of N. Green Mount Road from Route 50 to the entrance of the Shoppes at Green Mount. It was noted by Alderwoman Schmidt that the City needs to integrate on-street bike routes with future roadway plans. The Committee voted 3-0 to recommend approval of the National City Bank planned use with the condition as recommended by the Commission and staff.

- E) 1317 W. Highway 50 Office Building (ORDINANCE 1ST READING) - Zoning Amendment Subject to Interim Development Ordinance from SR-2 to B-1(P); for .25 acres, at 1317 W. Highway 50; Petitioner is Bradley D. McMillin, McMillin Realty.

L. Reime stated that the project involves converting a single family residence along W. Highway 50 into office space. The Planning Commission recommended approval of the rezoning to B-1(P) with several conditions. The Commission had recommended that the buffer yard be required only along the portion of the parking area along the west property line and along the south property line. The Committee voted 3-0 to recommend approval of the planned use for 1317 W. Highway 50 with the conditions as recommended by the Commission.

- F) Proposed Text Amendments to the City of O'Fallon Zoning Ordinance (ORDINANCE 1ST READING)

T. Shekell reviewed the text amendments proposed by staff and the Planning Commission which include eliminating the special use process for Home Child Care and Garage Conversions into Dwelling Use, increasing the lot coverage in the SR-3 and MH Districts from 25% to 30%, adding a sentence to the Protest by Dissenting Adjacent Property Owners on Zoning Amendments which would require the protestors to serve the written protest to the applicant, and granting the authority of the special use permits to the Planning Commission from the Zoning Board of Appeals. The Committee had discussion regarding the Home Child Care and their concern that if the Special Use Permit process for approving Home Child Care was eliminated and handled administratively, that the adjoining property owners would not be notified and have an opportunity to voice their opinions. The Committee

voted 3-0 to recommend approval of the proposed text amendments as presented by staff and the Planning Commission.

G) Special Event Permit Application for Jack Schmitt Chevrolet (MOTION) to conduct an off-site car sale at Sam's Club at 1350 W. Hwy. 50.

L. Reime noted that this application was similar to Jack Schmitt's previous off-site car sales held at Sam's Club. The Committee voted 3-0 to recommend approval of the special event permit application for Jack Schmitt to hold an off-site car sale on September 8-10th.

IV) Other Business. T. Shekell informed the Committee that staff had solicited RFQ's from planning consultants to update the City's 2001 Comprehensive Plan and will likely bring a contract to the Committee for their review at the next meeting.

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

MEETING ADJOURNED: 7:35 P.M.

Next Meeting: 6:30 p.m., Monday, September 12, 2005 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner