



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:15 pm, Monday, April 24, 2006**

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 **April 24, 2006**. CALL TO ORDER: 6:15 p.m.

- I) **Roll Call** – Mouser, Medford, Albrecht and Henry. Other Aldermen Present: Grogan, Bennett, True, Boone, West, Schmidt, Drolet, and Reckamp. Staff: Denton, Rich, Funk and Stehman. Visitors: S. Macaluso, Jeff Holland, Steve Vollmer, Jerry Rombach, and Lee Yaeger.
- II) **Approval of Minutes – April 10, 2006**, Alderman Schmidt made a correction on the minutes, she stated that under Item C, Savannah Hills Annex Subdivision, that the vote was not 4-0, but actually 3-1 with Alderman Medford voting no. Approved with corrections.
- III) **Items Requiring Council Action on – May 1, 2006**
 - A) Crest Estates Subdivision (2nd READING on Zoning and Annexation of land: RESOLUTION on Annexation Agreement and Preliminary Plat) – No change. The committee voted 4-0 to recommend approval on the zoning, preliminary plat, and annexation of Crest Estates.
 - B) Cambridge Condominiums Phase II (2nd READING on Planned Development Zoning) – Steve Macaluso addressed the concerns discussed at the City Council. He stated that the developer, Jeff Holland, has done a feasibility study on the addition of showers and other requirements to come into compliance with Illinois Dept of Public Health Pool Regulations and submitted a plan showing the reconfiguration of the bathrooms for a shower. They have agreed to make whatever changes will be needed to make the pool usable by the residents of Phase II. He also submitted a plan and model for the playground equipment and fence, showing actual dimensions, stating that the Planning Director can also work with them on the actual location of these amenities. He said that he did not agree with Alderman Drolet saying it is spot zoning. He believes it is a good transition from the commercial zoning to the residential use at Cambridge House. They will provide buffering by means of a fence, even though it is reverse buffering from the residential to the existing B-2. Steve Vollmer, who is a realtor for the project stated that he feels there is a need for this price range of condos. There are many in town that are higher, but these fit well and usually sell before they are completed. Alderman Drolet commented that he feels that the city should not be giving up sidewalks and the lesser street dimension. These would be welcomed by all developers, and feels that we have too much multi-family. It will also reduce the amount of B-2 Zoning we have available within the city. He is also concerned about the safety of people crossing the street from Phase II for use of the pool. The committee voted 3-1 to recommend approval, with Alderman Medford voting no.
 - C) Special Event Permit Application for Keller Farms Sweet Corn Stand – This is the annual event run by Keller Farms, Inc. at 1790 W. Highway 50 in front of Metro-East Christian Fellowship Church, June 10 thru August 31, 2006. The committee recommended approval 4-0.
 - D) School Land Dedication and Fee in Lieu of Land Ordinance (1st READING) – W. Denton announced at the beginning of the meeting that this item was pulled from the agenda at the request of the school districts.

IV) Other Business

- A) Savannah Hills Annex Subdivision (1st READING on Annexation of land: RESOLUTION on Annexation Agreement, RESOLUTION on Preliminary Plat) – ON HOLD. Pending Annexation Public Hearing on May

15. This is a 23 lot single family subdivision, proposed for SR-3 zoning. It is located east of Old Collinsville Rd., south of Savannah Hills Subdivision. No action at this time.

- B) Other Items on Previous Agendas – Alderman Medford asked about other items that had been discussed in previous meetings and whether they were going back on the agenda, particularly the discussion from staff on revisions to the building code concerning hurricane clips in an effort to minimize storm damage. J. Stehman stated that it would be brought back up and was only removed this meeting because of anticipated lengthy discussion regarding school impact fees, in the interest of time.

Next Meeting: May 8, 2006 – 6:00 P.M. – Mayor’s Conference Room

MEETING ADJOURNED: 6:32 P.M.

Prepared by: Jeff Stehman, Building and Zoning Supervisor