



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, May 22, 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 **May 22, 2006**. CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Mouser, Medford, Albrecht and Henry. Other Aldermen Present: Grogan, Schmidt, Drolet, and Reckamp. Staff: Shekell, Denton, Funk, Stehman, Barnes and Bjerkaas. Visitors: Keyser Voigt, Brian Kreisler, Josh Flint, Dan Toberman, Steve Macaluso, Denny Blumberg, Mark Fulford, Rich Obertino, Kristi Vetri and David Rosenberg.
- II) **Approval of Minutes** – May 8, 2006.
- III) **Items Requiring Council Action on** – June 5, 2006
 - A) Lot 6 Shoppes at Green Mount Zoning Amendment (1st READING) – Staff gave an introduction to the project, elaborating on the five conditions recommended by the Planning Commission for approval of the project. Staff stated that the most recently received site plan met conditions 2, 4, and 5 pertaining to a landscaped parking median, the use of textured, integrated color dye masonry on the rear facades of all buildings, and the establishment of a cross-access easement and joint maintenance agreement between the owners of Lots 4, 5, 6, and 13 for the private road. Condition 1 which required the location of evergreens along the west property line was not shown on the landscape plan, but the developer said he would update it accordingly. Staff could not state whether Condition 3, which dealt with the vertical relief of the buildings, was met as staff was unable to review the revised building elevations so quickly. The applicant, however, did include a clock tower feature in the southwest corner of the site and gable parapets on the end units of each set of buildings. The committee questioned the ability for vehicles to go between the two private roads flanking Regency Park Drive and adjacent to lots 12 and 6. Staff stated that this portion of Regency Park was already built and there were no obstructions between the private drives. Aldermen also questioned the location of sidewalks on the west side of Green Mount to provide access to a bus stop and the bridge across Interstate 64. S. Macaluso identified that section as being IDOT controlled for the interchange and the approval of such a sidewalk in its right-of-way would prove difficult. Sidewalks along Green Mount north of Regency Park and Pierce are easier to implement because the right-of-way is controlled by the County. The committee voted 4-0 to approve the zoning amendment with conditions.
 - B) Parcs at Arbor Green Model Home Variance (1st READING) – Staff introduced the variance request to release a building permit for a model home in the Parcs at Arbor Green subdivision prior to the construction of the streets and other infrastructure. Model Homes are valuable sales points for potential home buyers and help gain financial stability for the subdivision. M. Fulford stated that most model homes are kept as models for two years, then sold and if need be, a second model is built in the next phase. Fulford also identified the importance of infrastructure and model home building being concurrent events instead of sequential. If a homebuilder was to wait until all infrastructure was in, there would be a 4 to 6 month delay on getting the model home built and finding homebuyers. Staff said there is potential for a code change to allow the release of one building permit for the purposes of building a model home prior to infrastructure improvements. The committee voted 4-0 to approve the variance.
 - C) Savannah Hills Annex Subdivision (1st READING on Annexation of land; RESOLUTION on Annexation Agreement, RESOLUTION on Preliminary Plat) – Brief reintroduction was given by staff. The application was put on hold at the previous meeting until the applicant could answer some of the committee's questions. Comments were made regarding a staggered front setback to provide variety along this straight stretch of road – it was noted varying the setback between 25'-35' would provide more aesthetic interest to the development, and the developer was OK with that. Questions were raised regarding the quality of the homes and if they would be similar in size and scale as those in Savannah Hills, and it was noted the houses would be similar in exterior appearance to those in Savannah Hills but built slab on grade. Two residents of Savannah Hills were present and voiced concern over the quality of homes to be built in the Annex. K. Voigt questioned whether or not the residents of the new annex would be a part of the Savannah Hills community. Would they be responsible for paying homeowner's association dues, allowed to use the park space, have the same regulatory covenants such as percentages of brick vs. vinyl, etc? The committee and the staff concurred with the concerns. S. Macaluso identified that this annex subdivision would be under the same covenants and Homeowner's Association as the Savannah Hills subdivision. Voigt and B. Kreisler also voiced concern over the single home model shown on the builder's website for the Annex. The residents believed the homes to be much

smaller in size, substandard in appearance, and that only one model constructed would lead to monotony. Macaluso could not speak on behalf of the builder but thought it unlikely that builders would only offer one model of home. The committee did not vote on the application but did recommend it come forward to the Council without recommendation.

- D) Del Ray Estates Final Plat Ordinance (2nd READING) – No change.
- E) Chesapeake Junction Phase II Final Plat Ordinance (1st READING) – No change.
- F) School Land Dedication and Fee in Lieu of Land Ordinance (2nd READING) – Staff stated there were only minor language “clean-ups” to the ordinance, and in 2nd Reading the Land Valuation and Impact Fee Studies would be attached. Also on June 5, there will also be presented to the Council a resolution adjusting the Park Dedication land valuation from \$51,000 to \$59,000 so that both ordinances are aligned. The committee voted 1-3 to approve the ordinance.
- G) Building and Zoning Ordinance Amendments Regulating Substandard Residential Construction and Design. T. Shekell gave a brief introduction to the City’s concern over recent residential home designs proposed for construction within the city. Staff believes these homes to be substandard from a construction and design perspective, and with the new Home Rule status of O’Fallon the City has options pertaining to architectural control. T. Bjerkaas gave a powerpoint presentation of recent developments in Mascoutah, Belleville, and O’Fallon. The examples in Mascoutah and Belleville showed what staff believed to be both good design and substandard design. The substandard examples are identical to what staff has seen proposed for O’Fallon. After the presentation, staff went briefly over the proposed ordinance, stating it was just a draft and changes will occur. A special meeting of the Planning Commission is scheduled for 6 pm on June 5, 2006 for public hearing.

IV) Other Business

- A) Adams Family – K. Vetri submitted a deed to the committee. She said an easement into each lot is established in the deed and believed this would meet the City’s requests. The access drive (which is located on a separate lot) and the only means of access into the Adams Family property from Kings Ridge Blvd is not owned by the Adams. This property owner is apparently unwilling to sign a maintenance agreement and the Adams are not permitted to develop another person’s property for the road. If this subdivision with substandard road is approved by the City, it establishes precedence and potential conflicts in the future. As the city begins to expand northward, these small subdivisions with substandard roads will become part of the City, with the possibility that the roads will be the City’s. Staff stated this is a big policy question for the city. Is there a difference between this subdivision of land and the Crest Estates subdivision proposed earlier this year in which roads in size and specifications required by the Subdivision Regulations were enforced. Is there a difference between a 5 lot subdivision and a 13 lot subdivision? The discussion was continued to the next CD meeting.
- B) Scott Hesse Minor Subdivision – On Hold. This is located in the rural area east of Porter Simmons Road. We received a draft road maintenance agreement from Mr. Hesse. No change.
- C) Shiloh – O’Fallon Land “Swap” – On Hold. Both private developers are working through annexation agreements on their respective properties. No change since last CD meeting.

Next Meeting: June 12, 2006 – 6:00 P.M. – Mayor’s Conference Room

MEETING ADJOURNED: 7:50 P.M.

Prepared by: Ted Shekell, Planning Director