



**MINUTES**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**6:00 pm, Monday, October 9, 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 **October 9, 2006**. CALL TO ORDER: 6:04 p.m.

- I) **Roll Call** – Mouser, Henry, Schmidt and Medford. Other Aldermen Present: Grogan, True, Reckamp, West. Staff: Denton, Funk, Shekell, and Howland. Visitors: Jennifer Bowen, Georgia Hillyer, Linda Radloff, Chris Radloff, Kelsey Radloff, Linn Radloff.
- II) **Approval of Minutes** – September 25, 2006
- III) **Items Requiring Council Action on** – October 16, 2006
  - A) Illini Trails Final Plat (2<sup>nd</sup> READING) – No change. The committee unanimously recommended approval of the application on 2<sup>nd</sup> Reading.
  - B) Parcs at Arbor Green Phase II Final Plat (2<sup>nd</sup> READING) – Staff explained that there is a potential for the project to be held up due to unresolved drainage issues regarding the proposed rock riffle system. Staff clarified that the purpose of the rock riffle system is to slow down runoff before it gets to the creek. The Homeowners Association would be responsible for maintaining it. The issue should be resolved by the City Council meeting on October 16. The committee unanimously recommended approval of the proposed project on 2<sup>nd</sup> Reading, with the condition that the drainage issue be resolved.
  - C) Text Amendment to the Zoning Code of Ordinances (2<sup>nd</sup> READING) – Staff outlined the proposed ordinance requirements. Chris Radloff, the applicant for Radloff Vet Clinic, had no objection to the proposed text amendment requirements. Regarding sound attenuation, if a problem develops on any veterinary site in the future, the owner will be responsible for fixing it. The committee unanimously recommended approval of the proposed text amendment on 2<sup>nd</sup> Reading.
  - D) Radloff Veterinary Clinic Planned Use Rezoning Ordinance (1<sup>st</sup> READING) – Staff presented an overview of the project. Mr. Radloff informed the committee that he intends to open in the spring, treat dogs and cats only, keep daytime hours and be available on-call 24 hours per day. All animals would be maintained within the brick building. Clarification was made about sound attenuation verification being provided by a design professional. Chris Radloff (owner and applicant) explained that regular trash cans will be stored in the existing storage shed and be brought out to the curb each week to be hauled away. He will be repainting the shed and replacing its roof. The brick building will remain substantially as-is on the exterior. The wall-mounted sign will receive a new face. A sidewalk will be provided along State Street. Ms. Schmitt suggested that a cross-access easement be required upon redevelopment of the site with a new principle structure or substantial expansion of the existing structure. The next phase of the project will involve the applicant submitting building, landscaping, signage and grading plans. The committee unanimously recommended approval of the project on 1<sup>st</sup> Reading.
  - E) United Church of Christ Playground (1<sup>st</sup> READING) – Staff presented an overview of the project. Extensive discussion ensued regarding what type of fencing should be required for the site. The committee unanimously recommended approval of the project on 1<sup>st</sup> Reading, and recommended that a privacy fence was not necessary. The committee recommended that the fencing be a maintenance-free vinyl-coated chainlink fence on all four sides with a minimum height of 4 feet and a maximum height of 6 feet.

**IV) Other Business**

- A) Savannah Hills Annex Subdivision (2<sup>nd</sup> READING; ON HOLD) – Project remains on hold.

- B) Lot 6 Shoppes at Green Mount Zoning Amendment (2<sup>nd</sup> READING; ON HOLD) – Project remains on hold.
- C) Meeting date change – Staff requested that the date for the October 23, 2006 Community Development Committee meeting be changed to October 30, 2006. No one had a conflict with the date, so the request was approved.

**Next Meeting: October 30, 2006 – 6:00 P.M. – Mayor’s Conference Room**

MEETING ADJOURNED: 6:52 P.M.

**Prepared by: Jennifer Howland, Assistant Planner**