



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, January 22, 2007

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 **January 8, 2007**. CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Mouser, Henry, Schmidt, Albrecht and Medford. Other Aldermen Present: True, West, Drolet, Reckamp. Staff: Denton, Rich, Shekell, Howland, Funk, Bowman. Visitors: Loren Ettinger (Walpert Properties), Suzanne Butler (Balke Brown), Steve Macaluso, Darwin Miles (Miles Properties), Ray Hulder, Jennifer Bowen (Belleville News-Democrat), Daniel Toberman.
- II) **Approval of Minutes** – January 8, 2007
- III) **Items Requiring Council Action on** – February 5, 2007
 - A) Variance to Subdivision Control Ordinance and Amendment to the Approved Development Plans for Cambridge Condominiums Phase 4 – Staff presented an explanation of the variance and amendment proposed by H & L Builders regarding sewer lines in Cambridge Condominiums Phase 4. Four (4) conditions of approval were presented: 1) The condo documents and homeowners association bylaws must clearly state that the 6-inch connecting sewer lateral is an association responsibility to the point where it connects to the City 8-inch main, 2) These documents must be submitted for review and approval prior to issuance of an Certificate of Occupancy for any unit constructed in Cambridge Condominiums Phase 4, 3) Final Engineer sealed plans must be submitted and approved by staff, and 4) All *private* sewer line placement must be inspected by City staff on-site and approved before backfill. Some Aldermen expressed concern that the City would have to handle future problems associated with the 6-inch private line because it would be smaller than what the City generally requires. Staff explained that if the conditions presented in the memo are included in the variance language, they do not anticipate any problems. The City will require full disclosure of the variance to future homeowners; this should avoid confusion about who is responsible for problems associated with the private portion of the sewer system. Concern was raised about the adequacy of 6-inch lines to handle the sewage; staff explained that all new homes in O'Fallon are required to have a separate 6-inch sewer line, just as is proposed for this project. Staff emphasized that City employees know that they are not to service sewer lines that are accessible through private clean-outs; if a call comes in about a complaint due to a private sewer line, the resident will be directed to their Homeowners Association; the City will not be responsible for maintenance or service to the private lines.
 - B) Lots 5 & 6 The Shoppes at Green Mount Planned Use Rezoning Ordinance (2nd READING) – Staff presented an update to the project, including an explanation of the streetscape plan submitted by Darwin Miles. Mr. Miles provided details of what the costs were for the light standards and planters, and told the committee that the banners shown on the light poles were on the wrong side and would be changed. The planters and light poles are proposed to be in public ROW, and the trees are proposed to be located on private property. The question about irrigation has not been addressed. The light pole design shown in the cross-section is the one proposed by Mr. Miles, with the exception of the banner being switched to the street side of the pole. Maintenance of the planters would be the responsibility of the Association. Mr. Miles informed the committee that Ameren is no longer providing light poles as of the beginning of 2007; this allows developers to be for more flexibility in design. Tree types must be coordinated among developers to provide a consistent planting pattern. Staff went on to explain the drive-through issue, and recommended that the site plan for Building E be changed to omit the striping section leading up to the dumpster area to minimize the look of a drive-through facility. Alderman Drolet suggested that the parking and circulation pattern be changed to reflect a design that would not support a drive-

through. Staff emphasized that any future proposal for a drive-through facility will require a separate Planned Use application, and would therefore eliminate the need to significantly alter the current preliminary site plan. The office building elevations are to remain as originally proposed. No design package has been submitted for signage on the rear of the shopping center. Clarification was made that the committee preferred the shopping center elevations that include one glass tower (the original submittal) instead of the most recent submittal showing a glass tower on both ends. The committee voted unanimously to recommend approval of the project on 2nd Reading.

- C) Parcs @ Arbor Green Phase 3A Final Plat (2nd READING) – Final plat for Phase 3A of the 187-lot subdivision located west of Simmons Road. The committee voted unanimously to recommend the Final Plat for Phase 3A on 2nd Reading.
- D) Parcs @ Arbor Green Phase 3B Final Plat (2nd READING) – Final plat for Phase 3B of the 187-lot subdivision located west of Simmons Road. The committee voted unanimously to recommend the Final Plat for Phase 3B on 2nd Reading.
- E) Parcs @ Arbor Green Phase 4 Final Plat (1st READING) – Final plat for Phase 4 of the 174-lot subdivision located west of Simmons Road. The committee voted unanimously to recommend the Final Play for Phase 4 on 1st Reading.

IV) Other Business - None

Next Meeting: February 12, 2007 – 6:00 P.M. – Mayor’s Conference Room

MEETING ADJOURNED: 6:48 P.M.

Prepared by: Jennifer Howland, Assistant Planner