



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, February 26, 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 **February 26, 2007**. CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Mouser, Schmidt, Albrecht and Medford. Other Aldermen Present: Grogan, Gardner, True, West, Drolet, Reckamp. Staff: Denton, Funk, Rich, Shekell, Howland, Stehman. Visitors: Andrew Schoendienst, John Hanna, Dan Toberman.
- II) **Approval of Minutes** – February 12, 2007
- III) **Items Requiring Council Action on** – March 5, 2007
 - A) Special Event Permit Application for Luehrs' Ideal Rides (MOTION) – Staff presented an overview of the proposed Special Event. A maximum of 9 days is permitted for special events. Therefore, the applicant will have to amend his application to reduce the event from 11 days to 9 days. The Committee voted unanimously to recommend approval of the Special Event Permit Application, with the condition that the event run for a maximum of 9 days.
 - B) Subaru of O'Fallon Signage (MOTION) – John Hannah, owner of Subaru of O'Fallon on Central Park Drive, is proposing a change to the Council's approved signage on the rear of his building facing I-64. Staff presented an explanation of the signage that was approved with the Planned Use, and how it differed from what John Hanna is now proposing. The proposed signage advertises a service rather than the business and is therefore misleading. The B-1 Zoning District allows auto repair service as an ancillary use; Subaru of O'Fallon was approved with the understanding that its primary use would be a new car dealership. Staff believes the proposed signage is a significant enough change to warrant a vote by the City Council; staff is not comfortable administratively approving it. Mr. Hanna spoke in favor of his proposed change, citing that the approved signage would be too costly and would not be legible from I-64 due to the amount of letters. Staff clarified that painted signage is prohibited under the Sign Ordinance. The Committee suggested that Mr. Hanna bring in a revised proposal for consideration before considering it any further.
 - C) Stone Briar Subdivision Phase 2 Final Plat (2nd READING) – Staff presented an explanation of the road construction issue. The approved Preliminary Plat, which is attached to the Annexation Agreement for the property, shows the pavement of Stone Briar Drive ending on the west side of the creek. The Planning Commission report on the Preliminary Plat in 2004, which was presented to the Council at that time, also discusses this. The developer annexed into the City with the understanding that a creek crossing would not be required. It should be remembered that at that time the developer was not initially going to annex into the City and was considering developing his project in the County. It was also discussed with the CD Committee that a path of annexation was needed to get to Savannah Hills subdivision which was being developed in the County during 2004, and Stone Briar's annexation represented the only path of annexation to it. Although we typically require developers to build streets to their property lines, this is not an automatic requirement of the subdivision ordinance – the ordinance leaves that discretion up to the Council. Requiring the roadway to cross the creek was not in the terms of agreement during the preliminary plat and annexation process. Staff believes that the Final Plat is consistent with the Preliminary Plat and recommends approval as proposed, with the road construction falling short of the creek crossing. Staff also brought to the attention of the Committee the ongoing property dispute between the developer and John Kildea. Mr. Kildea accesses his property from a gravel driveway that runs along the north end of Stone Briar subdivision. According to Dale Funk, the City Attorney, the City is not party to this dispute and is under no obligation to hold up approval of Stone Briar Phase II unless provided with a letter of dispute from a licensed land surveyor.

IV) Other Business

- A) Planning & Zoning Department Budget – Staff presented an overview of the Planning & Zoning Department budget for Fiscal Year 2008. There were no stated concerns or questions.

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

MEETING ADJOURNED: 6:52 P.M.

Prepared by: Jennifer Howland, Assistant City Planner