



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, April 23, 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 **April 23, 2007**. CALL TO ORDER: 6:08 p.m.

- I) **Roll Call** – Mouser, Schmidt, Albrecht and Medford. Other Aldermen Present: Ned Drolet, Reckamp, Polites, West, Grogan. Staff: Rich, Shekell, Howland, Stehman. Visitors: Dan Toberman, Jeff Holland, LeGrand, Jenny Frieze, Gary Karasek, David Petty, John Drolet, Steven Madura, Justin Hug.

- II) **Approval of Minutes** – April 9, 2007
- II) **Items Requiring Council Action on** – May 7, 2007
 - A) GCS Subdivision Final Plat (2nd READING) – No change.
 - B) O'Fallon Professional Park Lot 2 Final Plat (2nd READING) – No change.
 - C) Walker Storage Units (2nd READING) – No change.
 - D) Body of Christ Planned Use (1st READING) – The project was briefly described, noting that they were in an existing storefront on State Street and would be relocating to the former Governor French building on State Street. The amount of parking was questioned, and it was noted by staff that they will meet the required off-street parking requirements, plus will have on-street as a supplement. They currently have no on-street parking since they are in a store front. The parking area (located in a City alley) was not to be paved at this time by the applicant, in part because he doesn't own that portion of the site. Lastly, it was noted that the eastern portion of the site was ROW owned by the City and there was an existing agreement between the owner and the City as to its use. This agreement would need to be updated as a condition of the project. The Committee recommended the project 4-0.
 - E) Sunrise Center II Drycleaners Planned Use (1st READING) – It was noted the petition was withdrawn by applicant.
 - F) Savannah Hills Park Final Plat (1st READING) - The applicant, Jeff Holland, outlined his dedication of a city park and trail, along with construction of the rest of the Savannah Hills Boulevard, as part of this final plat. He proposes grading the base for the trail and installing a compacted rock base for the trail, which has been reviewed by Mary Jeanne. The cost of the trail would be \$38,000, although grading the base and other improvements are approximately \$50,000. It was noted the applicant is obligated through the maintenance agreement to maintain the detention pond for a 10 year period after approval of the final plat. He has agreed to a perpetual agreement for maintenance of the pond, although the City would own it. An agreement will need to be reached with the City, as a condition of this plat. The Committee recommended the plat 4-0.
 - G) Crest Estates Final Plat (1st READING) – This development is located in the northwest corner of the intersection of Lincoln and Bowler Road. It was noted that it does have a stub street into the property to the west, as requested by Council. This final plat is consistent with the preliminary plat, and the Committee recommended the plat.

- H) 784 Wall Street Condo Plat (RESOLUTION) – This would involve only splitting the building into two condo units, with the exterior and the site being owned in common. There are no utility issues or other concerns. Committee recommended 4-0.

IV) Other Business

- a) Frieze Harley Wind Turbine – The Committee discussed the Hearing Officer's decision and the merits of the case and determined by a vote of 3-1 that the Hearing Officer's decision should stand. The Committee is forwarding that recommendation on to the full Council for a vote. The Committee discussed that a wind turbine for the Harley facility would be more appropriately considered as an amendment to the already approved Planned Use for that site, rather than as a variance. The Committee was concerned about setting a negative precedent through the variance process if the Council overturned this Hearing Officer's decision. There was also some support of the concept of wind turbines as an alternate energy source, however, the aldermen present wanted more information on them. Staff stated they would investigate the issue and present its findings to the Committee at a future date.
- b) Lone Star Bike Nights – their future events will be held in the building or on the patio. No comments from Committee. If they want to do anything requiring Council action, staff will bring it to Committee for review.

Next Meeting: May 14, 2007 – 6:00 P.M. – Mayor's Conference Room

MEETING ADJOURNED: 7:10 P.M.

Prepared by: Ted Shekell, Planning Director