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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor Graham and City Council  
**FROM:** Ted Shekell, Director of Planning and Zoning  
Walter Denton, City Administrator  
**DATE:** June 22, 2007  
**SUBJECT:** Resolution Authorizing the Mayor to Sign a Contract for Professional Services with Applied Ecological Services, Inc. (AES)

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**List of committees that have reviewed:** Community Development voted unanimously to approve the resolution.

**Background:** The attached contract for professional services is designed to bring in the firm Applied Ecological Services, Inc. (AES) to conduct a public education and design charette process regarding conservation subdivision design principles, as well as develop an alternate conceptual layout (based on conservation design principles) for a residential development in the northeast quadrant of the intersection of Old Collinsville Road and Milburn School Road. As you may recall, this is the site of the Ahl Property (later approved on final plat as Tuscany Trails), a 75-acre 212-unit single family subdivision. This development has already been approved at preliminary and final plat stages, and the project's infrastructure has already been engineered.

The firm, AES, is a nationally known team of biologists, ecologists, civil engineers, and development advisors who work with cities and the development community on conservation subdivision design. The goal of the contract would be twofold. The first key goal of the contract is to provide training on the principles of conservation design to our local developers, engineers, Council and Planning Commission members, and City staff. Conservation development is a way of developing residential subdivisions that provides clustering of homes, provides more open space and natural areas (such as prairie grass restoration areas), and minimizes the physical amount of public infrastructure that has to be constructed and maintained over the long term. A good example of conservation subdivision design that AES has been involved with is a development in northern Illinois known as "Prairie Crossing" (not the one north of the Public Safety Facility).

The second key goal of the contract would be to use an actual piece of land in O'Fallon as a trial project. The developer of the Ahl Property, Steve Macaluso and Mark Halloran, have agreed to allow their development as the testing ground, which is located at the northeast corner of Old Collinsville Road and Milburn School Road. The objective

would be to have AES come in for three days to facilitate a public design charette process that would involve the developer/owner of the Ahl Property, representatives of the local development community, their engineers, and O'Fallon City Council and Planning Commission members.

At the end of the process, a new design for the Ahl property would be created based on conservation subdivision design principles that could serve as a guide for future development of the property. Infrastructure cost estimates would also be provided for the new design.

**Legal Considerations, if any:** None

**Budget Impact:** \$11,380 for the contract.

**Staff Recommendation:** Staff recommends approval of the professional services contract.