



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, October 8, 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 **October 8, 2007**. CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – Mouser, Medford, Schmidt, West. Other Aldermen Present: J. Drolet, N. Drolet, Reckamp. Staff: Ament, Stehman, Shekell. Visitors: Steve Macaluso, Jeff Holland, Carlos Perez and several residents.
- II) **Approval of Minutes** – September 24, 2007. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – October 15, 2007
 - A) Southview Village Annexation Agreement (RESOLUTION), Annexation & Planned Use (1st READING) Staff presented an update on the project. Staff mentioned that the Annexation Agreement may not be ready for the City Council public hearing on October 15th. Staff stated that a meeting with the County Engineer was scheduled for Tuesday October 9th. The County Engineer would discuss the County's opinion on the possibility of granting access to Lincoln with the proposed plan. Since the subject property does not have direct access to Lincoln Avenue, a minor subdivision of the adjoining property between Rasp Farm and Lincoln Avenue is currently under consideration. The minor subdivision of Kinder Limited Partnership would subdivide the existing 2.11-acre tract into two parcels. The south remaining 0.48-acre parcel would become part of the Southview Village development with direct access to Lincoln. Staff discussed some of the major issues that have yet to be resolved with the Annexation Agreement, including the size of the detention pond and county approval for Lincoln Avenue access & improvements. Mr. Macaluso declared that a traffic study was submitted to the County five weeks ago for review. Many residents expressed concern that the traffic study did not consider the new St. Clare Catholic Church on South Lincoln Avenue. Alderman West inquired the status of the school drop-off area with the school district. Staff stated that no decision was made with the school district. One resident requested that vegetative cover remain on the undisturbed areas of the subject property during construction. Staff assured the resident that the developer must maintain the vegetative cover within those undisturbed areas. Staff expressed hope that the Annexation Agreement would be complete before the October 15th City Council meeting, however, given the complexity of the project and the agreement, it might not be ready for the 15th. If the agreement is incomplete, then no vote would be taken. As a courtesy to the residents, staff stated that the status of whether the project would be ready for a vote would be posted on the City's homepage by Friday at 5 pm. Alderman West questioned staff on the new location for school drop-off on Matthew Street. Staff stated that the City had not received anything in writing for the new school drop-off location. Staff added that they will try to get written approval from the school district.
 - B) Kinder Limited Partnership Minor Subdivision (RESOLUTION) Staff gave a brief presentation on the proposed minor subdivision. In conjunction with the approval of Southview Village, the developer is proposing to subdivide the 2.11-acre tract into two parcels. Staff added that the City would require cross-access easements between the two lots.
 - C) Barton Annexation Agreement (RESOLUTION) and Annexation (1st READING) Staff gave a brief presentation on the proposed annexation. Staff added that no free water tap will be available for the petitioner. The Committee voted unanimously to approve the proposed Annexation Agreement and Annexation.
 - D) Full Circle Services & Supply Rezoning (1st READING) Staff presented a brief update on the status of proposed rezoning. Staff explained that the applicant has provided two letters to the City. The letters stated that the applicant agreed to comply with the Zoning Code of Ordinances and the conditions stated in the project report,

including the removal of the greenhouse frame and metal storage bin. The Committee voted unanimously to approve the proposed Planned Use Rezoning.

IV) Other Business – none

MEETING ADJOURNED: 7:00 P.M.

Next Meeting: October 22, 2007 – 6:00 P.M. – Mayor’s Conference Room

Prepared by: Matt Ament, Senior City Planner

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