



**AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, August 11, 2014
5:30 PM**

Public Safety Building

- I) Roll Call
- II) Approval of Minutes – July 14, 2014
- III) Items Requiring Council Action – August 18, 2014
 - A. Parcs at Arbor Green – Final Plat Phase 6 (1st Reading)

IV) Other Business – None

NEXT MEETING: Monday, August 25, 2014 – 6:00 P.M. – Mayor's Conference Room

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, July 14, 2014

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.

CALL TO ORDER: 6:00 PM

- I) **Roll Call** – *Committee members:* Gene McCoskey (vice chair), Jerry Mouser, David Cozad, Ray Holden and Harlen Gerrish. *Other Elected Officials Present:* Richie Meile, Herb Roach, Ed True and Michael Bennett. *Staff:* Walter Denton, Pam Funk, Phil Goodwin, Sandy Evans, Ted Shekell and Jeff Stehman. *Visitors:* Marsha Maller, Melissa Sterling, Lauren Vardaman, Chelsea Pinkel, Stu Kasten, and Charlie Pitts.
- II) **Approval of Minutes from Previous Meeting**– All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. St. Elizabeth's Hospital (Resolution) – Ted Shekell briefed the committee on the resolution and introduced Melissa Sterling, Chief Marketing Communications Officer with St. Elizabeth's Hospital. Sterling provided the committee with an update on the hospital's process in obtaining the required Certificate of Need from the state. Sterling asked the Council pass the resolution of support to include in their application to the state. The committee reviewed the resolution and recommended approval of the resolution of support with a vote of 5-0.
 - B. DeMond Signs – Planned Use (1st Reading) – Justin Randall provided a quick overview of the requested rezoning and planned use for DeMond Signs. Randall noted the existing land use, zoning and designation in the Comprehensive Plan and the nature of the grandfathered use. Randall indicated there were no changes proposed by the applicant and staff has added conditions to improve the condition of the property and the relationship to the residential uses to the south. The committee discussed the application and recommended approval of the rezoning and planned use application with a vote of 5-0.
 - C. SEPA – St. Clare Church "Oktoberfest" (Motion) – Justin Randall informed the committee on the special event permit and the requests of the church for city assistance. Randall added the event was consistent with last year's event and very similar in nature to previous approvals. The committee discussed the event and recommended approval of the special event permit with a vote of 5-0.
 - D. SEPA – Global Brew "Founders All Day Fest" (Motion) – Justin Randall briefed the committee on the requested special event permit for Global Brew. Randall noted a Special Event Liquor License had been submitted to the City Clerk's Office. The committee discussed the event and recommended approval of the special event permit with a vote of 6-0.
 - E. SEPA – Global Brew "Craft Brew Bash" (Motion) – Justin Randall briefed the committee on the requested special event permit for Global Brew. Randall noted this event has been requested in the O'Fallon Community Park, Global Brew was requesting additional signage (banner across S. Lincoln Avenue and signs in the park), and assistance from the Police Department for additional security for the event. The committee discussed the use of the park for a commercial event and the additional signage for the event, with concerns over the number of small signs and the length of time for all signage. Staff and the committee recommended only 5 signs in the park along Highway 50 from August 29th through

September 7th and allowing the banner for two weeks. The committee discussed the event and forwarded the event to Council with a vote of 5-0.

- F. MidAmerica Enterprise Zone Expansion (2nd Reading) – Ted Shekell briefed the committee on the expansion to approximately 45 acres on the northwest corner of Highway 50 and Scott-Troy Road. The committee recommended approval of the ordinance to expand the enterprise zone with a vote of 5-0.
- G. Enjoy Church – Planned Use (2nd Reading) – Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the Enjoy Church – Planned Use with a vote of 5-0.
- H. Parcs at Arbor Green – Final Plat (2nd Reading) – Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the final plat for Parcs at Arbor Green with a vote of 5-0.

IV) Other Business - None

MEETING ADJOURNED: 6:55 PM

NEXT MEETING: TBA – Mayor's Conference Room

Prepared by: Justin Randall, Senior City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Planning Director
DATE: August 11, 2014
SUBJECT: Parcs at Arbor Green - Phase 6 Final Plat (1st Reading)

Background

In 2005, the City Council approved the preliminary plat and annexation of the Kombrink Executive Homes (Parcs at Arbor Green) Subdivision. The subdivision is located west of Simmons Road. Denny Blumberg, Huntington Chase Homes, is seeking final plat approval of Phase 6, which includes 13 lots south of the existing platted portion of the subdivision. The proposed final plat varies from the approved preliminary plat. The proposed Phase 6 was altered with the Final Plat for Phase 5B, which eliminated the thru-street connection of Carnegie Knolls Drive (Phase 6) and Shady Park Court (Phase 5). As a result, Carnegie Knolls Drive has become a cul-de-sac with an approximate length of 660 feet. The revisions approved in Phase 5B resulted in a net loss of 2 lots in Phase 6. The improvement plans for Phase 6 showed all the necessary improvements for Phase 6.

Budgetary Impact

There will be an annexation fee paid to the City of \$2,250 per lot. A fee of \$866 per lot will be paid to the City by the developer as a fee in lieu of park land, as well as a fee of \$802 per lot for the future turn lane from Simmons Road.

Recommendation

Community Development and Public Work staff has reviewed the final plat and improvement plans (only minor changes are needed) for the Parcs at Arbor Green - Phase 6 Final Plat and recommends it for approval.

Attachments

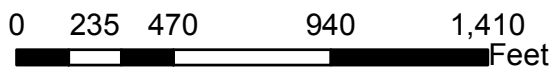
Aerial
Preliminary Plat
Phase 6 Final Plat

Community Development Department
255 South Lincoln Avenue O'Fallon, IL 62269 P: 618.624.4500 x 4 F:618.624.4534

Parcs at Arbor Green



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



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STANLEY KOMBRINK
BK. 2617/Pg. 23
BK. 2727/Pg. 1509

THOUMENOT, WADE & MOERCHEN, INC.
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PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	046-000029
MISSOURI PROFESSIONAL ENGR. CORP.	HC 001528
MISSOURI LAND SURVEYING CORP.	HC 000345

Signature: _____
Signature Date: _____
Expiration Date: _____

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

FINAL PLAT

PROJECT: PARCS AT ARBOR GREEN - PHASE 6
CITY OF OFFALON
ST. CLAIR COUNTY
ILLINOIS

REV	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY:	LEM	SHEET
DESIGNED BY: <td>LEM</td> <td>2</td>	LEM	2
CHECKED BY: <td>MJM</td> <td>OF 2 SHEETS</td>	MJM	OF 2 SHEETS
APPROVED BY: <td>MJM</td> <td></td>	MJM	
PROJECT NUMBER: <td>D01040234C</td> <td>FINAL PLAT PLAN SHEET</td>	D01040234C	FINAL PLAT PLAN SHEET

ISSUED FOR REVIEW ISSUED FOR BIDDING
 ISSUED FOR CONSTR. RECORD DRAWING

RECEIVED JUL 30 2014