



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, January 14, 2008**

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 **January 14, 2008**.  
CALL TO ORDER: 6:09 p.m.

**I) Roll Call** – Mouser, Medford, Albrecht, West. Absent – Schmidt . Other Aldermen Present: J. Drolet, N. Drolet, True, Reckamp, Polites, Renner. Staff: Howland, Stehman, Shekell, Denton. Visitors: Georgia Hillyer, Michelle Ancona, Christy Vetri.

**II) Approval of Minutes** – December 10, 2007. All ayes. Motion carried.

**III) Items Requiring Council Action on** – January 21, 2008

- A) ZHO2007-31 – 719 S. Vine Zoning Variance – The Zoning Hearing Officer approved the Zoning Variance to the City's definition of a kennel at 719 S. Vine on December 7, 2007. The City Council voted to review the decision at their meeting on December 17, 2007. Staff provided a summary of the petition. The committee discussed their options, which included affirming the Zoning Hearing Officer's decision, amending conditions, or rejecting the variance altogether. The Committee had a split vote of 2-2, with Mouser and Albrecht in favor of amending the decision to include removal of the doggy door and elimination of the fence condition. West and Medford were in favor of staff's recommendation to place the two foster dogs in another home. This will go before the City Council on January 21, 2008. Motions to amend the conditions can be made at that time.
- B) Zoning Code Text Amendment (1<sup>st</sup> READING) – Text Amendment to Article 15 "Variances" to include language establishing additional City Council right of review and appeal provisions. Staff provided a brief explanation of the text amendment. The Committee voted 4-0 to recommend approval of the text amendment.
- C) Zoning Code Text Amendment (1<sup>st</sup> READING) – Text Amendment to Article 9 "Planned Uses" to include additional language concerning changes of use and requiring residential conversions to have planned use authorization. Staff provided a brief explanation of the text amendment. The Committee voted 4-0 to recommend approval of the text amendment.
- D) Special Event Permit for Kalert's Tropical Snow, Inc. (MOTION) – Staff provided a brief overview of the Special Event Permit request. The applicant, Michelle Ancona, spoke in favor of the request. Alderman Renner expressed his Ward's desire to continue the operation of the snow cone stand. After consultation with the owner of St. Clair Bowl, the proposed location of the snow cone stand, the applicant has agreed to move the stand to the east to avoid potential conflicts with the entrance. The Committee further recommended orienting the stand to the west so patrons would line up in the parking stall areas rather than the drive aisle. They also requested that seating be placed to the north of the stand to encourage patrons to congregate in that location, rather than in the drive aisle. The Committee voted 4-0 to recommend approval of the Special Event Permit as amended.

**IV) Other Business**

- A) Mobile Home Park Inspections – Staff is working on an ordinance governing the inspection process for mobile home parks. A draft ordinance may be available at the next Committee meeting on January 28, 2008.

MEETING ADJOURNED: 7:15 P.M.

**Next Meeting: January 28, 2008 – 6:00 P.M. – Mayor's Conference Room**

**Prepared by:** Jennifer Howland, Assistant City Planner