



**MINUTES**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**6:30 pm, Monday, February 7, 2008**

Minutes of a special 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 **February 7, 2008**.  
CALL TO ORDER: 6:35 p.m.

**I) Roll Call** – Mouser, Schmidt, West, Albrecht, Medford. Other Aldermen Present: J. Drolet, N. Drolet, Polites, Reckamp, True. Staff: Ament, Howland, Stehman, Shekell, Denton. Visitors: Steve Barry, Matt Smallheer.

**II) Discussion: Proposed Sign Ordinance**

Following the January 28, 2008 Community Development Committee meeting sign ordinance presentation, staff gave a more detailed presentation on the proposed sign ordinance. The presentation addressed changes from the current sign ordinance to the proposed sign ordinance. Staff and the Committee discussed the various types of freestanding signs allowed in the proposed ordinance. Staff introduced a new wall sign area allowance for commercial buildings. Alderman John Drolet questioned how wall signs would be calculated for buildings with commercial use on the first floor and residential use on the second floor, such as an existing building in downtown O'Fallon. Some Aldermen expressed concern that the new 10% percent wall sign allowance is too restrictive and would limit visibility from the street. Staff also introduced changes made for temporary signs. Kathy Federico, a member of the O'Fallon Chamber of Commerce and an employee of Jack Schmitt Chevrolet, submitted a letter to the City for consideration of special temporary signs for car dealerships. Sample drawings and illustrations of the temporary balloons, inflatables and banners was submitted at the meeting. Alderman Mouser stated that some corporate dealerships with primarily outdoor product display have monthly special promotions with these types of required temporary signage. Staff and Committee discussed how the City could permit these temporary signs. Alderwoman Schmitt expressed her concern that car dealerships were releasing the small helium-filled balloons into the sky and not properly disposing them. Matt Smallheer, business owner of The Tye-Dyed Iguana at 1905 East Highway 50, submitted a letter to the City requesting the allowance of temporary signs to be posted on weekends only without a permit. Mr. Smallheer was in attendance and spoke at the end of the meeting. The Committee agreed to continue the discussion at the regular meeting for Monday February 11, 2008. Staff expressed its goal to continue meeting regularly to move towards adopting the proposed sign ordinance.

MEETING ADJOURNED: 8:35 P.M.

**Next Regularly-Scheduled Meeting: February 11, 2008 @ 6:00 P.M. – Mayor's Conference Room**

**Prepared by:** Matt Ament, Senior Planner