



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, March 10, 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 **March 10, 2008**. CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Mouser, Schmidt, West, Medford. Other Aldermen Present: J. Drolet, N. Drolet, Polites, Reckamp, True. Staff: Ament, Howland, Stehman, Shekell, Denton, Funk, Rich, Chief Betton. Visitors: Steve Schmidt, Matt LaPoint, Ron Salami, Steve Berry, Gunni Ravi, Gary Karasek, Robert Norman
- II) **Approval of Minutes** – February 25, 2008 & March 4, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – March 17, 2008
 - A) Shakthi Plaza Planned Use Rezoning (1st Reading) - Staff presented a brief overview of the project. Several aldermen discussed stormwater issues for the existing site. Staff confirmed that the new rear landscape buffer area should mitigate any previous stormwater detention issues for the site. Alderman Mouser inquired if the former outside motorcycle display area on the west side of the building would be used for parking or an outside seating area for a future restaurant. Staff indicated that the paved area would be used as a patio only, if needed. Staff presented an updated site plan that designated a new location for the proposed monument sign. The sign was relocated near the northeast driveway entrance to the northwest entrance to the site. The Planned Use was recommended by unanimous consent.
 - B) Sam's Club Car Wash Planned Use Rezoning (1st Reading) - Staff presented a brief overview of the project. Several aldermen discussed the need for an attendant when the car wash is open. Staff indicated that a revised landscape plan was recently submitted and met the required landscaping along Highway 50. Alderman Reckamp expressed his concern with the lack of maintenance along the IDOT fence on Highway 50. The Committee discussed the issue of painting or dyeing the split-face block materials on the car wash building. The Committee also discussed the hours of operation with the fuel station and car wash. Staff discussed the need to extend the proposed berm easterly to the detention pond to the east along Highway 50. Alderman Mouser requested clarification on the location of the hydrants on the subject property. Staff stated that the location of the hydrants received Engineering and Fire Department approval. Several aldermen discussed the amount of water recycled. The applicant indicated that 85-90% of the water would be recycled. Alderman True asked if Sam's Club meets the parking requirements for the entire site. Staff replied yes. The Planned Use was recommended by unanimous consent. [Post Meeting Note: Staff discussed extension of the berm to the detention pond with the applicant, and they agreed to do so].
 - C) Resolution Authorizing the Mayor to Sign a Contract for Professional Services with Streiler Planning, LLC - Staff presented a brief overview of the proposal for a Commercial Design Handbook. The final product will be used as set of architectural guidelines for new commercial development for the City of O'Fallon. Authorization from the Mayor would allow staff to contract services with Streiler Planning, LLC to develop the Commercial Design Handbook. Alderman Ned Drolet inquired if the City could sell the handbook with propriety rights. Staff answered no because it is a public document. The resolution was recommended by unanimous consent.

IV) Other Business

- A) ZHO2008-02 – 1115 Frontage Road Sign Variance – Staff gave a brief presentation of the Zoning Hearing Officer's decision of approval for the Sign Variance to the rear yard setback variance for a freestanding sign for the subject property at 1115 Frontage Road. Several Aldermen discussed the red LED board. The Committee requested that staff ask the petitioner to consider using a different color than red for the LED board. The ZHO's

decision was recommended by unanimous consent. The City Council has 21 days right-of-review on the decision, which would end on March 20, 2008.

- B) Proposed Amendments for the City's Property Maintenance Code – Staff presented a memo at the Committee meeting that outlined proposed amendments to the City's Property Maintenance Code. First, the City is proposing to require electrical service panel inspections, which would add 10 minutes to the inspection. The City is also proposing to reorganize the ordinance for the purpose of clarification. According to staff, applicants would benefit from this reorganization that would allow easier understanding of the Property Maintenance Code. Alderwoman Schmidt asked if additional training will be required. Staff answered no new training would be required. Staff may have the amendments ready for the March 24 Committee meeting.
- C) Special Event Permit for "O'Fallon Grand Prix Bicycle Race"– Staff presented a brief overview of the Special Event Permit request and expressed concerns about the event, especially pertaining to safety and to the proposed closure of Kyle Road. The proposed special event is scheduled for May 31, 2008 from 8AM to 4PM. The 22.5 mile race would start and end at Fulton Junior High School. Due to the late submittal request, Chief Betten expressed concern about recommending approval without fully reviewing the application. Chief Betten stated that the request would not be ready for Council approval at the March 17 City Council meeting because other governmental units would need to review the application since the event is proposed for city, county, and township roadways. Alderwoman Schmidt expressed her concerns for the safety of the bicyclists. The applicant indicated that safety precautions were being made including the use of a lead vehicle to protect the bicyclists and 100 marshals (volunteers) to control the crowds. The applicant also added that races can occur on open roads. Staff stated that the event needs City approval. Alderman Mouser said that the Special Event Permit request would be re-considered at the March 24 Committee meeting after additional review had been made.
- D) Sign Code Discussion – No discussion occurred.

MEETING ADJOURNED: 7:25 P.M.

Next Regularly-Scheduled Meeting: March 24, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Matt Ament, Senior Planner