



**MINUTES**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**6:00 pm, Monday, April 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 **April 14, 2008**. CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Mouser, Schmidt, West, Medford, Other Aldermen Present: J. Drolet, N. Drolet, Polites, Reckamp, Grogan, True. Staff: Ament, Howland, Stehman, Shekell, Funk, Rich. Visitors: Georgia Hillyer, Jim Otto
- II) **Approval of Minutes** – March 24, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – April 21, 2008
  - A) Second Addition to Cobblestone Ridge Final Plat (2<sup>nd</sup> Reading) – No change. Staff indicated that they are still awaiting the required electronic submittal from the applicant, which is required before City Council approval. The Committee recommended approval with a unanimous vote.
  - B) Zoning Code Text Amendment (2<sup>nd</sup> Reading) – Staff presented a minor adjustment to the aesthetic design requirement for freestanding signs under “Exceptions: Highway 50 Lots” in Article 12: Sign Regulations. Alderman Medford questioned the number of businesses with 51% outside product display. Alderman Medford expressed concern for the Highway 50 businesses that will not benefit from the special temporary signage allowed for businesses within 1,500 feet from the interstate highway. Staff stated that they would provide information on the number of Highway 50 businesses with outdoor product display at the 2<sup>nd</sup> Reading for the April 21, 2008 City Council meeting. The Committee recommended the minor amendment with a unanimous vote.
  - C) Proposed Amendments for the City's Property Maintenance Code (2<sup>nd</sup> Reading) – Staff presented a follow-up overview of the proposed amendments to the City's Property Maintenance Code. Alderman Reckamp inquired about the required location of a carbon monoxide detector. Alderman Medford questioned the detector requirement. Staff stated they are verifying everything for state compliance. Staff added that they are simply enforcing the state laws that require carbon monoxide detectors.
  - D) 110 West Washington Landmark Designation (1<sup>st</sup> Reading) – Staff presented a brief overview of the request to designate 110 West Washington as a Local Historic Landmark in O'Fallon, Illinois. The Committee recommended approval with a unanimous vote.
  - E) Special Event Permit for “Chevy's Cinco de Mayo” (MOTION) - Staff presented a brief overview of the Special Event Permit request for an annual Cinco de Mayo celebration with a tent and live music. The event is sponsored by Chevy's Fresh Mex Restaurant. The special event is scheduled for May 3 and May 5, 2008. On Saturday, May 3<sup>rd</sup>, live music will begin at 1PM to 5PM and 6:30PM to 11:30PM. On Monday May 5<sup>th</sup>, live music will begin at 1PM to 5PM and 6PM to 11PM. The Committee agreed to allow the applicant the use of the Miller beer blow-up feature on the site. The Committee recommended approval with a unanimous vote.
  - F) Special Event Permit for “Mayfest” (MOTION) - Staff presented a brief overview of the Special Event Permit request for Mayfest. The event is sponsored by O'Fallon Booster Club. The special event will run from May 16 – 18, 2008. On Saturday, May 17<sup>th</sup>, a parade is scheduled from 4PM to 6PM running from State & Penn to the Community Park. The hours of the special event will be 10AM to 11PM on Friday, 10AM to 10:30PM on Saturday and 10AM to 7PM on Sunday. The Committee recommended approval with a unanimous vote.

#### **IV) Other Business**

- A) Discuss proposed changes to existing lease for city property located at American Home Mortgage, corner of W. Hwy 50 and Hartman Lane – Staff presented a brief update on the changes to the city-owned subject property. A tutoring business will be replacing the current American Home Mortgage business. The terms of the lease will not change. The Committee suggested that it would be good for the new tenant to remove the wall signage from American Home Mortgage. This item will be presented to the Council as a resolution.
  
- B) Update on County action concerning the Schmitt Billboard off Scott-Troy Road – Staff informed the Committee that the proposed billboard was taken under advisement by the County Board. Alderman John Drolet submitted a written letter to the Committee recommending approval of a resolution supporting staff's opposition to the proposed billboard. Alderwoman Schmidt questioned why the City never pursued involuntary annexation for the subject property since it was entirely surrounded by the City. Alderman Ned Drolet questioned the processes of voluntary annexations versus involuntary annexations. Alderman West made a motion to support staff's recommendation to oppose the proposed Schmitt Billboard off Scott-Troy Road. Alderwoman Schmidt seconded the motion. Committee recommended by a 3 to 1 vote.

MEETING ADJOURNED: 7:01 P.M.

**Next Regularly-Scheduled Meeting: April 28, 2008 @ 6:00 P.M. – Mayor's Conference Room**

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