



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, June 26, 2006

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 **June 26, 2006**. CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – Mouser, Medford, Albrecht and Henry. Other Aldermen Present: Schmidt, West, True, Grogen, and Reckamp. Staff: Shekell, Denton, Funk, Stehman, Barnes, Mitchell and Bjerkaas. Visitors: Jerry Rombach, Jennifer Bowen, David Bich, Jennifer Rock, Wayne Yingling, Loren Ettinger, Tim Stone, Steve Macaluso, and Mark Fulford.
- II) **Approval of Minutes** – June 12, 2006.
- III) **Items Requiring Council Action on** – June 26, 2006
 - A) Lot 6 Shoppes at Green Mount Zoning Amendment (2nd READING) –T. Bjerkaas gave a three-dimensional walk-through presentation on the proposed development. He included different possible orientations of the proposed buildings on Lot 6 and their orientation to approved and proposed buildings in the Shoppes at Green Mount. The project is still on hold.
 - B) Savannah Hills Annex Subdivision (2nd READING Final Plat) –T. Bjerkaas gave a three-dimensional walk-through presentation addressing the set-back concerns from previous meetings. In his presentation he showed a single set-back layout, a patterned/ varied set-back layout, and a random set-back layout. Staff recommended using the random set-back layout, and the committee concurred.
 - C) Parking and Loading Text Amendments to the Zoning Code of Ordinances (2nd READING) – Committee members asked about incorporating alternative landscape island in the ordinance. Staff incorporated such alternatives in the Alternative Parking Plan provision.
 - D) The Manors at Thornbury Hill Final Plat (2nd READING) – no change
 - E) Illini Trails 1st Addition Rezoning Ordinance (1st READING) and Preliminary Plat (RESOLUTION) – Staff gave an introduction to the proposed subdivision. The preliminary plat modifies the originally approved Illini Trails subdivision and established the lots for the new eastern 15.84 acres of land. Staff stated that there would be a right-of-way platted between lots 38 and 39 for a stub street, but the street would not be built until such time that a residential subdivision is developed to the east, requiring the use of the street. If the eastern parcel is developed by a church or other non-residential use and does not need cross access, the right-of-way will be vacated to the owners of lot 38 and lot 39. Committee questioned the drainage for the development. Staff showed the common ground detention located in the northeastern part of the subdivision and the existing lake located in the southeastern part of the subdivision. Staff also stated that the drainage proposal from the west and under Illini Drive approved in the previous subdivision is included in this preliminary plat.
 - F) Site Plan Text Amendments to the Zoning Code of Ordinances (1st READING) – Staff introduced the site plan text amendments. The committee raised concerns about how these amendments would effect smaller developments. They were concerned that it would be too difficult of a process and would turn away possible development. Staff informed the committee that they currently have meetings with potential developers to help them through the process and this would help to supplement those meetings. Many of the practices currently used in the department are now specifically codified through this chapter.
 - G) Building and Zoning Ordinance Amendments Regulating Substandard Residential Construction and Design (1st READING) – Staff stated that the amendments are the same as the committee reviewed prior to the Special Planning Commission Meeting on June 5, 2006. Staff stated that the prohibition of slab-on-grade construction and the requirements of a safe room are still no longer a part of the amendment.

- H) Special Event Permit for Faith United Baptist Church for "Youth Quake 2006" (MOTION) – Committee and staff agreed with the included recommendations of John Betten, Brent Saunders, Dan Gentry, and Mary Jeanne Hutchison of denying the special event permit as applied for. Committee stated interest in having the event in the city and asked if a location change was possible.
- I) Special Event Permit Extension for Mainstreet O'Fallon Swap Meet (MOTION)- Committee asked Jennifer Rock how the trial events had gone and if there were any problems with parking. She responded that the special event was getting more popular among vendors at each event and there have been no parking problems. The committee agreed to extend the special event permit.

IV) Other Business

- A) Adams Family – no change
- B) Scott Hesse Minor Subdivision –No change.
- C) Shiloh – O'Fallon Land "Swap" – No change
- D) Scott Air Force Base Tim Stone- T. Stone introduced himself as the new planner for Scott Air Force Base and gave an overview of the Joint Land Use Study (JLUS) project Scott will be starting. The JLUS between the Air Force Base and the surrounding St. Clair County communities, including O'Fallon, Mascoutah, Lebanon, and Shiloh, that is about to commence. The committee thought it would be beneficial for the city and the base to work together in this and many other capacities.

Next Meeting: July 10, 2006 – 6:00 P.M. – Mayor's Conference Room

MEETING ADJOURNED: 7:15 P.M.

Prepared by: Ted Shekell, Planning Director