



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Thursday, December 14, 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 **December 14, 2006**. CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Mouser, Henry, Schmidt, Albrecht and Medford. Other Aldermen Present: Drolet. Staff: Denton, Funk, Rich, Shekell, Stehman, and Howland. Visitors: Darwin Miles (Miles Properties), Loren Ettinger (Walpert Properties), Suzanne Butler (Balke Brown), Steve Macaluso.
- II) **Approval of Minutes** – November 27, 2006
- III) **Items Requiring Council Action on** – December 18, 2006
 - A) Aldi Grocery Store Planned Use Rezoning Ordinance (2nd READING) – Staff confirmed that the applicant and staff have been unsuccessful in convincing the property owner to the west to record a cross-access easement with Aldi, Inc. However, the Aldi, Inc. property will have a cross-access easement recorded on their final plans.
 - B) Suburban Extended Stay Hotel Planned Use Rezoning Ordinance (2nd READING) – Clarification was made regarding the materials proposed for the exterior. EIFS will cover the entire exterior; no vinyl siding or brick will be used.
 - C) Lots 5 & 6 The Shoppes at Green Mount Planned Use Rezoning Ordinance (1st READING) – Staff presented the project to the committee and distributed revised building elevations, landscaping, site plan and signage concepts. Because this will be at one of the main entrances to the City, the importance of having a well-designed development was stressed. Concern was expressed regarding how the buildings would relate to each other, both on Lots 5 & 6 and the rest of the Regency Park Drive development parcels. Darwin Miles spoke in favor of developing a master plan to address streetscape, lighting and signage elements to ensure that the area has a cohesive design and feel. Loren Ettinger agreed to work to develop a master plan for the three elements, but he does not want that to hold up the approval process of Lots 5 & 6. Mr. Ettinger and Suzanne Butler expressed concern over cost increases if they were to use different building materials. Staff recommended that the project move forward, with the exception of the streetscaping, lighting and signage. A master plan for the streetscape, lighting and signage will be created by the key developers involved with the Regency Park development. This master plan will be reviewed by the City before final approval of the streetscape, lighting and signage. The committee recommended approval of the Rezoning Ordinance on First Reading with a vote of 4-ayes to 1-abstain.
 - D) Minor Subdivision (Resolution) – Staff explained that the minor subdivision involved an internal lot line shift that would increase the size of Lot 5 to accommodate necessary parking for the office building. The committee unanimously recommended approval of the Minor Subdivision on First Reading.
 - E) Temporary Architectural Regulations Extension Ordinance (1st READING) – Staff informed the committee that nothing would change from the original Ordinance No. 3466, with the exception of the date of expiration. The report from Arcturis will be available on the City's website at the end of December.
 - F) Joint Land Use Study (Resolution) – Staff presented the intent of the Resolution. Voting members of the Policy Committee were identified. Discussion ensued about the County's role and influence over the JLUS. Staff stressed that the County does not have overarching power, and that each of the four municipalities and the County will have one vote. When the study is complete and the recommendations are formed, each municipality and the County will hold a separate vote to determine action on the findings. A concern was raised

regarding how Mid-America Airport's clear zone designation may conflict with zones identified by Scott Air Force Base. The committee also questioned the validity of the AICUZ, as it may be outdated.

IV) Other Business - None

Next Meeting: January 8, 2007 – 6:00 P.M. – Mayor's Conference Room

MEETING ADJOURNED: 7:25 P.M.

Prepared by: Jennifer Howland, Assistant Planner