



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, January 8, 2007

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 **January 8, 2007**. CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Mouser, Henry, Schmidt, Albrecht and Medford. Other Aldermen Present: True, West, Drolet, Reckamp. Staff: Denton, Rich, Shekell, Stehman, and Howland. Visitors: Loren Ettinger (Walpert Properties), Suzanne Butler (Balke Brown), Steve Macaluso.
- II) **Approval of Minutes** – December 14, 2006
- III) **Items Requiring Council Action on** – January 16, 2007
 - A) Lots 5 & 6 The Shoppes at Green Mount Planned Use Rezoning Ordinance (2nd READING) – Staff presented an update to the Planned Use Ordinance. Clarification was made regarding the drive-through on Building E. Any drive-through facility must go through a separate Planned Use rezoning application, and the drive-through must be removed from the current site plan before it gets recorded for the Lots 5 & 6 project. Clarification was made regarding building signage. By right, each tenant space will be permitted one wall-mounted sign to face the parking lot. All other signage must be reviewed as part of a Sign Plan. A master plan for signage, landscaping and lighting must be submitted by the key developers on Regency Park Drive. Staff has yet to receive a proposal for this Master Plan, although according to Loren Ettinger for Walpert Properties, several unsuccessful attempts have been made to work with Darwin Miles to develop it. The Committee set a deadline of Friday, January 12 for Darwin Miles to submit a proposal for the Master Plan for signage, landscaping and lighting to staff for review. This will give staff, Walpert Properties, and the Committee time to review the Master Plan before the next Community Development Committee meeting on January 22. Ultimately, the City Council will have the final power of approval over the Master Plan. Revised building elevations were also presented to the Committee. The changes include an optional elevation for the north tenant space in the shopping center, as well as additional horizontal banding on Building E. The Committee voted 4-ayes to 1-nay to put the project on hold until the Master Plan for signage, landscaping and lighting is received and reviewed by staff, the applicant, and the committee.
 - B) Parcs @ Arbor Green Phase 3A Final Plat (1st READING) – Final plat for Phase 3A of the 187-lot subdivision located west of Simmons Road. The committee voted unanimously to recommend the Final Plat for Phase 3A on 1st Reading.
 - C) Parcs @ Arbor Green Phase 3B Final Plat (1st READING) – Final plat for Phase 3B of the 187-lot subdivision located west of Simmons Road. The committee voted unanimously to recommend the Final Plat for Phase 3B on 1st Reading.

IV) Other Business - None

Next Meeting: January 22, 2007 – 6:00 P.M. – Mayor's Conference Room

MEETING ADJOURNED: 6:54 P.M.

Prepared by: Jennifer Howland, Assistant Planner