



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, March 26, 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 **March 26, 2007**. CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Mouser, Schmidt, Albrecht and Medford. Other Aldermen Present: Grogan, West, Drolet, Reckamp. Staff: Denton, Funk, Rich, Shekell, Howland, Stehman. Visitors: Dan Toberman.
- II) **Approval of Minutes** – February 26, 2007
- III) **Items Requiring Council Action on** – April 2, 2007
 - A) American Legion – Grange Hut Landmark Designation (2nd Reading) – An Ordinance Designating the American Legion – Grange Hut as a Local Historic Landmark at Community Park in O'Fallon, Illinois. No change.
 - B) Special Event Permit Application for O'Fallon Mayfest (MOTION) – The event will be held at the O'Fallon Community Park. Event will occur from May 18 - 20, 2007. It was noted they would still need to coordinate with Public Works prior to the event. Parks and PD ok with it. The event will close on Friday and Saturday evenings at 10:30. The Committee voted to recommend the event 4-0.
 - C) Frieze Harley Davidson Sign Change Request (MOTION) – Discussed proposed significant changes to free-standing signage from what was approved by Council in their planned use ordinance. After much discussion, the Committee voted 3-1 to allow her to reuse the existing sign on W. Hwy 50 at her existing facility across from Wal-Mart. She would propose it as a 9' monument sign on a 3' brick base. She proposes 2 alternatives, one with an electronic reader board and the other without. The Committee vote was split 2-2 on which style to allow.
 - D) Reliance Bank Minor Subdivision (Resolution) – The bank proposes a minor subdivision and condo plat to allow both the sale of existing space in the office building and to divide the lot into two parcels. Aldermen expressed concern about the existing property and its detention pond and the fact that not all work had been completed and clean-up on the existing construction project. Consequently, they were reluctant to approve any new division of the land until those issues were corrected. Secondly, the concept plan shown for the future use of the proposed Lot 2 did not show shared parking or cross-circulation patterns between the two lots, which staff and the Council believe is of critical importance to the future development of the overall site. Additionally, the concept plan showed a potential building pushed to the rear of the lot, which would cause an unusual elevation for the foundation of the new building, which would be 11' above the adjacent grades of the homes. The council and staff proposed moving any building toward the front of the lot, thus keeping the rear of the lot near the homes lower and more consistent with existing grades. The Committee voted 4-0 to reject the plat as proposed.

IV) Other Business

None.

Next Meeting: April 9, 2007 – 6:00 P.M. – Mayor's Conference Room

MEETING ADJOURNED: 6:55 P.M.

Prepared by: Ted Shekell, Planning Director