



**MINUTES**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**5:30 pm, Tuesday, May 29, 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 **May 29, 2007**. CALL TO ORDER: 5:33 p.m.

- I) **Roll Call** –Schmidt, Albrecht and Medford. Other Aldermen Present: Polites, J. Drolet, Engler, Reckamp, West. Staff: Shekell, Denton, Funk, Howland. Visitors: Dan Toberman, Todd Sheibe, Darwin Miles, Steven Madura, Gary Karasek, Bob Solger, Virginia Frieze, Loren Ettinger.
- II) **Approval of Minutes** – May 14, 2007
- II) **Items Requiring Council Action on** – June 4, 2007
  - A) Regency Park South Planned Use (2<sup>nd</sup> READING) – No change. No further discussion.
  - B) Plaza Wine & Liquor Planned Use (2<sup>nd</sup> READING) – No change. No further discussion.
  - C) Aldi, Inc. Planned Use (2<sup>nd</sup> READING) – Staff presented a new prototype of the grocery store elevations that was provided by Woolpert. However, Mr. Sheibe from Woolpert stated that the prototype is not far enough along in the design process for it to be ready for the O'Fallon grocery store. Also, it would be difficult for the new prototype to screen the HVAC units from the public view. As it is, the originally proposed building elevations have been incorporated into the architectural plans, and changing them now would require significant alterations. There was also discussion about the traffic at the intersection of St. Ellen Mine Rd and Hwy 50. Mr. Sheibe stated that Aldi is willing to remove the northern access driveway from the site plan in the interest in alleviating potential traffic conflicts so close to the intersection. Staff will have the Engineering Department look at this option at Plan Review this week, and will notify Mr. Sheibe of their recommendation. There was also discussion about the potential need for a traffic light. Staff stated that there needs to be a minimum 500 ft separation between lights, which would not be met in this case. Additionally, the traffic study that was conducted previously for Aldi did not warrant a traffic light. The committee voted 3-0 to recommend approval of the application.
  - D) Frieze Harley-Davidson Planned Use Amendment (1<sup>st</sup> READING) – Planned Use Amendment to Ordinance No. 3389 for the addition of a wind turbine at Frieze Harley-Davidson; located at 1560 North Green Mount Road; applicant is Gary Karasek for Jenny Frieze. Staff provided an overview of the project, and the applicant answered various questions about the mechanics of the wind turbine. Alderman Engler expressed concern on behalf of 14 residents in Ward 6 who do not want the wind turbine because of its negative impact on the skyline. The committee voted 3-0 to recommend approval of the application.
  - E) Central Park Plaza 4<sup>th</sup> Addition 2<sup>nd</sup> Amendment Minor Subdivision (Resolution) – Minor Subdivision creating two lots for a retail center and Starbucks on Central Park Drive. The committee voted 3-0 to recommend approval of the application.
  - F) Shoppes at Green Mount Lots 5 & 6 Minor Subdivision (Resolution) – Minor Subdivision creating two new lots 5A and 6A on Regency Park Drive. The committee voted 3-0 to recommend approval of the application.
  - G) Special Event Permit for "Business After Hours RCGA" (MOTION) – Event will occur on June 14<sup>th</sup> at 1385 N Green Mount Rd and Shoppes Lots 5 & 6. A suggestion was made to inform SAFB about the event. The committee voted 3-0 to recommend approval of the application.

- H) Special Event Permit for "Nissan National Tent Sale" (MOTION) – Event will occur from July 15 – 30, 2007 at 1960 New Car Drive. The committee voted 3-0 to recommend approval of the application.

#### IV) Other Business

- A) City Council Right-of-Review – Special Use Permit for proposed use of drive-thru restaurant in B-1(P); located at 1126 Central Park; applicant is Berutti & Associates for Starbucks. The committee did not express a desire to bring the Planning Commission's decision to approve the Special Use Permit under review.
- B) Discuss follow-up to residential visual preference survey – Staff gave a summary of the results, and indicated that we will be working to draft permanent design regulations.
- C) Update on recent Zoning Hearing Officer cases – Mr. Shekell informed the committee that The Zoning Hearing Officer had denied the petition for the Jones Company (Milburn Estates). Alderman Schmidt inquired as to the expiration date of the temporary regulations. Mr. Shekell stated that a portion of them expired on May 15, 2007; however, there remain elements of the regulations, such as minimum eave overhang, that are permanent. The Loan Machine decision has not yet been made.

MEETING ADJOURNED: 6:47 P.M.

**Next Meeting: June 11, 2007 – 6:00 P.M. – Mayor's Conference Room**

**Prepared by: Jennifer Howland, Assistant City Planner**