



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, June 25, 2007

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Council Chambers, 255 S. Lincoln, O'Fallon, Illinois on **June 25, 2007**. CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Mouser, West, Medford, Schmidt. Other Aldermen Present: J. Drolet, N. Drolet, Reckamp. Staff: Shekell, Denton, Ament, Howland, Stehman, Sullivan, Bowman. Visitors: Tom Denomme, Max Nall, Mark Gettemeyer, Mike Rosborg, David Crane, Howard Dietrich, and several other residents.
- II) **Approval of Minutes** – June 11, 2007
- II) **Items Requiring Council Action on** – July 2, 2007

A) Creekside Promenade Planned Use Rezoning (1st READING) – Zoning Amendment subject to the Planned Development Ordinance from A to B-1(P) and A(P) for the proposed use of a retail center and open space to be known as Creekside Promenade; located on the northwest corner of Lincoln and Kyle; applicant is Gerard Grewe for Lincoln & Kyle, LLC. Staff presented an overview of the project and outlined a staff recommendation that included a few changes since the presentation before the Planning Commission on June 12, 2007. These changes include limiting hours of operation to 6am to 11pm (no 24-hour facility), requiring a fence and dense evergreens behind the northern retail building, choosing plantings that would not interfere with the overhead power lines along the streets, and requiring a dumpster cover. The applicant, Tom Denomme, spoke in favor of the project. He stated that it was a \$7 million project which would generate 120 union construction jobs, 160 permanent jobs, \$900,000 in sales tax revenues, and significant property tax revenues. Typical shopping centers are built for \$65-\$75 per square foot; Creekside Promenade will run \$233 per square foot. Traffic generation will increase from 4,000 vehicles per day to 5,000 vehicles per day, according to the traffic study conducted by CBB. Mr. Denomme addressed several concerns brought up at the Planning Commission meeting, as well. The dumpsters will have drainage, electric, and a cover. He is willing to install screening behind Building B & C, however he wants to make sure that whatever is installed will not negatively affect the drainage area. He is agreeable to creating a water feature with the retention pond. He is prepared to install sidewalks all the way to the residential areas, in cooperation with the City. Ventilation concerns have been adequately addressed in the building design. He will have trouble securing a contract for the drug store and Urgicare facility if the project is restricted in any way by hours of operation.

Several residents attended the meeting, and there were two spokesmen for those residents opposed to the project: David Crane and Howard Dietrich. Mr. Crane and Mr. Dietrich presented a slideshow that outlined their concerns, including safety, drainage/runoff, property maintenance, alcohol-serving businesses, and whether it is a necessary project. Several photos were shown from various Grewe properties in the St. Louis region that highlighted concerns about dumpsters, vermin, and blowing trash. Mr. Crane spoke with Mr. Keats from St. Clair County, who informed Mr. Crane that an entrance off of Lincoln (a county-owned road) would not be permitted. Mr. Crane and Mr. Dietrich presented alternative uses, including a cemetery, medical/professional offices, and parkland.

Alderman West informed the committee that he surveyed residents in Forest Hills subdivision and Lincoln Farm Estates, and 70 percent of those surveyed were opposed to the project. Alderman West also asked Mr. Denomme to address the issue of hours of operation. Mr. Denomme stated that he would need 24 hours for the drug store and Urgicare contracts. Alderman Schmidt informed the group that a cemetery producing blowing trash, as well. She also asked the applicant if they had considered using rain gardens and other low-impact

development techniques. Max Nall said that they could consider those techniques around the retention pond. Mr. Nall also explained that the drainage design would create minimal adverse impacts on the natural drainage path. Someone asked if Mr. Denomme would be willing to unveil any tenants, to which Mr. Denomme replied that he wouldn't, but that there is no place for a restaurant or liquor sales at Creekside Promenade. He is willing to live with the types of tenants identified on the site plan. A question was raised about donating the 13 acres of open space as a city park. Mr. Denomme would consider this, but they're just not that far along in discussions with the City regarding this option.

Mr. Shekell explained that the decision whether to approve the project lays with the City Council, and that the applicant has a right to petition the City for approval, residents have a right to attend public meetings to voice their opinions, and the landowner has a right to sell their land for development.

One woman spoke in favor of the project (the same one who spoke in favor at the Planning Commission meeting). She felt that distributing a petition at 11am during the week was not a good way to have a representative group since people with day jobs would not be home. A resident expressed his desire for separation between residences and businesses, and that progress is not measured by construction.

Alderman Mouser asked Mr. Denomme what the likelihood would be of making Buildings B & C 9am to 5pm. Mr. Denomme said that the bagel shop would likely be open earlier, the card shop would be open from 10am to 9pm, and typical retail is from 9am to 9pm. He also stated that the bank would have a 24-hour ATM, consistent with all other ATMs. Regarding concerns about property maintenance, Mr. Denomme stated that he would hire a new company or post a bond.

Mr. Shekell informed the group that the City can outline the hours of operation for the project, as well as some tenant mix. Certain uses, such as check-cashing and payday loan establishments, are not permitted anywhere in the City. Several uses are defined as requiring a Planned Use rezoning, which includes another public hearing.

Alderman Medford felt that the building elevations are about as good as they would ever get, and that it sounded like there were some uses that would be acceptable to both the applicant and the residents.

Alderman Schmidt understood the applicant's concerns regarding needing no restrictions on hours of operation. She was supportive of the project.

Alderman Mouser asked the applicant if they would like to get a vote on the project as originally presented – not as modified by staff's recommendations. Mr. Denomme said, "Yes." The Committee voted 3-1 to recommend denial of the project on 1st Reading as originally presented by the applicant. Mr. Shekell explained to the audience that if rejected at the July 2nd City Council meeting, the applicant will have to wait 12 months before applying again.

IV) Other Business

- A) Contract with Applied Ecological Services for Conservation Subdivision Design Charrette: Mr. Shekell presented an overview of the work to be completed by AES, including a 2 ½ day design charrette to educate local developers, engineers, City Council and Planning Commission members about conservation subdivision design. The Ahl property will be used as a subject for the design charrette. The total cost is \$11,380, which will be reimbursed by the developer if the project is pursued as designed. The Committee voted unanimously to recommend approval of the contract.
- B) Sal Macaluso – follow-up from Mr. Macaluso's comments at City Council on May 21, 2007. Mr. Macaluso was not present at the Committee meeting. No further discussion.

MEETING ADJOURNED: 7:52 P.M.

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

Prepared by: Jennifer Howland, Assistant City Planner