



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, July 23, 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 **July 23, 2007**. CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – West, Medford, Schmidt, Mouser (arrived at 6:20 PM). Other Aldermen Present: J. Drolet, N. Drolet, Reckamp, Grogan. Staff: Shekell, Denton, Funk, Ament, Howland, Stehman. Visitors: Lee Canon, Loren Ettinger, Mike Bennett, Steve Macaluso, Jeff Holland, Roger Van Etten, Dee Van Etten, Judy Klohr and many other residents.
- II) **Approval of Minutes** – July 9, 2007.
- II) **Items Requiring Council Action on** – August 6, 2007
  - A) McDonald's Planned Use Rezoning (2<sup>nd</sup> Reading) – Zoning Amendment subject to the Planned Development Ordinance from "B-1" zoning to B-1(P) for the proposed use of a McDonald's restaurant; located on the southwest corner of W Hwy 50 and Whitehall; applicant is Loren Ettinger for H.A.S. Development, Inc./Southview Dev, LLC. Staff noted that the proposed brick color was changed from red to an earth tone. No other changes were proposed. Alderman Medford asked if the new brick color would clash with the surrounding development, such as the neighboring Ace Hardware store. Staff replied that the new brick color would be compatible with Ace Hardware's exterior building colors. Medford also requested that the developer install a crosswalk at the corner of US-50 and Whitehall. Alderman Schmidt asked the crosswalk be required in the ordinance. Staff suggested that the developer contact the City Engineer Dennis Sullivan for cost estimates on the proposed crosswalk. The committee voted unanimously to recommend the project for approval based on staff's recommendation, with the proposed crosswalk.
  - B) Shiels De-Annexation (2<sup>nd</sup> Reading) – This is a de-annexation of a small parcel on Old Collinsville Road behind Applegate Apartments and the Knights of Columbus. Staff presented a brief overview of the annexation petition. No change. No further discussion. The committee voted unanimously to recommend the petition for approval.
  - C) Annexation Agreements and Annexations 1142 Ogle Road, for Brent and Tracey Saunders (2<sup>nd</sup> Reading) Staff presented a brief overview of the annexation petition. No change. No further discussion. The committee voted unanimously to recommend the petition for approval.
  - D) Annexation Agreements and Annexations 107 Behrens Street, for Eric Litteken, (2<sup>nd</sup> Reading). Staff presented a brief overview of the annexation petition. No change. No further discussion. The committee voted unanimously to recommend the petition for approval.
  - E) Southview Village Planned Use Rezoning (2<sup>nd</sup> Reading) – Zoning Amendment subject to the Planned Development Ordinance from Shiloh "NU" zoning to O'Fallon SR-3(P) for the proposed use of a residential development; located on the old Rasp Farm property on South Lincoln; applicant is Jeff Holland for O'Fallon Development LLC. The de-annexation of the parcel from Shiloh is pending on the approval of the proposed plan approval. Alderman Mouser briefly discussed the traffic at the school. Several residents expressed concern about traffic on Dartmouth. Staff informed the Committee that staff met with the school's superintendent to change the current off-site drop-off area. The school district did not want to mix the bus and car drop-off areas together due to safety concerns. Mouser raised the possibility of utilizing the proposed cul-de-sac near the south property line of the school. Staff noted that the school may consider the cul-de-sac as a future car drop-off area. Staff requested that the school district consider changing the school's drop-off route.

Staff also added that the school district did not need a fence to separate the school's south property line and Southview Village. Lee Cannon, the City's traffic engineering consultant, did a brief review of the traffic circulation for the proposed site. Mr. Cannon concluded that the proposed layout is acceptable. Mr. Cannon prefers to see interconnectivity between the adjoining subdivision and the proposed development. Alderman Medford asked if the development could be limited to one access to Dartmouth. Mr. Cannon suggested that the school district get involved to resolve the school traffic issues. He added that the school district would likely need to build new infrastructure to accommodate a second on-site drop-off area. Alderman West suggested that the developer and City needs to work with the school district on the traffic on Dartmouth. Staff suggested that the access to DeSoto may need to be removed from the plan. Staff also added that the drainage and pond issues have yet to be resolved. The de-annexation from Shiloh will not be complete until the proposed Southview Village plan is approved. Mouser explained that the proposed development has the option to go to Shiloh if O'Fallon denies approval of the plan. Alderman Schmidt expressed her dissatisfaction with the proposed plan because it is too dense for the area. Staff recommended that the project be put on hold for the next Community Development Committee meeting on August 13 to allow staff to meet with the developer and the school district to resolve the Dartmouth traffic issues. The committee voted unanimously to put the project on hold until the meeting on August 13<sup>th</sup> meeting.

- F) Financial Resource Center Minor Subdivision and Condo Plat (RESOLUTION) – Minor Subdivision creating two commercial lots for a future office building and the existing Reliance Bank building on the southwest corner of US-50 and Green Mount Road. This will also grant permission to Reliance Bank to sell interior portions of the bank building. Alderman Rekamp expressed concern regarding drainage and detention problems on the subject property. The committee voted 4-0 to recommend approval of the application.
- G) Special Event Permit for O'Fallon Homecoming (MOTION) – This is an annual event run by the O'Fallon Homecoming Association. The festival will be held in Community Park and the parade will proceed from the old City Hall to Community Park and is similar to previous years. Event will occur August 10-12, 2006. The committee voted unanimously to recommend approval of the Special Event Permit.

#### IV) Other Business

- A) Discussion of Licensing and Inspections of Mobile Home Parks – Prior to Home Rule status, the Illinois Department of Public Health licensed and inspected all mobile home parks in the city. Currently, it is the responsibility of the City to license and inspect mobile home parks. Due to the lack of regulations, O'Fallon must establish their own guidelines. Staff proposes to use the State of Illinois' guidelines for mobile home parks. Staff will return to the Community Development Committee with the proposed ordinance for licensing and inspections.
- B) Discussion of Elevator Inspection Program mandated by State Fire Marshall's Office – The Illinois State Fire Marshal's Office adopted regulations for all commercial elevators in the state, which would include review and inspection of all new installations. The City may opt out and run its own elevator inspection program. In order to accomplish this task, the City would contract out those review and inspection services to licensed professionals, which is common in Illinois. Staff recommends that the City pursue its own elevator inspection program. The adoption of said program would expedite the review and inspection process for all commercial developments with elevators.

MEETING ADJOURNED: 7:45 P.M.

**Next Meeting: August 13, 2007 – 6:00 P.M. – Mayor's Conference Room**

**Prepared by: Matt Ament, Senior City Planner**