



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Thursday, August 30, 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 **August 30, 2007**. CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – Medford, Mouser (arrived at 6:10 p.m.), Schmidt, West, Albrecht. Other Aldermen Present: J. Drolet. Staff: Ament, Howland, Kiefer, Stehman, & Shekell. Visitors: Steve Macaluso, Jeff Holland and several residents.
- II) **Approval of Minutes** – August 13, 2007. Motion made by Medford; seconded by West. All ayes. Motion carried.
- II) **Items Requiring Council Action on** – September 4, 2007
 - A) Market Basket Planned Use Amendment (1st READING) – Zoning Amendment to the “B-2(P) approved Planned Development Ordinance for Market Basket; located at 1700 E Hwy 50; the applicant is Jason Stevens for GEM Properties. Staff presented an overview of the project. The applicant is requesting relief from eight site improvements, including relief from constructing the access driveway from Arbor Parkway and expansion of outdoor storage without screening. In summary, the applicant is requesting that the site remain in its current state. According to the applicant, he cannot construct the access driveway until the lease expires in January 2008. However, the lease may be renewed yearly until 2014. Alderman West expressed concern over the enforcement of the construction of the access drive and the violation of the lease agreement. Staff stated that the lease agreement is a civil issue between the two private parties and the City should not base its decision on the terms of the lease agreement. Alderman Drolet suggested that the expiration date of the Letter of Credit be extended to cover expected completion date of the project. Alderman Albrecht made a motion to table the item. Alderman West seconded.
 - B) Southview Village Planned Use Rezoning (1st READING) – Staff explained to the committee that the project is not ready for the City Council 1st Reading due to platting and annexation issues. Alderman West asked about the status of the changes to the school drop-off agreement. Staff said that the City Engineer was working with the school district to swap bus and car drop-off locations from Dartmouth to Matthew. Alderman West asked about the needed turn lane on Dartmouth and Lincoln. Staff suggested that only general funds can be used to make those road improvements. Staff also added that the developer would be responsible for turn lane improvements for Lincoln and Edgewood upon Council approval of the project. Alderman West reminded the committee that the developer needs to resolve the five remaining main issues: drainage, school drop-off, access, traffic and annexation. Staff understands that the annexation needs to be completed; however, the developer would like the City Council to agree on the concept of the project. Alderman Mouser asked Mr. Macaluso if that request is acceptable. Mr. Macaluso agreed. Alderman Medford asked if the City can limit parking on one side of Dartmouth. Staff stated that four right-of-way stub streets on Dartmouth were platted for future connections to the Rasp Farm property. Eliminating one access point will create additional loads to the other access points. One resident expressed no direct access to Dartmouth should be allowed. Alderman Schmidt stressed her support for street interconnectivity. One resident suggested that the developer and City provide walkways to the school for connections. Mr. Halloran stated that the County will not approve the connection to Lincoln without additional access points other than Lincoln. Alderman Drolet asked staff if the Village of Shiloh could require access to the Dartmouth street stubs. Staff believed that they could require direct Dartmouth access. Staff also added that most of the annexation fees for O'Fallon would pay for the turn lane improvements for Lincoln & Edgewood. Alderman Mouser suggested that only City of O'Fallon approval of

the project would ensure the control of the development. Mr. Halloran stated that the County is currently reviewing the plan. One resident suggested that a traffic signal is needed at the intersection of Dartmouth and Lincoln. Alderman Mouser closed the discussion. The Committee granted unanimous consent to allow the City Council to discuss the concept plan on September 4, 2007.

- C) Full Circle Services & Supply Rezoning (1st READING) – Zoning Amendment subject to the Planned Development Ordinance for “B-1(P)” for limited automotive service station services, without fuel dispensing, for Full Circle Services & Supply; located at 510 South Lincoln Avenue; applicants are Carlos & Carlotta Perez. Staff stated that nothing had changed since the last committee meeting on August 13, 2007. The committee voted 0-5 to recommend approval of the rezoning.
- D) General text amendment to the Zoning Code of Ordinances (1st READING) to increase the maximum allowed lot area coverage in the “SR-1,” “SR-1B,” and “SR-2” Single-Family Residence Dwelling Districts from 25% to 30%. Staff presented an overview of the text amendment, including findings from a survey of comparable communities which revealed that O’Fallon has the lowest maximum lot coverage requirement out of the communities surveyed. Staff recommended that accessory structures should be included into the maximum 30% lot area coverage. Alderman Albrecht suggested that the City leave the maximum lot area coverage at 25%. The committee voted 4 to 1 to recommend an increase to 30% lot coverage for all structures in the SR districts (SR-1, SR-1B, SR-2, SR-3).
- E) Shoppes at Green Mount 1st Amendment, and the North Adjacent 7.79 acres Minor Subdivision (RESOLUTION) – Minor Subdivision creating five commercial lots for a future conference center, two hotels and regional detention lake on the northwest corner of Regency Park Drive and Green Mount Road. A cross-access & shared parking easement and a shared parking & joint maintenance agreement among the lots must be recorded. The committee voted 5-0 to recommend approval of the application.
- F) Special Event Permit for New Enterprise Academy 5K Run/Walk (MOTION) – The event will be held at O’Fallon United Church of Christ at 206 W. Adams from 7:30am to 10:30am on October 13, 2007. The committee voted unanimously to recommend the Special Event Permit for approval.
- G) Special Event Permit for 5th Annual Men’s Wild Game Dinner (MOTION) – The event will be held at the First Baptist Church of O’Fallon from 5:00pm to 9:00pm on September 13, 2007. The committee voted unanimously to recommend the Special Event Permit for approval.
- H) Elevator Inspection Program mandated by State Fire Marshall’s Office – The Illinois State Fire Marshall’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. The City plans to draft an agreement for Council approval at the next Community Development Committee meeting.

III) Other Business

- A) Discussion of the Sign Ordinance – Staff is currently amending the sign ordinance but needs input and direction from the City Council on a number of unresolved sign-related issues and policies. Staff presented a presentation to discuss these items. The Committee provided staff with their opinions and feedback. The valuable discussion will allow staff to proceed with the final draft of the new sign ordinance.

MEETING ADJOURNED: 8:40 P.M.

Next Meeting: Septmeber 10, 2007 – 6:00 P.M. – Mayor’s Conference Room

Prepared by: Matt Ament, Senior City Planner