



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, November 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 **November 26, 2007**.
CALL TO ORDER: 6:08 p.m.

- I) **Roll Call** – Mouser, Medford, Schmidt, Albrecht, West. Other Aldermen Present: True, J. Drolet, N. Drolet, Reckamp, Bennett. Staff: Ament, Howland, Stehman, Shekell, Denton, Rich, Bowman, Funk. Visitors: Chris Berutti, Gary Berutti, Herb Roach, Craig Alford, Joe Hardin, and David Bruce.

- II) **Approval of Minutes** – November 12, 2007. All ayes. Motion carried.

- III) **Items Requiring Council Action on** – December 3, 2007
 - A) Market Basket Planned Use Amendment (2nd READING) – No change. The Committee recommended approval with a unanimous vote.

 - B) 1680 Mansion Way ("The Mansion") Landmark Designation (2nd READING) – No change. The Committee recommended approval with a unanimous vote.

 - C) Kingdom Hall of Jehovah's Witnesses Planned Use Rezoning (1st READING) – Staff presented a brief overview of the project. The applicant is required to provide utility and sewer line extension easements through out the site. The applicant indicated that the congregation hopes to begin construction by April 2008 and complete the development in one month. The Committee recommended approval with a unanimous vote.

 - D) Noles Properties Retail Building Planned Use Rezoning (1st READING) – Staff presented a brief overview of the project. Staff indicated that the dumpster location was relocated per Planning Commission's recommendation. The Committee discussed cross-access between the east adjoining lot (17th Street Bar & Grill). The Committee also discussed the possibility of widening the curb cut to Highway 50. Staff stated that the City Engineer would need to approve the expanded curb cut. Alderman Medford questioned the need for a traffic light at St. Ellen Mine Road. Staff stated that the traffic light requirement must be a minimum of 500 feet between traffic lights. The Committee voted unanimously to recommend denial of the permit based on the concerns outlined by staff.

 - E) Resubdivision of Lots 1 and 2 of Streif's Business Center Minor Subdivision (RESOLUTION) – Staff presented a brief overview of the subdivision. Staff is requiring cross-access easements between lots. The Committee discussed the proposed lot configuration and stormwater detention for the two lots. Staff added that the developer would still need to resolve the lot configuration and stormwater detention before City Council approval.

 - F) Teen Center Planned Use Rezoning (1st READING) – Staff provided an overview of the project. Several Aldermen discussed the amount of noise to be generated from the site. Staff requested a sound attenuation report from the applicant, which was provided at the meeting. The property owner Herb Roach indicated that the report proved the noise would not exceed the decibel level for traffic at 10 ft from the Teen Center. Alderman Bennett said that he never heard loud music from outside the building when it was used as a gym. Staff discussed various proposed hours of operation for the Teen Center. The Planning Commission recommended 4PM to 11PM Friday and Saturday for the hours of operation. Several Aldermen discussed security at the Teen Center. Mr. Craig Alford stated that a total of 8-10 security officers would be on-site during the hours of operation. Mr. Roach requested that the sidewalk requirement be waived by City Council. The Committee decided against the waiver but agreed that the sidewalk could be installed by Spring 2008 with a

Letter of Credit and not prior to Certificate of Occupancy as stated in the Project Report. The Committee recommended approval with a 3-2 vote.

- G) Special Event Permit for Texas Roadhouse "Drive-up Gift Card Trailer" (MOTION) – This was a late addition to the agenda. Staff presented an overview of the Special Event Permit and expressed their concerns regarding the application. The Committee voted unanimously to recommend denial of the permit based on the concerns outlined by staff.

IV) Other Business - none

MEETING ADJOURNED: 7:27 P.M.

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

Prepared by: Jennifer Howland, Assistant City Planner
Matt Ament, Senior Planner