



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, June 23, 2008

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 **June 23, 2008**.

CALL TO ORDER: 6:15 p.m.

- I) **Roll Call** – Mary Schmidt, Allen Medford, Jerry Mouser. Other Aldermen Present: Ed True, Dan Polites, John Drolet, Rick Reckamp, Ned Drolet, Nila Grogan. Staff: Ted Shekell, Walter Denton, Jeff Stehman, Pam Funk, Dean Rich, Jennifer Howland, Anne Stevenson. Visitors: David Bruce, Barry Glantz, Richard Wolhowitz, Greg Yawitz, Dudley McCarter, Curt Schildknecht, Kathryn Cooper, Sheri Steffens, Anthony Coleman.
- II) **Approval of Minutes** – June 9, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – July 7, 2008
 - A) Amelia V. Carriel Junior High School Annexation (2nd Reading)- Staff provided information on the annexation. Since the first reading for the community development committee, the school has agreed to provide pedestrian access to an existing street stub. Some members of the committee expressed concern that both access points to the school are on the same road and that there would be no vehicular access from the street stub, even for emergency purposes. Staff will pass on those concerns to the School District. The Committee recommended approval with a unanimous vote.
 - B) Handlebar Grill Planned Use Rezoning (1st Reading)- Staff gave a brief presentation on the project. Committee members asked for clarification on issues relating to the outdoor dining area and drive thru, but had no issues with the project. The Committee recommended approval with a unanimous vote.
 - C) Car Credit City Planned Use Rezoning (1st Reading)- Staff gave a brief presentation on the project and mentioned the biggest concern in rezoning the land to B-2P is that it could allow future uses that are undesirable in that area. Staff recommends a reversionary clause in which a change in use would cause the land to revert back to B-1, but must consult with legal counsel regarding this. Staff also noted that the Illinois Secretary of State prohibits the cross access normally required by the City. The proposed sign does not conform to the new sign code, but staff believes the sign is acceptable. Committee members confirmed that no auto repairs would be done on site. The Committee recommended approval with a unanimous vote.
 - D) Zoning Code Text Amendment (1st Reading)- Staff gave a brief presentation on crematoriums and the proposed text amendment including an overview of environmental regulations, typical resident concerns, and options for allowing crematoria in the community. Staff recommends allowing crematoria as an accessory use to existing funeral homes. Committee members asked if there was any indication that this change would negatively affect property values or real estate disclosures. Staff indicated that there was no information showing that to be true. The Committee recommended approval of staff recommendation with a unanimous vote.
 - E) Obernuefermann Corners Minor Subdivision (Resolution)- Staff gave a brief presentation on the minor subdivision. A committee member asked if it was possible for the church to do work on the entrances concurrent with upcoming road repairs. Staff said it was unlikely that the two projects would occur at the same time. The Committee recommended approval with a unanimous vote.

IV) Other Business - none

MEETING ADJOURNED: 7:05 P.M.

Next Regularly-Scheduled Meeting: Monday, July 14, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Anne Stevenson, Planning Intern