



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, August 11, 2008

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 **August 11, 2008**.

CALL TO ORDER: 6:07 p.m.

I) Roll Call – Mary Schmidt, Allen Medford, John West, Jerry Albrecht. Other Aldermen Present: Ed True, John Drolet, Rick Reckamp, Steve Engler, Dennis Renner, Nila Grogan, Mike Bennett. Staff: Ted Shekell, Matt Ament, Jennifer Howland, Anne Stevenson, Walter Denton, Pam Funk, Dean Rich. Visitors: Dr. Vincent Dudley, Mike Neikirk, Darwin Miles, Jason Huelsmann, Ryan Luechtefeld, Peg Harter, John Harter, Dan Kelley, and several residents and church members.

II) Approval of Minutes – July 28, 2008. All ayes. Motion carried.

III) Items Requiring Council Action on – August 18, 2008

A) Dickerson Petroleum Planned Use Rezoning (2nd Reading) – No change. This project is on hold in Committee.

B) New Life in Christ Interdenominational Church Expansion Planned Use Rezoning (2nd Reading) – Staff gave a brief update of the project. The Committee discussed the screening that would be provided on the western property boundary. After some discussion the Committee unanimously agreed that a hedge would be preferred over a fence. The applicant had no preference. The Committee discussed potential cost-sharing with the church for the road improvements to Hilltop Drive. Dr. Dudley and Mr. Neikirk were present to represent the church, as well as several church members and a few Hilltop Drive residents. Alderman West was in favor of the City paying the full cost of road improvements to Hilltop Drive, while the church would pay the full cost of the left turn lane off of Scott-Troy Road. Alderman Bennett stated that the Committee meeting was not the best place to negotiate the terms of payment for the road and that the Mayor would be best to do that, who could then bring that back to the Council for consideration. Other aldermen expressed concerns about how the City would pay for the improvements and how much the City should be responsible for.

West mentioned that the church would install a \$50,000 generator at the community center. This would allow the facility to be used as a shelter for the community in the event of an emergency. Mr. Neikirk stated that there has been no formal approval of the left turn lane from St. Clair County, but he expects to submit plans to the County this week.

A resident from Hilltop Drive expressed his concern about building setbacks for future phases (school and natatorium). Staff explained that future phases would require an additional public hearing and approval process where residents could then express their concerns about such items. The current project covers only Phases I and II.

Alderman Albrecht moved to approve the project concept on 2nd Reading, with the understanding that the City would pay 100% of the cost of Phase I road improvements, with the church contracting out the actual construction. The City's financial responsibility of Phase II would be determined later when updated estimates consistent with the actual time of construction are provided. Alderman Schmidt recommended amending the motion to include a cap to the City's Phase I contribution at \$100,000.

The Committee recommended 4-0 to approve the amended motion and authorized the Mayor to enter into negotiations with the church.

- C) Special Event Permit from First Baptist Church for "FBC Gives Back" (MOTION) – Staff gave a brief overview of the special event. Alderman Medford expressed concerns about traffic congestion. The Committee unanimously recommended approval of the permit.
- D) Special Event Permit from O'Fallon Assembly of God for "Community Car Show/Outdoor Concert" (MOTION) – Staff gave a brief overview of the special event. Alderman Medford stressed that the Police Department needs to be aware of the event. The Committee unanimously recommended approval of the permit.
- E) Special Event Permit from St. Clare Catholic Church for "Oktoberfest and 5K Run" (MOTION) – Staff gave a brief overview of the special event, which was proposed to have 3rd St closed. Staff noted that Public Safety expressed concerns about the closure of 3rd St. The Committee discussed the concerns about closing Third Street for the event. The applicant was present and spoke in favor of the approval of the permit, explaining that the event has grown too large to contain on school property. Alderman Schmidt asked the applicant if they would consider closing Oak or Cherry instead. The applicant felt that it would cause problems for the residents who live off of those streets. Alderman Medford expressed concerns about parking, potential issues with crowd control, and the possibility of holding it on the new church property in the future. The applicant stated that there should be no parking issues, they have had no significant problems with crowd control in the past, and that they would prefer to continue holding the event at their downtown location. The Committee unanimously recommended approval of the permit as applied for, including the closure of Third Street.

IV) Other Business

- A) ZHO2008-18 – 301 Regency Park Drive Sign Variance – Staff gave a brief overview of the petition and decision. The Committee voted unanimously to affirm the Zoning Hearing Officer's decision.
- B) ZHO2008-19 – 475 Regency Park Drive Sign Variance – Staff gave a brief overview of the petition and decision. The Committee voted unanimously to affirm the Zoning Hearing Officer's decision on the trailer sign, but overturn the decision on the banner. The Committee recommended approving the originally-proposed 120 sq. ft. banner.
- C) Stone Bridge Estates building elevations – Staff introduced Jason Huelsmann, a residential builder who would like to construct several homes in Stone Bridge Estates subdivision. Mr. Huelsmann showed the Committee different elevations that he would like permission to build. The Committee asked staff to review the elevations and determine which ones are substantially similar to the approved elevations. The others can be brought back to Committee or Council for review.
- D) Proposed TIF Districts – Rasp Farm and Regency Park North – A special Committee meeting has been scheduled for Thursday, August 13, 2008 at 6:00pm to discuss the proposed TIF districts.

MEETING ADJOURNED: 7:58 P.M.

Next Regularly-Scheduled Meeting: Monday, August 25, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Jennifer Howland, Assistant City Planner