



DRAFT

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, August 25, 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 25, 2008**.

CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Jerry Mouser, Mary Schmidt, Allen Medford, John West. Other Aldermen Present: John Drolet, Rick Reckamp, Steve Engler, Nila Grogan. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Walter Denton, Pam Funk, Dean Rich. Visitors: Jay Kniker, Joe Liebold, Tyler Kratochwill, Jason Huelsmann, Jerry Rombach, Joe Cavato, and several residents of Rock Springs and members of St. Clare Church (50+ in attendance).
- II) **Approval of Minutes** – August 11, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – September 2, 2008
 - A) Dickerson Petroleum Planned Use Rezoning (2nd Reading) – No change. This project is on hold in Committee.
 - B) Update on Mobile Home Inspection Program – Jeff Stehman presented an update on how the new ordinance is being implemented. He stressed that this update is coincidental to having the Rock Springs Townhome Apartments project on the same agenda. Staff believes that their inspection program is an improvement over how the state handled the responsibility. All three mobile home parks have been responsive. Several life safety issues were discovered and are in the process of being addressed. Nuisance items concerning individual mobile home units identified during the inspections are being handled through the City's code enforcement procedures. Those mobile homes not in parks are covered under the normal property maintenance code and are not affected by this ordinance. One resident was concerned about her water bill and a cistern near her mobile home. Mr. Stehman stated that this ordinance does not cover those types of issues but that he would meet with the resident after the meeting to assist her with her concerns.
 - C) Comprehensive Plan Future Land Use Map Amendment (1st Reading) – Staff provided a brief overview of the amendment and clarified that the zoning would not be changed as a result of this amendment. The Committee voted 4-0 to recommend approval of the amendment.
 - D) Rock Springs Townhome Apartments Planned Use Rezoning (1st Reading) – The Committee took testimony and questions from the audience. Mr. Fraser spoke on behalf of the Rock Springs residents. He read a letter asking for a 90-day pause to allow time to negotiate a relocation package and presented photos of maintenance issues. Jay Kniker, the project engineer, spoke on behalf of the applicant. He and the applicant's attorney explained that they are working to be in compliance with the state law regarding offering a 2-year lease to the residents. The 2-year lease will be presented to the residents this week, and they have the option to take the lease, stick with the lease they currently have, or go month-to-month. The applicant is also required to give a 1-year notice to the residents in the event that the park will be closed. Regardless, the residents will have at least 2 years to relocate if they sign the 2-year lease. The attorney also stated that he has flyers from another management company offering money to relocate trailers to their parks, one of which is Castle Aces. Mr. Kniker

also stated that they are working to address the maintenance issues and have brought in a new on-site manager to assist with this. He also explained why the applicant is asking for a 4-year approval rather than the maximum 2-year approval, stating that they will need the additional 2 years to allow residents to run through their lease before construction can begin. Ted Shekell stated that the Council has the right to grant the 4-year approval, but that he would have to consult with legal counsel regarding the possibility of instating the 90-day pause requested by the residents. Mr. Shekell was not confident that it would be legal to hold the project to allow time for residents to negotiate a relocation package, unless the Council needed more time to deliberate the merits of the project. Alderman Schmidt asked if there was an option for residents to live in the apartments that would be built. Mr. Kniker stated that the site construction would prevent residents from remaining on site.

A resident expressed his concerns about the management company, Rock Springs LLC, increasing rents without any promise of maintenance. Alderman Mouser stated that these types of issues cannot be addressed by the Community Development Committee and that they should instead be dealt with by the City's code enforcement and with the management company directly.

Jerry Rombach spoke on behalf of Focus St. Louis' Workforce and Affordable Housing Task Force. He offered the organization's assistance and resources to the developer and City. Mr. Shekell stated that the City currently has no requirements for affordable housing set-asides for projects. It would be difficult for the Council to require without an ordinance to support it. Joe Cavato, also with Focus St. Louis, offered the organization's assistance with finding help to develop a fair relocation package.

Becky Seibel, with Rock Springs LLC, explained that she did some research within St. Clair County regarding relocating trailers to other parks. She found that there is no such law regarding a 10-year cap on the age of the mobile home; it just needs to pass the maintenance inspection from the city to which it wants to relocate.

Mr. Shekell outlined the Committee's options for the project: 1) take the project to the City Council on First Reading, or 2) put the project on hold in Committee to allow time to investigate the affordable housing issue. Aldermen West and Medford were in favor of learning more about the possibilities of affordable housing. Alderman John Drolet stated he was not in support of the project moving on to the City Council given that the Committee did not have time to be briefed on the merits of the project due to the issues brought forward by the residents about management and ownership of the park, as well as concerns over relocation for the residents. Alderman West moved to put the project on hold in Committee until September 8th; Alderman Schmidt seconded. All ayes. Motion carried.

- E) General text amendments to Zoning Code of Ordinances for "Article 12: Sign Regulations" (1st Reading) – Staff presented an overview of the proposed amendments. Alderman Reckamp expressed his desire to eliminate the red color in electronic reader boards and prevent moving images. Mr. Shekell stated that the Sign Code prohibits movement, but no color restrictions have been made. The Committee voted 4-0 to approve staff's proposed amendments.
- F) Regency Park North TIF (Resolution) – Staff stated that no new information has been provided regarding the proposed TIF since the special meeting took place. The Committee voted 4-0 to approve the resolution.
- G) Special Event Permit for Highland Animal Shelter "Tent Adoption Event" (Motion) – Staff provided a brief overview of the special event. The Committee voted 4-0 to recommend approval of the special event.
- H) Special Event Permit for COR Foundation NFP "Walk the Walk for Peters Place" (Motion) – Staff provided a brief overview of the special event and described the amended route submitted by the

applicant earlier that day. The Committee was concerned about the safety of using Oberneufemann Road for the event and voted unanimously to recommend denial of the special event.

- I) Special Event Permit for Frieze Harley-Davidson "Open House" (Motion) – Staff provided a brief overview of the special event. The Committee voted unanimously to recommend approval of the special event.
- J) Stone Bridge Estates Building Elevations (Motion) – Staff provided a presentation of the revised building elevations. The Committee was in favor of the building elevations but felt that they should be presented to the full Council for approval.

IV) Other Business – none

MEETING ADJOURNED: 7:35 P.M.

Next Regularly-Scheduled Meeting: Monday, September 8, 2008 @ 6:00 P.M. – Council Chambers

Prepared by: Jennifer Howland, Assistant City Planner