



DRAFT MINUTES

COMMUNITY DEVELOPMENT COMMITTEE

6:00 pm, Monday, September 8, 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 **September 8, 2008**.

CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Jerry Mouser, Mary Schmidt, Allen Medford, John West. Other Aldermen Present: Mike Bennett, Ed True, John Drolet, Rick Reckamp, Steve Engler, Nila Grogan, Dan Polites, Ned Drolet. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Walter Denton, Pam Funk, Dean Rich. Visitors: Jay Kniker, Tyler Kratochwill, John Diehl, Becky Sibole, William Asa, Joe Phillips, Judy Dempcy, Glen Dempcy, Dan Kelley, Rob Jacknewitz, Mike Malloy, Nikki Weinstein, Burt Gedney, Garrett P. Hoerner, Joan Cavins, and several residents of Rock Springs and Ward 6, UCM, and Focus St. Louis (over 50 in attendance).

- II) **Approval of Minutes** – August 25, 2008. All ayes. Motion carried.

- III) **Items Requiring Council Action on** – September 15, 2008
 - A) Dickerson Petroleum Planned Use Rezoning (2nd Reading) – No change. This project is on hold in Committee.
 - B) General text amendments to Zoning Code of Ordinances for “Article 12: Sign Regulations” (2nd Reading) – No change. The committee voted 4-0 to approve the text amendments on 2nd Reading.
 - C) Comprehensive Plan Future Land Use Map Amendment (1st Reading) - Future Land Use Map Amendment subject to the City of O'Fallon 2006 Comprehensive Plan from “Office/Service” to “Multi-Family Residential” for a 21.41-acre parcel (Parcel Identification Number 04-27.0-300-021), located near the northeast corner of Scott-Troy Road & Highway 50. The petitioner is the City of O'Fallon. This Map Amendment was approved on 1st Reading by the Committee on August 25, 2008. However, it will not move forward to the City Council until the Rock Springs Townhome Apartments Planned Use Rezoning project has been recommended.
 - D) Rock Springs Townhome Apartments Planned Use Rezoning (1st Reading) – Zoning Amendment subject to the Planned Development Ordinance for “MR-2(P)” Planned Multi-Family Residence Dwelling District for a proposed 237-unit multi-family development for a 21.41-acre parcel (Parcel Identification Number 04-27.0-300-021), located near the northeast corner of Scott-Troy Road & Highway 50. The petitioner is Rock Springs LLC for Rock Springs Townhome Apartments. The applicant’s attorney, William Asa, spoke on behalf of the project. Mr. Asa stated that they have made an attempt to communicate with the residents regarding the 2 year lease, but the residents have not responded. He stated that it is not proper to communicate directly with people who are represented by legal counsel. Mr. Asa also stated that the applicant would prefer to wait to see if the project is approved before creating a formal relocation package, although they have no legal requirement to offer a relocation package. Alderman Mouser stated that the Committee wants the residents to have the 2 year lease in their hands with time to review prior to the Committee moving forward with a recommendation on the project. Ted Shekell also stated that there were other components to the project that also needed to be considered by the Committee before moving it forward. Actually, this is the first night the merits of the project had been presented to the Committee, so they may want to take

additional time to consider the project. Mr. Shekell requested that staff have an opportunity to go over the details of the project, as well as allow Nikki Weinstein from Focus St. Louis to present her DVD before the Committee goes on to the next agenda item. Staff presented an overview of the project, stating that all utilities would be built to City standards but would be private. Alderman West asked about the drainage problem that was brought up during the Planning Commission meeting. Jay Kniker, engineer for the applicant, stated that he would address that issue during the final development stage to slow the erosion. Mr. Kniker clarified that the streets would be 26 feet wide to meet City standards, although they will be private. Condition #5 should be amended to say "maximum" rather than "minimum". The applicant has requested a 4 year approval rather than the typical 2 year approval to allow time for the 2-year lease requirement to run its course.

Nikki Weinstein, Focus St. Louis, showed a brief DVD on affordable workforce housing. Mr. Shekell stated that staff needs to educate themselves more about affordable housing. He urged the Committee to not tie this project to a policy decision about affordable housing generally.

Becky Sibole of Rock Springs, LLC stated that there are 6 communities in the area that are willing to offer the residents money to relocate to their communities. Mr. Shekell acknowledged that a big component of the project is the fact that residents would be displaced; however, the City should not make itself a third party to the relocation negotiations.

Mr. Shekell informed the Committee that the proposed project has a density of 11.28 units/acre. The Comprehensive Plan recommends 10 units/acre, so they are proposing a higher density than the Plan would support.

Alderman West made a motion to postpone the recommendation for 2 weeks until the Sept 22, 2008, CD Committee meeting, to allow further review and consideration of all the related issues. All ayes. Motion passed.

- E) Bank of America ATM Planned Use Rezoning (1st Reading) – Zoning Amendment subject to the Planned Development Ordinance for "B-1(P)" Planned Community Business District for a proposed Bank of America ATM, located on West Highway 50 in the parking lot in front of PetsMart. The petitioner is Simon Property Group (Illinois), L.P. Staff presented an overview of the project. Rob Jacknewitz spoke on behalf of the applicant and submitted copies of the revised plan to the Committee and staff. Alderman Medford inquired about state or federal requirements for security and lighting. Mr. Jacknewitz stated that all bank facilities are regulated by state and federal guidelines. Alderman Schmidt inquired about maintenance of the kiosk. Mr. Jacknewitz stated that there is a maintenance door on the rear of the kiosk. Maintenance may require blocking the adjacent drive aisle for a period of time. The Committee voted 4-0 to recommend the project on 1st Reading.
- F) Airport Storage Center Planned Use Rezoning (1st Reading) – Zoning Amendment subject to the Planned Development Ordinance for "B-2(P)" Planned General Business District for a proposed storage facility and commercial building referred to as Airport Storage Center; located at 8520 East US Highway 50. The petitioner is Jerry Phillips for Century Development, LLC. Staff presented an overview of the project. Mike Malloy spoke on behalf of the applicant and submitted copies of a letter and revised building elevations to the Committee and staff. Staff explained that the project will involve a cost-sharing agreement between the applicant and the City to install a sanitary sewer gravity main to serve the development and surrounding properties. This agreement will involve the developer installing the main and a recapture agreement to reimburse the applicant as new projects tap into the line. The Committee discussed the merits of the proposed building elevations. Mr. Malloy stated that the applicant will not consider pitched roofs. Alderman Reckamp would prefer pitched roofs. Staff explained that prior approvals for this property and other mini storage facilities in recent years have included split-face block and pitched roofs. The Committee voted 3-1 to recommend denial of the

project, citing that the flat roofs are not consistent with prior approvals for mini storage facilities in the City.

- G) Comprehensive Plan Future Land Use Map Amendment (1st Reading) – Future Land Use Map Amendment subject to the City of O’Fallon 2006 Comprehensive Plan from “Neighborhood Residential” to “Office/Service” regarding the area involving the Dempcy Real Estate Office Planned Use at 701 West State Street. The petitioner is the City of O’Fallon. Staff provided an explanation of the proposed Map Amendment. Joe Phillips, representing Canterbury Living Trust, the owner of the property proposed to be rezoned for the Dempcy Real Estate Office, spoke in favor of the Map Amendment and rezoning. They want to sell the property and maintain the house and the property’s character. Burt Gedney, resident, spoke on behalf of surrounding residents. They see no benefit to the Map Amendment, stating that they believe it would cut the neighborhood in half. The residents do not want more commercial development in their neighborhood. They also have concerns about detention and landscape buffering.

After further discussion, the Committee voted 3-1 to approve the Map Amendment on 1st Reading.

- H) Dempcy Real Estate Office Planned Use Rezoning (1st Reading) – Zoning Amendment subject to the Planned Development Ordinance for “O-1(P)” Planned Office District for a proposed real estate office referred to as Dempcy Real Estate Office; located at 701 West State Street. The petitioner is Glen Dempcy. Staff did not present an overview of the project. The Committee voted 3-1 to approve the project on 1st Reading.
- I) Special Event Permit for “McDonald’s Grand Opening” (Motion) – No discussion. The Committee approved the special event permit 4-0.
- J) Special Event Permit for “New Enterprise Academy 5K Run/Walk” (Motion) – No discussion. The Committee approved the special event permit 4-0.
- K) Special Event Permit for “YMCA Biathlon 5K Run and 12 Mile Bike Ride” (Motion) – No discussion. The Committee approved the special event permit 4-0.

IV) Other Business

- A) Central School Emergency Access – Walter Denton stated that the School was aware of the meeting, although no one was present to represent them (Garrett P. Hoerner, attorney for Central School District #104, was present at the beginning of the meeting but left before the discussion). Mr. Denton stated that the school has indicated they intend to allow authorized school personnel to use the road to go between schools. Mr. Shekell stated that the City Engineer has the clear authority to control access onto City streets. The Committee voted 4-0 to make a motion out of Committee to confirm that the access will be intended for emergency access only. Chief Saunders inquired whether the Committee’s position would change if the school offered to pave the road. The Committee stated that it would not change their position.

MEETING ADJOURNED: 7:45 P.M.

Next Meeting: Monday, September 22, 2008 @ 6:00 P.M. – Council Chambers

Prepared by: Jennifer Howland, Assistant City Planner