



DRAFT MINUTES

COMMUNITY DEVELOPMENT COMMITTEE

6:00 pm, Monday, September 22, 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 22, 2008**.

CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Jerry Mouser, Mary Schmidt, Allen Medford, John West, Jerry Albrecht. Other Aldermen Present: Ed True, John Drolet, Rick Reckamp, Steve Engler, Ned Drolet. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Walter Denton, Pam Funk. Visitors: Jay Kniker, Tyler Kratochwill, John Diehl, Joe Liebold, Becky Sibole, William Asa, Steve Fraser, Dan Kelley.
- II) **Approval of Minutes** – August 25, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – October 6, 2008
 - A) Dickerson Petroleum Planned Use Rezoning (2nd Reading) – No change. This project is on hold in Committee.
 - B) Bank of America ATM Planned Use Rezoning (2nd Reading) – No change. The Committee voted 5-0 to recommend approval on 2nd Reading.
 - C) Comprehensive Plan Future Land Use Map Amendment (1st Reading) – No change. See Item D below.
 - D) Rock Springs Townhome Apartments Planned Use Rezoning (1st Reading) – Chairman Mouser stated that the Committee continues to review the project and it should be ready for a Committee recommendation at the next Committee meeting on October 13th. John Diehl, representing Rock Springs, LLC, explained that the leases have been mailed to the residents and the relocation packages have been given to the residents today. The relocation package includes two options. If the trailer can be moved, the resident will be given up to \$5000 to relocate the trailer. If the trailer cannot be moved, Rock Springs, LLC will purchase the unit for up to \$5000 minus replacement costs. Mr. Diehl also said that they've had difficulty figuring out who is represented by legal counsel so they know who to talk to. Apparently only two residents are represented by Land of Lincoln. Alderman Schmidt inquired about a relocation package for residents who no longer wish to live in a trailer. Mr. Diehl stated that there is no relocation package for those people at this time. Steve Fraser, resident of Rock Springs, stated that there are two related residents that are represented by Land of Lincoln, the relocation packages were hung on residents' doors today, and the leases were mailed via registered mail.
 - E) Comprehensive Plan Future Land Use Map Amendment (1st Reading) – No change. See Item F below.
 - F) Dempcy Real Estate Office Planned Use Rezoning (1st Reading) – No change. This project is on hold at Council per a request from the applicant. It has not been withdrawn. It will come back to the Committee before the City Council votes on it. The petitioner must decide when he would like to move forward with the project.

- G) Airport Storage Center Planned Use Rezoning (1st Reading) – No change. Alderman Albrecht requested that the paperwork be included in the Council packets. It was noted that the Committee at its previous meeting has recommended denial of the project by a vote of 3-1. This project will go before the City Council on October 6th for 1st Reading.
- H) American Lifestyle Home Center Annexation Agreement (Resolution) and Annexation (1st Reading) – The Committee voted 5-0 to recommend approval on 1st Reading.
- I) Special Event Permit for “Fulton Junior High Haunted House” (Motion) – No discussion. The Committee voted 5-0 to recommend approval of the special event permit.
- J) Special Event Permit from Frieze Harley-Davidson for multiple events (Motion) – Staff gave a brief overview of the proposed events, and explained that the Mayor had approved the Rock-N-Cholesterol Party event today. Alderman Ned Drolet was concerned about noise disturbance and the frequency of special events at the dealership, although he supports the business. Mr. Shekell stated that staff will be meeting with Frieze to discuss future events and the potential for submitting one application for multiple events. There would be one permit fee per application rather than per event. Mr. Stehman stated that there have been no complaints regarding the dealership to date. The Committee voted 5-0 to recommend approval of the two special event permits.

IV) Other Business

MEETING ADJOURNED: 6:30 P.M.

Next Meeting: Monday, October 13, 2008 @ 6:00 P.M. – Council Chambers

Prepared by: Jennifer Howland, Assistant City Planner