



DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, November 24, 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 **November 24, 2008**. CALL TO ORDER: 6:01 p.m.

- I) **Roll Call** – Jerry Mouser, Mary Schmidt, Allen Medford, John West. Other Aldermen Present: John Drolet, Rick Reckamp, Ed True, Ned Drolet. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Walter Denton, Dean Rich. Visitors: Darwin Miles, Carlos Perez, Steve Fraser, Scott Wuerz.
- II) **Approval of Minutes** – November 10, 2008 and November 13, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – December 1, 2008
 - A) Comprehensive Plan Future Land Use Map Amendment (2nd Reading) – See Item B.
 - B) Rock Springs Townhome Apartments Planned Use Rezoning (2nd Reading) – There continue to be ongoing conversations between the attorneys. The City is not party to the agreement, but we are trying to move it forward. The approval of this project is not dependent on the agreement. The project remains on hold. Staff believes it should be ready for a vote at the December 15th City Council meeting.
 - C) American Lifestyle Home Center Annexation (2nd Reading) – No change. The Committee unanimously recommended approval on 2nd Reading.
 - D) 1194 Pausch Road Annexation (2nd Reading) – No change. The Committee unanimously recommended approval on 2nd Reading.
 - E) Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (1st Reading) – Darwin Miles has met with Lee Cannon of Crawford, Bunte, Brammeier and St. Clair County to discuss the proposed road improvements. Mr. Cannon is conducting an analysis of the site layout and connection points. He will provide a general report at this stage, and in the future will provide a more detailed engineering evaluation and traffic study as buildings are proposed for construction. The cost of his services will be TIF reimbursable. By December 15th, staff believes that the site plan issues will be resolved and will be considered by the Council as an amendment on 2nd Reading. If not, the 2nd Reading will be held on January 5, 2009. Dean Rich reported that Central School is less negative about the TIF district than they were previously, and the City and Darwin Miles have had ongoing dialog and negotiations with the school district. The Committee unanimously recommended approval of the project on 1st Reading.
 - F) New Life in Christ Interdenominational Church Road Improvement Agreement – The agreement remains on hold as the attorneys continue to work on the terms of the agreement. The City issued a grading permit for the site, exclusive of any off-site improvements on Hill Top Drive.
 - G) Full Circle Auto Service Sign (MOTION) – Carlos Perez has requested a freestanding sign permit for his business at 510 South Lincoln Avenue. The Planned Use ordinance that was approved for this property in 2007 prohibited freestanding signage on site because there was insufficient space to accommodate such a structure. Since that time, the Tropical Sno stand was removed from the property, in addition to other structures. This allows for an appropriate location for a freestanding sign.

Carlos Perez was present to explain his request for a freestanding sign permit. He is concerned that if the Tropical Sno stand comes back next year, it may impede the visibility of his sign. He suggested that the stand be placed within the fenced in area if it returns. Staff will discuss this with Mr. Huller, the property owner, if the stand is proposed to come back. Mr. Perez also expressed his desire to turn the parking area on the exterior side of the fence into a landscaped area. Staff explained that the area outside of the fence is an unauthorized parking area and was not approved as part of the Planned Use rezoning. Mr. Perez agreed to remove the vehicles from this area. Alderman Reckamp was concerned about the sign impeding visibility for drivers trying to exit the site. Mr. Perez explained that the sign would be 8 feet from the property line and wouldn't pose a problem. The Committee unanimously recommended approval of the sign permit with the conditions outlined in the staff memo.

IV) Other Business – none

MEETING ADJOURNED: 6:42 P.M.

Next Meeting: Monday, December 8, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Jennifer Howland, Senior City Planner