

DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, December 22, 2008

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois on December 22, 2008.

CALL TO ORDER: 6:07 p.m.

- I) Roll Call – Jerry Mouser, Mary Schmidt, Allen Medford, John West. Other Aldermen Present: John Drolet, Ned Drolet, Ed True. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Pam Funk, Walter Denton. Visitors: Pat Netemeyer, Tom Lechien.
- II) Approval of Minutes – December 8, 2008. All ayes. Motion carried.
- III) Items Requiring Council Action on – January 5, 2008
  - A) Comprehensive Plan Future Land Use Map Amendment (2<sup>nd</sup> Reading) – see Item B.
  - B) Rock Springs Townhome Apartments Planned Use Rezoning (2<sup>nd</sup> Reading) – On extended hold at the developer's request.
  - C) Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (2<sup>nd</sup> Reading) – On hold.
  - D) New Life in Christ Interdenominational Church Road Improvement Agreement – On hold. Staff explained that the final civil plans for Phase I were approved, and the Phase II plans will be approved contingent upon approval of the left turn lane from St. Clair County.
  - E) Urgicare Medical Building Planned Use Rezoning (2<sup>nd</sup> Reading) – No change. The project will move forward to the City Council for 2<sup>nd</sup> Reading pending payment of the Fulton Group, LLC outstanding invoices.
  - F) Schmitt Cadillac-Saab Planned Use Rezoning (1<sup>st</sup> Reading) – No change. The project will move forward to the City Council for 2<sup>nd</sup> Reading.
  - G) Chancellor Retirement Community Planned Use Rezoning (1<sup>st</sup> Reading) – Staff provided an overview of the revised site plan, highlighting a 900 sq. ft. patio on the north side of the building, and a screened-in porch on the east side of the building. There will be access to these two spaces from the interior and exterior of the building. Staff also explained that if the building is converted into a hotel, the parking would require a variance, but the difference between the required parking for the retirement facility and a hotel involves parking for employees, which could be accommodated on the Urgicare property. The applicant provided a survey of other similar developments in the area, including parking counts, number of units, and outdoor amenities. Tom Lechien, attorney for the applicant, stated that the pole sign is still under litigation. The Committee voted 4-0 to recommend approval of the project on 1<sup>st</sup> Reading.
- IV) Other Business – Jeff Stehman provided a brief update of the mine subsidence, stating that all businesses in the strip center are open for business, including Thip's Thai restaurant. Temporary repairs have been made, but permanent repairs will need to wait until the land settles out. The estimate for this is approximately one year.

MEETING ADJOURNED: 6:25 P.M.

Next Meeting: Monday, January 12, 2008 @ 6:00 P.M. – Mayor’s Conference Room

Prepared by: Jennifer Howland, Senior City Planner