



DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, January 12, 2009

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 **January 12, 2009**.

CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Jerry Mouser, Jerry Albrecht, Allen Medford, John West. Other Aldermen Present: John Drolet, Ned Drolet, Ed True, Rick Reckamp, Dan Polites. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Pam Funk, Walter Denton. Visitors: Scott Wuerz.
- II) **Approval of Minutes** – December 22, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – January 20, 2009
 - A) Comprehensive Plan Future Land Use Map Amendment (2nd Reading) – on hold
 - B) Rock Springs Townhome Apartments Planned Use Rezoning (2nd Reading) – on hold
 - C) Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (2nd Reading) – on hold
 - D) New Life in Christ Interdenominational Church Road Improvement Agreement – Staff provided an update on the road improvement agreement. According to the church, the right-of-way on the south side of Hill Top Drive has been obtained from Mr. Keck. The attorneys are finalizing the agreement, which will likely not be ready for a vote on January 20, 2009. Hill Top Drive will not meet City standards for width, but it will meet thickness and construction standards, with the exception of no curbs on the south side of the road for drainage purposes. Alderman John Drolet expressed interest in widening the road to City standards for the section past the existing church building. Alderman True prefers a consistent width to avoid a bottleneck. Walter reminded the committee that although the design of the road is not ideal, it is what the Council approved.
 - E) Chancellor Retirement Community Planned Use Rezoning (2nd Reading) – No change. The project will move on to the City Council for 2nd Reading.
 - F) Special Event Permit for "Luehrs' Ideal Rides" (MOTION) – Staff provided an overview of the event. There was some discussion about last year's issues with unruly teenagers attending the event. The additional police officers in the evening hours will hopefully help prevent further incidents. The Committee unanimously agreed to support the motion at the Council meeting on January 20, 2009.

IV) Other Business

- A) Overview of Development Trends – Ted Shekell provided a presentation of the construction trends for the region, focusing on how O'Fallon compared to nearby communities in terms of single-family home permits and commercial building permits. Although O'Fallon has experienced decline in total building permits, the entire region has declined, as well, and O'Fallon continues to be ranked 5th in the region for single-family home permits. Occupancy inspections and property maintenance inspections are on the rise, although some of the higher numbers may be a result of better tracking.

MEETING ADJOURNED: 6:55 P.M.

Next Meeting: Monday, January 26, 2009 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Jennifer Howland, Senior City Planner