



MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, May 11, 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 **May 11, 2009**.

CALL TO ORDER: 6:07 p.m.

- I) **Roll Call** – Jerry Mouser, Gene McCoskey, Rick Reckamp, Jerry Albrecht. Other Aldermen Present: John Drolet, Steve Engler, Dan Polites, Tom Faulkner, Ed True. Staff: Ted Shekell, Jennifer Howland, Pam Funk, Walter Denton, Dean Rich. Visitors: Mark Gettemeyer, Todd Streiler, Dan Kelley, Terri Thurgood, Steve Thurgood, Patrick Bennett.
- II) **Approval of Minutes** – April 27, 2009. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – May 18, 2009
  - A) Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (2<sup>nd</sup> Reading) – on hold
  - B) 1<sup>st</sup> Amendment Minor Subdivision Plat of a Part of Lot 9 of St. Ellen Tracts (Resolution) – Staff provided an overview of the amended minor subdivision application. At the request of the City Engineer, a utility easement has been provided from W Hwy 50 to the rear property line of Shakthi Plaza to provide access to an existing public water line. The Committee voted 4-0 to approve the resolution.
  - C) Special Event Permit for “Salute to Scott AFB Family Picnic” (MOTION) – Staff provided an overview of the application. The Committee voted 4-0 to recommend approval of the Special Event Permit.
- IV) **Other Business**
  - A) ZHO2009-07 – 1600 West Highway 50 (T-Mobile) Sign Variance – The Zoning Hearing Officer denied the Sign Variance to allow a fourth wall sign at the T-Mobile store at 1600 West Highway 50 on May 7, 2009. The City Council has 21 days right-of-review on the decision, which would end on May 28, 2009. Alderman McCoskey made a motion to affirm the Zoning Hearing Officer's decision to deny the variance request. Alderman Albrecht seconded. The Committee voted 4-0 to approve the motion.
  - B) Residential Lighting Requirements – Walter informed the Committee that staff was asked to develop a recommendation at a future date to address concerns about residential lighting that a resident has brought to the City Council's attention. Ted Shekell stated that staff is in the process of reviewing the Municipal Code to address drainage concerns and will also look into adding a section to the nuisance code to address residential lighting. He expressed concern about enforcement, retrofitting existing homes, and defining glare properly. Patrick Bennett, a resident of Braeswood subdivision, would like lighting to be considered a nuisance, particularly as it relates to glare. There is an open code enforcement case between Mr. Bennett and his neighbor, Mr. Monson, and staff is continuing to work on that, including conducting site visits in the evening and

making attempts to contact Mr. Monson. Walter stressed that the Committee's role is to consider ordinance changes and avoid getting involved in specific code enforcement issues. Alderman McCoskey recommended that staff research other communities' lighting regulations. Alderman Albrecht made a motion to have staff research the issue and propose an amendment to the Municipal Code. Alderman Reckamp seconded. The Committee voted 4-0 to approve the motion.

- C) Commercial Design Handbook presentation – Ted Shekell and Walter Denton introduced the purpose of the Commercial Design Handbook to the Committee. Consultants Todd Streiler and Mark Gettemeyer provided a PowerPoint presentation of the Handbook. The document was well-received by all aldermen present. Alderman Reckamp made a motion to approve the Commercial Design Handbook as a guiding document. Alderman Albrecht seconded. The Committee voted 4-0 to approve the motion.

MEETING ADJOURNED: 7:15 P.M.

**Next Meeting: Monday, May 26, 2009 @ 5:00 P.M. – Mayor's Conference Room**

**Prepared by:** Jennifer Howland, Senior City Planner