



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, November 9, 2009

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Regency Conference Center, 400 Regency Park Drive, O'Fallon, Illinois on **November 9, 2009**.

CALL TO ORDER: 5:00 p.m.

- I) **Roll Call** – Jerry Mouser, Rick Reckamp, Jerry Albrecht, Gene McCoskey. Other Aldermen Present: unknown. Staff: Ted Shekell, Jeff Stehman, Jennifer Howland, Walter Denton. Visitors: Scott Wuerz, Joann Lauber, Bill Crocker, Kelly Stedman, Steve Brown, Doug Weber, Darrell Shelton, and others. (No attendance sheet).
- II) **Approval of Minutes** – October 26, 2009. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – November 16, 2009
 - A) Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (2nd Reading) – No change.
 - B) Frank Scott Lakeside Apartments Planned Use Rezoning (1st Reading) – Staff provided a brief overview of the project. Steve Brown spoke on behalf of the project. Darrell Shelton, owner of Lot 26 of Central Park Drive, expressed his desire to have a public street be required to go through the proposed apartment complex from Frank Scott Parkway to Central Park Drive. Steve Brown said that a public street would completely change the project layout and ruin the desired character of the proposed development. The Committee felt that an emergency access or private access for residents of the apartment complex could be added to the rear of the apartment complex property to stub into Lot 26 of Central Park Drive. This will need to be reviewed further and be resolved prior to 2nd Reading. Steve Brown also requested a credit for the on-site amenities he'll be providing in lieu of paying the entire required Park Land Dedication Fee. This will also have to be decided by the City Council prior to 2nd Reading. The Committee discussed the requested variance for the size of some of the parking stalls and decided that the variance was warranted, although Alderman Reckamp was opposed to the variance. The Committee voted 3-1 to recommend approval of the project.
 - C) Crocker Development Planned Use Rezoning (1st Reading) – Staff provided a brief overview of the project. Bill Crocker spoke on behalf of his project. The Committee voted 4-0 to recommend approval of the project on 1st Reading.
 - D) Estate of Everett Pfeiffer Zoning Amendment (1st Reading) and Minor Subdivision (Resolution) – Staff provided a brief overview of the zoning amendment and minor subdivision. Joanne Lauber spoke on behalf of the application, explaining her request for an emergency reading on Monday, November 16th to allow her son to take advantage of the first-time homebuyers tax credit. The Committee voted 4-0 to recommend approval of the zoning amendment, minor subdivision, and emergency reading.
 - E) Chancellor Retirement Community Building Elevations (Motion) – The applicant has revised the building elevations that were approved as part of the original Planned Use rezoning in January 2009. Staff provided an explanation of the changes. The Committee voted 4-0 to recommend approval of the revised elevations.

IV) Other Business – none

MEETING ADJOURNED: 6:21 P.M.

Next Meeting: Monday, November 23, 2009 @ 6:00 P.M. – Mayor’s Conference Room

Prepared by: Jennifer Howland, Senior City Planner