



Draft MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, November 23, 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 **November 23, 2009**.

CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Jerry Mouser, Rick Reckamp, Gene McCoskey, Dave Snyder. Other Aldermen Present: Dan Polites, Ed True, John Drolet, David Cozad, Mike Bennett, Nila Grogan. Staff: Ted Shekell, Jeff Stehman, Jennifer Howland, Walter Denton. Visitors: Steve Brown, Doug Weber, Kelly Stedman, Herb Roach, Syd Spengler, Stu Kasten, Jeff Wild, Jude Hopper, Sr, Dave Wolf, Joe Roach, John Truesdell, Wes Holzinger.
- II) **Approval of Minutes** – November 9, 2009. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – December 7, 2009
 - A. Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (2nd Reading) – This project is on hold. Staff informed the Committee that we will provide updated information and a presentation at the December 14th Committee meeting.
 - B. Frank Scott Lakeside Apartments Planned Use Rezoning (2nd Reading) – The Council raised concerns about the sidewalk and parking stall variances at the previous Council meeting. The applicant provided 3 photos of the frontage along Frank Scott Parkway to illustrate the issues with installing a sidewalk in that area. Kelly Stedman explained that a sidewalk may require IDNR approval because it would increase the height of the floodway. Ted suggested that funds for the sidewalk should be escrowed for future connections, whether along the frontage or to Central Park Drive to the north (escrow funds would be dedicated specifically to this project). Whatever option becomes available first will be the one that the funds will be used for. It is unlikely that there will be a sidewalk along Frank Scott Parkway because it is a County roadway, and a connection to Central Park Drive will provide access to a more extensive existing sidewalk system.

Regarding the parking stall size variance, there was extensive discussion about other projects, the mechanics of parking a larger vehicle in a narrower stall, and the merits of increased green space vs. larger parking stalls. The applicant informed the Committee that if they were to increase the stalls to 10 ft x 18 ft, they would only need a small variance for the number of parking spaces. The applicant will provide supporting documentation to show the Council that many residents of one-bedroom apartments have one car, so reducing the ratio of parking to units from 2 to 1.95 would not create a problem.

Alderman N. Drolet asked if boats and trailers would be permitted in the development. Steve Brown stated that they could lease extra parking spaces for this use or the equipment would have to be put in a storage unit off-site.

Regarding the requested Park Land Dedication credit for on-site improvements, the Committee unanimously was not in favor of granting a credit to the applicant.

The Committee voted 4-0 to recommend approval of the project on 2nd Reading, with the understanding that the site plan would be revised to show 10 ft x 18 ft parking stalls.

- C. Crocker Development Planned Use Rezoning (2nd Reading) – No change. The Committee voted 4-0 to recommend approval of the project on 2nd Reading.
- D. Proposed Planning & Zoning Department Fee Changes (Resolution) – Staff provided an overview of the proposed fee increases. There was brief discussion about the time it takes to review different building plans. The Committee voted 4-0 to recommend approval of the fee increases.
- E. Special Event Permit for St. Jude's Crusaders Christmas Tree Lot (Motion) – Staff provided a brief overview of the event. Alderman N. Drolet was concerned about the traffic at that intersection. Alderman J. Drolet was concerned about the position of the sign near the entrance. Alderman Bennett suggested that the Council be polled before the December 7th Council meeting to allow the applicant to open the Christmas Tree Lot early. The Committee voted 3-1 to poll the Council.
- F. Airport Storage Planned Use Approval Extension (Motion) – Staff provided an overview of the request. The Committee voted 4-0 to approve the extension.

IV) Other Business

- A. Crime Free Multi Housing Ordinance – This is a program being proposed jointly by the O'Fallon Police Department and the Planning and Zoning Department. Staff met with landlords earlier in the day to get their feedback on the program. Those involved were generally supportive of the program. The program will be housed in Public Safety. Alderman Snyder suggested that the time period for extended stay hotels be increased from 14 days to 30 days. There were some questions about how the program will be administered, but those details have yet to be fully considered. The Committee voted 4-0 to recommend approval of the ordinance.

MEETING ADJOURNED: 7:32 P.M.

Next Meeting: Monday, December 14, 2009 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Jennifer Howland, Senior City Planner