



DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, January 25, 2010

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 25, 2010**.

CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** – Rick Reckamp, Gene McCoskey, David Snyder, Jerry Albrecht. Other Aldermen Present: Dan Polites, John Drolet, Nila Grogan, Ned Drolet, Ed True, Mike Bennett, David Cozad. Staff: Ted Shekell, Jennifer Howland, Walter Denton, Pam Funk, Dean Rich. Visitors: Darwin Miles, Dennis Cowden.
- II) **Approval of Minutes** – January 11, 2010. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – February 1, 2010
 - A. Regency Park Corporate Campus Planned Use Rezoning, Preliminary Plat, and TIF Ordinances (2nd Reading and resolution) – The Committee voted to place this item on hold until legal counsel makes a determination of whether the City will start a new TIF process or continue where the existing TIF process left off. Dale Funk is reviewing it and will prepare a summary for the Council. Dean Rich stated that it will be a minimum of 90 days before the TIF is ready for action. In response to a question by Darwin Miles, Walter Denton clarified that the agenda item will stay on hold, and that it is not being removed from the agenda. We may need a new TIF plan if legal counsel determines that it is necessary. He also stated that much of the expenses incurred to date are reusable if we pursue a new plan.
 - B. Crime Free Rental Housing Ordinance (2nd Reading) – A special meeting will be held on January 26, 2010 at 5:30pm to discuss this ordinance. Council members should contact Ted Shekell if they need a copy of the letters and comments staff has received to date. The goal of the special meeting is to gain consensus.
 - C. Commerce Place Storage Facility Planned Use Rezoning (1st Reading) – This item remains on hold pending revisions by the applicant. The Committee indicated that we should not allow this to remain on hold indefinitely.
- IV) **Other Business**
 - A) ZHO2009-21 – 475 Regency Park Drive Sign Variance – The Zoning Hearing Officer approved the Sign Variance to allow a 120 sq ft real estate banner on the building which will exceed the maximum 32 sq ft of allowable signage for real estate on January 16, 2010. The City Council has 21 days right-of-review on the decision, which would end on February 6, 2010. The Committee had no issues with the request. The Hearing Officer's decision will stand unless a Council member brings it up for discussion at the next Council meeting.
 - B) Tropical Sno Proposal – Dennis Cowden is interested in operating a shaved ice concession stand at Whitehall and Hwy 50 in 2010, but he would like to add miniature golf and Christmas tree sales to his operations. This would require that he operate from April through December. Staff asked the Committee to determine whether an event longer than 6 months should be reviewed as a Special Event Permit or another application such as a Planned Use rezoning. The Committee instructed staff to review the application as a Special Event Permit and bring it to the February 8th meeting with a recommendation.

They also requested that staff prepare a revision to the Special Event ordinance to address longer-term events like Tropical Sno.

MEETING ADJOURNED: 7:01 P.M.

Next Meeting: Monday, February 8, 2010 @ 6:00 P.M. – Mayor’s Conference Room

Prepared by: Jennifer Howland, Senior City Planner