



DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, February 22, 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 **February 22, 2010**.

CALL TO ORDER: 6:15 p.m.

- I) **Roll Call** – Jerry Mouser, Rick Reckamp, Gene McCoskey, David Snyder, Jerry Albrecht. Other Aldermen Present: David Cozad, Ned Drolet, Ed True, John Drolet, Mike Bennett. Staff: Ted Shekell, Jennifer Howland, Walter Denton, Pam Funk, Jeff Stehman, John Betten. Visitors: Ben Whelan, Stu Kasten, Steve Schmidt, Matt roller, Wip Wipperman, Jessica Newbold, Andree Stell, Herb Roach, Tom Fischer, Dan Kelly, Robert Frisse, Sr., Russ Wieman, Chuck Larsen, Gayle Frisse..
- II) **Approval of Minutes** – February 8, 2010. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – March 1, 2010
 - A. Regency Park Corporate Campus Planned Use Rezoning, Preliminary Plat, and TIF Ordinances (2nd Reading and resolution) – On hold.
 - B. Crime Free Rental Housing Ordinance (2nd Reading) – John Betten and Ted Shekell estimated that the program will begin between 60 and 120 days after the City Council approves the ordinance, but it may take up to a year to get the program fully operational. There are no penalties if a landlord fails to apply for a license, but the City will be sending a letter to known landlords prompting them. There was a question about whether a landlord would need a business license from the City. Ted stated that we do not issue business licenses – only business registrations, and that the Deputy City Clerk would be the best person to determine what types of businesses require registration. This program requires a new license for each new owner, regardless if the same management company is involved with the old and new owner.

Checklist: Alderman John Drolet will not vote for a program that requires background checks. John Betten explained that there are different types of background checks ranging from a quick call to the potential tenant's previous landlord to a full-blown criminal background check. Any type will satisfy the requirement. J. Drolet also stressed that there should be a clear separation between public safety items and property maintenance items. The checklist will be revised.

Alderman Snyder noticed that the aldermen received two different versions of the ordinance. Staff will e-mail the aldermen the correct version and a revised checklist on Tuesday.

The Committee voted 5-0 to send the ordinance to the City Council on 2nd Reading as long as they receive the correct ordinance and revised checklist.
 - C. Commerce Place Storage Facility Planned Use Rezoning (1st Reading) – Ben Whelan of Hoelscher Engineering was present on behalf of the applicant. Staff informed the Committee that the applicant has requested that the project move forward for a vote with the conditions recommended by staff, with the exception of Conditions 5 & 7 (concerning the building elevations and lot line adjustment). Mr. Whelan was not sure if the applicant knows that if the City Council turns down the project that the applicant must wait one year to re-apply. He will check with his client. The Committee voted 5-0 to recommend denial of the Planned Use rezoning for Commerce Place Storage Facility because the project does not meet

current city code/development standards, the applicant is not willing to revise the building elevations and design standards, and the applicant is not willing to modify the site plan to revise the building setbacks, parking areas, and driving aisles on both lots to meet city code and staff recommendations.

- D. Special Event Permit for Grand Prix Bicycle Road Race (Motion) – Staff provided an overview of the special event. The Committee voted 5-0 to recommend approval of the special event permit with staff's recommended conditions.
- E. Special Event Permit for Bicycle Criterium Race (Motion) – Staff provided an overview of the special event. Several aldermen were concerned about safety of drivers and bicyclists on Hwy 50, completely closing residential streets, and preventing people from using Community Park for a whole day. The applicant will consider modifying his plans to avoid completely closing Hilgard, Parkview, and 5th Streets and may approach the residents along these routes for their feedback. This will be placed on hold for 2 weeks.
- F. Special Event Permit for multiple events for Frieze Harley-Davidson (Motion) – It should be noted that this request does not include events associated with the H.O.G. Rally; those will be presented at a later date. Staff provided an overview of three proposed special events – May Open House, 15th Annual Cancer Benefit Ride, and New Model Year Open House. The Committee voted 5-0 to recommend approval of the special events.
- G. Special Event Permit for Knights Track Team 5K Challenge (Motion) – Staff provided an overview of the special event. The Committee voted 5-0 to recommend approval of the special event with staff's recommended condition.

IV) Other Business – none

MEETING ADJOURNED: 7:35 P.M.

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

Prepared by: Jennifer Howland, Senior City Planner