



DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, May 24, 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 **May 24, 2010**.

CALL TO ORDER: 6:03 p.m.

**I) Roll Call** – Jerry Albrecht, Gene McCoskey, Jerry Mouser, Rick Reckamp, Ed True. Other Aldermen Present: John Drolet, Dave Snyder, Nila Grogan, Ned Drolet, David Cozad. Staff: Ted Shekell, Jennifer Howland, Walter Denton, Jeff Stehman, Pam Funk, Dean Rich. Visitors: Herb Roach, Scott Wuerz, Steve Macaluso, Stewart Drolet, Dustin Riechmann, Eric White, Mark Noonan, Dan Kelley.

**II) Approval of Minutes** – May 10, 2010. All ayes. Motion carried.

**III) Items Requiring Council Action on** – June 7, 2010

A. Regency Park Corporate Campus Planned Use Rezoning, Preliminary Plat, and TIF Ordinances (2<sup>nd</sup> Reading and resolution) – on hold

B. Rasp Farm TIF (Motion & Resolution) – Motion to accept the Rasp Farm TIF Plan and Resolution establishing the public hearing date of August 2, 2010 for the Rasp Farm TIF District. Mark Noonan of DMI, the City's TIF consultant, walked the Committee through the draft TIF plan. The Committee discussed the plan and were informed that the existing TIF has generated \$3 to \$4 million out of a possible \$17 million. Steve Macaluso stated that although the existing commercial building off of Lincoln Avenue will be razed, he will honor all existing leases. Clarification was made regarding the displacement of residents – the proposed TIF expansion will not displace more than 9 residents; in fact, the plan is to displace no residents. Ted stated that a website will be created this week where the public can access all information about the TIF.

After the discussion about the proposed TIF expansion itself, the Committee wished to discuss the proposed development plans. Dustin Riechmann from Crawford, Bunte, Brammeier presented his findings regarding traffic, stating that a connection to Edgewood Drive is not desirable. The main connection to the office park will be from Lincoln Avenue with an emergency connection to Desoto. Mr. Riechmann stressed that any access and road improvements to Lincoln Avenue will have to be approved by St. Clair County. Ted stated that the City has not approached the County about the office park development. Ned Drolet expressed his desire to have more than one access point because Lincoln Avenue is very busy. Walter also explained that by approving the TIF Plan, the Council is not bound strictly to the proposed land uses as shown in the Plan. The Council has full discretion regarding connecting to City streets, including Edgewood.

The Committee voted 5-0 to make a motion to approve the TIF Plan. The Committee voted 5-0 to approve a resolution establishing the public hearing for the TIF on August 2, 2010.

C. Seven Hills Estates Annexation (1<sup>st</sup> Reading) – Staff provided a brief overview of the proposed annexation. The Committee voted 5-0 to recommend approval of the Annexation on First Reading.

- D. Special Event Permit for Downtown O'Fallon Farmers Market (Motion) – Staff provided a brief overview of the proposed Special Event. This will be separate from the existing farmers market west of the proposed location. The Committee voted 5-0 to recommend approval of the Special Event Permit.

**IV) Other Business** – none

*Note: The final round of annexation agreements for the Carson Behrens area will be on the City Council agenda as a Resolution.*

MEETING ADJOURNED: 7:08 P.M.

**Next Meeting: Monday, June 14, 2010 @ 6:00 P.M. – Mayor's Conference Room**

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