



**DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, July 26, 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 **July 26, 2010**.

CALL TO ORDER: 6:00 p.m.

- I) Roll Call** – Gene McCoskey, Jerry Mouser, Rick Reckamp, Ed True. Other Aldermen Present: John Drolet, Dave Snyder, Ned Drolet, Dan Polites. Staff: Ted Shekell, Walter Denton, Jeff Stehman, Jennifer Howland, Pam Funk. Visitors: Herb Roach, Mocha Robinson.

- II) Approval of Minutes** – July 12, 2010. All ayes. Motion carried.

- III) Items Requiring Council Action on** – August 2, 2010
 - A. Regency Park Corporate Campus Planned Use Rezoning, Preliminary Plat, and TIF Ordinances (2nd Reading and resolution) – on hold

 - B. Rasp Farm (1st Reading of Annexation, Planned Use Zoning, and TIF, and Resolutions on Annexation Agreement and Preliminary Plat.) – Staff presented an overview of the project, which consists of expansion of the existing O'Fallon TIF #1 to include the 37 acre Rasp Farm Office park and a 15 acre open space/detention area designed to help alleviate the significant drainage problems in the adjacent Southview neighborhood. Discussion was held regarding the interconnectivity of the proposed street system with the existing streets of Dartmouth and Edgewood. Two residents on Edgewood spoke in opposition of the main road in the office park going through to Edgewood (they were also two of the four residents who allowed their property to be subdivided to be included in the TIF so the connection to the existing TIF could be made) – Alderman Snyder concurred with their position. Alderman Reckamp spoke in favor of a connection to Edgewood for, at a minimum, emergency access. Alderman Mouser spoke in opposition to this. Alderman John Drolet stated that if an emergency connection is made there should at least be some accommodations for a bus “turn-around” to help get bus traffic off of Dartmouth. The developer, Steve Macaluso, stated he would be willing to look at the issue and meet with the school to see if anything were feasible. Alderman Reckamp recommended the one of the proposed cul-de-sacs serving the northern half of the office park be eliminated by making a connection with another adjacent proposed street, and Mr. Macaluso stated he would have his engineer look at that issue and could possibly make the connection. A resident asked whether there was a way the City could guarantee the emergency access to Dartmouth would never be opened to general traffic. Staff noted that it would be shown as a condition in the planned use zoning approval. There being no other discussion, the consensus of the committee was 4-1 to recommend the project for approval.

 - C. Annexation of 505 North Seven Hills Road (1st Reading) – Staff provided an overview of the proposed annexation of 505 North Seven Hills Road (Linda Niebrugge), which is a 2.9 acre parcel located on the west side of Seven Hills Road just north of the new Amelia Carriel Jr. High School. An annexation agreement has been in place since 2002, and the parcel became contiguous to the City limits when the Jr. High School was annexed. There were no issues or concerns mentioned by the Committee, which unanimously recommended approval of the annexation.

- IV) Other Business** – None

MEETING ADJOURNED: 7:00 P.M.

Next Meeting: Monday, August 9, 2010 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Ted Shekell, Planning Director