



**DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
5:30 PM Monday, February 10, 2014**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the City Council Chambers, 255 S. Lincoln, O'Fallon, Illinois.

CALL TO ORDER: 5:45 PM

I) Roll Call – *Committee members:* Jerry Albrecht (chair), Gene McCoskey (vice chair), Jerry Mouser, Ray Holden, David Cozad, and Harlan Gerrish. *Other Elected Officials Present:* Courtney Cardona, Ed True, Herb Roach, Richie Meile, Kevin Hagarty and Michael Bennett. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Jeff Stehman, James Cavens, and Justin Randall. *Visitors:* Charlie Pitts, Georgia Hillyer, Jason Riegelsberger, Jeff Moon, Janis Stauder, Sara Crews, Clytie Zimmerman, Scott Schaefer, Steve Lechner, and John Hundley.

II) Approval of Minutes from Previous Meeting– All ayes. Motion carried.

III) Items Requiring Council Action

A. Future Land Use Map Amendment – Hartman Lane (2nd Reading)

B. Joe's Place Adult Daycare – Planned Use (2nd Reading)

Justin Randall briefed the committee for the Future Land Use Map Amendment and the conditions in the proposed ordinance for Joe's Place Adult Daycare. The conditions included improvements to the facades of the building and the buffer along the northern property line. The committee discussed the conditions. Janis Stauder asked for the relief from the building façade improvements or removal of a portion of sidewalk required by ordinance. The committee discussed the likelihood of sidewalks along Hartman Lane. Ted Shekell indicated sidewalks along Hartman Lane north of the subject property would not be likely; however sidewalks would be likely south to the intersection of Frank Scott Parkway. Shekell also noted that the Commercial Design Handbook is only a guide and a recommendation, whereas the sidewalk requirement is an ordinance. The committee discussed the necessary action to remove staff's condition "Incorporate the guidelines of the Commercial Design Handbook by providing a stone base on the side and rear elevation of the building to meet the standards of 360° architecture and provide a mixture of building materials." The committee discussed the need to make an amendment to the ordinance at the City Council meeting on February 18, 2014. The committee recommended approval of the Future Land Use Map with a vote of 6-0. The committee recommended approval of the Joe's Place Adult Daycare – Planned Use with a vote of 6-0.

C. Domino's Retail Center – Planned Use (1st Reading) – Randall gave a brief presentation on the development at 304 East Highway 50. Randall noted the issue with the stacking spaces for the pick-up window. Shekell noted that the use meets all the parking requirements and circulation around the site was enhanced by the cross-access to the east, however the site is tight. Jeff Moon indicated the necessity for having the pick-up window on the west side of the building. The committee recommended approval with a vote of 6-0.

D. Schaefer Autobody Center- Use Variance (1st Reading) – Randall gave a brief presentation on the proposed use variance. Randall provided the Committee with the process and test required for the use variance and the Zoning Hearing Officers recommendation. Shekell provided the committee with a letter from Jamie Auffman, expressing his interest in the property. Scott Schaefer presented a brief

overview of his company and the professional level of service and appearance of the company. Clytie Zimmerman noted she worked for Peoples National Bank and was tasked with selling this property. Zimmerman explained the number of times she attempted to work with Jamie Aufferberg. John Hundley, representing Peoples National Bank provided the committee with the indentures for the property excluded the used car sales except for CarMax. The committee discussed the proposal and the screening provided in the site plan. The committee recommended approval with a vote of 6-0.

- E. MainStay Suites Hotel – Planned Use (2nd Reading) –The committee recommended approval with a vote of 6-0.
- F. General Text Amendments – “Rural Residential”; Home Daycare; Fences; Pool Regulations (2nd Reading) – The committee recommended approval with a vote of 6-0.

IV) Other Business- None

MEETING ADJOURNED: 7:30 PM

NEXT MEETING: Monday, February 24, 2014 – 6:00 PM – Mayor’s Conference Room

Prepared by: Justin Randall, Senior City Planner