



**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:30 pm, Tuesday, November 22, 2004**

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 **November 22, 2004**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Mouser, Henry, Albrecht, Medford. Staff: Shekell, Stehman, Reime, Denton, Sullivan. Visitors: Alderman West, Alderman True, Alderman Renner, Alderman Reckamp, Georgia Hillyer, Lawrence B. Kwiatkowski, Michael Trueblood, Lee Cannon.
- II) **Approval of Minutes** – November 8, 2004 (Albrecht/Medford) All ayes.
- III) **Items Requiring Council Action on** – December 6, 2004.

- A) **Adoption of ICC Code (ORDINANCE 2nd READING)** - Ordinance Adopting the 2003 International Building Code, 2003 International Fire Prevention Code, 2003 International Mechanical Code, 2003 International Property Maintenance Code, 2003 International Residential Code, 2003 International Existing Building Code, and the 2002 National Electrical Code. (2nd Reading)

J. Stehman reported that minor changes were made to the Ordinance, based on the discussion by the Community Development Committee and the City Council. These changes include that any freestanding accessory structure, 200 square feet or less will not require a foundation or piers, instead of an accessory structure 400 square feet or less. Initially, it was recommended that an accessory structure 100 square feet or less would not require a foundation or piers, and the square footage was increased to 200 square feet.

J. Mouser asked about changes in the inspections and occupancy permit procedures. J. Stehman stated that apartment inspections will follow the present procedure of inspecting them after each unit changes tenants after one year. Other changes include increasing the time an occupancy inspection is good for, from 12 months currently to 24 months for existing buildings, and on new construction having their initial occupancy inspections good for 3 years instead of the current 12 months.

R. Reckamp asked staff about changes in the Code relevant to derelict or inoperable vehicles. J. Stehman stated that the 1998 Code allowed one unregistered vehicle but no vehicles in a state of disassembly to be parked on the premises and the 2003 Code does not allow any unregistered vehicle or a vehicle in a state of disassembly to be parked on the premises. The Committee discussed the pros and cons of this

regulation. The Committee concurred to allow the 2003 Code to remain unchanged but directed staff to develop a written policy on the enforcement of the regulation.

- B) **Demolition of 120-122 Carbon Hill Road (RESOLUTION)** - Resolution authorizing the Mayor to execute a contract to abate property at 120-122 Carbon Hill Road.

J. Stehman reviewed the bids received for the demolition of the structures at 120-122 Carbon Hill Road. The Committee recommended to forward the budget request to the City Council and directed staff to prepare a resolution authorizing the bids and the abatement work.

- C) **Northwest Quadrant Traffic Study (RESOLUTION)** – Resolution Adopting the Northwest Quadrant Traffic Study. Following the adoption of the traffic study, the study’s recommendations will be formulated and incorporated into the City’s Comprehensive Plan as an amendment and will be brought back to the City Council for approval.

Mike Trueblood, of HDR, provided an overview of the study and stated that the recommended future transportation network in the northwest section of the City is shown on a map included in the study. He reviewed the general location and types of roads recommended and the location of a new I-64 interchange at Collinsville Road. Lee Cannon, of CBB, noted that the lines representing future roadways are “corridors” or general locations of future roadways that should be considered when the City is reviewing future developments. As development occurs, the right-of-way should be secured for future improvements. The Committee recommended to forward the Northwest Quadrant Traffic Study, as presented by the consultants, to the City Council for review and adoption.

- D) **Lawrence B. and Carol (Halstead) Kwiatkowski Pre-Annexation Agreement (RESOLUTION)** for a 5.0 acre tract located at 1310 Five Acre Court.

L. Reime reviewed the pre-annexation agreement with the Kwiatkowski’s for property located at 1310 Five Acre Court. The Kwiatkowski’s desire City water and have signed a pre-annexation agreement with the City.

- E) **City of O’Fallon – City water Tower Property (1st READING on ANNEXATION)** – Annexation of a 5.0 acre tract located at 892 N. Seven Hills Road.

T. Shekell stated that the City did not pursue annexation of the property initially and wanted to wait until road work was completed to Seven Hills Road to decrease the cost of the City’s share of the roadway improvement.

IV) Other Business

- A) **Subdivision Ordinance and Development Manual.**

T. Shekell reported that several meetings have been held with developers and engineers, and their comments have been folded into the Ordinance and Development Manual. Staff will be meeting with this group again on November 23, 2004, to finalize the documents. T. Shekell reported that a special meeting has been scheduled by the Planning Commission for December 7, 2004, to hold a public hearing for the Subdivision Ordinance. Staff would like to present the Ordinance to the Community

Development Committee on December 13th and will attempt to distribute the documents to the Committee a week prior to the meeting for their review.

J. Albrecht asked if the Ordinance includes land exactions for the schools. T. Shekell stated that everyone seems to agree with the land exactions in concept, but the schools need to provide information and conduct a study to defend the land exactions and that details need to be worked out between the City, the school administrations and neighboring communities. He added that land exactions for schools will not be included in this Ordinance.

B) Review of City's Tree Policy. Request by residents of Braeswood Subdivision to review tree policy.

T. Shekell reported that the complaints from residents in Braeswood Subdivision appear to be a result of the developer sending the residents a bill to plant the trees required by the subdivision agreement. He noted that the agreement states that the developer is responsible for planting the trees.

A. Medford stated his concern that some plantings are not being done properly. T. Shekell stated that the developer is to make arrangements with Calvin Beckman of the Parks Department when the trees are to be installed.

T. Shekell stated that one alternative being considered is to put the money into a tree fund and the City will decide when and where to plant the trees.

Other Business:

J. Mouser, on behalf of D. Horton, asked staff about the cost estimates for conducting the special census. W. Denton explained that the City is on the Census Bureau's list and that the Census Bureau has informed the City that the special census will not be conducted until May or June 2005. He added that the cost estimates to conduct the special census will be brought before the City Council when the figures become available from the Census Bureau.

MEETING ADJOURNED: 7:33 P.M.

Next Meeting: 6:30 p.m., Monday, December 13, 2004 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner