



**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:30 pm, Monday, December 13, 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 **December 13, 2004**. CALL TO ORDER: 6:30 p.m.

- I) **Roll Call** – Mouser, Henry, Albrecht, Medford, Horton . Staff: Shekell, Stehman, Reime, Denton. Visitors: Alderman West, Alderman True, Alderman Reckamp, Alderman Drolet Georgia Hillyer, Mark Fulford, Jerry Rombach.
- II) **Approval of Minutes** – November 22, 2004 (Albrecht/Henry) All ayes.
- III) **Items Requiring Council Action on** – December 20, 2004.

A) City of O'Fallon – City water Tower Property (ORDINANCE 2<sup>nd</sup> READING on ANNEXATION) – Annexation of a 4.13 acre tract located at 892 N. Seven Hills Road.

T. Shekell briefly reviewed the annexation and stated that the Council had approved the first reading of the Ordinance approving the annexation at the December 6<sup>th</sup> meeting.

B) Northwest Quadrant Traffic Study (ORDINANCE 2<sup>nd</sup> READING) – Ordinance amending the City of O'Fallon 2001 Comprehensive Plan to include the Northwest Quadrant Traffic Study recommendations.

T. Shekell reported that the Council had approved the first reading of the Ordinance approving amending the Comprehensive Plan to include the northwest traffic study.

C) Hearthstone Plat 4 (The Enclave) Final Plat (ORDINANCE 1<sup>st</sup> READING) – Final Plat (30 lots) attached villa units of Hearthstone Subdivision, Preliminary Plat of 158 single-family units consisting of 57 villa units, 75 single-family homes in the manors, 26 single-family homes in the estates, located O'Fallon Troy Road, west of Seven Hills Road.

T. Shekell reviewed the subdivision with the Committee and stated that staff has tentatively approved the final plat with a condition that an emergency access/pedestrian connection be constructed between Hearthstone Plat 4 (The Enclave) and The Manors. He stated that the final plat is consistent with the preliminary plat.

- D) Eric and Patricia Litteken Annexation Agreement for properties at 662 E. State Street and 101, 103 and 107 Behrens Avenue.

T. Shekell stated that these properties are outside but contiguous to the City limits. The Litteken's desire City water for the property at 103 Behrens Avenue. The water tap which was used to service 103 Behrens is presently providing water to the property located at 107 Behrens. The Littenken's have agreed to annex all of their properties, but have concerns that they would be forced to connect to the City sanitary sewer if the existing on-site systems fail. D. Horton suggested drafting an annexation agreement with the Litteken's, but including that the City is not liable for providing sanitary sewer to any of their properties and that the Litteken's would be responsible for connecting if their systems fail and their property becomes within 100 feet of the City sewer. B. Henry and A. Medford stated that the City should work with other government entities to obtain grants to provide sanitary sewer to this residential area. The Committee voted 4-1 to proceed with an annexation agreement.

#### **IV) Other Business**

- A) Adoption of Subdivision Ordinance and Development Manual.

T. Shekell reported that a special meeting had been held by the Planning Commission on December 7, 2004 to discuss the Subdivision Ordinance. The Planning Commission intends to make their recommendations at the regular meeting on December 14<sup>th</sup>. He stated that these recommendations will be discussed by staff and that one more meeting will be held with the development community. He stated that the final document will be prepared next week and will be distributed to the Council. This item will be placed on the Community Development agenda for January 10<sup>th</sup> for their review and comment.

- B) Written Policy for Code Enforcement of Motor Vehicles on Private Property.

J. Stehman distributed the policy which will be used when dealing with inoperable vehicles on private property. The Committee concurred with the policy. (See attached policy)

MEETING ADJOURNED: 7:27 P.M.

**Next Meeting:** 6:30 p.m., Monday, December 27, 2004 – Mayor's Conference Room

Prepared by: Lisa Reime, Planner