



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: February 5, 2007
Subject: **Resolution** Approving a Variance to the City of O'Fallon Code of Ordinances, Section 51.032, and Approving Amended Improvement Plans for Cambridge Condominiums, Phase IV, by the City of O'Fallon, Illinois.

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended approval of the Variance and amended Improvement Plans at their meeting on January 22, 2007.

Background: H & L Construction is requesting a variance to Section 51.032 of the Code of Ordinances, titled "Separate Building Sewers Required; Exception." which states that, "A separate and independent building sewer shall be provided for every building, except that where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard or driveway, the building sewer from the front building may be extended to the rear building and the whole considered as one building sewer." The owner of Cambridge Condominiums, Phase IV, desires that the separate and independent building sewers from multiple buildings be allowed to connect to a common sewer lateral running in front of the multiple buildings and that common lateral be the only connection to the public sewer system for those buildings. This variance, if granted, would also amend the approved improvement plans for Cambridge Condominiums, Phase IV. Building and Engineering staff have been working with H & L and Netemeyer Engineering for several weeks in an effort to reach an agreement on an acceptable plan that will protect the interest of all parties.

They are proposing to run the building sewer out of the front of each unit to a common and private 6-inch sewer lateral running in front of the building which connects all units within one building. That private sewer lateral will then connect to the City 8-inch sewer main within an easement. It will be the responsibility of the homeowners association to maintain the private sewer line up to the point where it connects to the 8-inch City sewer main.

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: Building and Engineering staff recommend approval of the Variance and approval of the amended Improvement Plans, with the following conditions:

1. The condo documents and homeowners association bylaws must clearly state that the 6-inch connecting sewer lateral is an association responsibility to the point where it connects to the City 8-inch main
2. These documents must be submitted for review and approval prior to issuance of any Certificate of Occupancy for any unit constructed in Cambridge Condominiums, Phase IV.
3. Final Engineer sealed plans must be submitted and approved by staff.
4. All private sewer line placement must be inspected by City staff on-site and approved before backfill.