



DRAFT MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 pm, Monday, August 24, 2009

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 **August 24, 2009**.

CALL TO ORDER: 6:00 p.m.

- I) **Roll Call** –Rick Reckamp, Allen Medford, Jerry Albrecht, Gene McCoskey. Other Aldermen Present: Ned Drolet, Mike Bennett, John Drolet, Ed True, Nila Grogan. Staff: Ted Shekell, Jeff Stehman, Lisa Koerkenmeier, Pam Funk, Walter Denton, Dean Rich, Dan Bowman. Visitors: Dan Kelley, Pam Beykirch.
- II) **Approval of Minutes** – August 10, 2009. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – September 8, 2009
  - A) Regency Park Corporate Campus Planned Use Rezoning, Annexation Agreement and Ordinance, and TIF Ordinances (2<sup>nd</sup> Reading) – on hold
  - B) Special Event Permits for Frieze Harley-Davidson – Multiple Events (Motion) – Staff provided an overview of the multiple Special Event Permit requested by Frieze Harley-Davidson. The events include Open House on September 12<sup>th</sup>, the Rock-N-Choleste-Roll Event on October 3<sup>rd</sup>, and Christmas Open House on December 5<sup>th</sup>. Staff recommended approval. The Committee voted 4-0 to recommend approval of the multiple Special Event Permit.
  - C) Special Event Permit for O'Fallon United Church of Christ – “Wurstmarkt” (Motion) – Staff provided an overview of the Wurstmarkt dinner to be held on Thursday, October 15<sup>th</sup>. The Beer Garden is a new addition to the event. Staff recommended approval. The Committee voted 4-0 to recommend approval of the Special Event Permit.
  - D) Pikula Annexation Agreement (Resolution) - Staff provided an overview of the Pikula Annexation Agreement. The agreement is consistent with the other customers along Rieder Road and Shiloh Valley Township Road where the City is obtaining annexation agreements and easements from the property owners for the new water main project. The Committee voted 4-0 to recommend approval of the resolution.
  - E) Dietz Annexation Agreement (Resolution) - Staff provided an overview of the Robert Dietz Annexation Agreement. The agreement is consistent with the other customers along Rieder Road and Shiloh Valley Township Road where the City is obtaining annexation agreements and easements from the property owners for the new water main project. The Committee voted 4-0 to recommend approval of the resolution.
  - F) Code of Ordinances – Chapter 94, Section 94.01 and Chapter 98, Section 98.11 (1<sup>st</sup> Reading) – *Proposed Amendment to Chapter 94, Nuisances and Chapter 98, Streets and Sidewalks, to include a prohibition of water discharge no closer than 10 feet to any property line, in addition to public sidewalk, street, curb or street gutter.* Jeff Stehman gave an introduction of the proposed drainage ordinance. He stated that the Planning and Zoning and the Engineering Departments receive numerous complaints consisting of residents receiving a large amount of water from neighboring properties. Staff is looking for a tool, or regulations, that can be implemented to address drainage complaints. Discussion followed.

Staff will address the Committee's comments including how the 10' from the property line requirement would affect dense smaller lots and those which have less than 10' side yard setbacks. Staff will also review other variations than the 10' from the property line requirement and how it would be enforceable. This item will come back to Committee for more discussion.

**IV) Other Business –**

- A) Relocation and Expansion of Santa's Hut to City Park and Ride Lot at Vine and First Streets – Ned Drolet, representing Downtown O'Fallon, provided an overview of the Santa Hut proposal which consists of the construction of a 9' to 10' by 24' structure and permanently locating it on City property at First and Vine Streets. Discussion followed. The Committee concurred that an agreement should be drafted between the City and Downtown O'Fallon to permanently place the structure on City property. The Committee voted 4-0 to approve the Santa Hut proposal concept and to request staff draft such an agreement as discussed. Motion carried.

MEETING ADJOURNED: 6:52 P.M.

**Next Meeting: Monday, September 14, 2009 @ 6:00 P.M. – Mayor's Conference Room**

**Prepared by:** Lisa Koerkenmeier, Planning and Zoning Department