

**ORDINANCE NO.** \_\_\_\_\_

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois [Planned Use Development known  
as “Stone Bridge Master Planned  
Development” Parcel Numbers  
(03-36.0-300-023 and  
03-36.0-300-024)]**

**WHEREAS**, the applicants, Reverend Jerry Casey, MCC Enterprises at Illinois Inc., and John Holthaus, Stone Bridge Villas, LLC, are requesting to develop a Master Plan Development consisting of 62 single-family residences, 110 villa units and a 5.5 acre church site, and the applicant proposes to rezone the property from A, Agriculture to SR-1B, Single-Family Residence Dwelling District and MR-1(P) Planned Two, Three, and Four-Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit B); and

**WHEREAS**, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 2052, “Planned Uses”; and

**WHEREAS**, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on April 12, 2005, in accordance with state statute, and recommended to deny the petitioner’s request to obtain SR-1B and MR-1(P) District zoning for the property subject to the conditions as outlined in the report from the Planning Commission, attached hereto and declared to be an inseparable part hereof (Exhibit A); and,

**WHEREAS**, following the public hearing on April 12, 2005, the applicants revised the Stone Bridge Master Planned Development, thereby eliminating the condition to grant variances for the front and rear setbacks of the villa development; and,

**WHEREAS**, on April 25, 2005, the Community Development Committee of the City Council reviewed the revised Stone Bridge Master Planned Development and recommended the project for denial; and,

**WHEREAS**, the applicant has agreed to develop the property and buildings in accordance with the attached Preliminary Site Plan, along with the building types and materials included in Exhibit B, and consistent with the recommendations of staff, and all applicable laws, including City Ordinance 2052 regulating Interim Planned Uses, in a manner considerate of adjoining properties, and to protect the general public safety, health, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:**

**Section 1. Approval of the Zoning Amendment and Preliminary Site Plan.** That upon the effective date of this Ordinance, the described property, known as “Stone Bridge Master Planned Development” Planned Use, be henceforth classified as zoning district SR-1B, Single-Family Residence Dwelling District and MR-1(P) Planned Two, Three, and Four-Family Residence Dwelling District, from its present A, Agricultural zoning designation and that said development be approved as a Planned Development and constructed in accordance with the proposed Preliminary Site Plan and the conditions set forth in Exhibit A. The terms and conditions of the approval are as follows:

1. The villa development shall include minimum 25’ front and 25’ rear yard setbacks, minimum 15’ utility easements along the front and rear property lines, a street with a minimum pavement width of 30’ in a 54’ City right-of-way and a sidewalk on both sides of the streets.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22’ in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development. This entrance shall be for emergency access only at this time.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.
5. All grading, street and utility construction shall be done in a single phase for the entire planned development.

**Section 2. Filing.** A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk’s office of the City of O’Fallon, Illinois.

**Section 3. Passage.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_.

\*\*\*\*\*

ATTEST:  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of \_\_\_\_\_.

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

\_\_\_\_\_  
Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									