

Resolution No.

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT OF KOMBRINK ESTATES SUBDIVISION BY THE CITY OF O'FALLON, ILLINOIS

WHEREAS, the proposed preliminary plat has been reviewed by the O'Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

WHEREAS, the property described in Exhibit A is currently located in St. Clair County, is zoned "A-Agricultural", and is proposed for annexation into the City of O'Fallon as a single-family subdivision containing 187 homes and proposed for "SR-1B" zoning; and

WHEREAS, the developer, Executive Homes, has requested that a variance be granted by the City Council to allow for one block to have a length less than the required minimum length of 500' as indicated on the attached preliminary plat (Exhibit B), and the City Council has determined that such a variance to the block length is necessary for the public interest; and

WHEREAS, the requirement for park and open space dedication resulting from the new subdivision is 3.17 acres, and Executive Homes, as owner and developer, has agreed to the option of a park fee in the amount of \$161,938, in lieu of dedication of land; and

WHEREAS, this preliminary plat approval is subject to and conditioned upon an approved annexation agreement with the developer for this property.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON AS FOLLOWS:

- 1) Approval. The Kombrink Estates Subdivision Preliminary Plat, as proposed by the subdivider, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 2) Zoning. The property shall be re from St. Clair County "Agricultural, A" to "Single-Family, SR-1B" in the City of O'Fallon; and
- 3) Approval of Variance on Block Length. The City Council hereby grants a variance to the requirements of the Subdivision and Development Control Ordinance by allowing one block within the subdivision to be less than the required minimum length of 500' as depicted on the attached Preliminary Plat; and
- 4) Fee In – Lieu of Parkland Dedication. The land dedication requirement is 3.17 acres, and the City Council requires payment of a park fee in the amount of \$161,938, in lieu of dedication of land; and
- 5) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 6) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____, 2005.

Approved:

Gary L. Graham, Mayor

Attest:

Philip A. Goodwin, City Clerk