

Resolution No.

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT OF THE AHL PROPERTY (TR HUGHES) 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 the City of O'Fallon as a single-family subdivision zoned SR1-B; and

WHEREAS, the developer has requested that a variance be granted by the City Council to allow for a variance to the provision of the subdivision ordinance, Section 5.7 of the Development Manual, that states the "minimum 30' landscape easement will not count toward the minimum lot size for the lots along the collector street", in this case being Old Collinsville Road and Milburn School Road.

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 Ahl Property (TR Hughes) 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.
- 2) Approval of Variance on landscape berm size counting toward minimum lot size. The developer is granted a variance to the provision of the subdivision ordinance, Section 5.7 of the Development Manual, that states the "minimum 30' landscape easement will not count toward the minimum lot size for the lots along the collector street" (Milburn School and Old Collinsville Road); and
- 3) Provision of Private Open Space. The developer agrees to provide approximately 5.5 acres of private open space for use by the subdivision association, consisting of 2.5 acres of retention, 3.02 acres of usable open space to include trails, pavilions, and access.
- 4) Park Dedication Fee. In lieu of 1.8 acres of the required 3.6, the developer agrees to pay \$91,800 to the City to satisfy this requirement. A prorated amount may be paid by the developer at the time of each building permit.

- 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