

CITY OF O'FALLON,
ILLINOIS
ORDINANCE NO:

**AN ORDINANCE
APPROVING THE FINAL
PLAT OF STONE BRIDGE
VILLAS SUBDIVISION**

WHEREAS, the City of O'Fallon Planning and Engineering Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for the Stone Bridge Villas Subdivision,

WHEREAS, the City Council has reviewed the Final Plat and finds it acceptable and to the public benefit.

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. Conditional Approval. That the Final Plat of the Stone Bridge Villas Subdivision, attached hereto as Exhibit A, be accepted and approved, subject to the following conditions:

- 1) Approval of Final Improvement Plans by the City of O'Fallon, and
- 2) Submittal of a form of surety bond acceptable to the City of O'Fallon, to include securing all improvements proposed for this and all future phases being provided in the amount of 100% of the estimated costs of improvements at the time of recording of this first phase final plat, providing that all improvements shall be completed in the required manner or said surety be forfeited to the City of O'Fallon, Illinois.

Section 2. Hartman Lane Turn Lane. That the applicant will be required to construct a southbound left turn lane for access into the Stone Bridge Villas and Estates within twelve (12) months of Final Plat approval.

Section 3. Park Lands Dedication. That the City Council accepts at its discretion a private space credit of 0.51 acres, an amenities improvement credit of \$6,630 for the clubhouse/pool, and a cash fee of \$33,660 in lieu of the Dedicated Park Lands requirement of 1.30 acres.

Section 4. Variances. That the Final Plat of the Stone Bridge Villas Subdivision be varied in the following manners:

- 1) That initial approval by City Council of the Planned Use be varied to permit phased development of the Stone Bridge Villas Subdivision as shown in the Final Plat.
- 2) That the Subdivision and Development Control Ordinance requirement prohibiting the release of building permits until infrastructure is in place and inspected by the City be varied, thereby allowing the City to release building permits to the developer for the pool/clubhouse and

condominium building one and two prior to street and infrastructure improvements being completed for the purposes of constructing model homes. Occupancy shall not be authorized of any of the above described units until all improvements are in place, being inspected and accepted by the City.

Section 5. Filing. That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois, a copy of this Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

Section 6. 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									