

CITY OF O'FALLON,
ILLINOIS
ORDINANCE NO:

**AN ORDINANCE AUTHORIZING
THE CITY TO REQUIRE
PAYMENT OF THE CITY'S
EXTERNAL CONSULTANT FEES
INVOLVING THE REVIEW OF
LAND DEVELOPMENT
PROPOSALS**

WHEREAS, the City of O'Fallon Planning and Engineering Departments require the use of outside planning and engineering or other consulting services for reviewing plans and specifications for land development proposals within the City's jurisdiction; and

WHEREAS, these outside services, when rendered, are to ensure the land development proposals meet all appropriate City laws and to ensure they are designed and constructed for the protection of the public health, safety, and welfare of the residents within the City's jurisdiction; and

WHEREAS, the City Council believes it is in the public interest and benefit that these outside consulting services be paid for each respective applicant.

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. Consultant Review Fees. In addition to the applicant paying all applicable filing fees, each application for a rezoning, special use permit, planned development plan, subdivision plat, or site plan, if deemed appropriate or necessary by the Director, shall also be submitted by the City for review by its consultants for planning, engineering, legal or other applicable review to determine conformance of such applications with City ordinances or other requirements. To the extent the City incurs actual costs from such review due to use of consultants, the applicant shall bear such reasonable costs. Unless other studies or additional review are contemplated, or unless such consultant review is waived by the Director as unnecessary, the applicant shall submit an initial payment at the time of application of five hundred dollars (\$500.00) to cover such anticipated expenses, unless another amount is reasonably estimated by the Director to be required for review of the submission. In the event actual reasonable costs are or are

expected to be in excess of this payment, the Director shall inform applicant of such additional costs and applicant shall provide supplemental payment for such services. Any funds not used by the City for review purposes shall be refunded to the applicant, at the applicant's request, at the end of the review and approval process. In the event that any original or supplemental actual cost bill remains unpaid, the City may discontinue further processing and/or review of the land development proposal or submittal as the case may be, and may withhold all final permits, licenses, or certifications, or approvals until all payments have been made to the City for professional services rendered pursuant to this Section.

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 _____ 2005.

ATTEST:
(seal)

Approved by the Mayor this _____ day
of _____ 2005.

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									