

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

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois (Development known as  
‘The Manors at Thornbury Hill’  
Subdivision)**

**WHEREAS**, the applicant, Thornbury Hill Development LLC, proposes to Subdivide 18.64 acres of land into Single-Family residential lots on Nottinghill Drive, south of Thornbury Hill Subdivision, and has requested and heretofore filed a petition with the City of O’Fallon for a zoning change from Agriculture to SR-1 Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

**WHEREAS**, the property is already annexed and a part of the City of O’Fallon, Illinois; and

**WHEREAS**, the City Council reviewed and approved the Preliminary Plat for said subdivision at its February 21, 2006 meeting and whereas said plat will henceforth be replaced by the Preliminary Plat attached to this Zoning Amendment Ordinance; and

**WHEREAS**, the City Council permits the applicant to pay a \$19,890 fee in lieu of required park land dedication; and

**WHEREAS**, the applicant shall revise the preliminary plat in compliance with city staff’s plan review comments regarding the subdivision’s sanitary sewer alignment; 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 January 24, 2006, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1 Single Family Residence Dwelling District zoning for the property with a vote of 7-ayes to 0-nayes; and

**WHEREAS** on February 13, 2006, the Community Development Committee of the City Council reviewed and recommended the rezoning for approval.

**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.** That upon the effective date of this

Ordinance, the described property, known as “The Manors at Thornbury Hill” Subdivision, be henceforth classified as zoning district SR-1 Single Family Residence Dwelling District as shown on the attached Exhibit A.

**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 \_\_\_\_\_.

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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									