

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as
“Cambridge Condominiums, Phase II,
Parcel Numbers 04-30.0-303-084,
04-30.0-303-088)**

WHEREAS, the applicant, Halloran Construction, Inc., proposes to develop 44 Single-Family attached condominium units over 5.38 acres of land west of Cambridge Boulevard; and

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O’Fallon for a zoning change from B-2 General Business District to MR-2(P) Planned Multi-Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit A); and

WHEREAS, the City Council allows a 50% private open space credit of 0.22 acres to the required park land dedication and permits the applicant to pay a \$11,258 fee in lieu of for the balance of required park land dedication; and

WHEREAS, the developer has requested that a variance be granted by the City Council to allow for construction of sidewalks on one side of the street as indicated on the attached preliminary site plan (Exhibit A), and the City Council has determined that such a variance to the sidewalks is reasonable; and

WHEREAS, the developer has requested that a variance be granted by the City Council to allow for the construction of 26’ wide private streets as indicated on the attached preliminary site plan (Exhibit A), and the City Council has determined that such a variance be reasonable; 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 March 28, 2006, in accordance with state statute, and recommended to approve the petitioner’s request to obtain MR-2(P) Planned Multi-Family Residence Dwelling District zoning for the property with a vote of 6-ayes to 0-nay subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit B); and

WHEREAS on April 10, 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 “Cambridge Condominiums Phase II”, be henceforth classified as zoning district MR-2(P) Planned Multi-Family Residence Dwelling District as shown on the attached Exhibit A and with the conditions as provided through the whereas clauses in this resolution and listed below:

1. The applicant and the owner of Lot 5 to the north shall establish a cross access easement for the north entrance of the development from Cambridge Boulevard for access by both properties.

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 _____.

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									

