

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “Crest
Estates” Subdivision Parcel Numbers
04-07.0-400-018, 04-07.0-400-028,
04-07.0-400-033, 04-07.0-400-036, and
04-07.0-400-037)**

WHEREAS, the applicant, Crest Estates LLC, proposes to Subdivide 23.9 acres of land into Single-Family residential lots west of Bowler Road and north of O’Fallon-Troy Road

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O’Fallon for a zoning change from St. Clair County 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 City Council permits the applicant to pay a \$11,258 fee in lieu of required park land dedication; 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 February 28, 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 5-ayes to 1-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 March 27, 2006, and April 10, 2006 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval.

WHEREAS, the annexation of territory is subject to and contingent upon the approval of an Annexation Agreement by Resolution by the City Council.

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 “Crest Estates” 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 _____.

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 | | | | | | | | | |