

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

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois (Development known as “Cambridge  
Condominiums, Phase IV, 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 original Cambridge Condominiums development consisted of Phases I, II and III, and this second development proposal consists of Phase IV; 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 and April 24, 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 IV”, 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 listed below:

1. The park dedication requirement is 0.22 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$11,175.
2. Sidewalk variance be granted to allow construction on only one side of the street as indicated in the attached site plan.
3. The road width variance be granted to construct 26' wide private streets.
4. 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.
5. The builder shall update the existing pool facilities east of Cambridge Boulevard in accordance with the Illinois Department of Public Health's pool facility requirements so that residents in Phase IV may utilize said facilities. All pool improvements shall be completed prior to final occupancy of any unit within Phase IV.
6. The applicant will submit a detailed landscape plan at the time of construction document submittal to be approved by Planning and Zoning.

**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									