

CITY OF O'FALLON,
ILLINOIS
ORDINANCE NO:

**AN ORDINANCE
APPROVING THE FINAL
PLAT OF THE MANORS AT
THORNBURY HILL
SUBDIVISION**

WHEREAS, the City of O'Fallon Planning and Engineering Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for the Manors at Thornbury Hill Subdivision,

WHEREAS, the City Council has reviewed the Final Plat and finds it acceptable and to the public benefit.

WHEREAS, the City Council has reviewed a request by the developer of the Manors at Thornbury Hill, Mark Fulford, for the purposes of allowing one model home building permit to be issued prior to installation of all infrastructure pursuant to the requirements of the City's Land development and Subdivision Ordinance; and

WHEREAS, the City Council has determined the request for variance to be consistent with protection of the public health, safety, and welfare, finding it acceptable and to the public benefit.

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. Conditional Approval. That the Final Plat of the Manors at Thornbury Hill Subdivision, attached hereto as Exhibit A, be accepted and approved, and a variance to Section 6.4 of the O'Fallon Land Development and Subdivision Code prior to installation and acceptance by the City of all infrastructure improvements, be accepted and approved, subject to the following conditions:

- 1) Approval of Final Improvement Plans by the City of O'Fallon; and
- 2) Submittal of a form of surety bond acceptable to the City of O'Fallon providing that all improvements shall be completed in the required manner or said surety be forfeited to the City of O'Fallon, Illinois; and
- 3) The developer will pay a fee in lieu of parkland in the amount of \$864 for each homes located within the City of O'Fallon at the time of building permit issuance by the City; and
- 4) The cul-de-sac shall have an outside edge of pavement radii of 47 feet and pavement width of 30 feet; and
- 5) Occupancy shall not be authorized for the above described model unit until all improvements

as required by ordinance are in place, being inspected and accepted by the City.

Section 2. Filing. That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois, a copy of this Ordinance, along with a copy of the plat. The recording expense shall be borne by the person(s) requesting approval of the plat.

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									