

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Portions of a Development known
as “Illini Trails 1st Addition” Subdivision)**

WHEREAS, the applicant, Estates at Prairie Crossing Development LLC, proposes to Subdivide 26.98 acres of land into Single-Family residential lots east of Illini Drive and has requested and heretofore filed a petition with the City of O’Fallon for a zoning change of the eastern 15.84 acres of land from Unincorporated Agriculture to SR-1B Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

WHEREAS, the western 11.14 acres is zoned SR-1B Single Family Residence Dwelling District

WHEREAS, the eastern 15.84 acres is not annexed into the City of O’Fallon, Illinois; and

WHEREAS, the western 11.14 acres is already annexed and a part of the City of O’Fallon, Illinois; and

WHEREAS, the City Council permits the applicant to pay a \$68,136 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; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on June 13, 2006, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1B Single Family Residence Dwelling District zoning for the property with a vote of 6-ayes to 0-nayes; and

WHEREAS on June 26, 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 eastern 15.84 acres of the described property, known as “Illini Trails 1st Addition” Subdivision, be henceforth classified as zoning district SR-1B 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									