

CITY OF O'FALLON,
ILLINOIS
ORDINANCE NO:

**AN ORDINANCE
APPROVING THE FINAL
PLAT OF PARCS AT ARBOR
GREEN PHASE 3B
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 Parcs at Arbor Green Phase 3B Subdivision,

WHEREAS, the City Council has reviewed the Final Plat and finds 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 Parcs at Arbor Green Phase 3B Subdivision, attached hereto as Exhibit A, 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) At the time of issuance of each home's building permit, a fee of \$4,043 will be required for each home. The fee is broken down into \$2,250 for the annexation fee, \$862 for construction of a turn lane, and \$931 for the fee in lieu of parkland dedication.

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 _____ 2007.

ATTEST:
(seal)

Approved by the Mayor this _____ day
of _____ 2007.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Gardner	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									