

**RESOLUTION 2007 -**

**A RESOLUTION APPROVING A VARIANCE TO THE CITY OF O'FALLON  
CODE OF ORDINANCES, SECTION 51.032, AND APPROVING AMENDED  
IMPROVEMENT PLANS FOR CAMBRIDGE CONDOMINIUMS, PHASE IV,  
BY THE CITY OF O'FALLON, ILLINOIS**

**WHEREAS**, the applicant, H & L Construction, proposes to develop condominiums in Phase IV of Cambridge Condominiums and they require a variance to provide sewer to serve this development; and

**WHEREAS**, the developer has requested that a variance be granted by the City Council from the City of O'Fallon Code of Ordinances, Section 51.032 to run the building sewer out of the front of each unit to a common 6 inch lateral running in from of the building which connects all units within one building as indicated on the attached site plan (Exhibit A), and the City Council has determined that such a variance is reasonable; and

**WHEREAS**, said variance requires an amendment to the approved development plans; and

**WHEREAS**, the amended Phase IV Development Plans have been reviewed by the city planning and engineering staff, all surety for Phase IV improvements have been received, and the Amended Development Plans are recommended for approval.

**WHEREAS** on January 22, 2007 the Community Development Committee of the City Council reviewed and recommended the variance and associated improvement plans for approval.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF O'FALLON AS FOLLOWS:**

- 1) That the above described variance for Cambridge Condominiums Phase IV be accepted and approved with the following conditions:
  - a) The condo documents and homeowners association bylaws must clearly state that the 6-inch connecting sewer lateral is an association responsibility to the point where it connects to the City 8-inch main
  - b) These documents must be submitted for review and approval prior to issuance of any Certificate of Occupancy for any unit constructed in Cambridge Condominiums, Phase IV.
  - c) Final Engineer sealed plans must be submitted and approved by staff.
  - d) All private sewer line placement must be inspected by City staff on-site and approved before backfill.

- 2) That the above described Phase IV amended Improvement Plans for Cambridge Condominiums, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 3) That the City Clerk be and is hereby directed to file with the Recorder of Deeds of St. Clair County, Illinois a copy of these plans, along with a copy of the plat, and any recording expense shall be borne by the person(s) requesting approval of the plans; and
- 4) This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this \_\_\_\_\_ day of \_\_\_\_\_ 2007.

Approved:

\_\_\_\_\_  
Gary L. Graham, Mayor

Attest:

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Philip A. Goodwin, City Clerk