

CITY OF O'FALLON,  
ILLINOIS  
ORDINANCE NO.

**AN ORDINANCE  
APPROVING THE FINAL  
PLAT OF STONE BRIAR  
PHASE 2 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 Stone Briar Phase 2 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 Stone Briar Phase 2 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, an annexation fee of \$2,250 will be required for each home.
- 4) Place a sign at the eastern end of Stone Briar Drive where the road temporarily ends that indicates that a future residential collector street will be constructed in the future.
- 5) Future developments to the east must connect into Stone Briar Subdivision at Stone Briar Drive as indicated on the final plat.



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