

CITY OF O'FALLON, ILLINOIS  
RESOLUTION NO. 2007-

**A RESOLUTION APPROVING AND ACCEPTING A SUBDIVISION OF LAND TO BE KNOWN AS THE MINOR SUBDIVISION AND CONDOMINIUM PLAT OF FINANCIAL RESOURCE CENTER BY THE CITY OF O'FALLON, ILLINOIS.**

**WHEREAS**, the minor subdivision and condo plat has been reviewed by the city planning and engineering staff and staff finds deficiencies on the existing site and in the proposed plat that warrants not approving the plat as proposed; and

**WHEREAS**, the minor subdivision of Financial Resource Center will create a new Lot 1, a 1.45 acre tract, and a new Lot 2, a 1.19 acre tract; and

**WHEREAS**, the proposed minor subdivision does not fully comply with the general requirements as set forth in the City's Ordinances, including the Land Subdivision Control Ordinance, nor with the professional judgment of city staff; and

**WHEREAS**, the proposed minor subdivision does not fully comply with the requirements as set forth in the Planned Development approval governing the existing lot.

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

- 1) That the above described Minor Subdivision and Condominium Plat of Financial Resource Center located on Green Mount Road, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 2) A cross-access easement for future parking and driving aisles and joint maintenance agreement shall be shown as script on the plat and recorded with this Resolution; and
- 3) The proposed building grades and Finished Floor Elevation (FFE) must be revised on the Plat and pushed to the front of Lot 2 to minimize grade elevation in the rear of the parcel; and
- 4) The proposed grades for Lot 2 must be generally consistent with adjoining lots; and
- 5) Existing site issues must be resolved prior to the recording of this Resolution and the Plat; and
- 6) 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 resolution, along with a copy of the plat, and the recording expense shall be borne by the person(s) requesting approval of the plat; and
- 7) 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.

Attest:

Approved:

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

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Gary L. Graham, Mayor

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