

CITY OF O'FALLON,
ILLINOIS
ORDINANCE NO. _____

**AN ORDINANCE
APPROVING THE 1ST
ADDITION TO ILLINI
TRAILS FINAL PLAT**

WHEREAS, the City of O'Fallon Planning and Engineering Departments have reviewed and subsequently recommend the Final Plat and associated improvement plans for the 1st Addition to Illini Trails 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 1st Addition to Illini Trails Final Plat 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 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) The developer will pay an annexation fee of \$2,250 per lot of this subdivision; and
- 4) The developer will pay a fee in lieu of parkland in the amount of \$1,002 per lot.
- 5) The improvement plans must be revised to include a detail for a temporary turnaround and associated directional signage at the western end of Peoria Lane.

