

CITY OF O'FALLON, ILLINOIS  
ORDINANCE NO. \_\_\_\_

**AN ORDINANCE AMENDING THE  
CITY ZONING CODE OF  
ORDINANCES CREATING A NEW  
DIVISION II OF ARTICLE III OF  
THE ZONING CODE  
RESPECTIVELY CONCERNING  
SITE PLANS**

**WHEREAS**, the Mayor and City Council desired to have the Planning Commission study proposed changes to the City zoning and development regulations, procedures, and review processes to address the growing population, economic activity and changing needs of our City; and

**WHEREAS**, in furtherance of the foregoing desires, the Planning Commission did study proposed changes to the City's zoning and development regulations, procedures and review procedures, and the results of such study have been incorporated into the proposed zoning code amendment found herein; and

**WHEREAS**, the City Council, after careful and due deliberation, and duly noticed public hearings as may be required for changes in zoning regulations, has concluded that adoption of the proposed amendment to the Zoning Code would be in the interests of the health, safety and welfare of the citizens of the City of O'Fallon.

**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:** Article III Supplementary Use and Bulk Regulations of the Zoning Code of Ordinances, Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof), sections 3.01 through 3.25, inclusive, is hereby designated as "Division I, Supplementary Use and Bulk Regulations" of such Article III.

**Section 2:** Division II, Site Plans, section 3.010 through 3.110, inclusive, , as attached in Exhibit 1, and incorporated herein by this reference, is hereby adopted as a new division of Article III of the Zoning Code of Ordinances, Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof).

**Section 3:** Except as expressly amended herein, all other provisions of the Zoning Code of Ordinances, Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) shall remain in full force and effect.

**Section 4:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof or any portion adopted by reference therein is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof or any portion adopted by reference therein. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

**Section 5:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

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Passed by the City Council this \_\_\_ day of \_\_\_\_\_ 2006.

ATTEST:  
(seal)

Approved by the Mayor this \_\_\_ day  
of \_\_\_\_\_ 2006.

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

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

<b>ROLL CALL:</b>	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmitt	Medford	<b>SUB TOTALS</b>
<b>Aye</b>								
<b>Nay</b>								
<b>Absent</b>								

<b>ROLL CALL:</b>	Boone	Mouser	Reckamp	Henry	Renner	True	West	<b>SUB TOTALS</b>	<b>SUM OF TOTALS</b>
<b>Aye</b>									
<b>Nay</b>									
<b>Absent</b>									

## **EXHIBIT 1**