

Ordinance No. _____

**AN ORDINANCE ADOPTING AN
OFFICIAL COMPREHENSIVE PLAN,
OFFICIAL MAP AND STANDARDS
GOVERNING THE DEVELOPMENT
OF THE CITY OF O’FALLON,
ST. CLAIR COUNTY, ILLINOIS**

WHEREAS, in 2001, by Ordinance No. 3081, the City Council adopted the Official Comprehensive Plan and Map Ordinance (the “2001 Comprehensive Plan”); and

WHEREAS, in 2004 the 2001 Comprehensive Plan was amended by Ordinance 3307 to incorporate the Transportation Plan for the Northwest Quadrant of the City into the 2001 Comprehensive Plan; and

WHEREAS, the City has continued to experience rapid growth, which has led to the proposed expansion of the City’s Capital Facilities Planning Area and has necessitated an update to the 2001 Comprehensive Plan; and

WHEREAS, the City of O’Fallon has conducted numerous public hearings and public meetings regarding updating the Comprehensive Plan and including its application to its 1.5 mile unincorporated planning jurisdiction; and

WHEREAS, the Planning Commission has held public hearings on the update of the Comprehensive Plan and Map as required by state statute, and

WHEREAS, as a result of the public hearings and meetings the Planning Commission has recommended an updated Comprehensive Plan and Official Map to the City Council for adoption.

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. Short Title. This Ordinance shall be known and may be cited as the “Official Comprehensive Plan and Map Ordinance.”

Section 2. Purpose. It is the purpose of this Ordinance:

- a. To adopt and designate an Official Map.
- b. To adopt and designate other standards governing future development and redevelopment of the City.
- c. To adopt, establish and help implement an official Comprehensive Plan.

- d. To provide for the filing of copies of such maps and standards in the office of the City Clerk and Recorder of Deeds of St. Clair County for the information of the public.

Section 3. Maps and Standards Adopted by Reference. Future maps and standards adopted by reference as amendments to this Ordinance shall be attached hereto, incorporated herein by reference, and identified by the following statement marked or stamped thereon:

“Adopted by reference as a part of the Official Comprehensive Plan and Map Ordinance passed on _____, by the Mayor and City Council of the City of O’Fallon, Illinois, approved by _____, Mayor, attest _____, City Clerk.”

Section 4. Adoption of Comprehensive Plan and Official Map.

- a. The 2001 Comprehensive Plan is hereby repealed and replaced with the document attached hereto entitled the O’Fallon Illinois 2006 Comprehensive Plan, which is hereby adopted and designated as the Official Comprehensive Plan of the City of O’Fallon, Illinois.
- b. The Official Map of the corporate area of the City of O’Fallon and contiguous unincorporated area, attached hereto, is hereby adopted and designated as the Official Map of the City of O’Fallon. The Official Map and this Official Map Ordinance shall also include the Subdivision and Development Control Ordinance, Chapter 154 of the City Code, incorporated herein as if set forth establishing such additional standard requirements applicable within the City and within its one and one half (1½) mile extra-territorial jurisdiction.
- c. Such maps may show existing and proposed (1) thoroughfares and other public ways; (2) natural water courses; (3) storm water drainage, sanitary sewerage and water supply systems and related appurtenances; (4) sites of parks, schools, and other public grounds; (5) future annexations, and recommended zoning; and (6) building setbacks along street and water courses.

Section 5. Applicability. This Ordinance, the Official Comprehensive Plan and Map, and all maps and standards adopted herein shall be applicable to land situated within the corporate limits and all land within the one and one-half mile extraterritorial planning jurisdiction beyond the corporate limits and not included in any municipality.

Section 6. Adoption of Standards. Standards for the following items as set out in the Land Subdivision Control Ordinance and Zoning Ordinance of the City of O’Fallon, Chapter 154 of the City Code, as amended from time to time, are hereby incorporated by reference made a part of this Official Comprehensive Plan and shall be known as the Official Standards of the City of O’Fallon.

- a. Streets and sidewalks.
- b. Sanitary sewerage.

- c. Storm water drainage.
- d. Water supply.
- e. Gas, electric and telephone utilities.
- f. Street lighting.
- g. Land uses.
- h. Public ways, parks, playgrounds, school sites and other public grounds.

Section 7. Use in Other Ordinances. The maps and standards adopted under this Ordinance are hereby adopted by reference to their titles in other ordinances which regulate the development of the City without further filing or publication except where the statutes require otherwise. This ordinance shall implement authority relating thereto as provided by statute or other applicable law to the fullest extent of such laws.

Section 8. Administration and Enforcement. Provisions of this Ordinance, including such maps and standards the Ordinance adopted by reference, which are incorporated by reference in other regulatory ordinances, shall be administered and enforced by the officers designated in such regulatory ordinances. Those provisions of this Ordinance not incorporated in other ordinances shall be enforced by the Director of Planning.

Section 9. Advisory. The Comprehensive Plan shall be advisory and in and of itself shall not be construed to regulate or control the use of private property in any way, except as to such part thereof as has been implemented by this ordinance and such other ordinances duly enacted by the City Council.

Section 10. Filing. Such Plan, including the Official Map, shall be placed on file with the City Clerk and shall be available at all times during business hours for public inspection.

Section 11. Recording. A certified copy of this Ordinance shall be filed with the Recorder of Deeds' Office of St. Clair County, Illinois.

Section 12. Severability. The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid one, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 13. Effective Date. The Official Comprehensive Plan and Map Ordinance, and such maps and standards this Ordinance may adopt by reference, and any amendment thereof, shall be in full force and effect from and after its passage, approval and publication as required by law.

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

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmitt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

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