

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. ____

**AN ORDINANCE AMENDING THE
CITY ZONING CODE OF
ORDINANCES BY AMENDING
SEVERAL SECTIONS OF ARTICLE
12, "SIGN REGULATIONS"**

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 amendments 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 amendments 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: Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by repealing Section 12.030.A.9 of Article 12 "Sign Regulations" thereof and adopting a new Section 12.030.A.9 as follows:

9. **Changeable Copy; limitations:** All Signs authorized by Permit may be designed to be capable of changing the message thereon, including such as for time or temperature, either manually or electronically, provided the following requirements are satisfied for such changeable copy area: (1) no more than one such Sign per establishment, (2) such Sign may occupy no more than thirty (30%) percent of the applicable Sign Face, (3) such Sign is of no greater width as the attached principal Sign face, (4) no animation or movement of any content is permitted, and (5) each

message displayed thereon must remain visible in at least two and one-half (2.5) second intervals before being reset or replaced with another Message.

Section 2: Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by repealing Section 12.060.A.1.b of Article 12 “Sign Regulations” thereof and adopting a new Section 12.060.A.1.b as follows:

- b. **Wall Sign:** Each Establishment shall be allowed to have one (1) Wall Sign, subject to Section 12.080.B, for each wall of such Establishment facing an on or off-site parking lot or Street Frontage, up to a maximum of three (3) Wall Signs.

Section 3: Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by repealing Section 12.070.A.3.g.ii of Article 12 “Sign Regulations” thereof and adopting a new Section 12.070.A.3.g.ii as follows:

- ii. **Highway 50 Lots:** The Freestanding Sign for Non-residential Lots located adjacent to and having Frontage along West Highway 50 between Old Collinsville Road and the intersection of Highway 50 and State Street (the "Spur") may be up to twenty feet (20') in height and up to one hundred twenty-six (126) square feet in Sign Area, subject to all other applicable regulations regarding Freestanding Signs; except that such Signs shall be set back from the property line of the Lot one foot (1') for each additional foot of Sign height over six feet (6'). The outer width of the sole or joint supports for such Freestanding Sign shall be a minimum of one-third (1/3) the width of the widest part of the Sign. In lieu of a required base, the Department may approve a landscaped or otherwise appropriately designed ornamental or architectural feature concealing the base of the supports.

Section 4: Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by repealing Section 12.070.A.3.c of Article 12 “Sign Regulations” thereof and adopting a new Section 12.070.A.3.c as follows:

- c. The total Sign Area shall be four-tenths (0.4) square feet of signage per linear foot of street frontage and shall not exceed one hundred (100) square feet. Ex: 150' Frontage x 0.4 = 60 sq. ft. Sign. The Frontage length shall be measured along the front yard Building setback.

Section 5: Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by adding a new subparagraph “a” to Section 12.040.A.5 of Article 12 “Sign Regulations” thereof as follows:

- 5.a. Special Exception: In addition to the real estate signage allowed above, lots located adjacent to and having Frontage along Interstate 64 are permitted one (1) Real Estate Sign not to exceed one hundred twenty (120) square feet in sign area.

Section 6: Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by repealing Section 12.060.A.2.b.1 of Article 12 “Sign Regulations” thereof and replacing it with a new Section 12.060.A.2.b.1 as follows:

1. **All Non-residential Zoning Lots:** On each Non-residential Zoning Lot, and in lieu of such Temporary Non-Commercial signs as are permitted without a Sign Permit under Section 12.040.A.4, one Temporary Sign made of paper, cardboard or other lightweight materials with comparable support materials designed for temporary display of Messages may be authorized under this subsection by Permit. Such Temporary Signs may be authorized for a maximum of thirty (30) days cumulatively during one (1) calendar year with not more than three (3) Sign Permits authorized per year and each such Permit authorizing one (1) to fifteen (15) consecutive days. Such Temporary Sign shall not exceed twenty-four (24) square feet.

a. **Temporary ‘Grand Opening’ Signs:** Any [establishment] business enterprise consisting of retail sales and/or rendering of services directly to the public shall be authorized to use Temporary banners, signs or inflatables for promotional activities for a period not to exceed thirty (30) days and only immediately following the initial opening of each such business location. Such device(s) shall be exclusive of the Temporary Sign requirements of ‘ Non-residential Zoning Lots’ per Section 12.060.A.2.b.1 as mentioned above. Such device(s) shall not collectively exceed forty-eight (48) square feet. No banner dimension shall exceed twelve (12) feet. Any inflatable sign or sign affixed to a tethered balloon, where such sign is visible from the property line should be permitted. Such inflatable Signs shall not exceed the height of the principal structure or twenty-five (25) feet, whichever is less. Temporary Signs, banners and inflatables/balloons used in accordance with this paragraph shall be confined to property on which the business enterprise is located, and mounted and secured properly to ensure the public health and safety.

Section 7: Chapter 155 of the City Code of Ordinances (previously Chapter 42 thereof) and the corresponding Official Zoning Map are hereby amended by renumbering Section 12.060.A.4 of Article 12 “Sign Regulations” thereof as Section 12.060.A.3 and amending such Section, to read as follows:

3. **Permit Exception; Temporary Sandwich Board Signs:** A Temporary Sandwich Board Sign shall be permitted on each Non-Residential Zoning Lot containing one or more lawful retail commercial Establishments without a Permit subject to the requirements of this subsection. A Sandwich Board Sign shall be comprised of an "A-frame" sign, which stand with self-supporting elements and are not permanently affixed to the ground. Such signs shall not obstruct pedestrian traffic or be located in parking areas. Temporary Sandwich Board Signs shall be no greater than six (6) square feet in sign area and exceed four (4) feet in height. Such signs shall be displayed during business hours only. Such Signs shall be located no more than ten (10) feet from the primary door entrance of the establishment. Only one (1) sandwich board sign shall be allowed per establishment. No Sign Permit shall be required for a Sandwich Board Sign.

Section 8: 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) and corresponding Official Zoning Map shall remain in full force and effect.

Section 9: 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 10: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council this ___ day of _____ 2008.

ATTEST:
(seal)

Approved by the Mayor this ___ day
of _____ 2008.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Polites	Drolet, N.	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Engler	Mouser	Reckamp	Drolet, J.	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									