

**CITY OF O’FALLON, ILLINOIS
ORDINANCE NO. 4345**

**AN ORDINANCE AMENDING
SECTION 157 OF THE CITY OF
O’FALLON CODE OF ORDINANCES
REGARDING THE CREATION OF A
NEW ZONING CLASSIFICATION**

WHEREAS, the staff of the Community Development Department of the City of O’Fallon (“City”) have made the following recommendation to the City Council and believes such recommended regulations would be beneficial to the health, safety and welfare of the citizens of the City of O’Fallon; and

WHEREAS, the City has determined that it needs to create a new zoning classification to allow for and regulate community and large-scale solar farms in accordance with Public Act 102-1123; and

WHEREAS, the Planning Commission held a public hearing on September 23, 2025, and recommended to approve the proposed text amendments with a vote of 9-ayes to 0-nays; and

WHEREAS, on October 12, 2025, the Community Development Committee of the City Council reviewed the rezoning; and

WHEREAS, the City seeks to ensure zoning regulations are consistent and reasonable; 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 regulations of the City of O’Fallon Code of Ordinances 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. The forgoing recitals are incorporated herein as findings of the City Council.

Section 2. Section 157.016 DEFINITIONS of Chapter 157 of the City of O’Fallon Code of Ordinances is amended by way of amending the code to the following:

“COMMUNITY-SCALE SOLAR ENERGY SYSTEMS – A commercial solar energy system that converts sunlight into electricity for the primary purpose of serving electric demands off-site from the facility, either retail or wholesale. Community-scale systems are principal uses and projects typically cover less than 20 acres.”

“INDUSTRIAL DISTRICT. A zoning district designated by this chapter as “I-1” and “I-2”.”

“LARGE-SCALE SOLAR ENERGY SYSTEM – A commercial solar energy system that converts sunlight into electricity for the primary purpose of wholesale sales of generated electricity. A large-scale solar energy system will have a project size greater than 20 acres and is the principal land use for the parcel(s) on which it is located.”

Section 3. Section 157.030 ZONING DISTRICTS - GENERAL of Chapter 157 of the City of O’Fallon Code of Ordinances is amended by way of amending the code to the following:

<i>Symbol</i>	<i>Designation</i>
I-1	Industrial District
I-2	Industrial Solar Farm District

Section 4. Section 157.036 SCHEDULE: AREA AND BULK REGULATIONS of Chapter 157 of the City of O’Fallon Code of Ordinances is amended by way of amending the code to the following:

Principal Building or Structure Minimum Yard Dimensions for Agricultural and Residential Districts

A	“I” Industrial District “I-1” Industrial District
B	Not a permitted use (see § 158.037(D)(13))
C	
D	
E	
F	25 feet
G	25 feet
H Total for Both	50 feet
H Minimum for Either	25 feet
I	
J	20 feet

K	40%
L	1 : 1
M	92 feet or 8 stories in height, whichever is smaller

A	“I-2” Industrial Solar Farm District
B	Not a permitted use (see § 158.037(D)(13))
C	5 acres
D	200 feet
E	200 feet
F	30 feet
G	50 feet
H Total for Both	30 feet
H Minimum for Either	30 feet
I	150 feet
J	30 feet
K	
L	
M	20 feet

Note 10: When “I-2” Industrial Solar Farm Districts abut Residential Zoning Districts, thirty (30) feet setback and eight (8) feet tall landscape buffer are required.

Accessory Buildings or Structures (See Note 6)

A	“I” Industrial District “I-1” Industrial District
N	20 feet
O	10 feet
P	10 feet
Q	10 feet
R	10 feet
S	10 feet

A	“I-2” Industrial Solar Farm District
N	20 feet
O	12 feet
P	30 feet
Q	30 feet
R	30 feet
S	30 feet

Section 5. Section 157.037 SCHEDULE: PERMITTED USES; ACCESSORY USES; EXCEPTIONS AND SPECIAL PERMITS of Chapter 157 of the City of

O'Fallon Code of Ordinances is amended by way of amending the code to the following:

- (M) ~~"P", Industrial District.~~ **"I-1", Industrial District.**
- (1) Permitted principal structures. Building structures of the following classes: Class 1, conventionally-built building structures; Class 2, prefabricated building structures; and Class 3, modular building structures.
 - (2) Permitted principal uses.
 - (a) Any use permitted in the B-1 District (as restricted in the B-2 District) as regulated by § 157.036(E); any use permitted in the B-2 District as regulated by § 157.036(E); and the following uses as regulated by § 157.036(E);
 - (b) Any commercial, industrial or manufacturing operation which is not detrimental to the public health, safety or general welfare, and provided that adequate safeguards (structural, mechanical and locational) shall be provided to protect adjoining properties from the effects of noisome or injurious substances, conditions and operations as defined in § 157.039;
 - (c) Soil mining, mineral extractions, subject to the provisions of § 157.038(M);
 - (d) Sanitary landfill, subject to the provisions of § 157.038(N); and
 - (e) Junkyards, subject to the provisions of § 157.038(G).
 - (3) Permitted accessory uses. Any accessory use permitted and as regulated in the B-2 District.
 - (4) Special permits (special uses).
 - (a) Planned business centers; and
 - (b) Other planned building developments.
 - (5) Exceptions. Any exemption permitted and as regulated in the SR-1 District.
 - (6) Supplementary regulations. Any given permitted use is subject to the provisions of §§ 157.038 and/or 157.039, as applicable thereto.
- (N) "I-2", Industrial Solar Farm District
- (1) Permitted principal structures.
 - (2) Permitted principal uses.
 - (3) Permitted accessory uses. Any accessory use permitted and as regulated in the B-2 District.
 - (4) Special permits (special uses).
 - (a) Community-Scale Solar Energy Systems; and
 - (b) Large-Scale Solar Energy Systems.
 - (5) Exceptions.
 - (6) Annexation Fee. Developments annexed into the City for the purpose of creating or operating a community-scale solar energy farm system or large-scale energy system shall be subject to an annexation fee of \$9,000.00 per acre.
 - (7) Supplementary regulations. All developments within the I-2 District shall be subject to the City's Development Control Ordinance and shall require an annexation agreement as a condition of approval.

Section 5. Section 157.186 BUFFERS, WHERE REQUIRED. of Chapter 157 of the City of O’Fallon Code of Ordinances is amended by way of amending the code to the following:

A landscape buffer shall be provided within any development pursuant to the applicable requirements in this table and the following situations: a buffer shall be required along a side or rear lot line that abuts a different zoning district, as identified in the table below.

<i>Table: Situations Where Buffer is Required</i>					
<i>Zoning of Adjacent Development</i>	<i>Zoning of Proposed Development</i>				
	<i>I</i>	<i>B-1 and B-2</i>	<i>O-1</i>	<i>MH and MR</i>	<i>A, RR, SR-1, SR-1B, SR-2 and SR-3</i>
<i>Table: Situations Where Buffer is Required</i>					
<i>Zoning of Adjacent Development</i>	<i>Zoning of Proposed Development</i>				
	<i>I</i>	<i>B-1 and B-2</i>	<i>O-1</i>	<i>MH and MR</i>	<i>A, RR, SR-1, SR-1B, SR-2 and SR-3</i>
<i>A, RR, SR-1, SR-1B, SR-2 and SR-3</i>	D	A or B	A or B	A or B	-
<i>B-1 and B-2</i>	C	-	-	A or B	A or B
I-1 and I-2	-	C	C	D	D*
<i>MH and MR</i>	D	A or B	A or B	-	A or B
<i>O-1</i>	C	-	-	A or B	A or B
Required Buffer Design					
(Letters in table correspond with the design standards below and in Figure 13.1)					
A. Structural buffer - 6’ fence or wall with landscaping					
B. Structural buffer - Combination of berm, fencing and landscaping					
C. Natural buffer - opaque natural screen or vegetation					
D. Natural buffer with a fence					
Note 1: When “I-2” Industrial Solar Farm Districts abut Residential Zoning Districts, thirty (30) feet setback and eight (8) feet tall landscape buffer are required.					

Section 6. All other sections, paragraphs and sub-paragraphs of Chapter 157 of the City’s Code of Ordinances shall remain in full force and effect.

Section 7. That this Ordinance shall become effective immediately upon its passage.

