

CITY OF MARSHALL

ORDINANCE NO. 2024-O28

AN ORDINANCE AMENDING APPENDIX A. ZONING. ARTICLE XXI. SITE PLAN REVIEW. SEC. 21.1 PURPOSE AND 21.2 APPLICABILITY OF THE CODE OF ORDINANCES, CITY OF MARSHALL, ILLINOIS.

ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF MARSHALL

Published in pamphlet form by authority of the City of Marshall, Clark County, Illinois, this  
9 day of December, 2024.

ORDINANCE NO. 2024-O- 28

AN ORDINANCE AMENDING APPENDIX A. ZONING. ARTICLE XXI. SITE PLAN REVIEW. SEC. 21.1 PURPOSE AND 21.2 APPLICABILITY OF THE CODE OF ORDINANCES, CITY OF MARSHALL, ILLINOIS.

Section 1. That Appendix. A. Zoning. Article XXI. Site Plan Review. Sec. 21.1. Purpose and Sec. 21.2. Applicability of the Code of Ordinances, City of Marshall, Illinois is hereby amended to read as follows, with strikeouts indicating deletions in text and underscores indicating additions to text:

Sec. 21.1. Purpose

The site plan review process promotes orderly development and redevelopment in the city, and ensures such development or redevelopment occurs in a manner that is harmonious with surrounding properties, is consistent with the comprehensive plan, ensures the appropriate use of current and proposed infrastructures, and promotes the general welfare of the city. This section provides standards by which to determine and control the physical layout and design to achieve the following purposes:

- (1) Compatibility of land uses, buildings, and structures.
- (2) Protection and enhancement of community property values.
- (3) Efficient use of land.
- (4) Minimization of traffic, safety hazards, and overcrowding problems.
- (5) Minimization of environmental problems.
- (5)(6) Appropriate placement and use of infrastructure.

(Ord. No. 05-16, § 4, 7-11-05; Ord. No. 10-3, § 1, 3-26-10)

Sec. 21.2. Applicability.

- (a.) Certain uses and certain areas designated for more intensive use require additional regulation to protect the public health, safety and welfare. A site plan review shall be required for every application for a building permit as required by this ordinance as a condition for approval of a use located in a R-3, R-4, B-3, B-4, I-1 or I-2 zoned district or for the following uses: banks and financial services, car washes, churches or temples, department stores, farm equipment sales and services, gasoline and service stations, grocery stores, hotels or motels, restaurants (fast food/drive through), restaurants (sit down) or truck stops.
- (b.) Any building or property utilizing City utilities to ensure safe and appropriate utility placement.

(Ord. No. 05-16, § 4, 7-11-05; Ord. No. 10-3, § 1, 32, 3-26-10)

Section 2. If any provision of this Ordinance, or application thereof, is held invalid by any Court, other provisions or applications of this Ordinance which can be given effect without the invalid provision or application shall not be affected, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. That this Ordinance shall take effect ten (10) days after its passage and approval as provided by law.

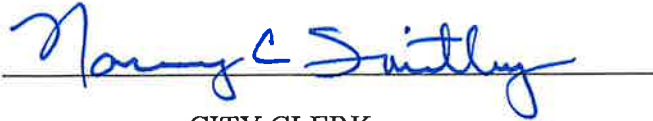
	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Michael Smitley	✓		
Warren J. Le Fever	✓		
Vickie Wallace			✓
Jarod Green	✓		
Robert Nelson	✓		
Foster Propst	✓		
Rob Knott	✓		
Greg King	✓		

PASSED this 9 day of December, 2024.

APPROVED this 9 day of December, 2024.

  
\_\_\_\_\_  
MAYOR

ATTESTED, filed in my office,  
and published in pamphlet form  
this 9 day of December, 2024.

A handwritten signature in blue ink, reading "Nancy C. Smithley", is written over a horizontal line.

CITY CLERK

(SEAL)