

**CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3475**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP
OF THE CITY OF COLUMBIA, ILLINOIS FROM C-3 HIGHWAY BUSINESS
DISTRICT TO BP-2 BUSINESS PARK DISTRICT FOR PROPERTY HAVING THE
MONROE COUNTY PARCEL IDENTIFICATION NUMBER 04-21-133-022-000 AND A
PORTION OF PROPERTY HAVING THE MONROE COUNTY PARCEL
IDENTIFICATION NUMBER 04-21-100-005-000**

WHEREAS, the City of Columbia (“City”), Monroe and St. Clair Counties, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code (65 ILCS 5/), and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the City of Columbia Zoning Code (“Zoning Code”), which comprises Title 17 of the City of Columbia Municipal Code, as amended, allows the City Council, upon recommendation of the Plan Commission, to change the zoning designation of properties by zoning map amendment (rezoning) as provided therein; and

WHEREAS, the referenced properties, which are depicted and described in Exhibit A attached hereto are currently zoned C-3 Highway Business district; and

WHEREAS, the City of Columbia has applied for a zoning map amendment to change the zoning designation of the referenced properties to BP-2 Business Park district; and

WHEREAS, the Plan Commission conducted a public hearing on September 9, 2019 and determined that all relevant procedural, notification, and site development requirements of the Zoning Code have been or will be satisfied in accordance with applicable Zoning Code requirements; and

WHEREAS, at said public hearing, the Plan Commission recommended the requested zoning map amendment and corresponding change in zoning designation be approved based on the following findings of fact:

- A) The requested BP-2 zoning is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.
- B) The current C-3 zoning contributes to diminishing the subject property’s value.
- C) Denying the requested rezoning will negatively impact the property owners and be detrimental to the overall public health, safety, and welfare of the community.
- D) The subject properties are suitable for the proposed zoning.
- E) Approving the requested rezoning will allow the vacant portions of the subject properties to be developed with a broader range of light industrial uses, while avoiding long-term vacancy of the existing industrial building.
- F) The proposed rezoning is consistent with the community’s land use vision and planned land uses.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Columbia, Illinois, as follows:

Section 1. The preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one (“1”) of this Ordinance.

Section 2. The City Council hereby accepts the Plan Commission’s recommendation to approve the requested zoning map amendment and adopts the Plan Commission’s findings of fact as listed above.

Section 3. The City Council hereby approves the requested zoning map amendment to change the zoning designation of the subject properties, which are depicted and described in Exhibit A attached hereto, from C-3 Highway Business district to BP-2 Business Park district. Such approval shall be subject to the following conditions, which shall apply only to the portions of the subject properties located west of Schlemmer Lane:

- A) A landscape plan, approved by the city’s Zoning Administrator, shall be provided prior to the issuance of building permits for any structures to be constructed.
- B) An evergreen landscape screening barrier shall be provided along the west side of Schlemmer Lane and along the south property boundary line prior to the issuance of occupancy permits for any structure constructed.

Section 4. The city’s Zoning Administrator is hereby ordered to make changes to the city’s Official Zoning Map in accordance with the approvals granted herein, and issue a zoning certificate to the property owners acknowledging the approved change in zoning designation, which shall include a statement of applicable Zoning Code requirements and conditions of approval.

Section 5. This Ordinance shall be in full force and effect immediately upon passage as provided by law.

Alderman Martens moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Holtkamp, and the roll call vote was as follows:

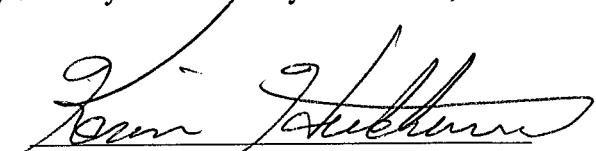
YEAS: Aldermen Agne, Roessler, Huch, Holtkamp, Martens, and Riddle.

NAYS: None.

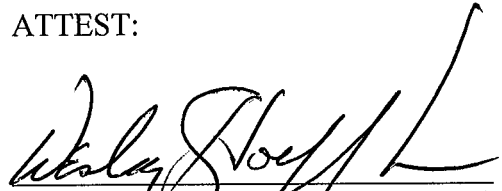
ABSTENTIONS: None.

ABSENT: Aldermen Ebersohl and Niemietz.

PASSED by the City Council and **APPROVED** by the Mayor this 7th day of October, 2019.


KEVIN HUTCHINSON, Mayor

ATTEST:


WESLEY J. HOEFFKEN, City Clerk

(SEAL)