

**CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3618**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP  
OF THE CITY OF COLUMBIA, ILLINOIS TO REZONE 2 PARCELS COMPRISING  
THE CITY'S DEPARTMENT OF PUBLIC WORKS FACILITY FROM I-1  
INDUSTRIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT**

**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, 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 above referenced properties are currently zoned I-1 Light Industrial District; and

**WHEREAS,** the City of Columbia applied for a zoning map amendment to change the zoning designation of the above referenced properties to C-3 Highway Business District and published notice of the application and public hearing on June 22, 2022 in accordance with the Zoning Code and State Statute; and

**WHEREAS,** the City of Columbia Plan Commission conducted a public hearing on July 11, 2022 and recommended the requested zoning map amendment and corresponding change in zoning designation be approved based on the following findings of fact:

- A) Requested C-3 zoning is compatible with surrounding zoning and development, while being consistent with the overall development pattern.
- B) Requested C-3 zoning would likely improve the value of the subject property due to having frontage on the high-traffic Route 3 corridor.
- C) Requested C-3 zoning would benefit the community by providing additional opportunity for high demand retail uses in a prime location.
- D) Because there are no immediate redevelopment plans and allowable uses in the C-3 district are less intense than industrial uses, approval of the request will not negatively impact surrounding properties.
- E) The subject property is suitable for commercial redevelopment in line with C-3 zoning regulations.
- F) Requested C-3 zoning is consistent with the Comprehensive Plan's vision and planned uses along the Route 3 corridor.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and City Council of the City of Columbia, as follows:

- Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated by reference, the same as if set forth in this section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.
- 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 listed above.
- Section 3.** The City Council hereby approves the requested zoning map amendment to change the zoning designation of the following properties listed below by Monroe County parcel number and address to C-3 Highway Business District:
- #04-17-200-007-000 with the address of 110 W Sand Bank Rd.
  - #04-17-200-008-000 with the address of 118 W Sand Bank Rd.
- 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 the appropriate zoning certificates.
- Section 5.** This Ordinance shall take full force and effect immediately upon passage by the Corporate Authorities.

**PASSED** by the City Council and **APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 18<sup>th</sup> day of July, 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Holtkamp, Martens, Riddle, Garmer, and Khoury.

NOES: None.

ABSTENTIONS: None

ABSENT: Aldermen Roessler and Huch.

APPROVED:

  
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BOB HILL, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Andrew Hitzemann", written over a horizontal line.

ANDREW HITZEMANN, City Clerk

(SEAL)