

**CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3632**

**AN ORDINANCE APPROVING A SPECIAL USE EXCEPTION TO ALLOW A
CAR RENTAL BUSINESS ON PROPERTY ZONED CP COMMERCIAL PARK
DISTRICT LOCATED AT 306 SOUTHPORT DRIVE**

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 approve certain special use exceptions as provided therein; and

WHEREAS, a car rental or leasing business is allowed in the CP Commercial Park zoning district only by special use permit per Section 17.56.020 of the Zoning Code; and

WHEREAS, Top Quality Holdings (“Applicant”) has applied for a special use permit to allow a car rental business in the CP zoning district located at 306 Southport Drive; and

WHEREAS, the Plan Commission conducted a public hearing on November 14, 2022 and upon due consideration recommended approval of the proposed special use based on the following findings of fact:

- As part of the I-255 Planning District, the proposed use is consistent with the Comprehensive Plan’s vision for the general vicinity.
- Approval will allow Columbia to retain a business that offers needed services to the community.
- Approval should cause little, if any, negative impacts to surrounding development and utility infrastructure in the vicinity.
- The subject property is suitable for the proposed use.

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

Section 1. The above recitals are hereby incorporated by reference 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 special use exception and adopts the Plan Commission’s findings.

Section 3. The City Council hereby approves the requested special use exception to allow a car rental business in the CP zoning district on Monroe County Parcels #04-08-401-008-000, #04-08-401-009-000 and #04-08-401-012-000. No more than one such business shall be allowed on the referenced parcels.

Section 4. The City's Zoning Administrator is hereby ordered to issue a zoning certificate to the applicant acknowledging the approval of said special use exception, which shall include a statement of all applicable Zoning Code requirements for the approved special use.

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 5th day of December 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Huch, Holtkamp, Martens, Garmer, Khoury, and Lawlor.

NOES: None.

ABSTENTIONS: None.

ABSENT: Alderman Riddle.

APPROVED:



BOB HILL, Mayor

ATTEST:



ANDREW HITZEMANN, City Clerk

(SEAL)