



388208

DENNIS KNOBLOCH  
MONROE COUNTY RECORDER  
WATERLOO, IL

RECORDED ON

02/06/2017 01:14:32PM

MISC R FEE: 28.00

PAGES: 6

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CITY OF COLUMBIA, ILLINOIS**

**ORDINANCE NO. 3299**

**AN ORDINANCE APPROVING A REQUEST FROM ADMIRAL PARKWAY, INC., FOR A ZONING MAP AMENDMENT FROM CHAPTER 17.10 (A-1 AGRICULTURAL DISTRICT) AND CHAPTER 17.24 (R-7 MULTIPLE FAMILY DWELLING DISTRICT) TO CHAPTER 17.20 (R-5 ONE FAMILY DWELLING DISTRICT) OF THE CITY OF COLUMBIA ZONING CODE FOR THE PROPERTY IDENTIFIED AS LOT 37 FOX RUN ESTATES PHASE 1 HAVING A TAX IDENTIFICATION NUMBER OF 04-04-301-037-000; AND A REQUEST FROM CHAPTER 17.24 (R-7 MULTIPLE FAMILY DWELLING DISTRICT) TO CHAPTER 17.10 (A-1 AGRICULTURAL DISTRICT) OF THE CITY OF COLUMBIA ZONING CODE FOR A PORTION OF THE PROPERTY IDENTIFIED WITH THE TAX IDENTIFICATION NUMBER OF 04-04-300-001-000 LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY**

**Adopted by the  
City Council  
of the  
City of Columbia, Illinois  
this 17<sup>th</sup> day of January, 2017**

**Published in pamphlet form by authority of  
the City Council of the City of Columbia,  
Illinois this 17th day of January, 2017**

**ORDINANCE NO. 3299**

**AN ORDINANCE APPROVING A REQUEST FROM ADMIRAL PARKWAY, INC., FOR A ZONING MAP AMENDMENT FROM CHAPTER 17.10 (A-1 AGRICULTURAL DISTRICT) AND CHAPTER 17.24 (R-7 MULTIPLE FAMILY DWELLING DISTRICT) TO CHAPTER 17.20 (R-5 ONE FAMILY DWELLING DISTRICT) OF THE CITY OF COLUMBIA ZONING CODE FOR THE PROPERTY IDENTIFIED AS LOT 37 FOX RUN ESTATES PHASE 1 HAVING A TAX IDENTIFICATION NUMBER OF 04-04-301-037-000; AND A REQUEST FROM CHAPTER 17.24 (R-7 MULTIPLE FAMILY DWELLING DISTRICT) TO CHAPTER 17.10 (A-1 AGRICULTURAL DISTRICT) OF THE CITY OF COLUMBIA ZONING CODE FOR A PORTION OF THE PROPERTY IDENTIFIED WITH THE TAX IDENTIFICATION NUMBER OF 04-04-300-001-000 LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY**

WHEREAS, Admiral Parkway, Inc., has requested a zoning map amendment from Chapter 17.10 (A-1 Agricultural District) and Chapter 17.24 (R-7 Multiple Family Dwelling District) to Chapter 17.20 (R-5 One Family Dwelling District) of the City of Columbia zoning code for the property identified as lot 37 Fox Run Estates Phase 1 having a tax identification number of 04-04-301-037-000; and a request from chapter 17.24 (R-7 Multiple Family Dwelling District) to Chapter 17.10 (A-1 Agricultural District) of the City of Columbia zoning code for a portion of the property identified with the tax identification number of 04-04-300-001-000 located within the corporate limits of the city; and

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held before agencies of the City took place pursuant to proper legal notice and all petitions, documents and other necessary legal requirements were fulfilled in compliance with the law in such cases made and provided, including Section 17.02.050 of the City's Municipal Code and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), all pertaining to the zoning of property.

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

**Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein 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.** That the following legally described land comprising 4.52 acres, more or less, located in the City of Columbia, in the County of Monroe and the State of Illinois, is hereby zoned R-5 (One Family Dwelling District), and for the uses and purposes therein authorized and subject to the zoning regulations therein required to be complied with, to wit:

PART OF LOTS 15 AND 37 OF "FOX RUN ESTATES - PHASE 1", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-3278 AND PART OF TAX LOT 4A OF SECTION 4, AS SHOWN ON PAGE 29 OF SURVEYOR'S OFFICIAL PLAT RECORD A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ALL IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND WHICH MARKS THE MOST WESTERLY CORNER OF SAID LOT 37 OF "FOX RUN ESTATES - PHASE 1", THENCE AT AN ASSUMED BEARING OF NORTH 79°34'55" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 37, A DISTANCE OF 162.22 FEET TO AN IRON PIN FOUND; THENCE SOUTH 80°52'57" EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 37, A DISTANCE OF 46.20 FEET TO AN IRON PIN FOUND; THENCE NORTH 04°18'16" EAST, ALONG THE WESTERLY LINE OF SAID LOT 37, A DISTANCE OF 162.60 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 81 °12'28" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 37, A DISTANCE OF 299.77 FEET TO AN IRON PIN SET; THENCE SOUTH 06°26'04" WEST, A DISTANCE OF 336.92 FEET TO AN IRON PIN SET; THENCE SOUTH 60°34'21" EAST, A DISTANCE OF 320.07 FEET TO AN IRON PIN SET; THENCE SOUTH 28°12'39" WEST, A DISTANCE OF 140.00 FEET TO AN IRON PIN SET WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD KNOWN AS LAKE SHORE DRIVE; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF LAKE SHORE DRIVE, THE FOLLOWING COURSES AND DISTANCES: NORTH 61°47'21" WEST, A DISTANCE OF 227.75 FEET TO AN IRON PIN FOUND WHICH MARKS A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,379.00 FEET, A CENTRAL ANGLE OF 02°23'03" AND A CHORD OF 98.98 FEET WHICH BEARS SOUTH 60°35'50" EAST, AN ARC LENGTH OF 98.99 FEET TO AN IRON PIN FOUND WHICH MARKS THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59°24'18" WEST, A DISTANCE OF 282.39 FEET TO AN IRON PIN FOUND WHICH MARKS A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 40°45'46" AND A CHORD OF 139.31 FEET WHICH BEARS NORTH 79°47'11" WEST, AN ARC LENGTH OF 142.29 FEET TO AN IRON PIN FOUND WHICH MARKS THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°21'36" WEST, A DISTANCE OF 64.41 FEET TO THE POINT OF BEGINNING, CONTAINING 4.52 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, CONDITIONS, OR RESTRICTIONS OF RECORD.

**Section 3.** That the following legally described land comprising 2.00 acres, more or less, located in the City of Columbia, in the County of Monroe and the State of Illinois, is hereby zoned A-1 (Agricultural District), and for the uses and purposes therein authorized and subject to the zoning regulations therein required to be complied with, to wit:

PART OF LOT 37 OF "FOX RUN ESTATES - PHASE 1", CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-3278, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND WHICH MARKS THE NORTHEAST CORNER OF SAID LOT 37; THENCE AT AN ASSUMED BEARING OF THENCE SOUTH 06°26'04" WEST, ALONG THE EASTERLY LINE OF SAID LOT 37, A DISTANCE OF 484.69 FEET TO AN IRON PIN SET; THENCE NORTH 60°34'21" WEST, A DISTANCE OF 230.47 FEET TO AN IRON PIN SET; THENCE NORTH 06°26'04" EAST, A DISTANCE OF 336.92 FEET AN IRON PIN SET ON THE NORTH LINE OF SAID LOT 37; THENCE NORTH 81 °12'28" EAST, ALONG THE NORTH LINE OF SAID LOT 37, A DISTANCE OF 219.88 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRE, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, CONDITIONS, OR RESTRICTIONS OF RECORD.

**Section 4.** The zoning plat prepared by Heneghan and Associates, P.C. (Engineers & Surveyors), depicting the zoning map amendment in the City, dated December 9, 2016 is attached hereto and by reference made part of this ordinance.

**Section 5.** That the City Clerk or his designee is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

**Section 6.** That this Ordinance shall take effect upon its passage, approval and publication in pamphlet form, as provided by law.

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

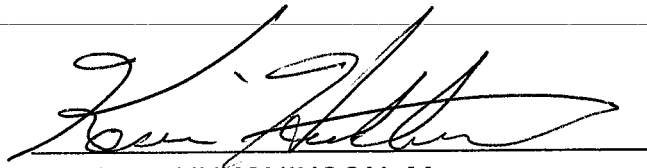
YEAS: Aldermen Ebersohl, Agne, Roessler, Reis, Holtkamp and Martens.

NAYS: None.

ABSENT: Aldermen Niemietz and Huch.

ABSTENTIONS: None.

PASSED by the City Council and approved this 17<sup>th</sup> day of January, 2017.



KEVIN B. HUTCHINSON, Mayor

ATTEST:

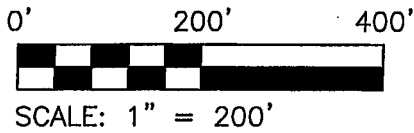
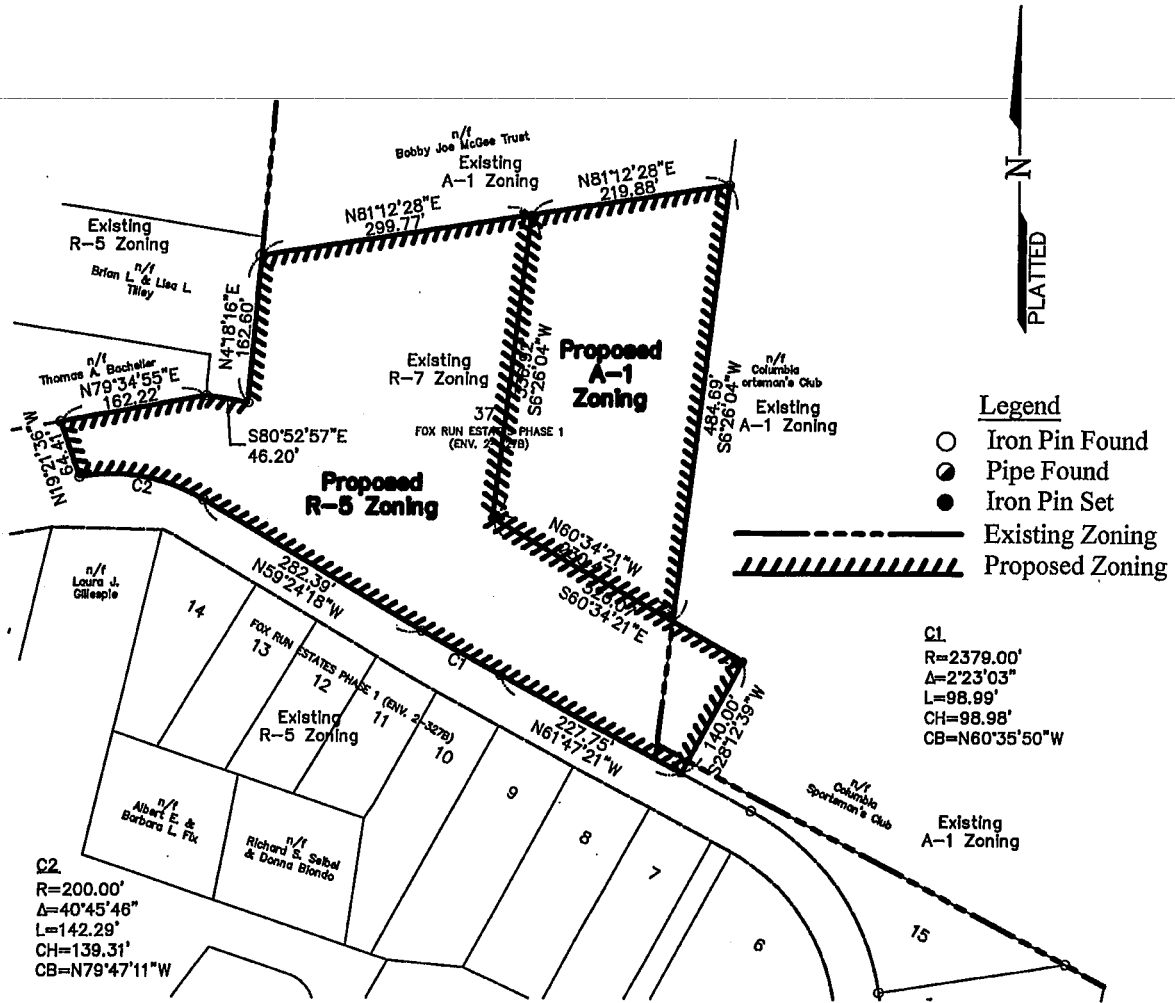


WESLEY J. HOEFFKEN, City Clerk

(SEAL)

# ZONING PLAT

of Part of Lots 15 and 37 of "Fox Run Estates Phase 1"  
and Part of Tax Lot 4A of Section 4  
Township 1 South, Range 10 West of the Third Principal Meridian  
City of Columbia, Monroe County, Illinois



### SURVEYOR CERTIFICATE

I, THE UNDERSIGNED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, I HAVE PREPARED THIS ZONING PLAT FROM DESCRIPTIONS, PREVIOUS SURVEYS AND PLATS, PREVIOUS ZONING ORDINANCES AND MAPS, AND OTHER RECORD DOCUMENTS.

December 9, 2016

**HA** HENEGHAN AND ASSOCIATES, P.C.  
ENGINEERS ~ SURVEYORS  
310A Vision Drive  
Columbia, Illinois 62236  
(618)281-8133 FAX: (618)281-8290  
www.haengr.com  
Project No. 60274-201  
PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-002692  
EXPIRES: APRIL 30, 2017

*[Signature]*  
JAMES M. VOGT      DATE 12/9/16  
I.P.L.S. NO. 3659      EXP. DATE 11-30-2018

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.