



Regular Meeting
City Hall Auditorium

Sept. 9, 2019
6:30 P.M.

PLAN COMMISSION

Members

Bill Seibel, Chair
Caren Burggraf
Doug Garmer
Russell Horsley
Pete Ingold

Amy Mistler
Tony Murphy
Lauren Nobbe
Andrea Yochum

AGENDA

1. Call to order
2. Roll Call & Establish Quorum
3. Approval of Minutes
4. Input from Residents
5. Public Hearings
 - a. Request to rezone property from C-3 Highway Business District to BP-2 Business Park District – 200 Admiral Weinel Blvd.
 - b. Request to rezone property from R-5 One-family Residential District to C-3 Highway Business District – 580 Old State Route 3
 - c. Request for a special use permit to allow a duplex on property zoned C-2 General Business District – 115 North Metter Ave.
6. New Business
7. Old Business
8. Committee Reports
9. Staff Reports & Communications
10. Adjourn

Next Meeting: October 14, 2019



City of Columbia, 208 South Rapp Avenue, Columbia, IL 62236
www.columbiaillinois.com

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
AUGUST 12, 2019 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, August 12, 2019 was called to order by Chairman Bill Seibel at 6:30 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

Present: Chairman Bill Seibel and Commissioners Russell Horsley, Caren Burggraf, Amy Mistler, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum.

Absent: None.

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Kris Brower and Paul Galeski.

3. APPROVAL OF MINUTES

The minutes of the Monday, June 24, 2019 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Caren Burggraf and seconded by Commissioner Andrea Yochum to approve the minutes of the Monday, June 24, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Russell Horsley, Caren Burggraf, Amy Mistler, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes. **MOTION CARRIED.**

4. INPUT FROM RESIDENTS

A. Paul Galeski requested to speak prior to the meeting being adjourned. Mr. Galeski stated he would like his remarks being on record that he objects to Mr. Ingold serving on the Comprehensive Plan Committee due to a clear and ongoing conflict of interest.

5. **PUBLIC HEARINGS**

- A. None.

6. **NEW BUSINESS**

- A. Committee Appointments (Subdivision, Zoning, Comprehensive Plan)

Director of Community Development Scott Dunakey distributed copies of the newly adopted Plan Commission bylaws and referred to page 5, Part 6: Committees section, reviewing the following Committees: Subdivision, Zoning and Comprehensive Plan Committee. Mr. Dunakey outlined general guidelines for the Committees, covering the following:

- meetings will be on an “as needed” basis
- goal is to provide guidance and recommendations
- initial discussion in smaller groups is beneficial
- meetings will be open, public meetings
- minutes will be taken
- meetings will not be conducting plan commission business

Following a brief discussion, the Commissioners volunteered for the Committees they were interested in serving on.

A. **MOTION:**

It was moved by Commissioner Lauren Nobbe and seconded by Commissioner Doug Garmer to approve the following Committee appointments:

- Subdivision Committee – Chairman Bill Siebel, Commissioners Russell Horsley and Caren Burggraf
- Zoning Committee – Commissioners Amy Mistler, Tony Murphy and Doug Garmer
- Comprehensive Plan Committee – Commissioners Lauren Nobbe, Andrea Yochum and Pete Ingold

On roll call vote, Chairman Bill Siebel and Commissioners Russell Horsley, Caren Burggraf, Amy Mistler, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes. **MOTION CARRIED.**

7. **OLD BUSINESS**

- A. None.

8. **COMMITTEE REPORTS**

- A. None.

9. **STAFF REPORTS & COMMUNICATIONS**

Mr. Dunakey stated from now on the Plan Commission packet will be emailed, however, if anyone would prefer a hard copy be mailed to them, to please let him know. He is

currently working on providing a link on the city's website to post the Plan Commission agenda prior to the scheduled meeting.

Mr. Dunakey announced the next Plan Commission meeting on September 9, at 6:30 P.M. will include three (3) public hearings for one (1) special use request and two (2) zoning map amendments.

Lastly, Mr. Dunakey canvassed for interest in a Plan Commissioner's training scheduled in the fall and said he will provide more details as they become available.

10. ADJOURN

Since there was no further business to discuss, Chairman Seibel entertained a motion to adjourn.

MOTION:

Motion was made by Commissioner Russell Horsley and seconded by Commissioner Doug Garmer to adjourn the Regular Meeting of the Columbia Plan Commission Monday, August 12, 2019 at 6:58 P.M. On roll call vote, all Commissioners present voted yes. **MOTION**

CARRIED.

Bill Seibel, Chairman

Amy Mistler, Secretary

Minutes by Sandy Garmer, Accounting/Clerical Assistant



Staff Report & Recommendation

Request for Zoning Map Amendment (Rezoning)

APPLICANT/PROPERTY INFORMATION

Applicant Name: City of Columbia (see attached application)

Applicant is: Owner Leaseholder Purchaser Other: _____

Owner Name: Budnick Converting/Estate of Alice Schlemmer

Property Address: 200 Admiral Weinel Blvd., Columbia, IL 62236

Current Zoning: C-3 Highway Business District

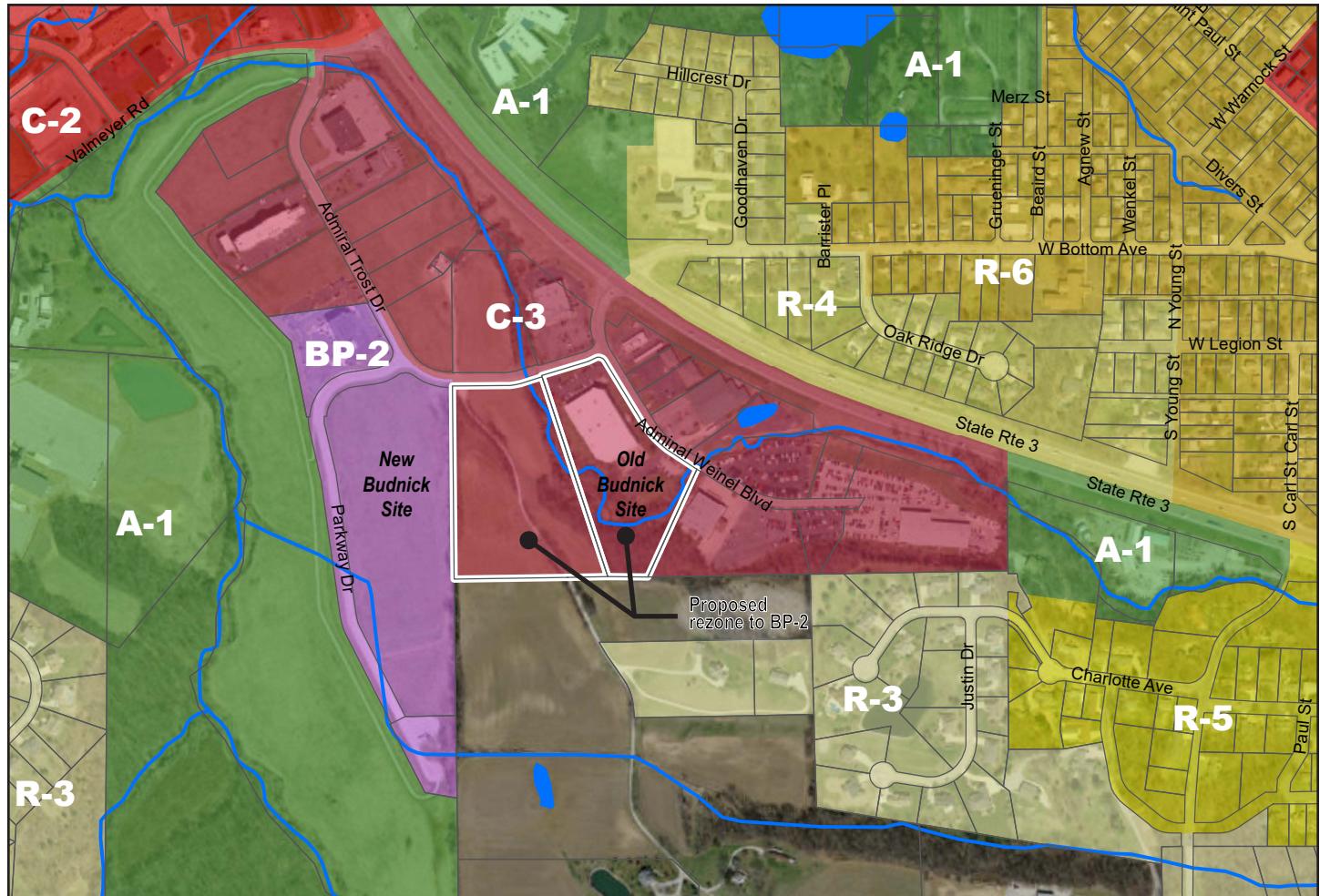
Current Land Use: Commercial printing and paper products/Row crop production

Proposed Zoning: BP-2 Business Park District

Proposed Land Use: Light industrial (specific use unknown)/No change to Schlemmer property

Reason for Request: To allow a broader range of light industrial uses than the current commercial zoning designation.

VICINITY MAP



PROPERTY PHOTOS

**1**

Photo 1 - View of Schlemmer property from north side of Admiral Trost Dr.

**2**

Photo 2 - View to the north from Schlemmer property.

**3**

Photo 3 - View to the east from Schlemmer property on Admiral Trost Dr.

**4**

Photo 4 - View to the west from Schlemmer property on Admiral Trost Dr. The building is Maverick Technologies.

**5**

Photo 5 - View of existing Budnick Converting building.

**6**

Photo 6 - View to the north from Budnick toward Walgreen's.

PROPERTY PHOTOS



7

Photo 7 - View to the east from Budnick toward Sonic.



8

Photo 8 - View to the southeast from Budnick toward commercial development.



9

Photo 9 - View to the south from Budnick.



10

Photo 10 - View to the southwest from east side of Admiral Weinel Blvd. The building is The Falls Reception Center.



11

Photo 11 - View of south end of Budnick property from east side of Admiral Weinel Blvd.



12

Photo 12 - View west from Budnick on Admiral Trost Dr.

ANALYSIS

Existing Conditions

The subject property is a total of approximately 13.75 acres located on two parcels under separate ownership. The western part of the rezoning area (Schlemmer property) is a 7.93-acre part of a parcel that is bisected by Admiral Trost Dr. The eastern part of the rezoning area (Budnick property) is a 5.82-acre parcel. The subject properties are zoned C-3 Highway Business district.

The Schlemmer property is currently used for row crops (soy beans). This property has two gas pipelines running north-south through the east half, which presents an obstacle to future development. The west half could possibly be developed with a beneficial use. The Budnick property is developed with an existing light industrial use, one of the few such uses permitted in the C-3 zoning district.

Property History

Both subject properties are in the area known as Admiral Parkway Center. However, the Schlemmer property is not part of the Admiral Parkway Center Subdivision. Rather, it is the remaining unsubdivided portion of the properties previously owned by Clyde and Alice Schlemmer at the time the Admiral Parkway Center was developed. Based on available documents, the original Admiral Parkway Center Subdivision was rezoned from A-1 to C-3 in July 1995. The preliminary plat was approved in August 1995 and the final subdivision plat was approved in January 1997. There have been several re-subdivision plats approved since 1997, which primarily included minor adjustments to lot lines and easements.

The Budnick Converting building was constructed in 1997. It is a tilt-up concrete structure of approximately 49,000 s.f. There are no existing structures on the Schlemmer property that is included in the area to be rezoned.

Public Notification & Feedback (through Sept. 6, 2019)

Public notice of the proposed rezoning was published in the Republic-Times on August 14, 2019. The publication date was 26 days prior to the scheduled public hearing, which satisfies the statutory 15 - 30 days advance notification requirement.

The City has received no correspondence either for or against the proposed rezoning.

Land Use Impacts of Proposed Zoning/Use

The Budnick property is already developed with a light industrial use. Any future use of the facility after Budnick Converting transitions to their new building would have impacts similar to the current use. Any future development on the Schlemmer property would have greater impact than the current agricultural use. However, the area has been developed to fully accommodate commercial and light industrial uses. Therefore, the proposed rezoning and associated future uses should have little negative impact on surrounding properties.

Transportation & Utility Impacts of Proposed Zoning/Use

Admiral Trost Dr. and Admiral Weinel Blvd are owned and maintained by the City of Columbia. The roadways are functionally classified as local streets. Both are concrete streets with curb and gutter. There are no traffic counts available. However, the City Engineer indicates that the streets were constructed with ample capacity to handle full build-out of the Admiral Parkway Center business subdivision.

The Budnick property is developed with engineered underground storm drainage infrastructure. The Schlemmer property will be required adequate storm drainage infrastructure if and when it is developed in the future. The storm drainage system in the area is sized to handle future development and the City Engineer indicates no related drainage concerns.

The Budnick property is fully served by City of Columbia water and sewer. Water is available to the Schlemmer property, which has an 8-inch water main running in the street right-of-way along the south side of Admiral Trost Dr. A sewer main is available within 300 feet of the property. There is an ample supply of potable water and sufficient sanitary sewer capacity to serve both subject properties for the foreseeable future, regardless of the use.

FINDINGS

Uses and Zoning of Nearby Property

The surrounding properties are zoned C-3 and BP-2 and developed with a mix of retail, office, commercial and light industrial uses. The requested BP-2 zoning is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.

Extent to which Subject Property Value is Diminished by Current Zoning

The subject properties are zoned C-3. The Schlemmer property is currently used for row crops (soy beans). This property has two gas pipelines running north-south through the east half, rendering this half practically undevelopable. The west half could possibly be developed with a beneficial use. The Budnick property is developed with an existing light industrial use, one of the few such uses permitted in C-3 zoning. Budnick Converting has built a new facility on the parcel immediately west of the Schlemmer property. The subject Budnick property has been listed for sale for nearly a year. There have been several prospective buyers, but the current zoning would not have permitted the new industrial uses. Therefore, the current C-3 zoning contributes to diminishing the subject property's value.

Negative Impact on Subject Property Value vs. Public Health, Safety & Welfare

The current zoning is hampering the ability to find a buyer for the old Budnick building. A long-term vacancy will be detrimental to the community. So, denying the requested rezoning will negatively impact the property owners and be detrimental to the overall to public health, safety, and welfare.

Suitability of Subject Property for Proposed Zoning

The subject properties are located in a business park intended for a variety of commercial and light industrial uses. The proposed zoning would be an expansion of the current BP-2 zoning of the new Budnick facility. Therefore, the subject properties are suitable for the proposed zoning.

Length of Time Subject Property has Remained Vacant as Zoned

The subject Schlemmer property never been developed. The subject Budnick property is developed, but zoned incorrectly to allow for the proper utilization of the facility. Approving the requested rezoning will allow the Schlemmer property to be developed with a broader range of uses than current zoning allows, while helping to avoid a long-term vacancy of the old Budnick building.

Consistency with the Community Vision & Planned Land Uses

The subject properties are in the “Central Planning District” of the Columbia 20/20 Master Plan. The plan states that Business Park zoning west of State Route 3 should be promoted to allow easy access for business uses. The Business park classification is intended to “allow a broad range of uses including business and professional offices, research and development facilities, office-warehouse uses, light industrial and light manufacturing uses.” The proposed zoning is consistent with the community’s land use vision and planned land uses.

STAFF RECOMMENDATION

Based on the information, analysis, and findings contained in this report, staff recommends that the request to rezone the subject property be:

DISAPPROVED/DENIED

APPROVED AS SUBMITTED

APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

Additional Comments:

None

REPORT CERTIFICATION

I hereby submit this report and certify that the review has been conducted in an unbiased and objective manner. The analysis and recommendations contained herein represent my professional judgment, interpretation of the City of Columbia Zoning Code, and understanding of the information furnished by the applicant or discovered in the course of my review. Any recommendations herein are advisory in nature and provided solely for the consideration of the Columbia Plan Commission and City Council.

Report prepared and submitted by:



Scott A. Dunakey, AICP
Director of Community Development &
Zoning Administrator

September 6, 2019

Date

City of Columbia
P.O. Box 467
208 South Rapp Avenue
Columbia, IL 62236-0467
Phone: (618) 281-7144

BUILDING & ZONING

JUL 26 2019

COMPLETE



REQUEST FOR ZONING AMENDMENT

Instructions to Applicants:

To request a change in either the zoning map or text, a **Zoning Amendment Request Application** must be completed and a public hearing held. If the applicant is requesting that his property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet.

- **Reason for zoning amendment:** Normally there are only two reasons for a change in zoning:
 - 1) The original zoning was in error.
 - 2) The character of the area has changed to such an extent as to warrant rezoning.The burden of providing substantiating evidence rests with the applicant.
- **Application:** Please submit completed Request for Zoning Amendment Application to Columbia City Clerk's Office.
- **Site Plan:** If applicant is requesting that property be rezoned, a site plan must be included with the application indicating rezoning area.
- **Fee:** A fee of **\$400.00** for the zoning amendment request must be paid by the applicant upon submitting this application to the City Clerk's Office.
- **Public Hearing:** A public hearing will be scheduled within a reasonable time with the Plan Commission and Zoning Board of Appeals. A notice of this hearing will be published in a newspaper of general circulation in the local area at least fifteen (15) days and not more than thirty (30) days before the hearing. The applicant will be notified by mail of the date, time and location of the hearing at least ten (10) days prior to the hearing date. The applicant or his duly authorized agent must appear at the hearing and present his case to the Board of Appeals/Plan Commission.
- **Approval Process:** The Board of Appeals/Plan Commission makes its recommendation, within ten (10) days following the public hearing, to the City Council for final action. Two-thirds of the aldermen holding office are required to adopt the necessary ordinance granting the amendment. An ordinance is required to approve the zoning amendment.

All information 1) requested below, 2) site plan, and 3) fee payment must be provided to the City Clerk's Office before a hearing will be scheduled, or a review of the Zoning Board of Appeals and Plan Commission will be conducted.

Applicant is encouraged to visit the office of the Zoning Administrator for any assistance needed in completing this application.

I have read the information above regarding a Request for Zoning Amendment:

City of Columbia, Illinois

By: *Scott D. Drey*
Applicant Signature
DIRECTOR OF COMMUNITY DEVELOPMENT

7/26/2019

Date

REQUEST FOR ZONING AMENDMENT**1. Applicant Information:**

Name: City of Columbia Phone #: (618) 281-7144

Address: 208 S. Rapp Ave.

2. Property Interest of Applicant:

Owner Contract Purchaser Leaseholder Other: City

3. Owner Information (if different than applicant):

Name: Budnick Converting/Clyde & Alice Schlemmer Phone #: (800) 282-0090

Address: 200 Admiral Weinel Blvd.

4. An amendment to the Zoning Ordinance is requested as follows:**A. Amendment to text:**

It is requested that Section _____ of the Zoning Ordinance is amended as follows:

Reason for amendment: _____

B. Amendment to map:

What is the present land use and zoning district of the property?

Land Use: Printing and related activities/vacant

Zoning District: C-3 Highway Business District

What is the proposed land use and zoning district of the property?

Land Use: Unknown

Zoning District: BP-2 Business Park District

Reason for amendment: Expand existing BP-2 district to allow a wider range of light industrial uses

on a site developed with a light industrial use

I certify that all of the above statements/information and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbia for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

City of Columbia, Illinois

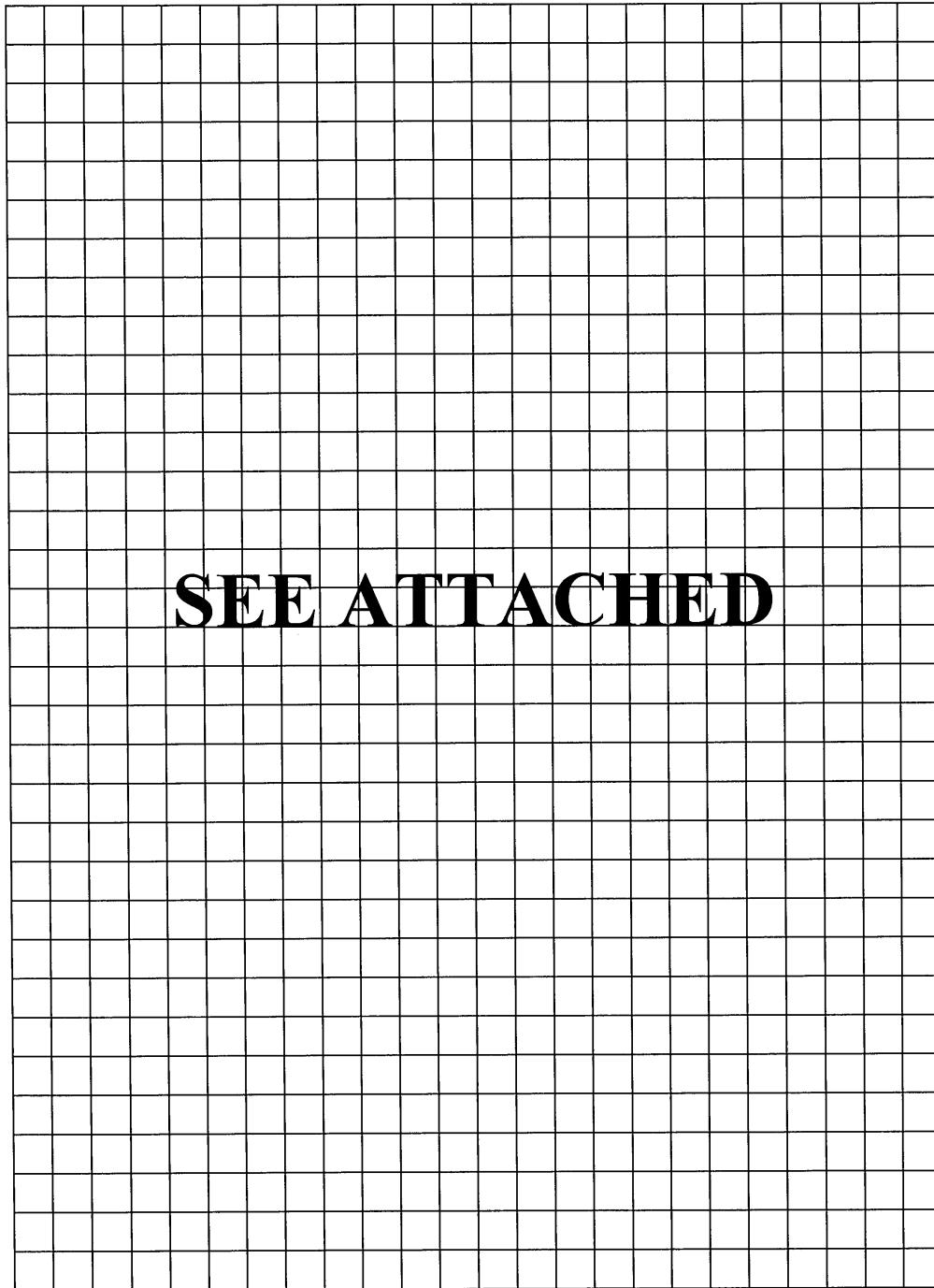
By: Scott J. Dibey 7/26/2019
Applicant Signature (Mandatory) DIRECTOR OF COMMUNITY DEVELOPMENT Date

Owner Signature (Mandatory)

Date

SITE PLAN REQUIRED

If requesting property be rezoned, a site plan indicating area must be attached.



Zoning Board of Appeals
Columbia, Illinois

This page for office use only

Amendment Request #:	
Date:	

Ordinance No.:	
Date:	

Date set for public hearing: _____

Zoning District: _____

Notice published on: _____

Newspaper: _____

Fee Paid: _____

Date: _____

Recommendation of Plan Commission

Denied
 Approved
 Approved with modification

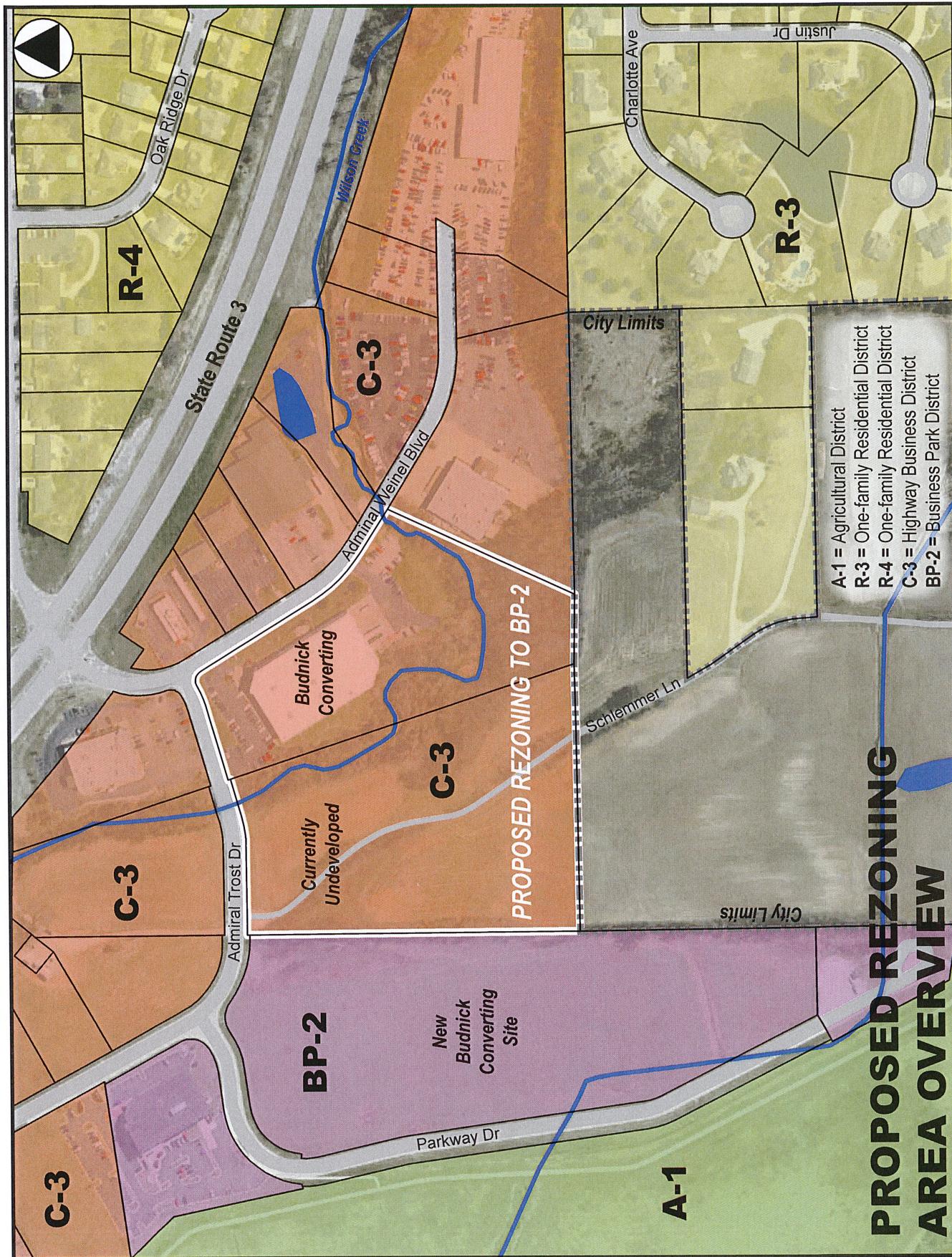
Date of determination: _____

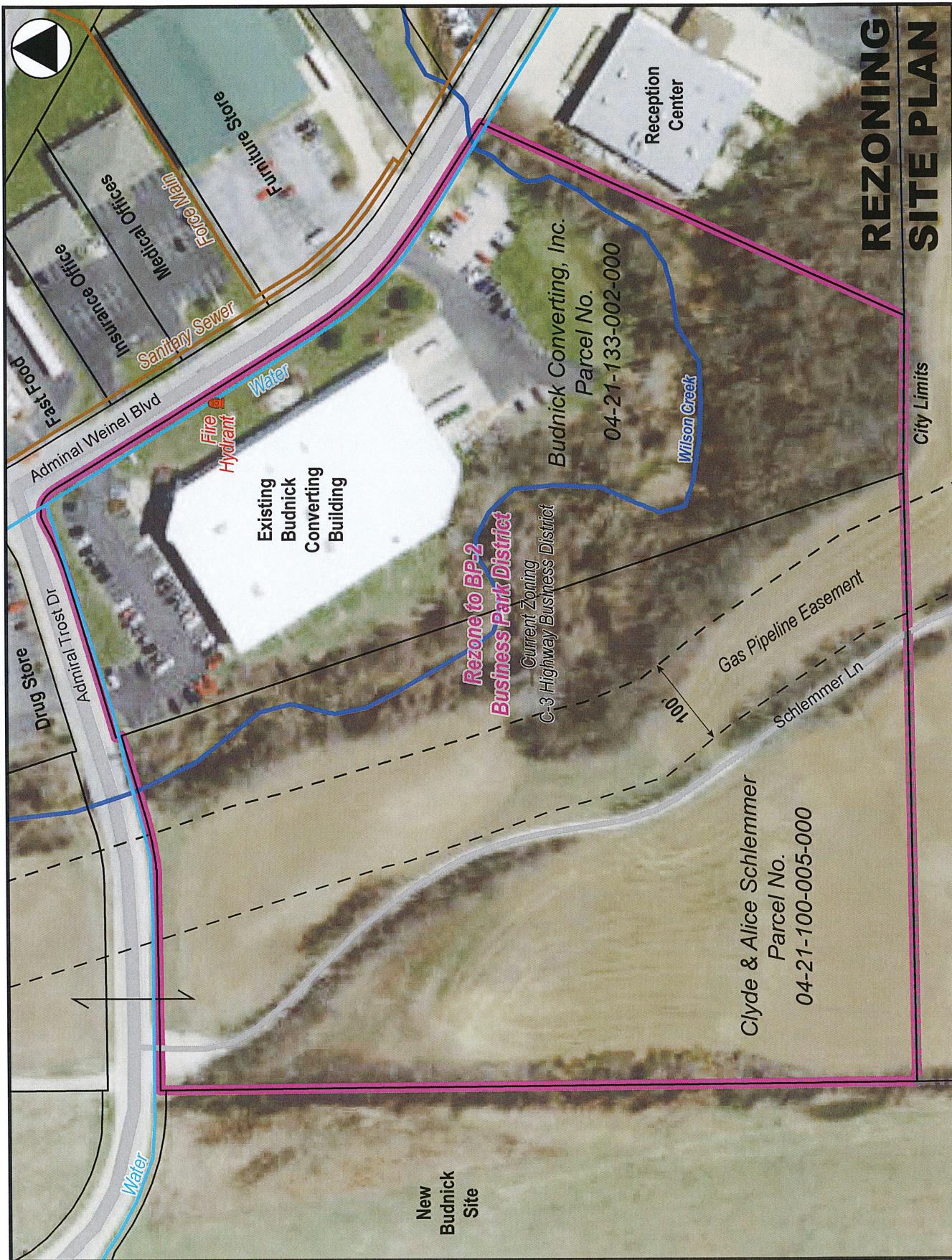
Action by of Columbia City Council

Denied
 Approved
 Approved with modification

Date of determination: _____

Action	Date
Public hearing notice sent to newspaper	
Public hearing notice published in newspaper	
Public hearing notice posted on bulletin board	
Sent packet to Plan Commission	
Sent info to City Council	







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**City of Columbia
Budnick/Schlemmer Rezoning
Legal Description**

Part of a tract of land described in the Quit-Claim Deed to Clyde E. & Alice Schlemmer recorded in the Recorder's Office of Monroe County, Illinois, in Book 87 on page 208, being more particularly described as follows:

All that part of Tax Lot 5 in Section 21, Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, as shown in Surveyor's Official Plat Record "A" on page 32 in the Recorder's Office of Monroe County, Illinois, which lies south of the south right of way line of a public road known as Admiral Trost Road as shown on the Corrective Final Plat of Admiral Trost Development recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 2-236A.

Also,

All of Lot 2 of "A Resubdivision of Lots 1 & 2 of Admiral Parkway Center", reference being had to the resubdivision plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 2-152A.

NOTE: This legal description has been prepared based upon deeds, plats and other records and not by an actual land survey.

60000-144.lgl

838 East McCord
Centralia, IL 62801
(P) 618-533-6525
(F) 618-533-6652

310A Vision Drive
Columbia, IL 62236
(P) 618-281-8133
(F) 618-281-8290

1004 State Highway 16
Jerseyville, IL 62052
(P) 618-498-6418
(F) 618-498-6410

1929 Richardson Road
Arnold, MO 63010
(P) 636-464-3610
(F) 636-464-2059

"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"



Staff Report & Recommendation

Request for Zoning Map Amendment (Rezoning)

APPLICANT/PROPERTY INFORMATION

Applicant Name: Brockland Buick GMC (the application is attached)

Applicant is: Owner Leaseholder Purchaser Other: _____

Owner Name: Same as above

Property Address: None (unaddressed with frontage on Skyline Dr. east of car dealership)

Current Zoning: R-5 One-Family Dwelling District

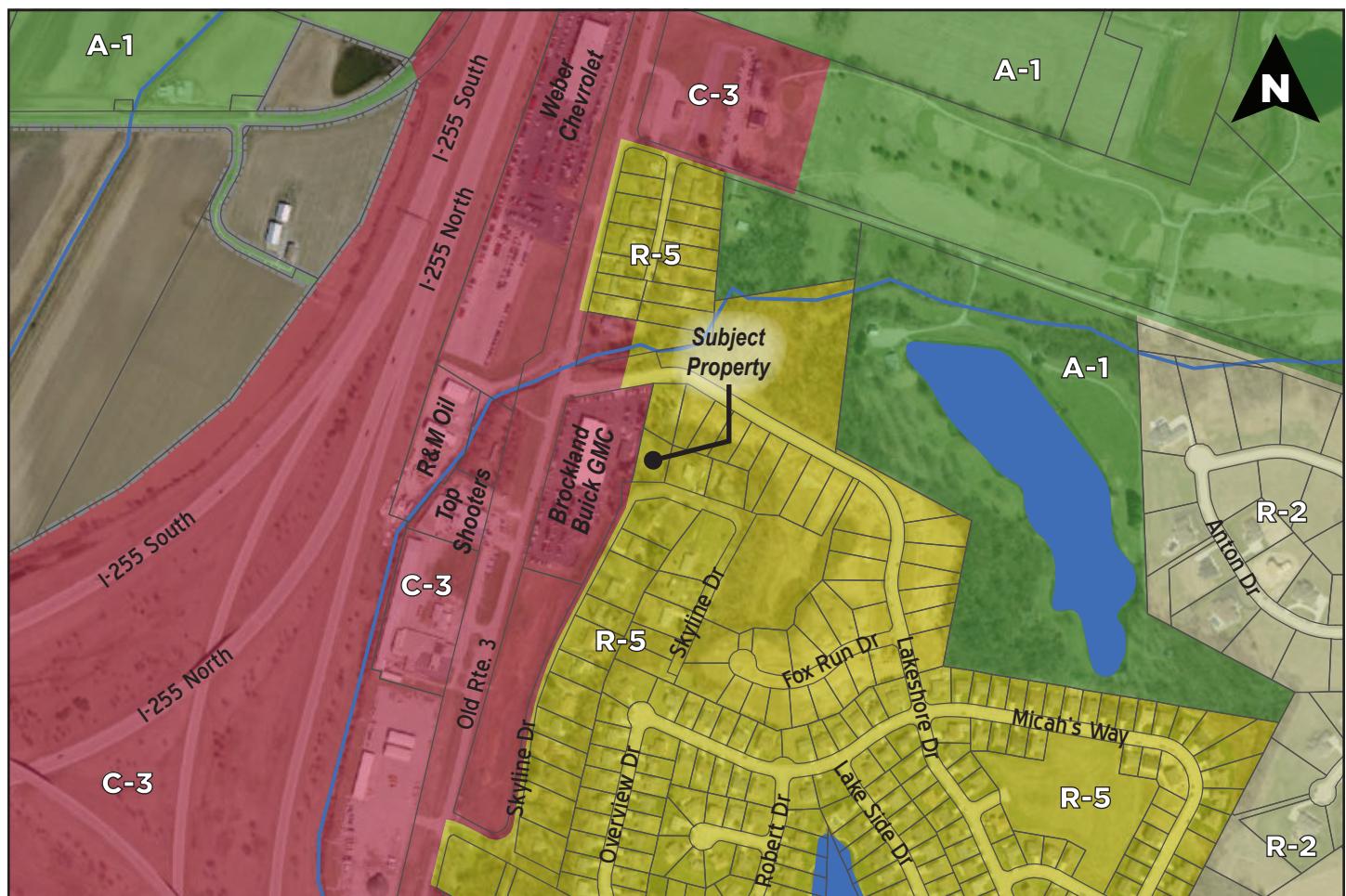
Current Land Use: Vacant

Proposed Zoning: C-3 Highway Business District

Proposed Land Use: No immediate use. Future use will be ancillary to the existing car dealership.

Reason for Request: To consolidate property under same zoning district and allow for the eventual expansion of ancillary uses related to the car dealership.

VICINITY MAP



PROPERTY PHOTOS

**1**

Photo 1 - *View of subject property from Skyline Dr.*

**2**

Photo 2 - *View to the east on Skyline Dr.*

**3**

Photo 3 - *View to the south on Skyline Dr.*

**4**

Photo 4 - *View of subject property from car dealership parking lot.*

**5**

Photo 5 - *View of neighboring residential property located north of subject property.*

ANALYSIS

Existing Conditions

The subject property is a total of 0.47 acres located on a single parcel. The parcel is zoned R-5 One-family Dwelling district, but is vacant and has never been developed.

The adjacent property to the west is owned by the applicant, Brockland Buick GMC, who has requested this rezoning to consolidate their contiguous properties under the same C-3 Highway Business district zoning. Adjacent properties to the east and north are zoned R-5 and developed with single-family homes, as are the properties to the south across Skyline Dr. Properties in the vicinity along I-255 and Old Route 3 are generally zoned C-3 and developed with commercial uses of varying intensity.

Property History

The subject property is vacant and has never been developed. It was originally part of larger tract comprised of the surrounding properties and was most recently split from the adjacent lot to the north in 2015.

Public Notice & Feedback (through Sept. 6, 2019)

Public notice of the proposed rezoning was published in the Republic-Times on August 21, 2019. The publication date was 19 days prior to the scheduled public hearing, which satisfies the statutory 15 - 30 days advance notification requirement.

The City has received no correspondence either for or against the proposed rezoning.

Land Use Impacts of Proposed Zoning/Use

The proposed C-3 zoning would allow the applicant to eventually expand the existing car dealership onto the subject property with an ancillary use. This could negatively impact the adjacent single-family homes to the north and east, depending on the type of use that is developed. Steep topography to the east should minimize impacts to the adjacent property in that direction. If developed with a passive use, such as pavement for additional vehicle parking, there should be little impact to the adjacent property to the north. A new structure with an active use, such as a car wash, could negatively impact the north residential property. Therefore, a screening barrier is recommended prior to development with such an active use.

Transportation & Utility Impacts of Proposed Zoning/Use

Primary access to the car dealership is provided to Old Route 3 with one secondary driveway on Lakeshore Dr. The subject property has frontage along Skyline Dr., but no access is currently provided. Old Route 3 is an IDOT facility with an average daily traffic count of approximately 2,600 vehicles per IDOT's most recent counts conducted in 2014. No traffic counts are available for Lakeshore Dr. or Skyline Dr.

Any future development on the subject property will be ancillary to the car dealership and will result in little, if any, additional traffic generation. So, the proposed rezoning will have no discernible impact on Old Route 3, Lakeshore Dr. or Skyline Dr. Because the subject property is adjacent to the car dealership and any future development on-site would be ancillary to the car dealership, direct property access is likely unnecessary. Furthermore, steep topography on the subject property make it difficult to provide access from Skyline Dr. Nevertheless, it is recommended that access to/from Skyline Dr. be prohibited.

The car dealership drains to a culvert under Lakeshore Dr. at the northwest corner of the lot. The culvert flows into an unnamed creek on the north side of Lakeshore Dr. From there, the creek flows under Old Route 3 and bends to the south eventually crossing State Route 3 south of the I-255 interchange. The drainage facilities appear to be sized appropriately to handle any future impervious surfaces developed on the subject property and there are no known flood concerns attributed to the subject property.

The car dealership is currently served by City of Columbia water and sewer. The subject property, if developed in the future, will be served by the existing utility infrastructure. There is an ample supply of potable water to serve the site for the foreseeable future, regardless of the use. Therefore, the proposed zoning and potential future development will have no discernible impact on public water supply or sanitary sewer capacity.

FINDINGS

Uses and Zoning of Nearby Property

The subject property is vacant. The adjacent property to the west is owned by the applicant, zoned C-3, and developed with a new car dealership. The vast majority of property in the city limits having I-255 frontage is zoned C-3. Adjacent properties to the north, east, and south are zoned R-5 and developed with one-family homes. The homes along Lakeshore Dr., including two homes within 100 feet of the subject property boundary, were constructed after the car dealership. The requested C-3 zoning is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.

Extent to which Subject Property Value is Diminished by Current Zoning

The subject property is vacant and has never been developed under R-5 zoning. Existing conditions, such as topography, make the lot extremely difficult and cost-prohibitive to develop with a one-family home. An income producing use would be much more viable in this location. The current R-5 zoning likely contributes to diminishing the subject property's value.

Negative Impact on Subject Property Value vs. Public Health, Safety & Welfare

Current zoning likely does diminish the subject property's value. Developing the property with an income-producing, such as expanding the existing car dealership, would generate additional real estate and sales tax revenues that benefit the public. Being vacant, the subject property is underutilized. The property generates little tax revenue, but still must have the opportunity to receive municipal services, such as police protection. Approving the requested rezoning will benefit both the property owner and general public.

Public Gain vs. Hardship to Subject Property Owner

As currently zoned, the applicant would be prohibited from expanding the existing car dealership onto the subject property. Therefore, absent rezoning and redevelopment, the community is missing out on additional tax revenues to serve the public interest. Approving the requested rezoning will alleviate a hardship to the property owner while providing net benefits to the public.

Suitability of Subject Property for Proposed Zoning

Existing conditions, such as topography, make the lot extremely difficult and cost-prohibitive to develop under current R-5 zoning. The adjacent property to the west is owned by the applicant, zoned C-3 and developed accordingly. The subject property is suitable for the requested C-3 zoning, if for no other reason than to provide consistent zoning throughout the contiguous properties owned by the applicant.

Length of Time Subject Property has Remained Vacant as Zoned

The subject property is vacant and has never been developed. Existing conditions, such as topography, make the lot extremely difficult and cost-prohibitive to develop with a one-family home. An income producing use would be much more viable in this location. Current zoning has undoubtedly had some impact on the site's development potential.

Consistency with the Community Vision & Planned Land Uses

The subject property is in the "Northview Planning District" of the Columbia 20/20 Master Plan. The plan states that areas along Old Route 3 are suitable for higher intensity commercial land uses. The proposed zoning is consistent with the community's land use vision for the Northview Planning District.

Community Need for Proposed Use

There is no immediate use proposed for the subject property. However, if rezoned to C-3 the property could be developed with an ancillary use to support the existing car dealership. Such a use would allow the applicant to better meet the needs of their customers, many of whom reside in the community.

STAFF RECOMMENDATION

Based on the information, analysis, and findings contained in this report, staff recommends that the request to rezone the subject property be:

DISAPPROVED/DENIED

APPROVED AS SUBMITTED

APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

1) No direct access or driveway shall be allowed to Skyline Dr. 2) A 6-foot tall opaque screening fence shall be provided along the north property line prior to the issuance of an occupancy permit for any structures built on the subject property. 3) All separate contiguous property parcels under Brockland Buick GMC ownership shall be consolidated into a single unified parcel prior to the issuance of an occupancy permit for any structures built on the subject property.

Additional Comments:

None

REPORT CERTIFICATION

I hereby submit this report and certify that the review has been conducted in an unbiased and objective manner. The analysis and recommendations contained herein represent my professional judgment, interpretation of the City of Columbia Zoning Code, and understanding of the information furnished by the applicant or discovered in the course of my review. Any recommendations herein are advisory in nature and provided solely for the consideration of the Columbia Plan Commission and City Council.

Report prepared and submitted by:



Scott A. Dunakey, AICP
Director of Community Development &
Zoning Administrator

September 6, 2019

Date

City of Columbia
P.O. Box 467
208 South Rapp Avenue
Columbia, IL 62236-0467
Phone: (618) 281-7144



REQUEST FOR ZONING AMENDMENT

Instructions to Applicants:

To request a change in either the zoning map or text, a **Zoning Amendment Request Application** must be completed and a public hearing held. If the applicant is requesting that his property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet.

- **Reason for zoning amendment:** Normally there are only two reasons for a change in zoning:
 - 1) The original zoning was in error.
 - 2) The character of the area has changed to such an extent as to warrant rezoning.The burden of providing substantiating evidence rests with the applicant.
- **Application:** Please submit completed Request for Zoning Amendment Application to Columbia City Clerk's Office.
- **Site Plan:** If applicant is requesting that property be rezoned, a site plan must be included with the application indicating rezoning area.
- **Fee:** A fee of \$400.00 for the zoning amendment request must be paid by the applicant upon submitting this application to the City Clerk's Office.
- **Public Hearing:** A public hearing will be scheduled within a reasonable time with the Plan Commission and Zoning Board of Appeals. A notice of this hearing will be published in a newspaper of general circulation in the local area at least fifteen (15) days and not more than thirty (30) days before the hearing. The applicant will be notified by mail of the date, time and location of the hearing at least ten (10) days prior to the hearing date. The applicant or his duly authorized agent must appear at the hearing and present his case to the Board of Appeals/Plan Commission.
- **Approval Process:** The Board of Appeals/Plan Commission makes its recommendation, within ten (10) days following the public hearing, to the City Council for final action. Two-thirds of the aldermen holding office are required to adopt the necessary ordinance granting the amendment. An ordinance is required to approve the zoning amendment.

All information 1) requested below, 2) site plan, and 3) fee payment must be provided to the City Clerk's Office before a hearing will be scheduled, or a review of the Zoning Board of Appeals and Plan Commission will be conducted.

Applicant is encouraged to visit the office of the Zoning Administrator for any assistance needed in completing this application.

I have read the information above regarding a Request for Variance:

[Signature]
Applicant Signature

8 | 12 | 19
Date

REQUEST FOR ZONING AMENDMENT

1. Applicant Information:

Name: Bob Brockland Buick GMC Phone #: (618) 281.2288
 Address: 580 Old State Route 3 Columbia, IL 62236

566 OLD STATE
PAID
\$400.00
AUG 15 2019
CITY OF COLUMBIA, IL
G3761

2. Property Interest of Applicant:

Owner Contract Purchaser Leaseholder Other: _____

3. Owner Information (if different than applicant):

Name: _____ Phone #: () _____

Address: _____

4. An amendment to the Zoning Ordinance is requested as follows:

A. Amendment to text:

It is requested that Section _____ of the Zoning Ordinance is amended as follows:

Reason for amendment: _____

B. Amendment to map:

What is the present land use and zoning district of the property?

Land Use: Residential

Zoning District: R5

What is the proposed land use and zoning district of the property?

Land Use: Commercial

Zoning District: C3 Highway Business

Reason for amendment: To consolidate all zoning uniformly within

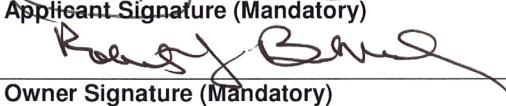
Parcel No. 04-05-424-007-000

I certify that all of the above statements/information and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbia for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.


 Applicant Signature (Mandatory)

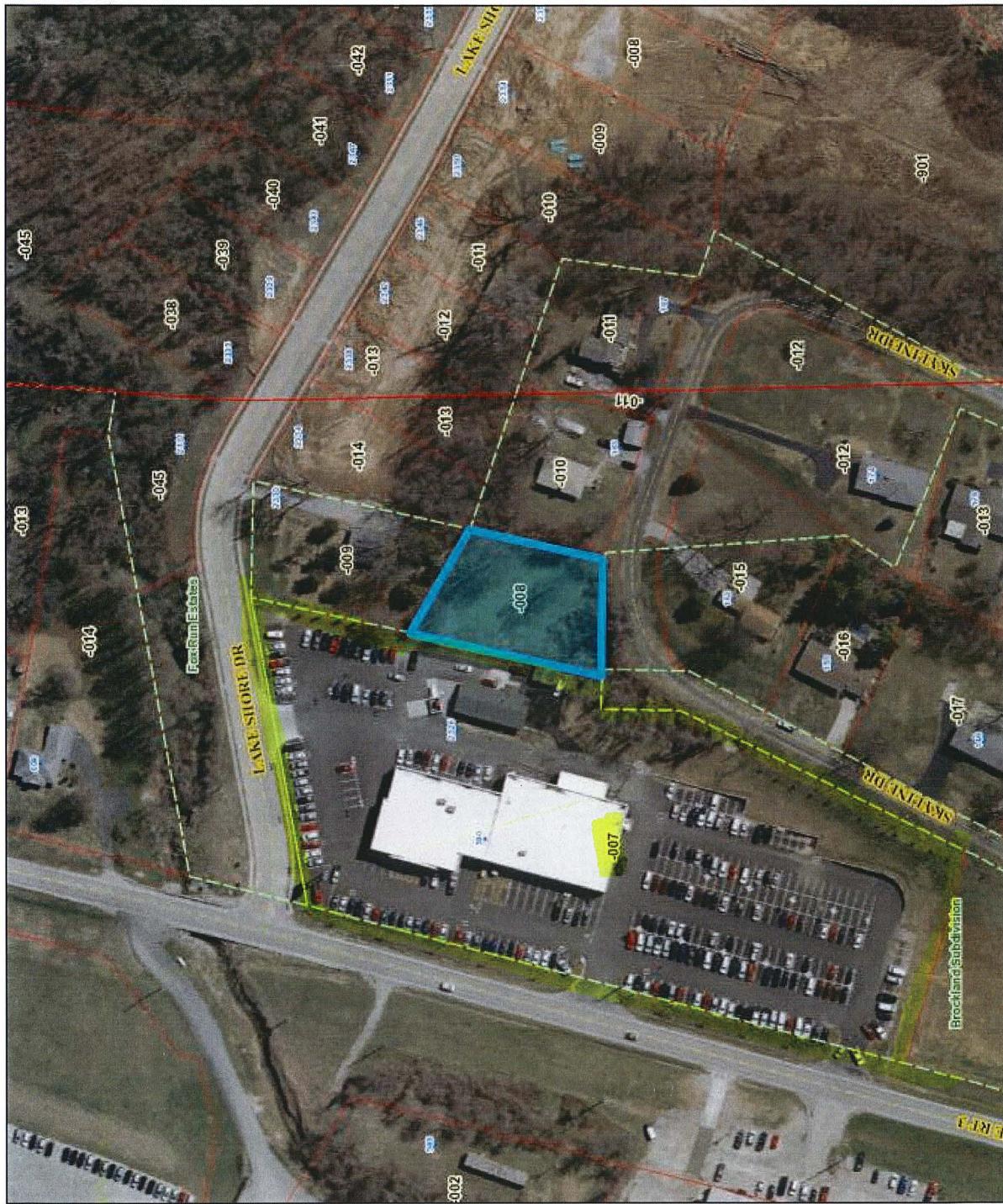
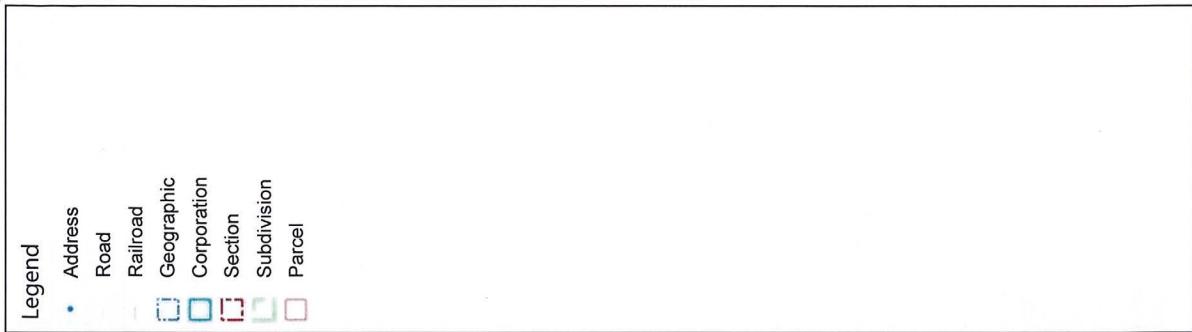
8/12/19

Date


 Owner Signature (Mandatory)

Date

566 OLD STATE



Enter Map Title...
Web Print: 08/06/2019

376 Feet
0 188

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Parcel Number: 04-05-434-008-000
Owner And Address: BOB BROCKLAND
PONTIAC GMC INC 580 OLD STATE RT 3
COLUMBIA, IL 62236
Site Address: SKYLINE DRIVE COLUMBIA, IL
62236
Acreage: 0.47
Short Legal Description: PART TAX LOT 2B
SUR 644
Section: 5
Township: 01S
Range: 10W
Tax Code: 4001



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

PTAX-203

S/N/LW

Step 3: Legal Description

Parcel Number: 04-05-434-008

Part of Tax Lot 2 in U.S. Survey 644, Claim No. 501, in Township 1 South, Range 10 West, of the 3rd P.M., Monroe County, Illinois, also being part of a tract of land described in Deed Document No. 295588; more particularly described as follows:

Commencing at an axle marking the point of intersection of the Section line between Sections 4 and 5 in T. 1 S., R. 10 W. with North line of U.S. Survey 644, Claim No. 501; thence on an assumed bearing of South 80 degrees 52 minutes 58 seconds West (recorded as South 81 degrees 30 minutes 00 seconds West for a distance of 227.67 feet to an iron pin marking the point of beginning of the tract of land to be described; thence continuing South 13 degrees 30 minutes of Seconds West for a distance of 140.13 feet to an iron pin; thence North 87 degrees 50 minutes 00 seconds West for a distance of 120.00 feet to an iron pin; thence North 13 degrees 30 minutes 00 seconds East for a distance of 200.13 feet to an iron pin; thence South 59 degrees 18 minutes 14 seconds East for a distance of 123.17 feet to the point of beginning.

Zoning Board of Appeals
Columbia, Illinois

This page for office use only

Amendment Request #:	
Date:	

Ordinance No.:	
Date:	

Date set for public hearing: _____

Zoning District: _____

Notice published on: _____

Newspaper: _____

Fee Paid: _____

Date: _____

Recommendation of Plan Commission

Denied
 Approved
 Approved with modification

Date of determination: _____

Recommendation of Zoning Board of Appeals

Denied
 Approved
 Approved with modification

Date of determination: _____

Action by of Columbia City Council

Denied
 Approved
 Approved with modification

Date of determination: _____

Action	Date
Public Hearing Notice sent to newspaper	
Public Hearing Notice posted on bulletin board	
Sent packet to Plan Commission	
Sent packet to ZBA	
Sent info to City Council	



Staff Report & Recommendation

Request for Special Use Permit

APPLICANT/PROPERTY INFORMATION

Applicant Name: Main St. Redevelopers (special use application is attached)

Applicant is: Owner Leaseholder Purchaser Other: _____

Owner Name: Same as above

Property Address: 115 North Metter Ave., Columbia, IL 62236

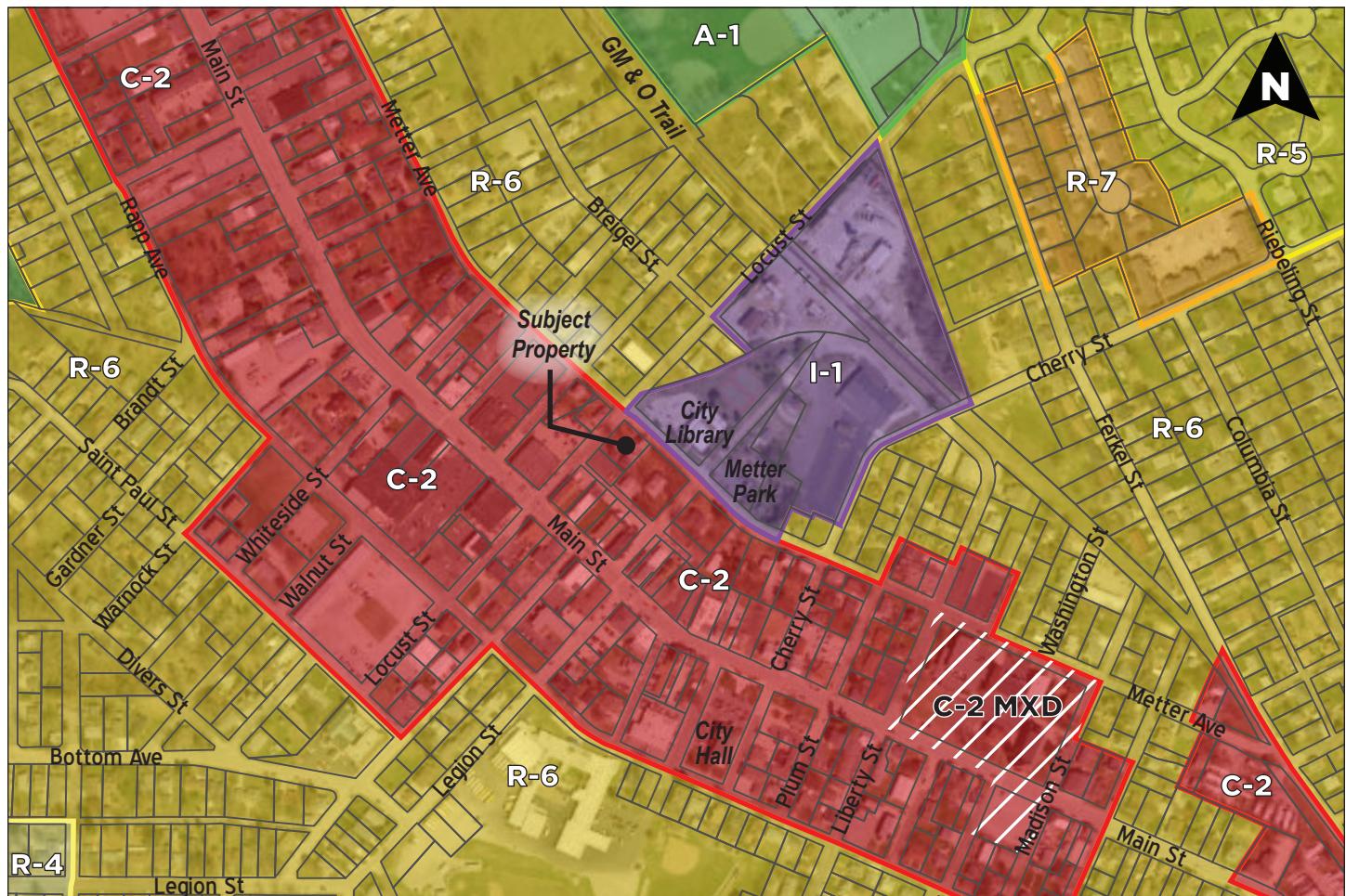
Current Zoning: C-2 General Business District

Current Land Use: One-family dwelling

Proposed Special Use: Duplex (one-family attached dwelling)

Reason for Request: To allow a duplex to be constructed on a lot zoned C-2 and currently occupied with a one-family dwelling unit.

VICINITY MAP



PROPERTY PHOTOS



1

Photo 1 - View of existing home from Metter Ave.



2

Photo 2 - View of existing home from Locust St.



3

Photo 3 - View to the northeast across Metter Ave. toward Columbia City Library.



4

Photo 4 - View to the northwest on Metter Ave.



5

Photo 5 - View to the southeast on Metter Ave.



6

Photo 6 - View to the southeast toward neighboring residential property.

**7**

Photo 7 - View to the northwest toward residential property across Locust St.

**8**

Photo 8 - View to the northeast on Locust St.

**9**

Photo 9 - View to the southwest toward neighboring residential property.

**10**

Photo 10 - View to the southwest toward neighboring commercial property (parking lot).

**11**

Photo 11 - View to the southwest on Locust St.

**12**

Photo 12 - View to the southwest toward commercial property across Locust St.

ANALYSIS

Existing Conditions

The subject property is a total of 0.25 acres in a single parcel located on the south corner of Metter Ave. and Locust St. The primary structure is a 4,868 s.f. one-family home. The original portion of the existing home faces Metter Ave. Driveway access is provided to Locust St. due to a newer addition and garage that changed the orientation of the home when it was constructed. The subject property is zoned C-2 General Business, which permits one-family dwellings by-right.

All properties in the immediate vicinity located between Main St. and Metter Ave. are also zoned C-2. The adjacent lot to the southeast is developed with a one-family home. The adjacent lot to the southwest is developed with a parking lot that serves Harrisonville Telephone Company, which is located across an alley and faces Main St., which is developed with a variety of commercial establishments in the immediate vicinity. Properties fronting the southwest side of Metter Ave. in the vicinity are generally developed with one-family homes, with a few commercial and higher density residential uses interspersed.

Directly across Metter Ave. from the subject property is Columbia City Library and Metter Park. These properties are zoned I-1 Light Industrial. Other properties in the vicinity fronting the northeast side of Metter Ave. are generally developed with one-family homes, with a few higher density residential uses interspersed.

Property History

The original development date of the property and age of the home are unknown. However, the subject property and much of the surrounding area are part of the Gardner & Wilsons Addition, which is one of the oldest subdivisions in Columbia. The garage and home additions were constructed in 1991. The home has been vacant since February 2016.

The applicant purchased the property in August 2016. The request at hand seeks a special use permit to redevelop the property with a residential duplex. If approved, the applicant will demolish the existing home and construct the duplex. A preliminary floor plan is included in the attached special use application.

Public Notification & Feedback (through Sept. 6, 2019)

Public notice of the special use request was published in the Republic-Times on August 21, 2019. Owners of the 28 properties within 250 feet of the subject property (see list on page 12) were notified by certified mail on the same day. This date was 19 days prior to the scheduled public hearing, which satisfies the statutory 15 - 30 days advance notification requirement.

The City has received no correspondence either for or against the proposed rezoning.

Land Use Impacts of Proposed Use

The C-2 General Business district is actually a mixed-use zoning district, which allows for a mix of commercial and residential uses of varying intensity. The proposed residential duplex would be of lesser intensity and result in fewer potential negative impacts to surrounding properties than many of the commercial uses that would be allowed by-right.

Transportation & Utility Impacts of Proposed Use

The subject property is located on the south corner of Metter Ave. and Locust St. Both are low volume local streets with curb and gutter that carry one lane in each direction plus onstreet parking.

Traffic generation was calculated using the Institute of Transportation Engineering Trip Generation Manual, 9th Edition, assuming Land Use Code 230 "Residential Townhouse." The proposed duplex will generate approximately 6 vehicle trips daily per dwelling unit, as compared to 10 daily trips for a one-family home. Therefore, the proposed use will have no discernible transportation impacts.

The subject property drains to underground storm sewer found in the street rights-of-way. The storm sewer system in the vicinity is generally adequate for existing and future land uses.

The subject property is currently served by City of Columbia water and sewer. There is an ample supply of potable water to serve the site for the foreseeable future. The proposed use will have no discernible impact on public water supply or sanitary sewer capacity.

FINDINGS

Uses and Zoning of Nearby Property

The C-2 General Business district is actually a mixed-use zoning district, which allows for the current mix of commercial and residential uses of varying intensity. The proposed residential duplex would be of lesser intensity and result in fewer potential negative impacts to surrounding properties than many of the commercial uses that would be allowed by-right. The requested special use is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.

Negative Impact on Subject Property Value vs. Public Health, Safety & Welfare

Current C-2 zoning does not likely diminish property values. However, the existing home on the subject property is vacant and in poor shape. Redevelopment of the property with the proposed duplex will increase the property's value, thereby expanding the local tax base. Approving the requested special use will benefit the overall public health, safety, and welfare, while increasing the subject property value.

Public Gain vs. Hardship to Subject Property Owner

Redevelopment of the property with the proposed duplex will increase the property's value, thereby expanding the local tax base. Denying the special use request would restrict the applicant from building a duplex, while still allowing by-right a range of higher intensity commercial uses with more potential negative impacts. Approving the special use request would benefit the public overall, while denying the request would be a hardship to the property owner.

Suitability of Subject Property for Proposed Use

The subject property is already developed with a residential use and served by adequate infrastructure. The proposed duplex is a less intense use than many commercial uses that would be allowed by-right on the property. Therefore, the subject property is suitable for the proposed use.

Length of Time Subject Property has Remained Vacant

The subject property is not vacant. It is currently developed with a one-family dwelling. Current zoning and use has not affected the site's development potential.

Consistency with the Community Vision & Planned Land Uses

The subject property is in the “Central Planning District” of the Columbia 20/20 Master Plan. The plan states that this area is intended for “a broad range of retail and office uses as well as single family and some multifamily uses consistent with the existing development pattern.” The proposed special use is consistent with the community’s land use vision for the Central Planning District.

Community Need for Proposed Use

Preserving viable residential development within walking distance of Main St. commercial, retail, and office uses is critical to maintaining a vibrant core area. Much of the housing stock in this immediate vicinity is aged and in poor condition. New housing will help improve the vibrancy of Columbia’s downtown area, while bolstering residential property values in the immediate vicinity. Approval of the special use request and development of the proposed duplex would help meet a vital community need.

STAFF RECOMMENDATION

Based on the information, analysis, and findings contained in this report, staff recommends that the request for a special use permit on the subject property be:

DISAPPROVED/DENIED

APPROVED AS SUBMITTED

APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

Additional Comments:

None

REPORT CERTIFICATION

I hereby submit this report and certify that the review has been conducted in an unbiased and objective manner. The analysis and recommendations contained herein represent my professional judgment, interpretation of the City of Columbia Zoning Code, and understanding of the information furnished by the applicant or discovered in the course of my review. Any recommendations herein are advisory in nature and provided solely for the consideration of the Columbia Plan Commission and City Council.

Report prepared and submitted by:



Scott A. Dunakey, AICP
Director of Community Development &
Zoning Administrator

September 6, 2019

Date

All information (1) that is requested below, (2) a site plan as described on the attached sheet, and (3) a development schedule providing reasonable guarantees (within 12 months) for the completion of the construction, and (4) fee payment, must be paid before and submitted before a hearing will be scheduled, or a review by the Planning Commission, will be conducted.

Applicants are encouraged to visit the Building & Zoning office for any assistance needed in completing this application.

I have read the information about Special Use Permit: _____

John Crawford
Applicant Signature

Date

SPECIAL USE PERMIT APPLICATION

Date of Request: 8/5/19

Applicant Name: Main St. Developers Phone #: 618-977-5318

Address: P.O. Box 227, Columbia, IL

Property interest of Applicant:

Owner

Contract Purchaser

Leaseholder

Other: _____

SITE/DEVELOPMENT INFORMATION:

1. What is the location of the property?

Address: 115 N. Metter

Include photo copy of location on zoning map: ()

2. What is the legal description of the property?

Lot #: 22 Block: 6 Subdivision: Gardner & Williams Add/

Metes and Bounds: _____

3. What is the present land use and zoning of the property?

Land Use: Residential

Zoning District: C-2

4. What is the present land use and zoning of adjacent or surrounding property?

Land Use: Residential, Public Library, Commercial

Zoning District: _____

5. Type of development for which special use permit is requested:

a. Special Use (specify): Multi family - Duplex

b. Planned Unit Development (A PUD requirement should be instituted for larger Projects that wish to be introduced into non-permitted-as-of-right use areas.

6. **What is development schedule?** A development schedule shall be attached to this application providing reasonable guarantees for the completion of the proposed development.

Completion Date? Approx 9 months

7. **Density (for residential developments only):**

Size / Area? Total Square Feet: 4868 s.f. _____ acres _____

Number of Structures: 1 Dwelling Units Per Structure: 2 _____

Total # of Dwelling Units : 2 Total # of Persons/Per Dev: _____

Density = Population of Development = _____ = _____

Acreage of Development _____ Persons/acre _____

% Lot Coverage of Building/s and Required Parking: 47 %

8. **Site Plan Information:**

Building Height: 1 story ft./stories Side Yard Distance: 9' 8"

Building/s Size: 4868 s.f. Rear Yard Distance: 20'

Building Set-back Distance: _____ ft. # of Parking Spaces: 8

Landscaping: _____ Stormwater drain: N/A

Location of Ingress/Egress of residents: East Locust St.

9. Any variance requested or required?

(1) Set back variance

(2) Multi family - duplex

10. **Names and addresses of all adjacent property owners within 250 feet (front, back, side across street, angled) and present use of property (vacant, house, etc.) must be attached to this application. A list of surrounding property owners must be obtained from the Monroe County Court House and attached to this application.**

11. I certify that all of the above statements/information and the statements contained in any papers or plans submitted herewith are true and accurate. (Note - the following sentence is required for the Planning Commission or Zoning Board of Appeals members to visit the site, particularly if the site is large and can't be seen from the roadway. In addition, it is a good practice to post the special use request upon the property that is requesting the special use request. Also the special use permit is issued before the building inspector makes an inspection or issues an occupancy permit.) I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbia for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.



Applicant's Signature

8-6-19

Date

(Below for office use only)

Date set for hearing: _____

Special Use Permit No.: SU-_____

Notice published on: _____

Newspaper (where): _____

Zoning District Classification of Property: _____

Recommendation of Plan Commission	
Denied	
Approved	
Approved with modification	
Variances	
Master Plan Compliance	
Date of determination:	

Action by Columbia City Council	
Denied	
Approved	
Approved with modification	
Approved with Variances	
Approved Storm water Management	
Date of determination:	

Recommendation of Zoning Board of Appeals	
Denied	
Approved	
Approved with modification	
Variances	
Zoning Code Compliance	
Date of determination:	

Fee: \$400.00	Amount Paid: _____	Date Paid: _____
	Cash: _____	Check #: _____

Action	Date
Public Hearing Notice sent to newspaper	
Public Hearing Notice posted on bulletin board	
Sent packet to Plan Commission	
Public hearing notice sent to surrounding property owners	
Sent packet to ZBA	
Sent info to City Council	

NOTICE OF SPECIAL USE PERMIT REQUEST

Please allow this to serve as notice of proposed special use request which will be submitted to the City of Columbia.

Note: According to the Columbia Municipal Code, Section 17.40.010 Special use exceptions, requirements and procedures, item 2.b.: Special Use Requests applicants must provide written notice to all property owners within two-hundred fifty (250) feet in each direction of subject property.

DATE: 8/6/19

ADDRESS & LOCATION FOR WHICH SPECIAL USE EXCPECPTION IS REQUESTED:

115 N. Metter

DESCRIPTION OF THE SPECIAL USE EXCEPTION REQUESTED:

Set back variance

Multi-family - Duplex

NAME & ADDRESS OF OWNER/S OF THE PROPERTY FOR WHICH EXCEPTION IS SOUGHT:

Phylliss A. Yount - 203 N. Metter

Scott Rose - 105 N. Metter

David and Jennifer Costello - 210 N. Metter

HTC - 114 N. Main St.

APPROXIMATE DATE APPLICATION WILL BE FILED WITH THE CITY OF COLUMBIA:

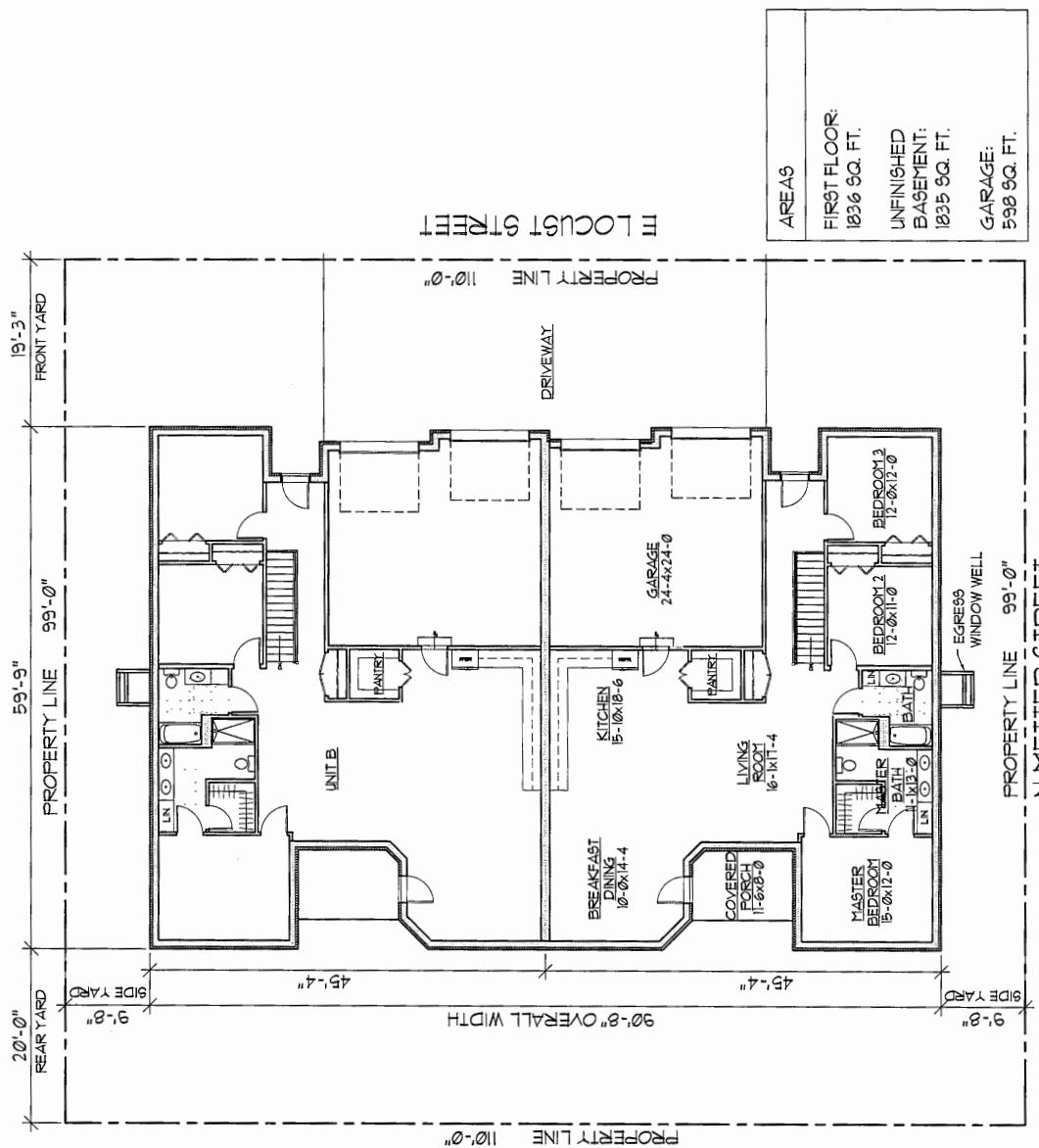
8/6/19

Variance Report - 250 feet of subject parcel(s)

Parcel Number	Owner Name	Site Address	Mailing Address
04-15-333-005-000	FRANCIS LAWRENCE J & VERENA K	218 N METTER AVENUE~COLUMBIA, IL 62236	218 N METTER~COLUMBIA, IL 62236
04-15-333-006-000	BURK RANDALL W & NANCY G	209 E MULBERRY STREET~COLUMBIA, IL 62236	15 DANUBE DR~MILLSTADT, IL 62260
04-15-365-001-000	ELDER ROBERT B & CYNTHIA A	209 N BRIEGEL STREET~COLUMBIA, IL 62236	289 N BRIEGEL~COLUMBIA, IL 62236
04-15-365-002-000	RAGLIN ROGER & TERESA TRUST	205 N BRIEGEL STREET~COLUMBIA, IL 62236	285 N BRIEGEL~COLUMBIA, IL 62236
04-15-365-003-000	BRINKER ANTHONY & SARA	210 E MULBERRY STREET~COLUMBIA, IL 62236	955 HIGH RIDGE DR~COLUMBIA, IL 62236
04-15-365-004-000	COSTELLO DAVID M & JENNIFER R	210 N METTER AVENUE~COLUMBIA, IL 62236	210 N METTER~COLUMBIA, IL 62236
04-15-365-007-000	DEMOND KRISTIN M	218 E LOCUST STREET~COLUMBIA, IL 62236	218 E LOCUST ST~COLUMBIA, IL 62236
04-15-365-008-000	DEMOND KRISTIN M	E LOCUST STREET~COLUMBIA, IL 62236	218 E LOCUST ST~COLUMBIA, IL 62236
04-15-365-009-000	CITY OF COLUMBIA	106 N METTER AVENUE~COLUMBIA, IL 62236	208 SOUTH RAPP AVE~COLUMBIA, IL 62236
04-15-366-002-000	CITY OF COLUMBIA	~COLUMBIA, IL 62236	208 S RAPP~COLUMBIA, IL 62236
04-15-368-001-000	MAIN STREET REDEVELOPERS LLC	115 N METTER AVENUE~COLUMBIA, IL 62236	PO BOX 227~COLUMBIA, IL 62236
04-15-368-004-000	ROSE SCOTT	105 N METTER AVENUE~COLUMBIA, IL 62236	105 N METTER~COLUMBIA, IL 62236
04-15-368-005-000	ASSELMEIER RUBY R TRUST	120 N MAIN STREET~COLUMBIA, IL 62236	816 N ST LOUIS~PO BOX 163~SPARTA, IL 62286
04-15-368-007-000	HARRISONVILLE TELEPHONE CO	114 N MAIN STREET~COLUMBIA, IL 62236	213 S MAIN ST~PO BOX 149~WATERLOO, IL 62298
04-15-368-008-000	102 NORTH MAIN STREET LLC	N MAIN STREET~COLUMBIA, IL 62236	NEW CENTURY DEVELOPMENT LP~121 WEST LEGION AVE~COLUMBIA, IL 62236
04-15-368-009-000	102 NORTH MAIN STREET LLC	102 N MAIN STREET~COLUMBIA, IL 62236	NEW CENTURY DEVELOPMENT LP~121 WEST LEGION AVE~COLUMBIA, IL 62236
04-15-368-010-000	102 NORTH MAIN STREET LLC	100 N MAIN STREET~COLUMBIA, IL 62236	NEW CENTURY DEVELOPMENT LP~121 WEST LEGION AVE~COLUMBIA, IL 62236
04-15-368-011-000	BROWNING PATRICK E & ALISON J STONE	122 E LEGION AVENUE~COLUMBIA, IL 62236	122 E LEGION AVE~COLUMBIA, IL 62236
04-15-368-012-000	102 NORTH MAIN STREET LLC	E LEGION AVENUE~COLUMBIA, IL 62236	NEW CENTURY DEVELOPMENT LP~121 WEST LEGION AVE~COLUMBIA, IL 62236

Parcel Number	Owner Name	Site Address	Mailing Address
04-15-368-017-000	OBREGON & ASSOCIATES LLC	102 S MAIN STREET~COLUMBIA, IL 62236	102 S MAIN ST~COLUMBIA, IL 62236
04-15-368-018-000	HASKENHOFF RANDALL P	104 S MAIN STREET~COLUMBIA, IL 62236	400 LIBERTY ST~EVANSVILLE, IL 62242
04-15-368-027-000	HARRISONVILLE TELEPHONE CO	E LOCUST STREET~COLUMBIA, IL 62236	213 S MAIN~PO BOX 149~WATERLOO, IL 62298
04-16-481-003-000	FIRST BANK	218 N MAIN STREET~COLUMBIA, IL 62236	C/O TAX DEPT MC 019~600 JAMES S MCDONNELL BLVD~HAZELWOOD, MO 63042
04-16-481-009-000	SCHLEMMER C J & JOY	208 N MAIN STREET~COLUMBIA, IL 62236	731 VALLEY DR~COLUMBIA, IL 62236
04-16-481-014-000	FIRST BANK	~COLUMBIA, IL 62236	C/O TAX DEPT MC 019~600 JAMES S MCDONNELL BLVD~HAZELWOOD, MO 63042
04-16-481-015-000	FIREBALL 1960 LLC 1	209 N METTER AVENUE~COLUMBIA, IL 62236	PO BOX 260~COLUMBIA, IL 62236
04-16-481-016-000	YOUNT PHYLISS A	203 N METTER AVENUE~COLUMBIA, IL 62236	203 N METTER~COLUMBIA, IL 62236
04-16-483-004-000	BRINKER INVESTMENTS LLC	~COLUMBIA, IL 62236	PO BOX 1203~COLUMBIA, IL 62236

***The materials are not guaranteed accurate in any respect and should not be relied upon without independent investigation and assurances. The County of Monroe, Illinois disclaims any responsibility or liability in connection or arising from the reliance upon the attached materials by any person, and the acceptance of the materials provided constitutes an acknowledgement of such disclaimer by the recipient. Ownership data as of July 31, 2019*



ZONING INFORMATION	
DISTRICT: C-2 (ACROSS STREET FROM I-2) (DOES NOT ABUT R' DISTRICT)	
FRONT YARD REQUIRED: NO FRONT YARD REQUIRED SIDE YARD REQUIRED: NO SIDE YARD REQUIRED REAR YARD REQUIRED: 20 FEET (MIN)	