

**CITY OF COLUMBIA, ILLINOIS**  
**ORDINANCE NO. 3477**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A  
RESIDENTIAL DUPLEX ON PROPERTY ZONED C-2 (GENERAL BUSINESS)  
LOCATED AT 115 NORTH METTER AVE., COLUMBIA, ILLINOIS, HAVING  
MONROE COUNTY PARCEL IDENTIFICATION NUMBER 04-15-368-001-000**

**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 approve certain special use exceptions as provided therein; and

**WHEREAS**, Main St. Developers, LLC, owners of the subject property located at the referenced address and having the legal description of Lot 22, Block 6 of Gardner & Williams Addition, has applied for a special use permit to allow a residential duplex within a C-2 General Business zoning district; and

**WHEREAS**, the Zoning Code classifies the requested residential duplex as a multiple family dwelling, which is allowed in a C-2 General Business zoning district only by special use permit per Section 17.28.010 of the Zoning Code; 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 special use request be approved based on the following findings:

- A) The requested special use is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.
- B) Approving the special use request will benefit the overall public health, safety, and welfare, while increasing the subject property’s value.
- C) Approving the special use request will benefit the public overall, while denying the request would be a hardship to the property owner.
- D) The subject property is suitable for the proposed special use.
- E) The proposed special use is consistent with the community’s land use vision for the Central Planning District.
- F) Approving the special use request and development of the proposed duplex will help meet a vital community need.

**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 special use request and adopts the Plan Commission's findings as listed above.

**Section 3.** The City Council hereby approves the requested special use exception to allow a residential duplex on property located at 115 North Metter Ave. having the legal description of Lot 22, Block 6 of Gardner & Williams Addition and Monroe County Parcel Identification Number 04-15-368-001-000.

**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 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 Roessler, and the roll call vote was as follows:

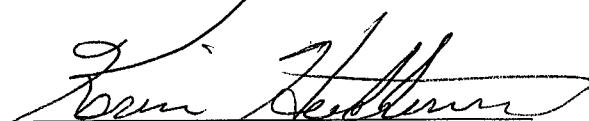
YEAS: Aldermen Agne, Roessler, Huch, Holtkamp, Martens, and Riddle.

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. HOEFKEN, City Clerk

(SEAL)