

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3500

**AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP
OF THE CITY OF COLUMBIA, ILLINOIS TO REZONE MONROE COUNTY
PARCEL #04-15-102-004-000 FROM A-1 AGRICULTURAL DISTRICT TO R-5 ONE-
FAMILY DWELLING 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 property is currently zoned A-1 Agricultural District; and

WHEREAS, the applicant has applied for a zoning map amendment to change the zoning designation of the above referenced property to R-5 One-family Dwelling District; and

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

- A) The requested R-5 zoning is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.
- B) The current zoning likely contributes to diminishing the subject property's value.
- C) Approving the requested rezoning will benefit the property owner with little negative impact to the overall health, safety, and welfare of the community.
- D) Approving the requested rezoning will alleviate a hardship to the property owner while providing net benefits to the public.
- E) Because the surrounding properties had similar pre-development conditions, the subject property is suitable for the requested zoning and consistent with the overall development pattern.

- F) Current zoning has hampered the site's development potential, especially considering the lot configuration.
- G) The proposed zoning is consistent with the community's land use plan and vision.
- H) The proposed use helps fill a community need for senior housing.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Columbia, 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 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 Monroe County Parcel #04-15-102-004-000 from A-1 Agricultural District to R-5 One-family Dwelling District.
- 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 a zoning certificate to the property owners acknowledging the approved change in zoning designation, which shall include a statement of applicable Zoning Code requirements.
- 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 18th day of February, 2020, the vote being taken by ayes and noes and entered upon the legislative record as follows:

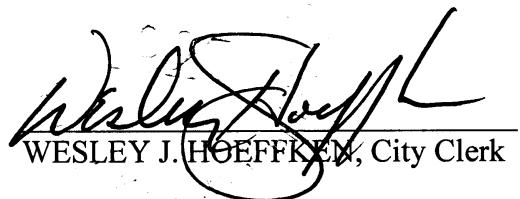
- AYES: Aldermen Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle.
- NOES: None.
- ABSTENTIONS: None.
- ABSENT: Alderman Hutch.

APPROVED:



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)