

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3538

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT BETWEEN THE CITY OF COLUMBIA, ILLINOIS AND TIMBER ROCK, LLC FOR THE ANNEXATION AND ZONING OF A TRACT OF REAL ESTATE COMPRISING THE FORMER FAIRFIELD COUNTRY CLUB LOCATED AT 1800 AND 1900 COLUMBIA QUARRY ROAD

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 developer proposes to redevelop the former Fairfield Country Club as Timber Rock Estates Subdivision and said subdivision is located outside the corporate limits of the City of Columbia in unincorporated areas of Monroe and St. Clair Counties; and

WHEREAS, the developer has asked the City of Columbia to enter into the Annexation Agreement, attached hereto, to establish the terms and conditions for annexing the proposed development for the purpose of gaining access to the City’s public utilities and services, providing adequate infrastructure, establishing the desired R-2 zoning district, and approving certain variations to municipal codes necessary to implement the developer’s vision for said development; and

WHEREAS, pursuant to relevant provisions of the Illinois Municipal Code (65 ILCS 5/11-15.1-3), the City published notice of public hearing on August 26, 2020 and carried out said hearing on September 14, 2020; and

WHEREAS, upon the conclusion of said hearing, the Columbia Plan Commission recommended approval of the Annexation Agreement, finding that the annexation, proposed subdivision concept design, requested R-2 zoning designation, and requested variations to the Columbia Municipal Code are:

1. Consistent with the City of Columbia 2020 Master Plan.
2. Designed in a manner sensitive to the environmental conditions of the site.
3. Beneficial to the community in providing a logical expansion of the City’s utility and transportation systems into currently unserved areas.
4. Reasonable means of furthering the developer’s vision for the development, while minimizing negative impacts to surrounding properties.

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

- Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated 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.** The City Council hereby adopts the findings and recommendation of the Plan Commission and approves the Annexation Agreement attached hereto.
- Section 3.** The Mayor is hereby authorized to sign, execute, and deliver the Annexation Agreement for and on behalf of the City in the form attached hereto; the City Clerk is hereby authorized to attest the same.
- Section 4.** The City Clerk or his designee is authorized and directed to record the Annexation Agreement with a certified true copy of this ordinance in the offices of the Recorders of Deeds for Monroe and St. Clair Counties.
- 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 19th day of October 2020, the vote being taken by ayes and noes and entered upon the legislative record as follows:

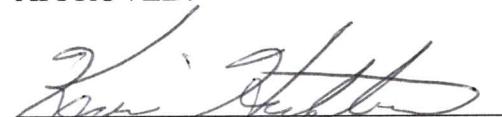
AYES: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle.

NOES: None.

ABSTENTIONS: None.

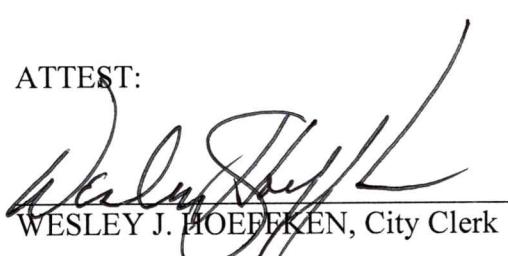
ABSENT: None.

APPROVED:



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFKEN, City Clerk

(SEAL)