

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3537

**AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP
OF THE CITY OF COLUMBIA, ILLINOIS TO REZONE 12 PARCELS COMPRISING
THE METTER PARK BLOCK AND THE FORMER UPCHURCH OIL & READY MIX
CONCRETE PROPERTY FROM I-1 INDUSTRIAL DISTRICT AND R-6 ONE-FAMILY
DWELLING DISTRICT TO C-2 GENERAL BUSINESS 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 properties are currently zoned I-1 Industrial District or R-6 One-Family Dwelling District; and

WHEREAS, the City of Columbia applied for a zoning map amendment to change the zoning designation of the above referenced properties to C-2 General Business District and published notice of the application on August 26, 2020 in accordance with the Zoning Code and State Statute; and

WHEREAS, the City of Columbia Plan Commission conducted a public hearing on September 14, 2020 and recommended the requested zoning map amendment and corresponding change in zoning designation be approved based on the following findings of fact:

- A) The requested C-2 zoning is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.
- B) The current I-1 zoning likely contributes to diminishing the value of several parcels proposed to be rezoned and may well diminish the value of adjacent properties.
- C) Approving the requested rezoning will benefit both the property owners and the general public.
- D) The subject property is suitable for the requested C-2 zoning.
- E) The proposed zoning is consistent with the comprehensive plan and will help further the community’s vision for its core area.

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 the following properties listed below by Monroe County parcel number and address to C-2 General Business District:

- #04-15-366-001-000 with the address of 211 E. Cherry St.
- #04-15-366-005-000 with the address of 130 S. Metter Ave.
- #04-15-366-004-000 with the address of 124 S. Metter Ave.
- #04-15-366-003-000 with the address of 206 E. Legion St.
- #04-15-366-002-000 with the address of 206 E. Legion St.
- #04-15-366-020-000 with the address of 206 E. Legion St.
- #04-15-365-009-000 with the address of 106 N. Metter Ave.
- #04-15-365-005-000 with the address of 300 E. Locust St.
- #04-15-365-006-000 with the address of 226 E. Locust St.
- #04-15-365-007-000 with the address of 218 E. Locust St.
- #04-15-365-008-000 with the address of 218 E. Locust St.
- #04-15-335-003-000 with the address of 320 E. Locust St.

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 the appropriate zoning certificates.

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.

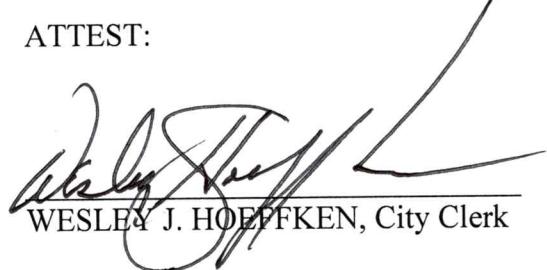
ABSENT: None.

APPROVED:



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)