

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3674

**AN ORDINANCE AMENDING ORDINANCE NO. 3667 WHICH ESTABLISHED AND
DESIGNATED THE ROUTE 3/I-255 BUSINESS DISTRICT; AND APPROVED THE
ROUTE 3/I-255 DISTRICT PLAN WITHIN THE CITY OF COLUMBIA, ILLINOIS**

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 is authorized pursuant to the provisions of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 et seq. as amended (the “Business District Law”) to designate an area within its boundaries as a business district for purposes of carrying out the development or redevelopment of such area pursuant to a specific plan; and

WHEREAS, the City’s exercise of the powers granted in the Business District Law is dedicated to the promotion of the public interest, the enhancement of the tax base within the City, the creation of employment and the eradication of blight. The use of such powers for the creation, development, improvement, maintenance and redevelopment of business districts is hereby declared to be for the public safety, benefit and welfare of the residents of the City and the State of Illinois, and is essential to the public interest and for public purposes; and

WHEREAS, a business district plan was prepared by the consulting firm of PGAV Planners, dated March 11, 2024, entitled “*Route 3/I-255 Business District, Business District Plan*” (the “Business District Plan”), which set forth a plan for the development and redevelopment of an area which encompasses approximately 409 acres of land, generally encompassing properties along the east and west rights-of-way of Illinois Route 3 extending north to Mule Road and including an area at the southwest quadrant of the I-255/IL Route 3 interchange (the “Business District”); and

WHEREAS, the City on January 17, 2024, and January 24, 2024, published a notice of public hearing in the Republic Times to be held with respect to the approval of the Business District Plan and the designation of the Business District, and the City held a public hearing as provided in such notice on February 5, 2024, at which members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

WHEREAS, a decision was made to add some parcels of land and subtract some parcels of land which altered the exterior boundaries of the business district; and

WHEREAS, pursuant to the Business District law, the City on February 21, 2024, and February 28, 2024, published a notice of public hearing in the Republic Times to be held with respect to the approval of the Business District Plan as revised and the designation

of the Business District as revised, and the City held this second public hearing as provided in such notice on March 4, 2024, and March 18, 2024, at which members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

WHEREAS, Ordinance No. 3667, passed by the City Council and approved by the Mayor on March 18, 2024, formed the Business District, authorized the imposition within the Business District of certain taxes, and made such other findings as necessary pursuant to the Business District Law; and

WHEREAS, the City, in light of various development proposals for certain properties within the Business District boundary, has determined it is in the City's best interests to amend the effective date of the Business District.

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

Section 1. **Incorporation of Recitals.** The City Council hereby finds that the recitals to this Ordinance are true, complete and correct and hereby incorporates them into this Ordinance.

Section 2. **Effective Date.** The effective date of the Business District, established in Ordinance No. 3667 as July 1, 2024, shall be amended to the first day of January, 2025.

Section 5. **Filing of Ordinance.** The City Clerk is hereby directed to file a certified copy of this Ordinance with the Department of Revenue on or before the first day of October, 2024.

Section 10. **Adoption.** This Ordinance shall be in full force and effect from and after its passage, approval and publication, if required, as provided by law.

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 17th day of June, 2024, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Huch, Holtkamp, Khoury, Lawlor, Nobbe, and Hitzemann.

NOES: None.

ABSTENTIONS: None.

ABSENT: Alderman Riddle.

APPROVED:



BOB HILL, Mayor

ATTEST:

Derek Reichert
DEREK REICHERT, City Clerk

(SEAL)