

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3681

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT TO REZONE
PARCEL #04-09-400-003-000 FROM A-1 AGRICULTURAL DISTRICT TO R-3 ONE-
FAMILY DWELLING DISTRICT LOCATED ON QUARRY ROAD, BETWEEN
PALMER CREEK ROAD AND LAURA COURT**

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 as provided therein; and

WHEREAS, the Applicant is seeking to rezone the property to R-3 One-family Dwelling District to match existing adjacent zoning to the south and east and provide minimum lot size compliance for the construction of a single-family dwelling; and

WHEREAS, notice of the application and public hearing before the City of Columbia Plan Commission was published in the Republic-Times newspaper on July 24, 2024 in accordance with the Zoning Code and State Statute; and

WHEREAS, the Plan Commission conducted the public hearing on August 12, 2024 and recommended approval of the application based on the following findings of fact:

- The proposed R-3 zoning and residential use of the subject property is consistent with the general development pattern in the vicinity.
- Approval will not diminish the value of nearby properties.
- Approval should cause no negative impacts to surrounding development and utility infrastructure in the vicinity.
- The subject property is suitable for the proposed R-3 zoning.

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

Section 1. The above recitals are hereby incorporated by reference and adopted as findings of fact by the City Council.

Section 2. The City Council hereby accepts the Plan Commission’s recommendation and approves a change in zoning designation to R-3 One-family Dwelling District for Parcel #04-09-400-003-000.

Section 3. The Zoning Administrator is hereby ordered to amend the Official Zoning Map of the City of Columbia in accordance with the approvals granted herein and issue the appropriate zoning certificates.

Section 4. 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 3rd day of September 2024, the vote being taken by ayes and noes and entered upon the legislative record as follows:

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

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



DEREK REICHERT, City Clerk

(SEAL)