

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3676

**AN ORDINANCE ESTABLISHING A COMMUNITY UNIT PLAN TYPE A (CUP-A)
OVERLAY ZONING DISTRICT ON MONROE COUNTY PARCEL #04-14-100-002-000
AND ST. CLAIR COUNTY PARCELS #11140100008, 11140200010 AND 11140200008,
LOCATED ON COLUMBIA QUARRY ROAD JUST SOUTH OF BLUFFSIDE ROAD,
IN 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 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 establish a Community Unit Plan overlay zoning district, which allows for deviations from the base residential zoning district, as provided therein; and

WHEREAS, the applicant has applied to establish a CUP-A, per Section 17.48.010 of the Zoning Code, on the referenced properties as depicted and described in the Community Unit Plan, attached hereto as Exhibit A, for the purpose of developing a residential development with a maximum of eighty (80) one-family dwelling units; and

WHEREAS, the City of Columbia Plan Commission conducted a public hearing on May 13, 2024 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, at said public hearing, the Plan Commission recommended the requested zoning map amendment and corresponding change in zoning designation be approved.

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 as findings of the City Council of the City of Columbia, Illinois.

Section 2. The City Council hereby accepts the Plan Commission’s recommendation to approve the Community Unit Plan Type-A (CUP-A) and adopts the Plan Commission’s findings.

Section 3. The City Council hereby approves the requested CUP-A and Community Unit Plan “Timber Rock Estates” prepared by Heneghan Associates dated March 8, 2024 and attached as Exhibit A, for Monroe County Parcel #04-14-100-002-000 and St. Clair

County Parcels #11140100008, 11140200010 AND 11140200008, located on Columbia Quarry Road just south of Bluffside Road, depicted in Exhibit A.

Section 4. City personnel are 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 CUP-A designation, which shall include a statement of applicable Zoning Code requirements and conditions of approval.

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 1st day of July 2024, the vote being taken by ayes and noes and entered upon the legislative record as follows:

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

NOES: None.

ABSTENTIONS: None.

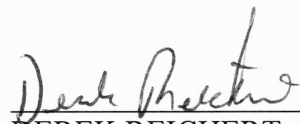
ABSENT: Alderman Huch.

APPROVED:



BOB HILL, Mayor

ATTEST:



DEREK REICHERT, City Clerk

(SEAL)