

**CITY OF COLUMBIA, ILLINOIS**

**ORDINANCE NO. 2821**

**AN ORDINANCE TO AMEND SUBSECTIONS  
17.26.070(C), 17.28.070(C), 17.30.100(C), 17.54.020(B11),  
17.54.030(B11), 17.56.020(J1), 17.32.040, AND 17.58.050  
OF THE CITY OF COLUMBIA, ILLINOIS ZONING CODE  
WHICH ALLOWS FOR DEVIATION FROM STRICT  
APPLICATION OF THE REQUIREMENTS OF THE CODE  
AS IT RELATES TO EXTERIOR BUILDING MATERIALS**

**Adopted by the  
City Council  
of the  
City of Columbia, Illinois  
this 15<sup>th</sup> day of November, 2010**

**Published in pamphlet form by  
authority of the City Council  
of the City of Columbia,  
Illinois, this 15th day of  
November, 2010.**

NOV 15 2010

*J. Ronald Colyer*  
City Clerk

ORDINANCE NO. 2821

**AN ORDINANCE TO AMEND SUBSECTIONS 17.26.070(C), 17.28.070(C),  
17.30.100(C), 17.54.020(B11), 17.54.030(B11), 17.56.020(J1), 17.32.040, AND  
17.58.050 OF THE CITY OF COLUMBIA, ILLINOIS ZONING CODE WHICH ALLOWS  
FOR DEVIATION FROM STRICT APPLICATION OF THE REQUIREMENTS OF THE  
CODE AS IT RELATES TO EXTERIOR BUILDING MATERIALS**

WHEREAS, Subsections 17.26.070(C), 17.28.070(C), 17.30.100(C), 17.54.020(B11), 17.54.030(B11), 17.56.020(J1), 17.32.040, AND 17.58.050 of the City of Columbia, Illinois (the "City") Zoning Code currently allow for the deviation from the strict application of the requirements of the code as it relates to exterior building materials provided: (i) the proposed materials are authorized and approved by the Columbia Building Codes in effect at time of reference; and, (ii) the proposed materials are authorized by the City Council (with the advice and/or recommendation of the City's Building Commissioner and/or the City's Architectural Review Committee).

WHEREAS, the City desires to amend the above-referenced subsections of the code to provide that the proposed materials are authorized by the City Council (with the advice and recommendation of the City's Building Commissioner and the City's Architectural Review Committee).

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

**Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein 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.** Subsection 17.26.070(C) (Building materials allowed for exterior walls in a C-1 Neighborhood Business Zoned District) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

C. Notwithstanding the exterior building materials requirements contained in subparagraphs A and B above, the exterior walls of buildings and structures located in a C-1 Neighborhood Business Zoned District may be constructed of materials other than those allowed under subparagraphs A and B above provided: (i) the proposed materials are authorized and approved by the Columbia Building Codes in effect at time of reference; and, (ii) the proposed materials are authorized by the City Council (with the advice and recommendation of the City's

Building Commissioner and the City's Architectural Review Committee).

**Section 3.** Subsection 17.28.070(C) (Building materials allowed for exterior walls in a C-2 General Business Zoned District) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

C. Notwithstanding the exterior building materials requirements contained in subparagraphs A and B above, the exterior walls of buildings and structures located in a C-2 General Business Zoned District may be constructed of materials other than those allowed under subparagraphs A and B above provided: (i) the proposed materials are authorized and approved by the Columbia Building Codes in effect at time of reference; and, (ii) the proposed materials are authorized by the City Council (with the advice and recommendation of the City's Building Commissioner and the City's Architectural Review Committee).

**Section 4.** Subsection 17.30.100(C) (Building materials allowed for exterior walls in a C-3 Highway Business Zoned District) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

C. Notwithstanding the exterior building materials requirements contained in subparagraphs A and B above, the exterior walls of buildings and structures located in a C-3 Highway Business Zoned District may be constructed of materials other than those allowed under subparagraphs A and B above provided: (i) the proposed materials are authorized and approved by the Columbia Building Codes in effect at time of reference; and, (ii) the proposed materials are authorized by the City Council (with the advice and recommendation of the City's Building Commissioner and the City's Architectural Review Committee).

**Section 5.** Subsection 17.54.020(B11) (Business park-1 (BP-1) zoning district) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

11. All exterior walls of a building in a (BP-1) Zoned District shall be constructed of one or more of the following materials: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; or (g) stucco. Exterior finished materials other than those listed are permitted provided: (i) the proposed materials are authorized and approved by the Columbia Building Codes in effect at time of reference, and (ii) the proposed materials are reviewed and approved by the City Council (after the City Council has received the recommendation of the City's Building Commissioner

and Architectural Review Committee), but shall not include any of the following materials: (a) metal siding (except architectural metal); or, (b) cement blocks.

**Section 6.** Subsection 17.54.030(B11) (Business park-2 (BP-2) zoning district – Permitted uses and uses allowed only by special use permit) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

11. The exterior walls of a building that is visible from any public right-of-way shall be constructed of one or more of the following materials: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; (g) stucco; (h) architectural cement block; or (i) tilt-up concrete. All other exterior walls not visible from a public right-of-way shall be constructed of one or more of the following materials: (a) the materials allowed for the exterior walls of a building that is visible from a public right-of-way and/or (b) painted metal siding. Exterior building materials other than those listed are permitted, but only provided: (i) the proposed building materials are authorized and approved by the Columbia Building Codes in effect at time of reference; and (ii) the proposed building materials are authorized by the City Council (with the advice and recommendation of the City's Building Commissioner and the City's Architectural Review Committee).

**Section 7.** Subsection 17.56.020(J1) (Commercial park (CP) zoning district created – Permitted uses and uses allowed only by special use permit) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

J. Other Development Standards.  
1. Building Materials. The exterior walls of a building that is visible from any public right-of-way shall be constructed of one or more of the following materials: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; or (g) stucco. All other exterior walls shall be constructed of one or more of the following materials: (a) the building materials authorized for exterior walls visible from a public right-of-way and/or (b) architectural cement blocks. Exterior building materials other than those listed are permitted, but only provided: (i) the proposed building materials are authorized and approved by the Columbia Building Codes in effect at time of reference; and (ii) the proposed building materials have been reviewed and approved by the City Council (with the advice and recommendation of the City's Building Commissioner and the City's Architectural Review Committee), but shall not

include any of the following materials: (a) metal siding (except architectural metal as in accent material); or (b) cement blocks.

**Section 8.** Subsection 17.32.040 (Building materials allowed for exterior walls in an I-1 Light Industrial Zoned District) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

The following building materials, and none others, shall be allowed in the construction of the exterior walls of buildings and structures constructed and installed in an I-1 Light Industrial Zoned District in the City for exterior walls that are visible from any public right-of-way: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; (g) stucco trim; (h) architectural cement blocks, (i) tilt-up concrete, and (j) building materials authorized and approved by the Columbia Building Codes as adopted and in effect in the City, from time to time, which are approved by the City Council, with the advice and recommendation of the City's Building Commissioner, and the City's Architectural Review Committee, and (k) such other building materials as shall be authorized by the City Council, with the advice and recommendation of the City's Building Commissioner and the City's Architectural Review Committee.

**Section 9.** Subsection 17.58.050 (Building materials allowed for exterior walls in an OP-1 Office Park-1 Zoned District) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

The following building materials, and none others, shall be allowed in the construction of the exterior walls of a building that is visible from any public right-of-way in an OP-1 Office Park-1 Zoned District in the City: (a) brick; (b) brick veneer; (c) natural stone; (d) marble; (e) granite; (f) glass; and (g) such other building materials as shall be: (i) authorized and approved by the Columbia Building Codes in effect at the time of reference; and (ii) authorized by the City Council, with the advice and recommendation of the City's Building Commissioner and the City's Architectural Review Committee. The design materials shall be used in such a way as to blend with the scale, color, and traditional architectural character of the district.

**Section 10.** All ordinances or resolutions, or parts of ordinances or resolutions in conflict herewith, to the extent of such conflict, are hereby changed and amended to cause the same to read in compliance herewith, and in the event the same cannot be caused to comply with the requirements of this Ordinance, are hereby repealed.

**Section 11.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, as provided by law.

Alderman Agne moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Niemietz, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Row, Hejna, Oberfell, Stumpf and Roessler.

NAYS: None.

ABSENT: None.

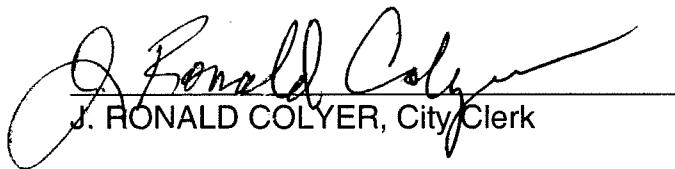
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 15th day of November, 2010.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)

STATE OF ILLINOIS      )  
                            ) SS  
COUNTY OF MONROE    )

**CERTIFICATE OF PUBLICATION**

I, J. Ronald Colyer, certify that I am the duly elected and acting Municipal Clerk of the City of Columbia, Illinois.

I further certify that on the 15<sup>th</sup> day of November, 2010, the Corporate Authorities of the City of Columbia, Illinois passed and approved Ordinance No. 2821, entitled:

**"AN ORDINANCE TO AMEND SUBSECTIONS  
17.26.070(C), 17.28.070(C), 17.30.100(C), 17.54.020(B11),  
17.54.030(B11), 17.56.020(J1), 17.32.040, AND 17.58.050  
OF THE CITY OF COLUMBIA, ILLINOIS ZONING CODE  
WHICH ALLOWS FOR DEVIATION FROM STRICT  
APPLICATION OF THE REQUIREMENTS OF THE CODE  
AS IT RELATES TO EXTERIOR BUILDING MATERIALS"**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2821, including the ordinance and a cover sheet thereof, was prepared and a copy of such ordinance will be posted in the Columbia City Hall, commencing on the 16th day of November, 2010 and continuing for at least ten (10) days thereafter. Copies of such ordinance were also available for public inspection upon request at the office of the City Clerk.

DATED at Columbia, Illinois this 15th day of November, 2010.



J. RONALD COLYER, City Clerk

(SEAL)

STATE OF ILLINOIS        )  
                              ) SS  
COUNTY OF MONROE        )

**CERTIFICATE OF TRUE COPY**

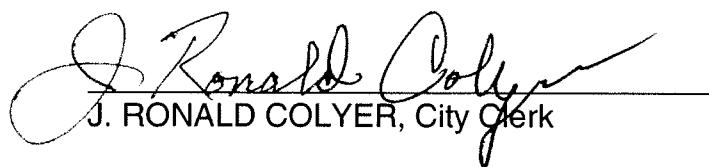
I, J. Ronald Colyer, hereby certify that I am the duly elected and acting City Clerk of the City of Columbia, Illinois, and as such I am the keeper of the books, records, files and corporate seal of said City.

I do further certify that Ordinance No. 2821, entitled:

**“AN ORDINANCE TO AMEND SUBSECTIONS  
17.26.070(C), 17.28.070(C), 17.30.100(C), 17.54.020(B11),  
17.54.030(B11), 17.56.020(J1), 17.32.040, AND 17.58.050  
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to which this certificate is attached, is a true, perfect, complete and correct copy of said ordinance as adopted at a regular meeting of the Columbia, Illinois, City Council held on the 15th day of November, 2010.

IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 15th day of November, 2010.



J. RONALD COLYER, City Clerk

(SEAL)