

MAY 07 2012

*J. Ronald Colyer*  
City Clerk

**ORDINANCE NO. 2949**

**AN ORDINANCE TO ALLOW A CALL CENTER  
AND COLLEGE OR UNIVERSITY BY SPECIAL USE  
PERMIT ONLY IN A C-2 (GENERAL COMMERCIAL)  
ZONING DISTRICT AND ALLOW A CALL CENTER,  
COLLEGE OR UNIVERSITY AND INSTITUTE AS  
PERMITTED USES IN A BP-2 BUSINESS PARK ZONING  
DISTRICT IN THE CITY OF COLUMBIA, ILLINOIS**

WHEREAS, Section 17.02.050 of the City of Columbia, Illinois (the "City") Zoning Code allows amendments of regulations in zoned districts in the City by the City's City Council, on motion of the City's City Council or on petition of a property owner, after the request is reviewed by the City's Plan Commission and there is a public hearing regarding the requested amendment conducted by the City's Zoning Board of Appeals, following publication of notice of the hearing in a newspaper published in the City;

WHEREAS, the City of Columbia, Illinois desires to amend its Zoning Code to allow and provide that a Call Center and College or University by Special Use Permit Only in a C-2 (General Commercial) Zoning District and a Call Center, College or University and Institute as Permitted Uses in a BP-2 Business Park Zoning District in the City;

WHEREAS, the request was referred to the City's Plan Commission for their consideration and recommendation and on the 12<sup>th</sup> day of March 2012 the City's Plan Commission recommended to the City Council that the Council approve the Zoning Code amendment requested;

WHEREAS, the request was referred to the City's Zoning Board of Appeals for public hearing and a public hearing was held on the request on the 25<sup>st</sup> day of April, 2012, following publication of notice of the hearing as required by law, and the City's Zoning Board of Appeals has recommended that the City Council amend the City's Zoning Code to allow and provide that a Call Center and College or University by Special Use Permit Only in a C-2 (General Commercial) Zoning District and a Call Center, College or University and Institute as Permitted Uses in a BP-2 Business Park Zoning District in the City;

WHEREAS, the City Council of the City of Columbia, Illinois, after considering the recommendations of the City's Plan Commission and Zoning Board of Appeals, has found and determined and does hereby declare that it is necessary and appropriate that the Zoning Code of the City be changed and amended to allow and provide that a Call Center and College or University by Special Use Permit Only in a C-2 (General Commercial) Zoning District and a Call Center, College or University and Institute as

Permitted Uses in a BP-2 Business Park Zoning District in the City, as is more particularly made and provided for in this Ordinance.

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.** Section 17.28.010(B) (Uses permitted only by a special use permit), of Chapter 17.28, C-2 (General Commercial) Zoning District of Title 17 (ZONING) of the City of Columbia, Illinois Municipal Code is hereby amended to add the following:

**Call Center  
College or University**

**Section 3.** Section 17.54.030(A-1) (Permitted Uses), of Chapter 17.54, (Business Park Zoning Code) of Title 17 (ZONING) of the City of Columbia, Illinois Municipal Code are hereby amended to add the following:

**Call Center  
College or University  
Institute**

**Section 4.** Figure 1 (SPECIAL USE EXCEPTIONS AND REQUIREMENTS) of Section 17.40.010 (Special use exceptions, requirements and procedures) of Chapter 17.40 (SPECIAL USES) of Title 17 (ZONING) of the Municipal Code of the City of Columbia, Illinois is changed and amended to add thereto "Call Center and College or University" to read as follows:

**"FIGURE 1  
SPECIAL USE EXCEPTIONS AND REQUIREMENTS**

<b>District(s) in Which Use May Be Permitted</b>	<b>Requirement Designation</b>
Call Center	C-2 Such of the following Figure 1 requirements as the City Council shall reasonably require, to wit: b(15), c, d, f, g, h, i, j, k, l, o, p, q, r, s, t, v, x and y, and in addition thereto, such other land development and use and activity restrictions as the City Council shall reasonably require, including

but not limited to: signage restrictions beyond those required by the City's Street Graphic Control Ordinance, restrictions on hours of operation, restrictions on hours of operating on-premises lighting, restrictions on on-premises parking beyond those ordinarily required by the City's Zoning Code and the proximity from residential zoning consistent with other zoning regulations.

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College or University	C-2	Such of the following Figure 1 requirements as the City Council shall reasonably require, to wit: b(15), c, d, f, g, h, i, j, k, l, o, p, q, r, s, t, v, x and y, and in addition thereto, such other land development and use and activity restrictions as the City Council shall reasonably require, including but not limited to: signage restrictions beyond those required by the City's Street Graphic Control Ordinance, restrictions on hours of operation, restrictions on hours of operating on-premises lighting, restrictions on on-premises parking beyond those ordinarily required by the City's Zoning Code and the proximity from residential zoning consistent with other zoning regulations.
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**Section 5.** Section 17.04.030 (Definitions) of Chapter 17.04, (Definitions and Rules of Construction) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby amended to add the following:

“Call Center” means a central business office for purposes of making and receiving large numbers of telephone calls providing customer support, responses to inquiries, and/or product services.

“College or University” means a postsecondary institution of higher education offering undergraduate or graduate degrees.

“Institute” means a scientific, educational, or social organization having a particular object or common factor as its focus, usually supported by a research center, museum or other use of academic or historic value.

**Section 6.** Section 17.44.040, (Schedule of Off-Street Parking Requirements) of Chapter 17.44 (Off-Street Parking and Loading) of Title 17 (Zoning) of the City of Columbia, Illinois Municipal Code is hereby amended as follows:

Add - Call Center, One parking space per one hundred fifty (150) square feet of office space.

Delete – Universities, colleges, academies and similar institutions of higher learning: one parking space for every six seats occupied at maximum capacity in the assembly hall, auditorium, stadium or gymnasium of greatest capacity on the campus. If the institution has no assembly hall, auditorium, stadium or gymnasium, one parking space shall be provided for each person regularly employed at such institution, plus five additional spaces for each classroom.

Add – Universities, colleges and similar institutions of higher learning; one parking space for every four students and one parking space for every classroom or office.

Add – Institutes to Item Number 13; Libraries, museums, post offices, civic centers, government offices and similar establishments.

**Section 7.** This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

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

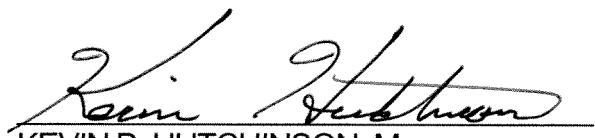
YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Piazza and Reis.

NAYS: None.

ABSENT: Alderman Mathews.

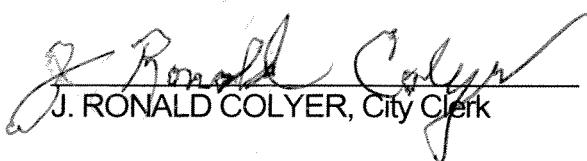
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor, this 7<sup>th</sup> day of May, 2012.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)