

ORDINANCE NO. 3247

MAR - 7 2016

**AN ORDINANCE TO GRANT A SPECIAL USE PERMIT
FOR REAL ESTATE HAVING THE ASSIGNED ADDRESS
OF 1550 NORTH MAIN STREET, IN THE CITY OF
COLUMBIA, ILLINOIS FOR DEBORAH KILLY, TO ALLOW
DAY CARE FACILITY FOR INFANTS IN A C-1
(NEIGHBORHOOD BUSINESS) ZONED DISTRICT IN THE
CITY OF COLUMBIA, ILLINOIS**


City Clerk

WHEREAS, Deborah Killy (the "Applicant") will lease property in the City of Columbia, Illinois (the "City") having the assigned address of 1550 North Main Street which property is zoned C-1 (Neighborhood Business) District and for the uses and purposes therein allowed;

WHEREAS, Section 17.40.010 of the City's Zoning Code allows a Infant Day Care business to be located and operated in a C-1 (Neighborhood Business) Zoned District by Special Use Permit provided the facility complies with such of the following Figure 1 requirements as the City Council shall reasonably require; to wit: a(2) Classification of Use Permitted Local business; b(3) Minimum Lot Area 110 sq. ft. per child; c(8) Minimum Yards (feet) No front yard shall be required when all frontage between two intersecting streets lies within this district however, when lots within this district are adjacent to and adjoining lots in an R district, all of which front upon the same street between the two intersecting streets, there shall be established the same front yard setback for all of the frontage as has been established in the abutting R district, Side (each) 20 feet, Rear there shall be a rear yard of not less than twenty (20) feet; provided, however, that a one-story accessory building may be located thereon, except for the five feet adjacent and parallel to the rear lot line or alley line, for the parking of motor vehicles and the unloading and loading of vehicles under roof; f(3) Minimum Gross Floor Area of Principal Building(s)--(Square Feet) Determined by number of children to be accommodated; h(1) Maximum Height of Structure--(Feet) The height of all buildings or structures shall be determined by the average ground elevation at the building perimeter plus forty (40) feet; l(3) Fence 4-foot wire mesh around play area; j(1) Screen Planting Where Abutting Residential Use--(Tight Screen, Effective at All Times) 6-foot height by 6-foot width; k(12) Parking Spaces 1 per 2 employees, plus 1 per 5 children to be accommodated; l(2) Distance of Parking Area from Residential Use (Feet) 25; r(1) Maximum Number of Principal Entrances from Major Thoroughfare 1; u(1) Other Authority Approval Required State Board of Health; v(1) Outdoor artificial lighting shall be approved by the building commission; V(2) The illumination from on-premises lighting will be so directed as to not cause direct lighting to encroach on adjoining property or so as to otherwise adversely affect or interfere with the use of adjoining property;

WHEREAS, the Applicant has applied for a Special Use Permit to allow a Infant Daycare business aforesaid;

WHEREAS, Section 17.40.010 of the City's Zoning Code requires that an applicant for a Special Use Permit notify the owners of all property located within two

hundred fifty (250) feet of the out-boundary of the property for which the special use permit is requested before their application for Special Use Permit is filed, advising said property owners, among other things, of the special use they are requesting permission to build and the applicants application is required to be referred to the City's Plan Commission for the Plan Commission's recommendation and a public hearing is required to be held before the City's Zoning Board of Appeals following the publication of the required hearing notice in a newspaper published in the City;

WHEREAS, the Applicant has given the required notice to affected property owners; on Monday, February 8, 2016 the Plan Commission recommended the granting of the special use permit requested by the Applicant; and on Wednesday, February 24, 2016 a public hearing with regard to the granting of the requested special use permit was held before the City's Zoning Board of Appeals, following publication of the required notice of hearing in compliance with the City's Zoning Code requirement and on Wednesday, February 24, 2016 the City's Zoning Board of Appeals recommended that the special use permit requested by the Applicant be allowed by the City's City Council;

WHEREAS, Subsection 17.40.010 (pertaining to issuance of special use permits) of the City's Zoning Code provides and requires that the concurring vote of a majority of the Mayor and the City Aldermen shall be required for the authorization of the Special Use Permit; and, approval of the special use permit application shall require the affirmative finding of the City's City Council that:

(a) That the proposed special use is to be located in a district wherein such use may be permitted; and,

(b) the requirements set forth in Figure 1 of Section 17.40.010 of the City's Zoning Code for such special use exception will be met; and,

(c) the special use exception is consistent with the spirit, purpose and intent of the Comprehensive Community Plan, will not substantially and permanently injure the appropriate use of neighboring property, and will serve the public convenience and welfare;

WHEREAS, Section 17.40.010 of the City's Zoning Code further provides, if the Special Use Permit application is approved, the City Council shall enact an ordinance to order the Building Inspector to issue a zoning certificate for the special use exception; and,

WHEREAS, the City Council of the City has found and determined and does hereby declare that the affirmative findings of the City Council required by Section 17.40.010 of the City's Zoning Code and described above have been established by the Applicant and have been found to exist; and, that it is necessary and appropriate that the Special Use Permit requested by the Applicant be authorized as is 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. The City Council of the City of Columbia, Illinois does hereby find, determine and declare:

(A) That the proposed Special Use Exception is to be located in a zoned district where such use may be permitted by Special Use Permit;

(B) That the special use requirements as set forth in Figure 1 of Section 17.40.010 of the City's Zoning Code, which are hereinafter described in the next Section of this Ordinance, shall be required to be complied with after issuance of the Special Use Permit and shall be required to be specified in the Special Use Permit upon the issuance of the Special Use Permit; and,

(C) That the Special Use Exception is consistent with the spirit, purpose and intent of the Comprehensive Community Plan of the City, will not substantially or permanently injure the appropriate use of the neighboring property, and will serve the public convenience and welfare.

Section 3. As a condition for the issuance of the Special Use Permit involved herein, the Applicant will be required to comply with the following 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 the City of Columbia, Illinois Municipal Code:

a. Classifications of Use Permitted.

2. Local business

b. Minimum Lot Area.

1. # (None)

3. 110 sq. ft. per child

c. Minimum Yards (Feet).

8. Front # No front yard shall be required when all frontage between two intersecting streets lies within this district. However, when lots within this district are adjacent to and adjoining lots in an R district, all of which front upon the same street between the two intersecting streets, there shall be established the same front yard setback for all of the frontage as has been established in the abutting R district.

Side (each) 20 feet

Rear # There shall be a rear yard of not less than twenty (20) feet; provided, however, that a one-story accessory building may be located thereon, except for the

five feet adjacent and parallel to the rear lot line or alley line, for the parking of motor vehicles and the unloading and loading of vehicles under roof.

f. Minimum Gross Floor Area of Principal Building(s)--(Square Feet).

3. Determined by number of children to be accommodated

h. Maximum Height of Structure--(Feet).

1. # The height of all buildings or structures shall be determined by the average ground elevation at the building perimeter plus forty (40) feet.

i. Fence.

3. 4-foot wire mesh around play area

j. Screen Planting Where Abutting Residential Use--(Tight Screen, Effective at All Times).

1. 6-foot height by 6-foot width

k. Parking Spaces.

12. 1 per 2 employees, plus 1 per 5 children to be accommodated

l. Distance of Parking Area from Residential Use (Feet).

2. 25

r. Maximum Number of Principal Entrances from Major Thoroughfare.

1. 1

u. Other Authority Approval Required.

1. State Board of Health

v.1. Outdoor artificial lighting shall be approved by the building commission.

v.2. The illumination from on-premises lighting will be so directed as to not cause direct lighting to encroach on adjoining property or so as to otherwise adversely affect or interfere with the use of adjoining property.

Section 4. The Special Use Permit Applicant, Deborah Killy, shall be granted the Special Use Permit for a Infant Day Care facility at 1550 North Main Street in the City subject to compliance with the requirements set forth in the preceding Section 3 of this Ordinance.

Section 5. The City's Building Commissioner is hereby ordered and directed to issue a Zoning Certificate to the Applicant, Deborah Killy, for the Special Use Exception aforesaid, which Zoning Certificate shall include the special use designation requirements the Applicant is required to comply with which are specified and described in Section 3 of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage, as provided by law.

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

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

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 7th day of March, 2016.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)