

MINUTES OF THE PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBIA,  
ILLINOIS HELD MONDAY, JUNE 20, 2011 IN THE COUNCIL ROOM OF CITY HALL

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I. CALL TO ORDER

Mayor Hutchinson called the Public Hearing before the City Council of Columbia, Illinois to order at 6:45 PM.

Aldermen in attendance were: Ebersohl, Agne, Niemietz, Roessler, Huch, Mathews, Piazza (Arrived at 6:48 PM) and Reis.

Administrative Staff in attendance were: City Administrator Al Hudzik, City Attorney Terry Bruckert, Chief of Police and Ambulance Director Joseph Edwards, Building Inspector Alan Holden, City Engineer Ron Williams and City Clerk J. Ronald Colyer.

II. PURPOSE

Mayor Hutchinson stated the Public Hearing was scheduled to hear evidence concerning the request of David N. Levinson/Clayton Forsyth Realty, LLC on development plans for Community Unit Plan (CUP) - North and Community Unit Plan - South.

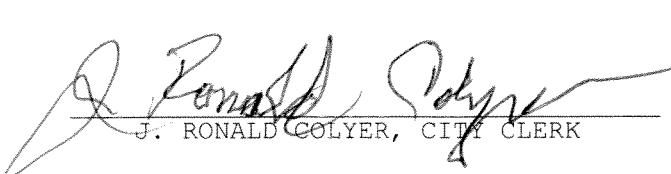
Joe Hardin, representing both the First National Bank of St. Louis and developer David Levinson appeared before the Council to outline the Levinson/Clayton Forsyth Realty plans for development of the 20 acres of property included in the CUP North and South plans.

Mr. Hardin and his associate, Jim Vogt, indicated that the CUP plans would require a request for rezoning some of the property from C-3 and R-5 to A-1.

Mayor Hutchinson reviewed the C-3 and R-5 properties to be rezoned to A-1 and the R-7 properties that are included in the CUP's.

Aldermen Huch, Agne and Ebersohl joined the discussion with suggestions and questions regarding the development.

Mayor Hutchinson asked if there were more questions or comments from the Aldermen or the Public. Being none, the Mayor adjourned the public hearing at 7:08 p.m.



J. RONALD COLYER, CITY CLERK



MAYOR KEVIN B. HUTCHINSON

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF COLUMBIA, ILLINOIS  
COLUMBIA CITY COUNCIL**

**PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held before the Columbia City Council on the 20th day of June, 2011 at 6:45 p.m. in the Council Chambers at Columbia City Hall, 208 South Rapp Avenue, Columbia, Illinois.**

**The City Council will hear evidence concerning the request of David N. Levinson/Clayton Forsyth Realty, LLC on development plans for Community Unit Plan – North and Community Unit Plan - South.**

**COMMUNITY UNIT PLAN NORTH - PART OF U.S. SURVEY 644, CLAIM 501, AND PART OF SECTION 4 AND 5, ALL IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND WHICH MARKS THE MOST NORTHERLY CORNER OF "COLUMBIA LAKES III ~ PHASE 3", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-185B; THENCE SOUTH  $74^{\circ}05'13''$  WEST, ALONG THE NORTHERLY LINE OF "COLUMBIA LAKES III ~ PHASE 3", A DISTANCE OF 283.90 FEET TO A POINT; THENCE SOUTH  $48^{\circ}44'09''$  WEST, A DISTANCE OF 142.91 FEET TO AN IRON PIN FOUND; THENCE SOUTH  $70^{\circ}09'00''$  WEST, A DISTANCE OF 122.62 FEET TO A CONCRETE MONUMENT FOUND WHICH MARKS THE NORTHWEST CORNER OF "COLUMBIA LAKES III ~ PHASE 3" AND THE NORTHEAST CORNER OF "COLUMBIA LAKES III ~ PHASE 2", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-167A; THENCE ALONG THE NORTHERLY LINE OF "COLUMBIA LAKES III ~ PHASE 2", THE FOLLOWING COURSES AND DISTANCES: SOUTH  $78^{\circ}35'03''$  WEST, A DISTANCE OF 112.96 FEET TO A POINT; THENCE NORTH  $66^{\circ}05'05''$  WEST, A DISTANCE OF 652.18 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF "COLUMBIA LAKES III ~ PHASE 2" WHICH LIES ON EAST LINE OF "DIEHL SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT BOOK B ON PAGE 104; THENCE NORTH  $24^{\circ}47'40''$  EAST, ALONG THE EAST LINE OF "DIEHL SUBDIVISION", A DISTANCE OF 149.04 FEET TO A PIPE FOUND WHICH MARKS THE SOUTHWEST CORNER OF LOT 2 OF "DIEHL SUBDIVISION PLAT 2", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT BOOK C ON PAGE 85; THENCE**

**SOUTH 69°17'39" EAST, ALONG THE SOUTH LINE OF LOT 2 OF "DIEHL SUBDIVISION PLAT 2" AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 234.32 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 23°44'46" EAST, A DISTANCE OF 227.91 FEET TO AN IRON PIN FOUND; THENCE NORTH 29°03'51" EAST, A DISTANCE OF 304.48 FEET TO AN IRON PIN FOUND; THENCE NORTH 71°16'40" WEST, A DISTANCE OF 50.25 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 07°40'32" EAST, A DISTANCE OF 141.37 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 71°06'53" WEST, A DISTANCE OF 294.40 FEET TO AN IRON PIN FOUND WHICH LIES ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO HAROLD A. DIEHL AND HELEN DIEHL BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 71 ON PAGE 93; THENCE NORTH 12°41'48" EAST, ALONG THE EAST LINE OF SAID DIEHL TRACT, A DISTANCE OF 227.77 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHEAST CORNER OF SAID DIEHL TRACT; THENCE NORTH 88°38'44 WEST, ALONG THE NORTH LINE OF SAID DIEHL TRACT, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID DIEHL TRACT; THENCE NORTH 03°27'22" EAST, A DISTANCE OF 116.87 FEET TO A POINT WHICH LIES ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THOMAS BACHELIER BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 205 ON PAGE 421; THENCE NORTH 79°34'55" EAST, A DISTANCE OF 162.22 FEET TO A POINT; THENCE SOUTH 80°52'57" EAST, A DISTANCE OF 46.20 FEET TO A POINT ON THE LINE BETWEEN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 10 WEST; THENCE NORTH 04°18'16" EAST, ALONG THE WEST LINE OF SECTION 4 AND THE EAST LINE A DISTANCE OF 162.22 FEET TO A POINT; THENCE SOUTH 80°52'57" EAST, A DISTANCE OF 46.20 FEET TO A POINT ON THE LINE BETWEEN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 10 WEST; THENCE NORTH 04°18'16" EAST, ALONG THE WEST LINE OF SECTION 4 AND THE EAST LINE OF SECTION 5, A DISTANCE OF 162.60 FEET TO A POINT; THENCE NORTH 81°12'28" EAST, A DISTANCE OF 519.65 FEET TO A POINT; THENCE SOUTH 06°26'04" WEST, A DISTANCE OF 621.43 FEET TO A POINT; THENCE SOUTH 61°48'41" EAST, ALONG THE NORTHERLY LINE OF U.S. SURVEY 644, CLAIM 501, A DISTANCE OF 561.22 FEET TO AN IRON PIN FOUND; THENCE SOUTH 11°09'30" WEST, A DISTANCE OF 539.88 FEET TO THE POINT OF BEGINNING. CONTAINING 25.98 ACRES, MORE OR LESS.**

**COMMUNITY UNIT PLAN SOUTH - PART OF U.S. SURVEY 556, CLAIM 498 AND PART OF U.S. SURVEY 644, CLAIM 501 TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF "COLUMBIA LAKES GAMMA SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S**

OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 158D; THENCE ALONG THE NORTHERLY LINE OF "COLUMBIA LAKES GAMMA SUBDIVISION", THE FOLLOWING COURSES AND DISTANCES: NORTH 86°25'47" WEST, A DISTANCE OF 188.36 FEET TO AN IRON PIN FOUND; THENCE SOUTH 28°02'48" WEST, A DISTANCE OF 230.96 FEET TO AN IRON PIN FOUND; THENCE NORTH 86°17'05" WEST, A DISTANCE OF 135.15 FEET TO A PIPE FOUND; THENCE NORTH 26°27'52" WEST, DEPARTING THE NORTHERLY LINE OF "COLUMBIA LAKES GAMMA SUBDIVISION", A DISTANCE OF 457.42 FEET TO A PIPE FOUND WHICH LIES ON THE EASTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS F.A. ROUTE 4 (A.K.A. OLD ROUTE 3), BEING A POINT OF CURVATURE; THENCE ALONG THE EASTERLY LINE OF F.A. ROUTE 4 (A.K.A. OLD ROUTE 3) BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.60 FEET, A CENTRAL ANGLE OF 02°51'29" AND A CHORD OF 282.53 FEET WHICH BEARS NORTH 05°29'07" EAST, AN ARC LENGTH OF 282.56 FEET TO A PINCHED PIPE WHICH MARKS THE POINT OF TANGENCY OF SAID CURVE WHICH LIES ON THE SOUTH LINE OF "BRIDGEVIEW RIDGE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-171B; THENCE SOUTH 62°01'06" EAST, ALONG THE SOUTH LINE OF "BRIDGEVIEW RIDGE", A DISTANCE OF 354.34 FEET TO A CONCRETE MONUMENT WHICH MARKS THE SOUTHEAST CORNER OF "BRIDGEVIEW RIDGE"; THENCE NORTH 20°25'37" EAST, ALONG THE EAST LINE OF "BRIDGEVIEW RIDGE", A DISTANCE OF 228.20 FEET TO AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF "COLUMBIA LAKES III ~ PHASE 1", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-152B"; THENCE SOUTH 69°35'00" EAST, ALONG THE SOUTH LINE OF "COLUMBIA LAKES III ~ PHASE 1", A DISTANCE OF 289.47 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS "COLUMBIA LAKES DRIVE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-68A; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF "COLUMBIA LAKES DRIVE" BEING A CURVE TO THE LEFT HAVING A RADIUS OF 779.35 FEET, A CENTRAL ANGLE OF 10°41'30" AND A CHORD OF 145.22 FEET WHICH BEARS SOUTH 10°37'33" WEST, AN ARC LENGTH OF 145.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°16'48" WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF "COLUMBIA LAKES DRIVE", A DISTANCE OF 312.59 FEET TO THE POINT OF BEGINNING. CONTAINING 7.58 ACRES, MORE OR LESS.

A copy of the request and plans are available for public inspection at the office of the City Clerk, City Hall, 208 South Rapp Avenue, Monday through Friday, 8:00 a.m. to 4:30 p.m. and Saturdays, 8:30 a.m. to noon.

**All interested members of the public are invited to attend and be heard to express their opinions for or against said proposal.**

**Dated this 1st day of June, 2011.**

**RON COLYER  
CITY CLERK  
CITY OF COLUMBIA, ILLINOIS**



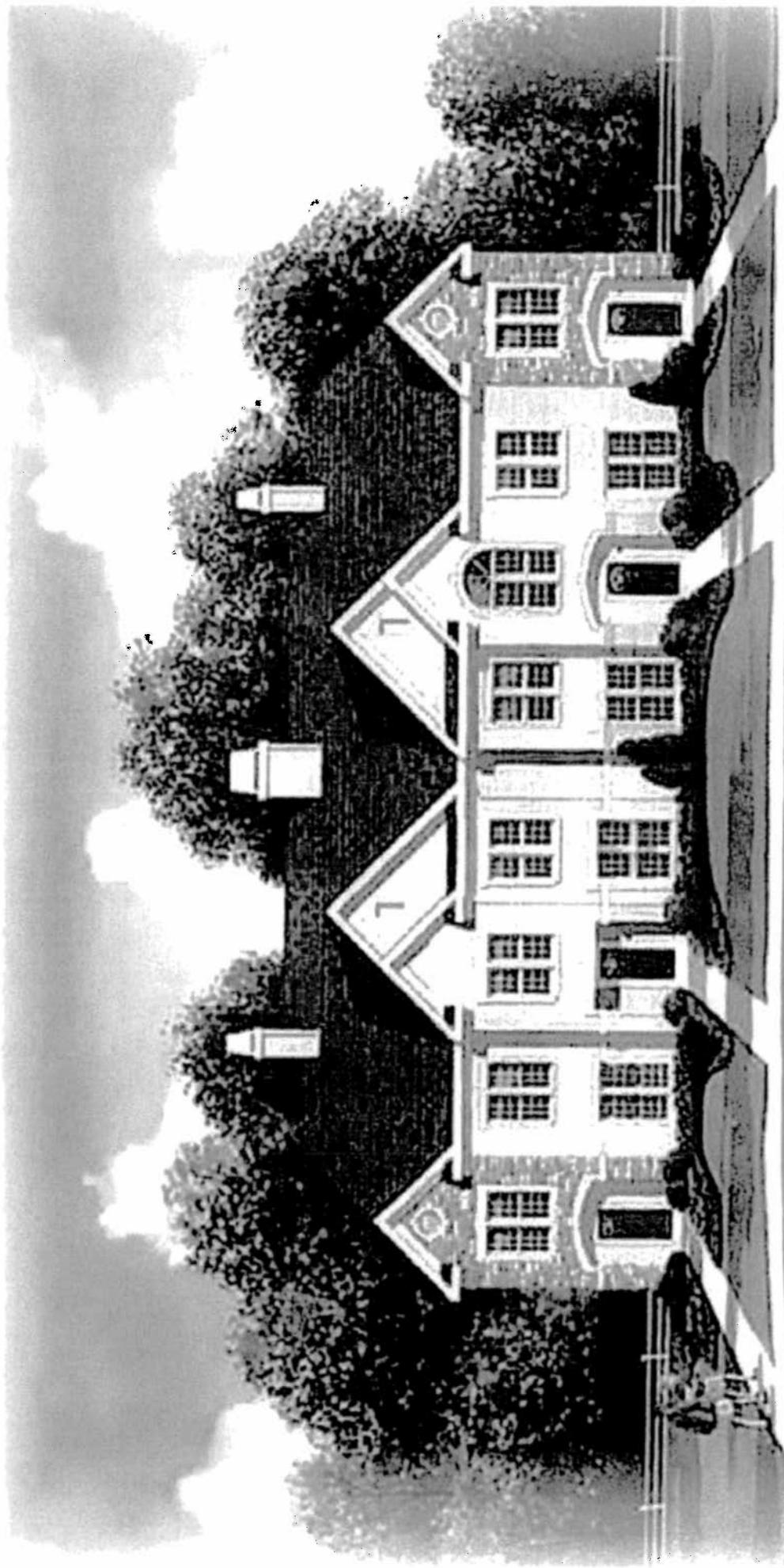












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