

OCT - 1 2018

ORDINANCE NO. 3428

  
Shirley Stoff  
City Clerk

**AN ORDINANCE APPROVING AN AMENDMENT TO THE FINAL MAIN STREET ABBEY RE-DEVELOPMENT PLAN LOCATED IN THE CITY OF COLUMBIA, ST. CLAIR AND MONROE COUNTIES, ILLINOIS**

**WHEREAS**, the Final Main Street Abbey Re-Development Plan by Main Street Developers, LLC (the "Developer") was authorized by city ordinance 3306; and

**WHEREAS**, the Developer has requested an amendment to the Final Main Street Abbey Re-Development Plan to allow for the construction of a pavilion storage building serving as an ancillary building and use to the Banquet Hall;

**WHEREAS**, the Developer's request was heard before the City's Plan Commission (the "Plan Commission") on September 24, 2018, and where the Plan Commission recommended approval of the amendment to the Final Main Street Abbey Re-Development Plan to the City's City Council (the "City Council") subject to the condition the developer would submit a revision to the landscaping plan to include a barrier consisting of landscaping/fencing adjacent to the street fronts of South Main Street and Madison Avenue for approval within 60 days after the final construction inspection of the proposed structure;

**WHEREAS**, the Developer's request was heard before the City's Committee of the Whole (the "Committee") on September 24, 2018, and where the Committee recommended approval of the amendment to the Final Main Street Abbey Re-Development Plan to the City Council subject to the condition that an approved list of wall covering materials be included for the structure's South Gable façade;

**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 amendment to the Final Main Street Abbey Re-Development Plan revised on Sheet C 102 dated 8/30/18 by Prairie Engineers of Illinois and illustrated by renderings dated 9.14.18 by Quadrant Design of which is attached as Exhibit "A" and incorporated herein by reference is hereby authorized and approved subject to the following conditions:

1. The developer shall submit a revision to the landscaping plan to include a barrier consisting of landscaping/fencing adjacent to the Street Fronts of South Main Street and Madison Avenue for City approval within 60 days after the final construction inspection of the proposed structure.

2. The wall covering material for the structure's South gable façade shall be permitted of the following:
  - i. Material provided by Section 17.28.070 (A) of the Columbia Municipal Code
  - ii. Fiber cement siding
  - iii. Stucco
  - iv. Dryvit
  - v. T 111 (4x8 sheets)
  - vi. Reclaimed exterior barn wood
  - vii. Vinyl siding with minimum thickness of .046" that resembles wood shake siding
  - viii. Wood shake siding
  - ix. Wood shiplap siding

**Section 3.** That this Ordinance shall be in full force and effect immediately upon passage by the City Council.

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

Martens.

NAYS: None.

ABSTENTIONS: None.

ABSENT: None.

PASSED by the City Council and APPROVED by the Mayor this 1st day of October, 2018.

  
KEVIN B. HUTCHINSON  
Mayor *Re. Term*  
City of Columbia

ATTEST:

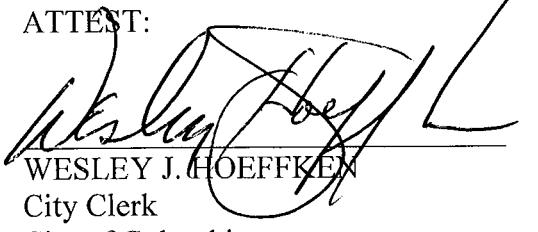
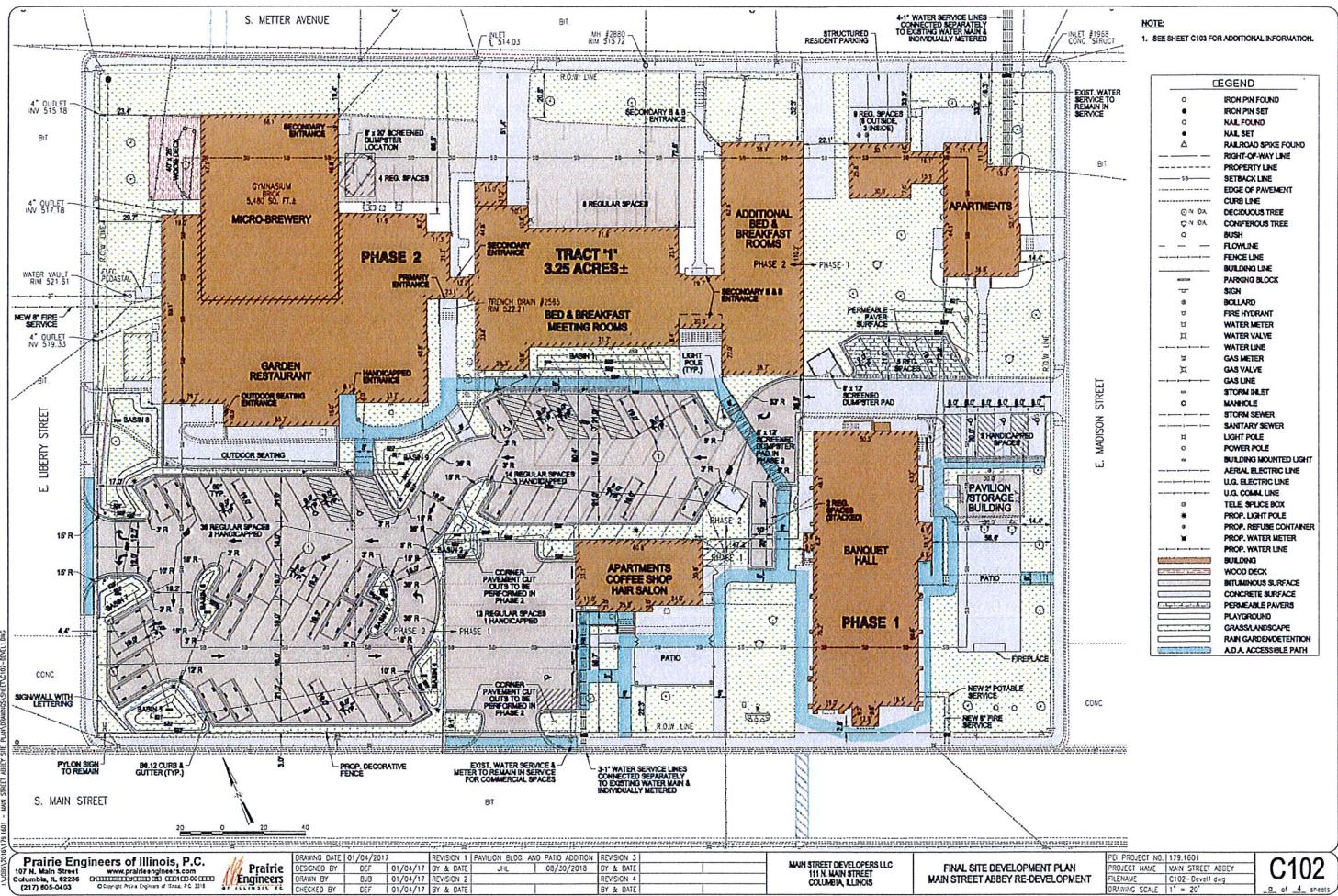
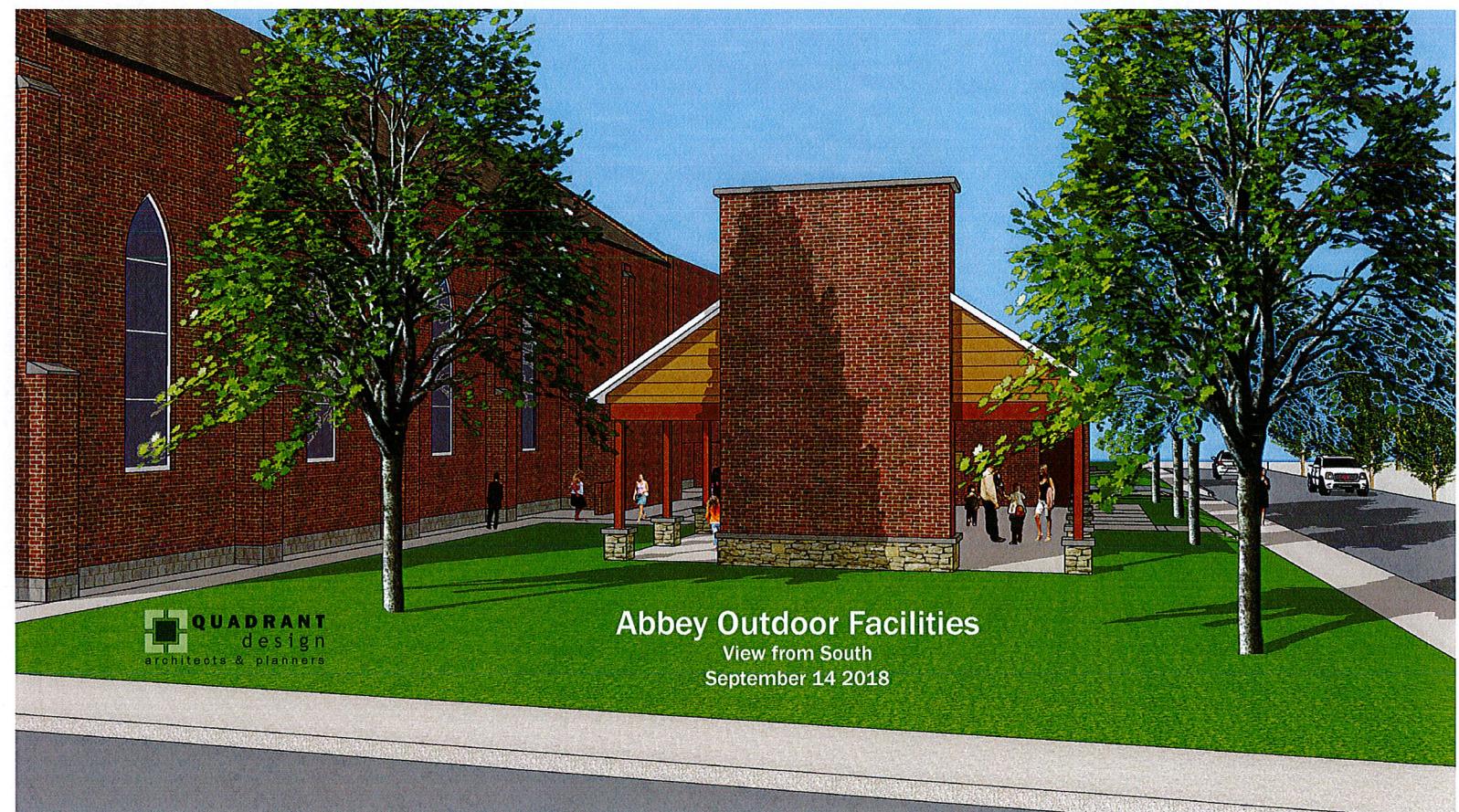
  
WESLEY J. HOEFFKEN  
City Clerk  
City of Columbia

EXHIBIT A





 **QUADRANT**  
design  
architects & planners

## Abbey Outdoor Facilities

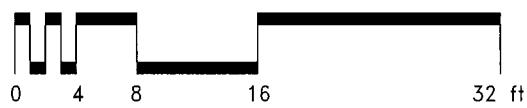
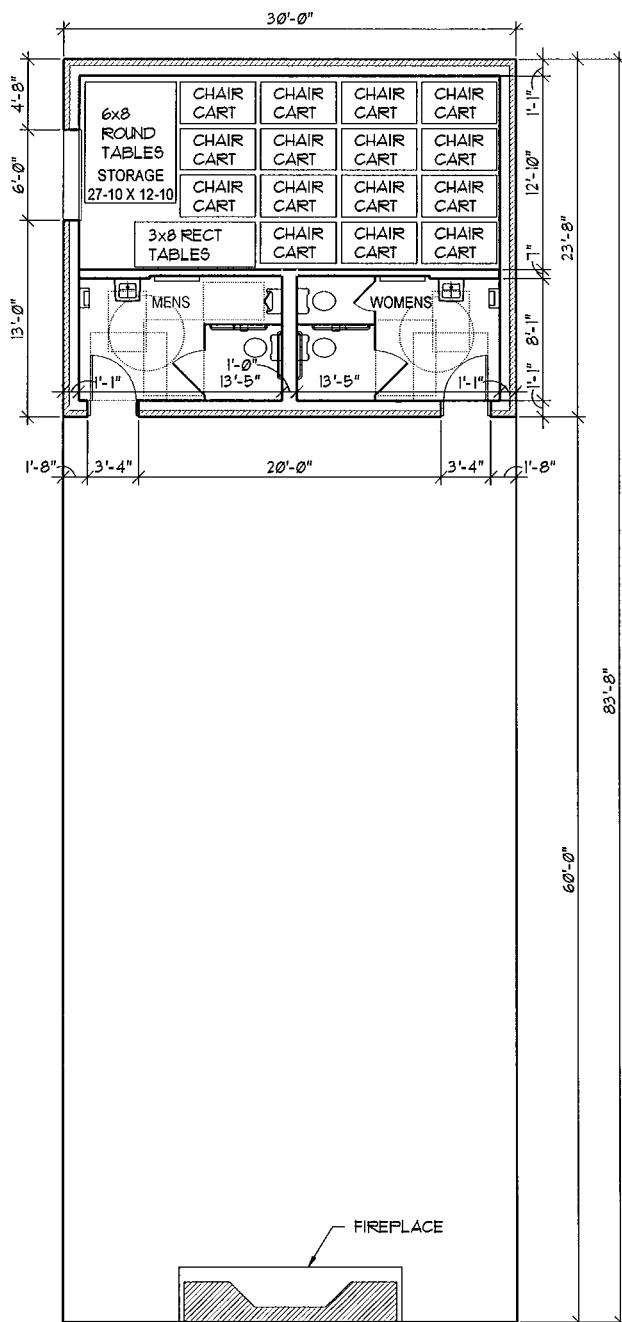
View from South  
September 14 2018



**QUADRANT**  
design  
architects & planners

## Abbey Outdoor Facilities

View from Southeast Corner  
September 14 2018



 <b>QUADRANT</b> design architects & planners 135 s. main st. waterloo, illinois phone: 618.939.0606 fax: 939.0607	drawing title <b>PROPOSED FLOOR PLAN - OPTION I</b>	job no. <b>21833</b>	drawn <b>MS/DS</b> scale <b>1/8" = 1'-0"</b> date <b>22 AUGUST 2018</b> distribution
	project <b>ABBEY OUTDOOR FACILITIES</b> <b>COLUMBIA, ILLINOIS</b>	drawing no. <b>SK-1</b>	