

OCT - 1 2018

ORDINANCE NO. 3428


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 Redevelopers, 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

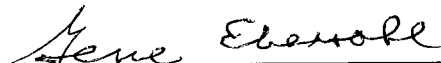
Martens.

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 *Pro Tem*
City of Columbia

ATTEST:

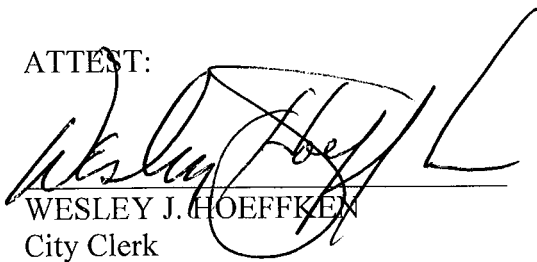
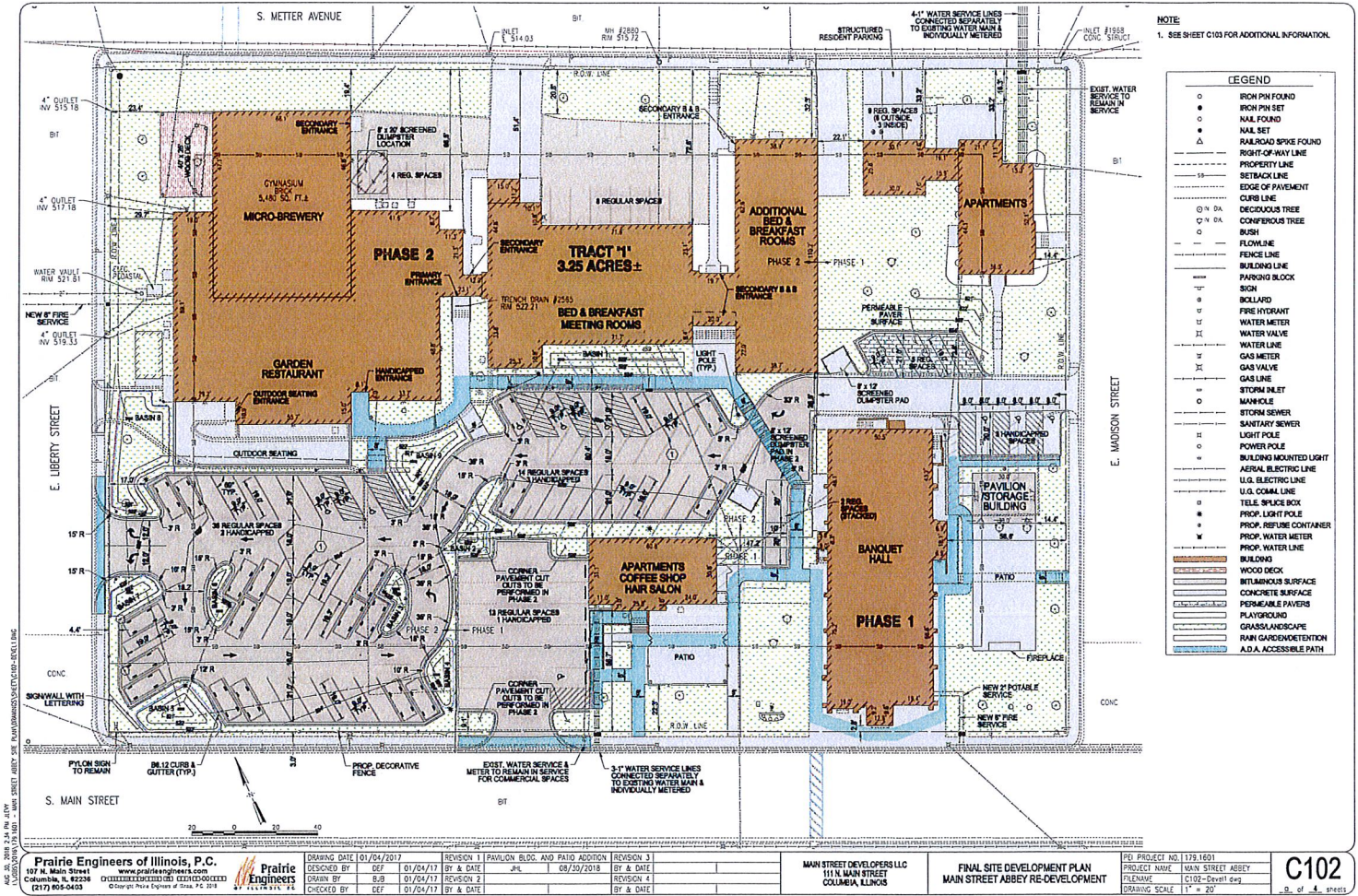
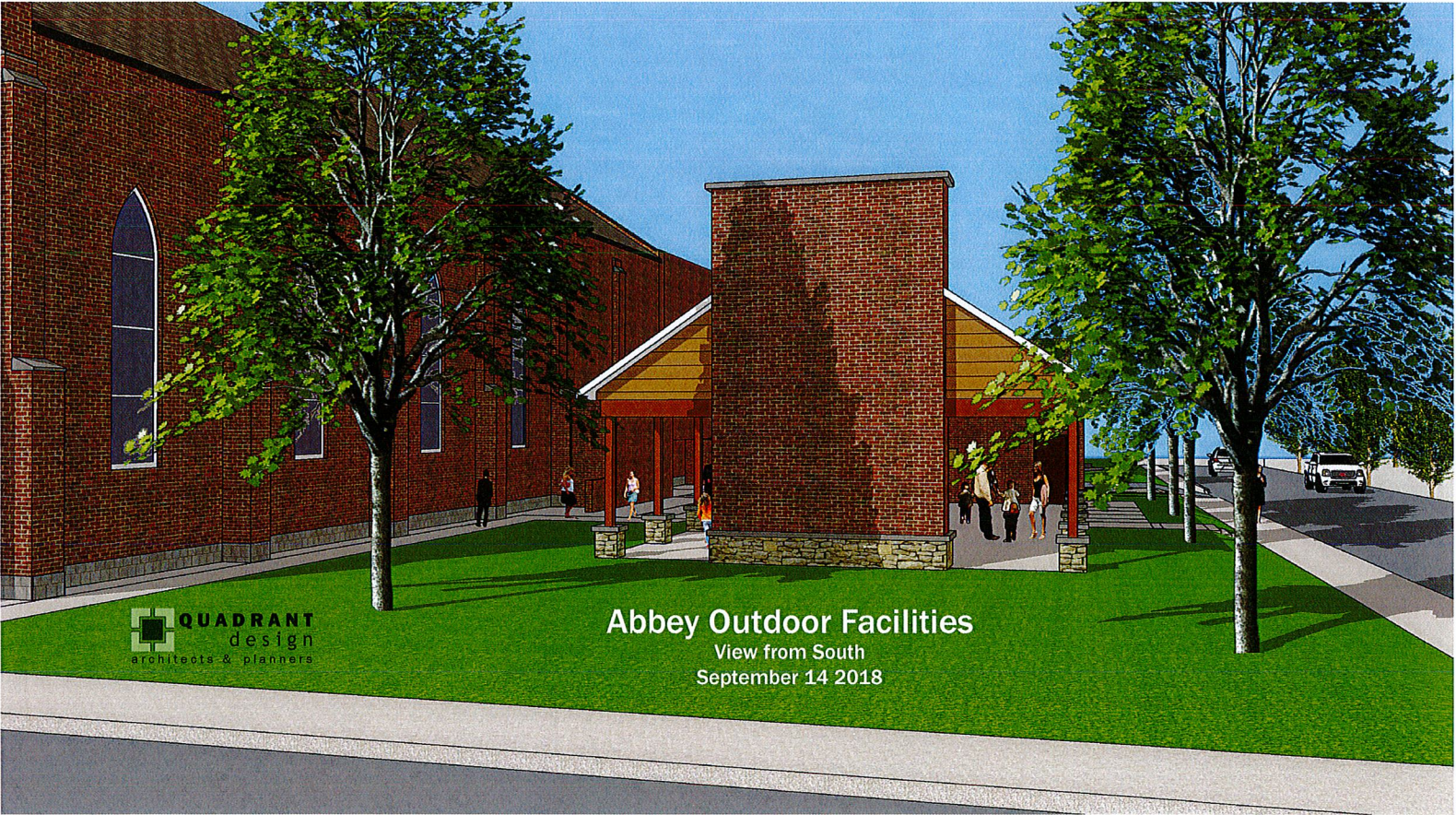

WESLEY J. HOEFFKEN
City Clerk
City of Columbia

EXHIBIT A



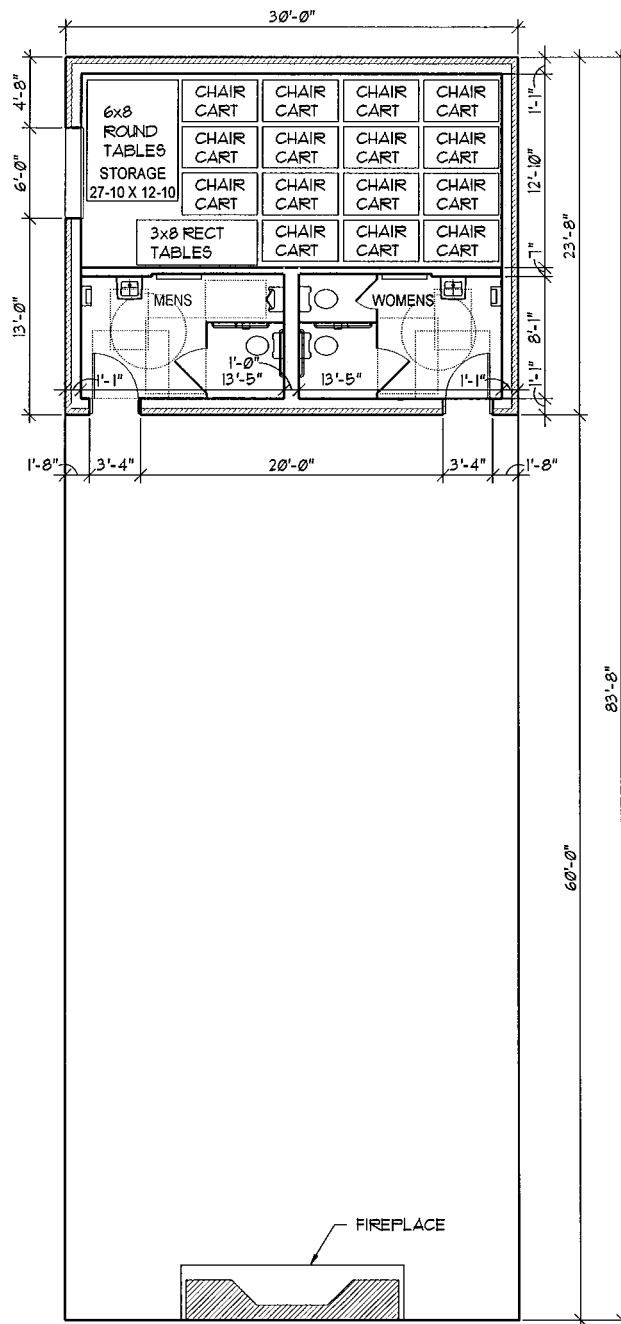



 **QUADRANT**
design
architects & planners

Abbey Outdoor Facilities
View from South
September 14 2018

Abbey Outdoor Facilities

View from Southeast Corner
September 14 2018



 QUADRANT design architects & planners 135 s. main st. waterloo, illinois phone: 618.939.0606 fax: 939.0607	drawing title PROPOSED FLOOR PLAN - OPTION 1	job no. 21833	drawn MS/D8
	project ABBEY OUTDOOR FACILITIES COLUMBIA, ILLINOIS	drawing no. SK-1	scale 1/8" = 1'-0" date 22 AUGUST 2018 distribution