

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3524

**AN ORDINANCE APPROVING THE PRELIMINARY SUBDIVISION PLAT OF
COUNTRY CROSSINGS II SUBDIVISION**

WHEREAS, the City of Columbia (“City”), Monroe and St. Clair Counties, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the owner/subdivider proposes to develop Country Crossings II Subdivision and has submitted an application with necessary documentation for approval of a preliminary plat for said subdivision; and

WHEREAS, the owner/subdivider proposes to develop said subdivision in five phases to be completed over five years, with final plats to be submitted for approval at a rate of approximately one per year; and

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-12-8) and Columbia Subdivision Code (Section 16.3.6) establish a one-year effective period for preliminary plats, but provide for an extension of the expiration for a period of up to five years; and

WHEREAS, the Columbia Plan Commission recommended approval of the referenced preliminary plat on May 26, 2020, finding the subdivision consistent with the Columbia 2020 Master Plan and finding the plat and all submitted documentation to comply with the Columbia Subdivision Code.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Columbia, as follows:

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated 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 hereby adopts the findings and recommendation of the Plan Commission and approves the Preliminary Plat of Country Crossings II Subdivision, which is legally described and depicted on the plat attached hereto.

Section 3. The City Council hereby approves a five-year effective period for the Preliminary Plat of Country Crossings II Subdivision. The plat shall expire five years from the date of approval. Final plats for the five phases of the subdivision shall be submitted at a rate of approximately one per year.

Section 5. The City Council hereby approves a variance from Section 16.4.3.D of the Columbia Subdivision Code establishing a maximum cul-de-sac street length of 500 feet. Said variance for Donna Court is approved as described and depicted on the preliminary plat.

Section 6. The Mayor is hereby authorized to sign the acknowledging the City's approval, and the City Clerk is hereby authorized to attest the same.

Section 7. This Ordinance shall take full force and effect immediately upon passage by the Corporate Authorities.

PASSED by the City Council and **APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 6th day of July 2020, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle.

NOES: None.

ABSTENTIONS: None.

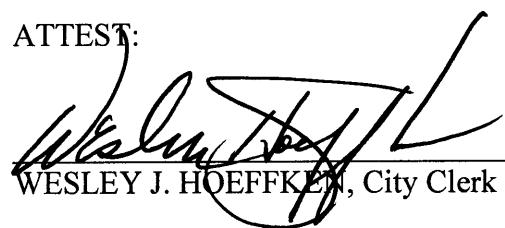
ABSENT: None.

APPROVED:



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)