

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3634

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT TO REZONE TWO
PARCELS FROM A-1 AGRICULTURAL DISTRICT TO R-3 ONE-FAMILY
DWELLING DISTRICT LOCATED AT 334 BB ROAD AND 2530 QUINT LANE**

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 City of Columbia Zoning Code (“Zoning Code”), which comprises Title 17 of the City of Columbia Municipal Code, as amended, allows the City Council, upon recommendation of the Plan Commission, to change the zoning designation of properties by zoning map amendment as provided therein; and

WHEREAS, Kim Rasnick (“Applicant”), owner of Monroe County Parcel #04-05-100-003-000 located at 334 BB Road, is under contract to purchase approximately 3.5 acres from adjacent Parcel #04-05-100-006-000 located at 2530 Quint Lane, which properties are zoned A-1 Agricultural District and occupied with single-family residential primary uses; and

WHEREAS, upon completion of the pending sale, the Quint Lane parcel would be reduced to 1.64 acres, which is below the A-1 zoning district’s 2.5-acre minimum lot size for single-family residential uses; and

WHEREAS, the Applicant is seeking to rezone both properties to R-3 One-family Dwelling District to match existing adjacent zoning and provide minimum lot size compliance following the sales transaction; and

WHEREAS, notice of the application and public hearing before the City of Columbia Plan Commission was published in the Republic-Times newspaper on November 23, 2022 in accordance with the Zoning Code and State Statute; and

WHEREAS, the Plan Commission conducted the public hearing on December 12, 2022 and recommended approval of the application based on the following findings of fact:

- The single-family residential use and proposed R-3 zoning of the subject properties are consistent with the general development pattern in the vicinity.
- Approval will not diminish the value of nearby properties.
- Approval will cause no negative impacts to surrounding development or utility infrastructure in the vicinity.
- The subject properties are suitable for the proposed R-3 zoning.

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

Section 1. The above recitals are hereby incorporated by reference and adopted as findings of fact by the City Council.

Section 2. The City Council hereby accepts the Plan Commission's recommendation and approves a change in zoning designation to R-3 One-family Dwelling District for the following Monroe County properties:

- Parcel #04-05-100-003-000 located at 334 BB Road
- Parcel #04-05-100-006-000 located at 2530 Quint Lane

Section 3. The Zoning Administrator is hereby ordered to amend the Official Zoning Map of the City of Columbia in accordance with the approvals granted herein and issue the appropriate zoning certificates.

Section 4. 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 3rd day of January 2023, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Huch, Holtkamp, Martens, Riddle, Garmer, Khoury, Lawlor.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



ANDREW HITZEMANN, City Clerk

(SEAL)