

**CITY OF COLUMBIA, ILLINOIS**  
**ORDINANCE NO. 3651**

**AN ORDINANCE ESTABLISHING A COMMUNITY UNIT PLAN TYPE A (CUP-A)  
OVERLAY ZONING DISTRICT ON MONROE COUNTY PARCEL #04-09-301-003-000,  
LOCATED AT 1712 GHENT ROAD, IN THE CITY OF COLUMBIA, ILLINOIS**

**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 establish a Community Unit Plan overlay zoning district, which allows for deviations from the base residential zoning district, as provided therein; and

**WHEREAS**, the applicant has applied to establish a CUP-A, per Section 17.48.010 of the Zoning Code, on the referenced properties as depicted and described in the Community Unit Plan, attached hereto as Exhibit A, for the purpose of developing a residential condominium development with a maximum of forty-one (41) one-family dwelling units; and

**WHEREAS**, the City of Columbia Plan Commission conducted a public hearing on October 10, 2023 and determined that all relevant procedural, notification, and site development requirements of the Zoning Code have been or will be satisfied in accordance with applicable Zoning Code requirements; and

**WHEREAS**, at said public hearing, the Plan Commission recommended the requested zoning map amendment and corresponding change in zoning designation be approved.

**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 as findings of the City Council of the City of Columbia, Illinois.

**Section 2.** The City Council hereby accepts the Plan Commission’s recommendation to approve the Community Unit Plan Type-A (CUP-A) and adopts the Plan Commission’s findings.

**Section 3.** The City Council hereby approves the requested CUP-A and Community Unit Plan “North Point Villas” prepared by Millennia Professional Services dated September 14, 2023 and attached as Exhibit A, for Monroe County Parcel #04-09-301-003-000, located at 1712 Ghent Road, depicted in Exhibit A.

**Section 4.** The city’s personnel is hereby ordered to make changes to the city’s Official Zoning Map in accordance with the approvals granted herein, and issue a zoning certificate to the property owners acknowledging the approved CUP-A designation, which shall include a statement of applicable Zoning Code requirements and conditions of approval.

**Section 5.** 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 20<sup>th</sup> day of November 2023, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Garmer, Khoury, Lawlor, and Nobbe.

NOES: Aldermen Huch, Holtkamp, and Riddle.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



ANDREW HITZEMANN, City Clerk

(SEAL)