

NOTICE OF PUBLIC HEARING
CITY OF COLUMBIA, MONROE & ST. CLAIR COUNTIES, ILLINOIS
PROPOSED ROUTE 3/I-255 BUSINESS DISTRICT

PLEASE TAKE NOTICE, pursuant to the Business District Development and Redevelopment Law of the State of Illinois (65 ILCS §5/11-74.3-1 *et seq.*), the City of Columbia, Monroe and St. Clair Counties, Illinois ("City") will hold a public hearing on **March 4, 2024, at 7:00 p.m., at Columbia City Hall, 208 S. Rapp Ave., Columbia, Illinois** regarding the possible adoption of the Route 3/I-255 Business District Plan ("Plan"), and designation of the Route 3/I-255 Business District ("District").

The geographical boundaries of the District generally encompasses properties along the east and west rights-of-way of Illinois Route 3 extending north to Mule Road and including an area at the southwest quadrant of the I-255/IL Route 3 interchange. The boundary of the proposed District incorporates 64 parcels /±487 acres entirely within the City.

Property included in the proposed Plan is legally described and identified as follows:

PART OF THE I-255 AND ILLINOIS ROUTE 3 CORRIDOR BEING PART OF SECTIONS 4, 5, 8, 9, 16 AND 17 AND BEING PART OF U.S. SURVEYS 429, 555, 556 AND 644, ALL IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY AND ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 IN THE FIRST ADDITION TO SOUTHPORT SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED IN DOCUMENT 198791 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE NORtherly ON THE WESTERLY LINE OF SAID FIRST ADDITION, 494.77 FEET TO THE NORTHWEST CORNER OF LOT 10 IN SAID FIRST ADDITION, SAID CORNER LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHPORT DRIVE; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, 50 FEET TO THE POINT OF CURVATURE OF A CUL-DE-SAC ON THE WESTERLY END OF SAID SOUTHPORT DRIVE; THENCE ON SAID CUL-DE-SAC RIGHT OF WAY LINE WESTERLY, NORtherly AND EASTERLY TO THE INTERSECTION OF THE NORtherly RIGHT OF WAY LINE OF SAID SOUTHPORT DRIVE WITH THE WESTERTLY RIGHT OF WAY LINE OF EXECUTIVE DRIVE; THENCE NORTHELRY ON SAID WESTERLY LINE OF EXECUTIVE DRIVE TO THE NORTHWEST CORNER OF SAID FIRST ADDITION; THENCE EASTERLY ON THE NORtherly LINE OF SAID FIRST ADDITION THE FOLLOWING 3 COURSES AND DISTANCES: 1) THENCE EASTERLY ON SAID LINE, 889.40 FEET TO A CORNER OF LOT 7 IN SAID FIRST ADDITION; 2) THENCE SOUTHERLY ON SAID LINE, 82.70 FEET TO A CORNER OF SAID LOT 7; 3) THENCE EASTERLY ON SAID LINE, 202.87 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 7, SAID CORNER LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF SOCCER PARK ROAD; THENCE NORtherly ON SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FORMER ILLINOIS CENTRAL GULF RAILROAD; THENCE NORTHWESTERLY ON SAID FORMER SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE 4,500 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTHWESTERLY RAILROAD RIGHT OF WAY

LINE WITH THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE, CROSSING F.A.I. ROUTE 270 [INTERSTATE 255] RIGHT OF WAY, TO THE NORTHERLY ACCESS CONTROL LINE OF F.A.I. ROUTE 270 SECTION 67-(1,2), [INTERSTATE 255] AS SHOWN ON THE RIGHT OF WAY PLANS FOR F.A.I. ROUTE 270 SECTION 67-(1,2); THENCE NORTHEASTERLY AND NORTHERLY ON SAID F.A.I. ROUTE 270 ACCESS CONTROL LINE 3,470 FEET, MORE OR LESS, TO THE SOUTH LINE OF U.S. SURVEY 429, CLAIM 1800, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 100; THENCE CONTINUING NORTHERLY ON SAID F.A.I. ROUTE 270 ACCESS CONTROL LINE, WHICH IS LOCATED BETWEEN FRONTAGE ROAD BB AND INTERSTATE 255, A DISTANCE OF 2,050 FEET, MORE OR LESS, TO THE COUNTY LINE BETWEEN MONROE COUNTY AND ST. CLAIR COUNTY; THENCE SOUTHEASTERLY CROSSING INTERSTATE 255 ON SAID COUNTY LINE TO THE EASTERNLY RIGHT OF WAY LINE OF OLD STATE ROUTE 3; THENCE NORTHERLY ON SAID EASTERNLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF LOT 7C OF U.S. SURVEY 429, CLAIM 1800 AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS IN BOOK OF ASSESSOR'S PLATS "LANDS NORTH 3" ON PAGE 11; THENCE EASTERNLY ON SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 7C; THENCE SOUTHERLY ON THE EASTERNLY LINE OF SAID LOT 7C AND THE SOUTHERLY PROJECTION OF SAID LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF ROAD AA; THENCE WESTERLY ON SAID SOUTHERLY ROAD RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 5; THENCE SOUTH ON SAID EAST LINE TO THE NORTHERLY LINE OF LOT 14 OF FOX RUN ESTATES PHASE 1 AS SHOWN ON THE PLAT THEREOF RECORDED IN DOCUMENT 377320 (ENV. 2 SL 327B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE WESTERLY ON SAID NORTH LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ON THE WEST LINE OF SAID LOT 14 AND THE SOUTHERLY PROJECTION THEREOF TO THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE DRIVE; THENCE WESTERLY AND SOUTHERLY ON THE RIGHT OF WAY LINE OF SAID SKYLINE DRIVE TO THE SOUTH LINE OF DIEHL SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN ENVELOPE 83-A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE EASTERNLY ON SAID SOUTH LINE TO THE WESTERLY LINE OF LOT 110 OF COLUMBIA LAKES III PHASE 1 SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN ENVELOPE 2-152B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHERLY ON SAID WESTERLY LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 110; THENCE EASTERNLY ON THE SOUTHERLY LINE OF SAID LOT 110 TO THE NORTHWEST CORNER OF LOT 109 IN SAID COLUMBIA LAKES III PHASE 1 SUBDIVISION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID COLUMBIA LAKES III PHASE 1 SUBDIVISION TO THE NORTHEASTERLY CORNER OF OUTLOT "A" OF BRIDGEVIEW RIDGE SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 283010 (ENV. 2-178B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE CONTINUING

SOUTHERLY ON THE EASTERLY LINE OF SAID BRIDGEVIEW RIDGE SUBDIVISION TO THE SOUTHEASTERLY CORNER OF SAID OUTLOT "A"; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BRIDGEVIEW RIDGE SUBDIVISION TO THE EASTERLY RIGHT OF WAY LINE OF OLD STATE ROUTE 3; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EASTERLY LINE OF COLUMBIA LAKES 1 SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 143358 (ENV. 158C) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID COLUMBIA LAKES 1 SUBDIVISION TO THE SOUTH LINE OF COLUMBIA LAKES II PHASE 4 SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 229302 (ENV. 2-85B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE EASTERLY ON SAID SOUTHERLY LINE, 449.19 FEET TO THE SOUTHEASTERLY CORNER OF SAID COLUMBIA LAKES II PHASE 4 SUBDIVISION, SAID CORNER LOCATED ON THE NORTHERLY LINE OF U.S. SURVEY 556, CLAIM 498; THENCE CONTINUING EASTERLY ON THE NORTHERLY LINE OF SAID U.S. SURVEY 556 AND THE EASTERLY PROJECTION THEREOF ON THE NORTH LINE OF TAX LOT 4C OF SECTION 9, A DISTANCE OF 1880 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF SAID TAX LOT 4C BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO MELVIN W. AND AGNES M. STUCKMEYER RECORDED IN BOOK 136 PAGE 724 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ON THE EASTERLY LINE OF SAID STUCKMEYER TRACT AND THE SOUTHERLY PROJECTION THEREOF, 600 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF PALMER ROAD; THENCE WEST AND SOUTHWESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE NORTHEASTERLY LINE OF OGLE CEMETERY (A/K/A/ PALMER CEMETERY), REFERENCE BEING HAD TO DOCKET #89-67-17 IN THE MONROE COUNTY CIRCUIT CLERK'S OFFICE AND DEED BOOK "R" PAGE 549 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY, SOUTHERLY AND NORTHWESTERLY ON THE EASTERLY LINE OF SAID CEMETERY TRACT TO THE NORTHEAST CORNER OF LOT 1 OF BRAUN COLONIAL FUNERAL HOME SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 349188 (ENV. 2-268A) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY PROJECTION THEREOF, 590 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF QUARRY ROAD; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 2 OF MINOR SUBDIVISION PLAT, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 304993 (ENV. 2-218A) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID MINOR SUBDIVISION TO THE MOST WESTERLY CORNER OF LOT 1 OF SAID MINOR SUBDIVISION; THENCE NORTHWESTERLY CROSSING GHENT ROAD TO THE NORTHWEST CORNER OF LOT 1 IN DALTON SUBDIVISION, REFERENCE BEING HAD TO THE

PLAT THEREOF RECORDED IN DOCUMENT 304174 (ENV. 2-215B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTH CORNER OF SAID LOT 1 IN DALTON SUBDIVISION, SAID SOUTH CORNER ALSO BEING LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 3; THENCE CONTINUING SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH CORNER OF LOT 1 IN WOODLAND TERRACE, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B" PAGE 118 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE CONTINUING SOUTHERLY ON SAID EASTELRY RIGHT OF WAY LINE OF ILLINOIS ROUTE 3 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN EVERGREEN TERRACE SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED PLAT BOOK "C" PAGE 1 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY CROSSING SAID ILLINOIS ROUTE 3 TO A POINT WHERE THE WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 3 INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF WEST SAND BANK ROAD, ALSO KNOWN AS T.R. 9; THENCE SOUTHEASTERLY ON SAID WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 3 ON AN ASSUMED BEARING OF SOUTH 11 DEGREES 03 MINUTES 16 SECONDS EAST, 86.82 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF COLUMBIA RECORDED IN DOCUMENT 228889 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED IN TRUST TO THE JAMES G. KING REVOCABLE LIVING TRUST DATED JUNE 5, 1997 AND RECORDED IN DOCUMENT 289080 IN SAID RECORDER'S OFFICE OF MONROE COUNTY; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID CITY OF COLUMBIA TRACT AND THE NORTHERLY LINE OF SAID KING TRUST TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE SOUTH 84 DEGREES 28 MINUTES 15 SECONDS WEST, 309.72 FEET TO A STEEL STAKE; 2) THENCE NORTH 2 DEGREES 10 MINUTES 43 SECONDS EAST, 63.45 FEET TO A STEEL STAKE; 3) THENCE NORTH 60 DEGREES 00 MINUTES WEST, 143.39 FEET TO A STEEL STAKE; 4) THENCE NORTH 2 DEGREES 50 MINUTES EAST, 51.02 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO DOMEX PROPERTIES LIMITED PARTNERSHIP AS TRACT 1 IN DOCUMENT 393295 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE NORTH 63 DEGREES 06 MINUTES 34 SECONDS WEST ON THE SOUTHERLY LINE OF SAID DOMEX PROPERTIES TRACT 1, A DISTANCE OF 47.74 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE NORTH 26 DEGREES 53 MINUTES 26 SECONDS EAST ON THE WEST LINE OF SAID TRACT 1 TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID WEST SAND BANK ROAD; THENCE NORTHWESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WEST SAND BANK ROAD TO A POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE SOUTHWESTERLY PROJECTION OF THE SOUTHEASTERLY LINE OF LOT 1000 IN 11 SOUTH SUBDIVISION, REFERENCE BEING HAD TO THE CORRECTIVE FINAL PLAT THEREOF RECORDED IN DOCUMENT 415825 IN THE RECORDER'S OFFICE OF MONROE COUNTY,

ILLINOIS; THENCE NORTHEASTERLY CROSSING SAID WEST SAND BANK ROAD TO THE SOUTHERLY CORNER OF SAID LOT 1000; THENCE CONTINUING NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 1000 TO THE NORTHEAST CORNER OF SAID LOT 1000; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 1000 TO THE MOST NORTHERLY CORNER OF SAID LOT 1000; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 1000 TO THE MOST WESTERLY CORNER OF SAID LOT 1000, SAID WESTERLY CORNER LOCATED AT THE INTERSECTION OF SAID NORTHWESTERLY LINE OF LOT 1000 WITH THE EASTERLY LINE OF LOT 2000A IN SAID 11 SOUTH SUBDIVISION; THENCE NORtherLY ON SAID EASTERLY LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 2000A; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 2000A AND THE NORTHERLY LINE OF OUTLOT "A" IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE WESTERLY CROSSING OLD BLUFF ROAD TO A POINT WHERE THE WESTERLY RIGHT OF WAY LINE OF OLD BLUFF ROAD INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF DD ROAD; THENCE WESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DD ROAD TO THE NORTHEAST CORNER OF LOT 3 OF RICH'S ACRES, REFERENCE BEING HAD TO THE MINOR SUBDIVISION PLAT THEREOF RECORDED IN DOCUMENT 356874 (ENV. 2-214A) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DD ROAD TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE SOUTHWESTERLY PROJECTION OF THE WESTERLY LINE OF LOT 11 IN SAID FIRST ADDITION TO SOUTHPORt SUBDIVISION; THENCE NORTHEASTERLY CROSSING DD ROAD TO THE SOUTHWEST CORNER OF LOT 11 IN SAID FIRST ADDITION TO SOUTHPORt SUBDIVISION AND THE POINT OF BEGINNING.

The Plan provides for public and private investment to expand Columbia's economic base; encourage investment and growth in areas outside the District; and remedy blighted conditions. A copy of the Plan, which includes a boundary map of the District, is available for public inspection at the City Clerk's office located at 208 S. Rapp Avenue, Columbia, Illinois 62236.

In connection with the proposed District, the City may impose a one percent (1%) retailers' occupation tax and a service occupation tax in the District for the planning, execution, and implementation of the Plan and to pay for District project costs as set forth in the Plan. Additionally, the City may impose a hotel operators' occupation tax in the District for the planning, execution, and implementation of the Plan and to pay for District project costs as set forth in the Plan

All interested persons will be given an opportunity to be heard at the public hearing, and may file written objections with the City Clerk with respect to any matters of the Plan.

By Order of the Corporate Authorities of the City of Columbia, Illinois