

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3667

**AN ORDINANCE ESTABLISHING AND DESIGNATING THE ROUTE 3/I-255
BUSINESS DISTRICT; AND APPROVING THE ROUTE 3/I-255 DISTRICT PLAN
WITHIN 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 is authorized pursuant to the provisions of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 et seq. as amended (the “Business District Law”) to designate an area within its boundaries as a business district for purposes of carrying out the development or redevelopment of such area pursuant to a specific plan; and

WHEREAS, the City’s exercise of the powers granted in the Business District Law is dedicated to the promotion of the public interest, the enhancement of the tax base within the City, the creation of employment and the eradication of blight. The use of such powers for the creation, development, improvement, maintenance and redevelopment of business districts is hereby declared to be for the public safety, benefit and welfare of the residents of the City and the State of Illinois, and is essential to the public interest and for public purposes; and

WHEREAS, a business district plan has been prepared by the consulting firm of PGAV Planners, dated March 11, 2024, entitled “*Route 3/I-255 Business District, Business District Plan*” (the “Business District Plan”), which sets forth a plan for the development and redevelopment of an area which encompasses approximately 409 acres of land, generally encompassing 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 “Business District”); and

WHEREAS, the City on January 17, 2024, and January 24, 2024, published a notice of public hearing in the Republic Times to be held with respect to the approval of the Business District Plan and the designation of the Business District, and the City held a public hearing as provided in such notice on February 5, 2024, at which members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

WHEREAS, a decision was made to add some parcels of land and subtract some parcels of land which altered the exterior boundaries of the business district; and

WHEREAS, pursuant to the Business District law, the City on February 21, 2024, and February 28, 2024, published a notice of public hearing in the Republic Times to be held with respect to the approval of the Business District Plan as revised and the designation

of the Business District as revised, and the City held this second public hearing as provided in such notice on March 4, 2024, and March 18, 2024, at which members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

WHEREAS, the City now desires to form the Business District, to authorize the imposition within the Business District of certain taxes, and to make such other findings as necessary pursuant to the Business District Law.

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

Section 1. Incorporation of Recitals. The City Council hereby finds that the recitals to this Ordinance are true, complete and correct and hereby incorporates them into this Ordinance.

Section 2. Findings. The City hereby makes the following findings as supported by the Business District Plan:

- a) The Business District on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan;
- b) The Business District Plan conforms to the comprehensive plan for the development of the City as a whole; and
- c) The Business District is a blighted area which, by reason that:
 - i. Street and roadway conditions are inadequate to support further significant commercial development.
 - ii. Economic underutilization of the District evidenced by the vacant or underutilized property despite the District's location and accessibility and evidenced by the meager growth in EAV that hasn't kept pace with that of the City or the CPI in recent years.
 - iii. Economic liability for the City and the other taxing districts created by the lack of development and therefore, lack of property and sales tax growth along with other related public revenue sources.
 - iv. Improper subdivision and/or obsolete platting of properties impair development potential by their existing configuration.
 - v. The Business District represents an area of the City, which by reason of non-existent streets constitutes an economic or social liability and an economic underutilization of the area.

Section 3. The City hereby designates the area described in the attached Exhibit A as the Route 3/I-255 Business District pursuant to the Business District Plan and the Business District Law. The boundaries of the Business District are legally described in the Appendix (Attachment A) of the Business District Plan and depicted in Exhibit A of the Business District Plan, which legal description and depiction are incorporated herein by this reference. The Business District includes 63 parcels of real property, and such parcels are directly and substantially benefitted by the Business District Plan. Sixty-One (61) of the parcels are in Monroe County and 2 parcels are in St. Clair County. The entire area is within the City of Columbia. The City Council shall have and possess, without limitation, such powers with respect to the Business District as authorized under the Business District Law and the Business District Plan.

Section 4. **Approval of the District Plan.** The Route 3/I-255 Business District Plan, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved.

Section 5. **Filing of Ordinance.** The City Clerk is hereby directed to file a certified copy of this Ordinance with the Department of Revenue on or before the first day of April, 2024.

Section 6. **Severability.** It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof, and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 7. **Governing Law.** This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

Section 8. **Further Authorization.** The Mayor is hereby authorized and directed to execute and deliver for and on behalf of the City, and the City Clerk is hereby authorized and directed where appropriate to attest, all certificates, documents, agreements or other instruments, and the Mayor or his designated representative is hereby authorized and directed to take any and all actions, as may be necessary, desirable, convenient or proper to carry out and comply with the provisions of all agreements or contracts, necessary or reasonably incidental to the implementation of this Ordinance.

Section 9. **Repealer.** All ordinances, resolutions and parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

Section 10. Adoption. This Ordinance shall be in full force and effect from and after its passage, approval and publication, if required, as provided by law. The Business District shall take effect on the first day of July, 2024.

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 18th day of March, 2024, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Huch, Holtkamp, Garmer, Khoury, and Lawlor.

NOES: None.

ABSTENTIONS: Alderman Riddle.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



ANDREW HITZEMANN, City Clerk

(SEAL)