

Prepared By:  
Terry I. Bruckert  
Bruckert, Behme & Long, P.C.  
1002 E. Wesley Drive, Suite 100  
O'Fallon, IL

After Recording Return to:

Douglas Brimm  
City Administrator  
City of Columbia  
208 S. Rapp Ave.  
Columbia, IL 62236

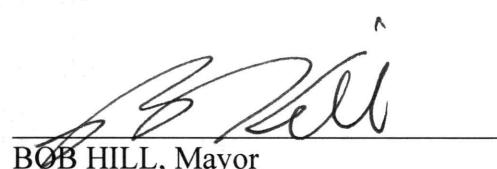
**NOTICE OF ADOPTION OF A COMPREHENSIVE PLAN FOR THE CITY OF COLUMBIA, COUNTIES OF MONROE AND ST. CLAIR, STATE OF ILLINOIS**

**NOTICE IS HEREBY GIVEN** that the Corporate Authorities of the City of Columbia, Monroe and St. Clair Counties, Illinois have passed and approved Ordinance No. 3689, “An Ordinance Adopting a Comprehensive Plan for the City of Columbia, Illinois,” at the Regular City Council Meeting held January 6, 2025. Ordinance No. 3689 was adopted following a properly noticed Public Hearing before the City of Columbia Plan Commission on December 9, 2024. A copy of said Comprehensive Plan, titled “Comprehensive Plan 2024—*Looking to the Future*”, is on file in the Office of the City of Columbia City Clerk and is available for inspection during regular business hours at the City of Columbia Municipal Building, 208 South Rapp Avenue, Columbia, Illinois 62236.

The Comprehensive Plan referenced herein serves as the official policy document guiding future development, land use, and planning efforts within the City of Columbia, and shall apply to areas within the corporate boundaries of the City of Columbia, as well as any contiguous unincorporated territories as defined by applicable Illinois Statutes. The Plan replaces and supersedes any previously adopted comprehensive plans or amendments.

This Notice is given pursuant to Section 11-12-17 of the Illinois Municipal Code. 65 ILCS 5/11-12-17. The Comprehensive Plan referenced herein shall become effective upon the expiration of ten (10) days after the date of the filing of this NOTICE OF ADOPTION OF A COMPREHENSIVE PLAN FOR THE CITY OF COLUMBIA, COUNTIES OF MONROE AND ST. CLAIR, STATE OF ILLINOIS with the Office of the Monroe County Clerk & Recorder, and the Office of the Recorder of Deeds of St. Clair County.

Dated this 6<sup>th</sup> day of January, 2025.



\_\_\_\_\_  
BOB HILL, Mayor

ATTEST:



\_\_\_\_\_  
DEREK REICHERT, City Clerk



**CITY OF COLUMBIA  
COUNTIES OF MONROE AND ST. CLAIR  
STATE OF ILLINOIS**

---

**ORDINANCE NO. 3689**

**AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN FOR THE  
CITY OF COLUMBIA, ILLINOIS**

---

**Passed by the City Council and  
Approved by the Mayor  
of the City of Columbia, Illinois  
on the 6<sup>th</sup> Day of January, 2025**

**Published in pamphlet form by  
authority of the City Council  
of the City of Columbia, Illinois  
this 6<sup>th</sup> day of January, 2025.**

CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3689

**AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN  
FOR 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**, Section 11-12-6 of the Illinois Municipal Code (65 ILCS 5/11-12-6) expressly grants the Corporate Authorities of the City authority to adopt an official comprehensive plan, or any amendment thereof, or addition thereto, for the present and future development or redevelopment of the City; and

**WHEREAS**, the City has previously prepared, adopted, and implemented Comprehensive Plans in 1968, 1988, and most recently in 2005; and

**WHEREAS**, the 20/20 Master Plan, passed by the City Council, and approved by the Mayor February 21, 2005, has served as the official Comprehensive Plan of the City since its adoption; and

**WHEREAS**, due to changes in population, economics, technology, community growth, and best practices in community development, the Corporate Authorities of the City determined the 20/20 Master Plan was out-of-date, and directed City Staff to prepare an updated Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan Steering Committee, as well as interested persons and groups, participated in the development and preparation of the Comprehensive Plan objectives, and recommendations for future development of the community, including participation in stakeholder interviews, surveys, steering committee meetings; and

**WHEREAS**, on December 9, 2024, the Plan Commission held the statutorily required public hearing on the draft successor to the 20/20 Master Plan; and

**WHEREAS**, the Plan Commission, following adjournment of the public hearing, unanimously recommended by seven (7) ayes, and zero (0) nays that the City Council approve the draft plan, titled “Comprehensive Plan 2024—*Looking to the Future*”; and

**WHEREAS**, the Corporate Authorities of the City generally concur with the Plan Commission’s recommendation, and have determined it is in the best interests of the City that the Comprehensive Plan 2024- *Looking to the Future* be approved.

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

**Section 1.** The preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one ("1") of this Ordinance.

**Section 2.** The document titled "Comprehensive Plan 2024- *Looking to the Future*," attached hereto as Exhibit "A" and incorporated by reference herein, is hereby approved and adopted.

**Section 3.** All prior existing Comprehensive Plans or amended Comprehensive Plans of the City are hereby repealed and shall be replaced by Comprehensive Plan 2024- *Looking to the Future*.

**Section 4.** The City Clerk of the City is hereby directed to file notice of the adoption of Comprehensive Plan 2024- *Looking to the Future* in the Offices of the Recorder of Deeds in and for the counties of Monroe and St. Clair, State of Illinois, in accordance with the requirements of Section 11-12-7 of the Illinois Municipal Code (65 ILCS 11-12-7).

**Section 5.** Comprehensive Plan 2024- *Looking to the Future* shall become the official comprehensive plan of the City of Columbia, Illinois upon the expiration of ten (10) days after the date of filing notice of the adoption of such Comprehensive Plan.

**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 6<sup>th</sup> day of January, 2025, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Huch, Holtkamp, Riddle, Khoury, Lawlor, Nobbe, and Hitzemann.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



DEREK REICHERT, City Clerk

(SEAL)

STATE OF ILLINOIS      )  
                            )  
                            ) ss  
COUNTY OF MONROE    )

**CERTIFICATE OF TRUE COPY**

I, **DEREK REICHERT**, hereby certify that I am the duly appointed and acting City Clerk of the City of Columbia, Counties of Monroe and St. Clair, State of Illinois. As such, I am the keeper of the books, records, files, and Seal of said City.

I do further hereby certify that Ordinance No. 3689, entitled:

**“AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN  
FOR THE CITY OF COLUMBIA, ILLINOIS”**

to which this certificate is attached, is a full, true, and complete copy of said ordinance as passed and approved by the Corporate Authorities of the City at a Regular Meeting of the City Council of the City of Columbia, Illinois held on the 6<sup>th</sup> day of January, 2025.

I do certify hereby further that, prior to the making of this Certificate, said Ordinance has been spread at length upon the records of said City, where it now appears and remains in numerical order in the Book of Ordinances of the City.

**IN TESTIMONY WHEREOF**, I have set my hand and affixed the seal of said City of Columbia, Illinois, hereunto, this 6<sup>th</sup> day of January, 2025.

  
**DEREK REICHERT**, City Clerk,  
City of Columbia, Illinois

(SEAL)