

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3698

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A SHORT-TERM RENTAL ON PROPERTY ZONED C-2 GENERAL BUSINESS DISTRICT LOCATED AT 1724 GHENT ROAD, PARCEL 04-09-301-006-000 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 approve certain special use exceptions as provided therein; and

WHEREAS, a short-term rental is allowed in the C-2 General Business zoning district only by special use permit per Section 17.28.010 (B) of the Zoning Code; and

WHEREAS, Brad Roessler (“Applicant”), has applied for a special use permit to allow a short-term rental in the C-2 General Business zoning district on Monroe County Parcel 04-09-301-006-000 located at 1724 Ghent Road; and

WHEREAS, the Plan Commission conducted a public hearing on April 14, 2025 and upon finding that the proposed use is consistent with Comprehensive Plan and would not unreasonably affect surrounding properties, recommended approval; and

WHEREAS, the City Council has reviewed the submitted short-term rental special use request.

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 City Council hereby accepts the Plan Commission’s recommendation to approve the special use request and adopts the Plan Commission’s findings.

Section 3. The City Council hereby approves the requested special use exception to a short-term rental in the C-2 zoning district on property located at 1724 Ghent Road having Monroe County Parcel # 04-09-301-006-000.

Section 4. The City is hereby ordered to issue a zoning certificate to the applicant acknowledging the approval of said special use exception, which shall include a statement of all applicable Zoning Code requirements for the approved special use.

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 5th day of May, 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)

