

**CITY OF COLUMBIA, ILLINOIS**

**ORDINANCE NO. 3168**

**AN ORDINANCE APPROVING A REQUEST FROM ADMIRAL PARKWAY, INC. FOR A ZONING AMENDMENT FROM CHAPTER 17.24, R-7 MULTIPLE FAMILY DWELLING DISTRICT TO CHAPTER 17.20, R-5 ONE FAMILY DWELLING DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR PORTIONS OF PROPERTIES IDENTIFIED WITH TAX IDENTIFICATION NUMBERS OF 04-04-300-002-000 AND 04-05-400-004-000**

**Adopted by the  
City Council  
of the  
City of Columbia, Illinois  
this 16th day of March, 2015**

**Published in pamphlet form by authority of  
the City Council  
of the City of Columbia,  
Illinois this 16th day of March, 2015**

MAR 16 2015

ORDINANCE NO. 3168

  
City Clerk

**AN ORDINANCE APPROVING A REQUEST FROM ADMIRAL PARKWAY, INC. FOR A ZONING AMENDMENT FROM CHAPTER 17.24, R-7 MULTIPLE FAMILY DWELLING DISTRICT TO CHAPTER 17.20, R-5 ONE FAMILY DWELLING DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR PORTIONS OF PROPERTIES IDENTIFIED WITH TAX IDENTIFICATION NUMBERS OF 04-04-300-002-000 AND 04-05-400-004-000**

WHEREAS, Admiral Parkway, Inc. have requested a zoning amendment from Chapter 17.24, R-7 Multi-Family Dwelling District to Chapter 17.20, R-5 One Family Dwelling District of the City of Columbia, Illinois (the "City") Zoning Code for portions of their properties with the tax identification numbers of 04-04-300-002-000 and 04-05-400-004-000; and

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held before agencies of the City took place pursuant to proper legal notice and all petitions, documents and other necessary legal requirements were fulfilled in compliance with the law in such cases made and provided, including Section 17.02.050 of the City's Municipal Code and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), all pertaining to the zoning of property.

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

**Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

**Section 2.** That the following legally described land comprising 21.1 acres, more or less, located in the City of Columbia, in the County of Monroe and the State of Illinois, is hereby zoned R-5 (One Family Dwelling District) for the uses and purposes therein authorized and subject to the zoning regulations therein required to be complied with, to wit:

Part of U.S. Survey 644, Claim 501, Township 1 South, Range 10 West of the Third Principal Meridian, City of Columbia, Monroe County, Illinois, being more particularly described as follows:

Beginning at an iron pin found which marks the most northerly corner of "Columbia Lakes III ~ Phase 3", reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 2-185B; thence at an assumed bearing of South 74°05'13" West, along the northerly line of "Columbia Lakes III ~ Phase 3", a distance of 283.90 feet; thence continuing along the northerly line of "Columbia Lakes III ~ Phase 3", the following courses and distances: South 48°44'09" West, a distance of 142.91 feet to an iron pin found; thence South 70°09'00" West, a distance of 122.62 feet to a concrete monument found which marks the northwest corner of "Columbia Lakes III ~ Phase 3" and the northeast corner of "Columbia Lakes III ~ Phase 2", reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 2-167A; thence along the northerly line of "Columbia Lakes III ~ Phase 2", the following courses and distances: South 78°35'03" West, a distance of 112.96 feet; thence North 66°05'05" West, a distance of 652.18 feet to an iron pin found which marks the northwest corner of "Columbia Lakes III ~ Phase 2" and lies on east line of "Diehl Subdivision", reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 83-A; thence North 24°47'40" East, along the east line of "Diehl Subdivision", a distance of 149.04 feet to a pipe found which marks the southwest corner of Lot 2 of "Diehl Subdivision Plat 2", reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 113-A; thence South 69°17'39" East, along the south line of Lot 2 of "Diehl Subdivision Plat 2" and the easterly extension thereof, a distance of 234.32 feet to a pinched pipe found; thence North 23°44'46" East, a distance of 227.91 feet to an iron pin found; thence North 29°03'51" East, a distance of 304.48 feet to an iron pin found; thence North 71°16'40" West, a distance of 50.25 feet to a pinched pipe found; thence North 07°40'32" East, a distance of 141.37 feet to a pinched pipe found; thence North 71°06'53" West, a distance of 294.40 feet to an iron pin found which lies on the east line of a tract of land conveyed to Harold A. Diehl and Helen Diehl by deed recorded in the Recorder's Office of Monroe County, Illinois, in Book of Deeds 71 on page 93; thence North 12°41'48" East, along the east line of said Diehl tract, a distance of 227.77 feet to an iron pin found which marks the northeast corner of said Diehl tract; thence North 88°38'44 West, along the north line of said Diehl tract, a distance of 120.00 feet to an iron pin found which marks the northwest corner of said Diehl Tract and the northeast corner of a tract of land conveyed to Russell Y. Horsley and Darlene J. Horsley by deed recorded in the Recorder's Office of Monroe County, Illinois, in Book of Deeds 118 on page 13; thence South 79°49'56" West, a distance of 115.16 feet to a survey marker found which marks the northwest corner of said Horsley tract and the northeast corner of a tract of land conveyed to Ella Diehl Land Trust by deed recorded in the Recorder's Office of Monroe County, Illinois, in Book of Deeds 152 on page 316; thence South 79°49'56" West, along the north line of said Ella Diehl Land Trust tract, a distance of 206.91 feet to a point which lies on easterly right-of-way of F.A. Route 4 (a.k.a. Old Route 3); thence North 14°01'47" East, along the easterly right-of-way of F.A. Route 4

(a.k.a. Old Route 3), a distance of 124.39 feet to a point which lies on the south line of a tract of land conveyed to Thomas Bachelier by deed recorded in the Recorder's Office of Monroe County, Illinois, in Book of Deeds 205 on page 421; thence North 79°48'28" East, along the southerly line of said Bachelier tract, a distance of 298.62 feet to an iron pin found; thence South 19°21'36" East, a distance of 64.41 feet to a Point of Curvature; thence along a curve to the right having a radius of 200.00 feet, a central angle of 40°45'46" and a chord of 139.31 feet which bears South 79°47'11" East, an arc length of 142.29 feet to the Point of Tangency of said curve; thence South 59°24'18" East, a distance of 282.39 feet to a Point of Curvature; thence along a curve to the left having a radius of 2379.00 feet, a central angle of 02°23'03" and a chord of 98.98 feet which bears South 60°35'50" East, an arc length of 98.99 feet to the Point of Tangency of said curve; thence South 61°47'21" East, a distance of 194.85 feet; thence North 06°26'04" East, a distance of 16.07 feet to an iron pin found which lies on the northerly line of U.S. Survey 644, Claim 501; thence South 61°48'41" East, along the northerly line of U.S. Survey 644, Claim 501, a distance of 561.22 feet to an iron pin found; thence South 11°09'30" West, a distance of 539.88 feet to the Point of Beginning, containing 21.1 acres, more or less.

Subject to any easements, conditions, or restrictions of record.

60274-200.Proposed R-5

**Section 3.** That the City Clerk or his designee is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

**Section 4.** That this Ordinance shall take effect upon its passage, approval and publication in pamphlet form, as provided by law.

Alderman Ebersohl moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Agne, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp.

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED this 16<sup>th</sup> day of March, 2015.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)

STATE OF ILLINOIS        )  
                              ) SS  
COUNTY OF MONROE        )

**CERTIFICATE OF PUBLICATION**

I, Wesley J. Hoeffken, certify that I am the duly appointed City Clerk of the City of Columbia, Illinois.

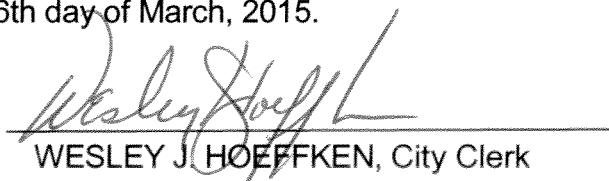
I further certify that on the 16<sup>th</sup> day of March, 2015, the Corporate Authorities of said municipality passed and approved Ordinance No. 3168 entitled:

**"AN ORDINANCE APPROVING A REQUEST FROM ADMIRAL PARKWAY, INC. FOR A ZONING AMENDMENT FROM CHAPTER 17.24, R-7 MULTIPLE FAMILY DWELLING DISTRICT TO CHAPTER 17.20, R-5 ONE FAMILY DWELLING DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR PORTIONS OF PROPERTIES IDENTIFIED WITH TAX IDENTIFICATION NUMBERS OF 04-04-300-002-000 AND 04-05-400-004-000"**

which provided by its terms that it is to be published in pamphlet form.

The pamphlet form of Ordinance No. 3168 including the Ordinance and a cover sheet thereof was prepared, and a copy of said Ordinance was posted in the City Hall of the City of Columbia, Illinois, commencing on the 16th day of March, 2015, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the office of the City Clerk.

Dated at Columbia, Illinois, this 16th day of March, 2015.



\_\_\_\_\_  
WESLEY J. HOEFFKEN, City Clerk

(SEAL)

STATE OF ILLINOIS        )  
                              ) SS  
COUNTY OF MONROE        )

**CERTIFICATE OF TRUE COPY**

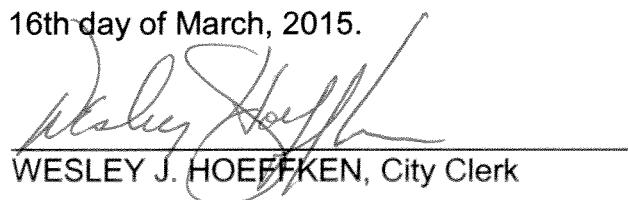
I, Wesley J. Hoeffken, hereby certify that I am the duly appointed City Clerk of the City of Columbia, Illinois and as such I am the keeper of the books, records, files and corporate seal of said City.

I do further certify that Ordinance No. 3168, entitled:

**“AN ORDINANCE APPROVING A REQUEST FROM ADMIRAL PARKWAY, INC. FOR A ZONING AMENDMENT FROM CHAPTER 17.24, R-7 MULTIPLE FAMILY DWELLING DISTRICT TO CHAPTER 17.20, R-5 ONE FAMILY DWELLING DISTRICT OF THE CITY OF COLUMBIA ZONING CODE FOR PORTIONS OF PROPERTIES IDENTIFIED WITH TAX IDENTIFICATION NUMBERS OF 04-04-300-002-000 AND 04-05-400-004-000”**

to which this certificate is attached, is a true, perfect, complete and correct copy of said ordinance as adopted at a regular meeting of the Columbia, Illinois City Council held on the 16th day of March, 2015.

IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 16th day of March, 2015.



WESLEY J. HOEFFKEN, City Clerk

(SEAL)