

**CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3622**

**AN ORDINANCE CONDITIONALLY APPROVING A SPECIAL USE EXCEPTION TO
ALLOW A SPECTATOR SPORTS COMPLEX ON PROPERTY ZONED CP
COMMERCIAL PARK DISTRICT LOCATED IN THE 400 BLOCK OF DD ROAD 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, Jason Glover (“Applicant”) represents the investment group under contract to purchase the subject property, which is zoned CP Commercial Park and comprised of Lots 2 and 3 of Minor Subdivision Plat of Rich’s Acres, Monroe County Parcels #04-08-318-002-000 and #04-08-318-003-000 respectively, located in the 400 block of DD Road; and

WHEREAS, Title 17 *Zoning* of the Columbia Municipal Code (“Zoning Code”) allows for the approval of certain special use exceptions in accordance with Chapter 17.40 *Special Uses* and applicable regulations for the various zoning districts; and

WHEREAS, applicant is seeking approval of a special use exception to allow a “Spectator Sports” Complex in the CP Commercial Park zoning district, in accordance with applicable Zoning Code regulations; and

WHEREAS, the Plan Commission conducted a public hearing on August 8, 2022 recommending approval of the special use exception based on the following findings:

- The proposed use is consistent with the Comprehensive Plan’s vision for the general vicinity.
- Approval would allow beneficial development on a property has remained vacant for an extended period of time, even after being subdivided.
- Approval should cause little, if any, negative impacts to surrounding development and utility infrastructure in the vicinity.
- The subject property is suitable for the proposed use.

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

Section 1. The above recitals are hereby incorporated by reference as findings of the City Council of the City of Columbia, Illinois.

Section 2. The City Council hereby adopts the Plan Commission’s findings and additionally finds that further consideration is needed to ensure design compatibility with the family and youth orientation of the proposed Spectator Sports Complex and the safety of its users.

Section 3. The City Council, in light of the findings, hereby approves the special use exception and attached site plan to allow a Spectator Sports Complex in the CP zoning district on the properties referenced in the recitals of this Ordinance, *subject to the following conditions:*

- (A) The Applicant shall conduct a traffic impact study to determine anticipated traffic generation of the proposed use and identify potential roadway, intersection, or site improvements intended to mitigate impacts to traffic safety and congestion. The study shall be submitted to the City Engineer, who shall determine in consultation with the Monroe County Engineer, which, if any, of the mitigations shall be required.
- (B) In lieu of the typical Staff review of the required Building Permit application site plan and other submittals illustrating compliance with CP zoning district regulations, the Applicant shall submit a single “Design Review Packet” for City Council’s review and approval. This will allow the Applicant to fully address City Council’s concerns related to site design, landscaping, lighting, off-street parking and loading, environmental performance standards, architectural standards and traffic impact mitigations, as applicable. The Design Review Packet shall be submitted through the Zoning Administrator and shall contain:
 - A Commercial Park site plan, as required and described per Zoning Code Section 17.56.200 *Site Plan Review Requirements*. In addition, the site plan shall include, if applicable, any additional site improvements recommended by City staff or proposed by the Applicant to address concerns expressed by the City Council.
 - Elevation drawings and/or renderings of buildings and structures proposed to be constructed in all phases of development, including specifications, descriptions and depictions of all exterior construction materials. There shall be no architectural variances considered for the property.
 - Any other supporting documents, drawings, maps, or other information the Applicant wishes to submit for the City Council’s consideration.

Section 4. The Zoning Administrator is hereby ordered to withhold issuance of the zoning certificate and special use permit authorizing the requested Spectator Sports Complex until the Design Review Packet is approved by City Council.

Section 5. The Building Official is hereby ordered to accept the approved Design Review Packet as the approved building permit application site plan required per Section 15.04.032 *Site Plan Requirements* of the Columbia Municipal Code.

Section 6. Construction shall commence within one year from issuance of the special use permit, otherwise the special use permit shall expire and be revoked by the Zoning Administrator, in accordance with Zoning Code Section 17.40.010 *Special Use Exceptions, Requirements and Procedures*.

Section 7. 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 3rd day of October 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Roessler, Huch, Holtkamp, Martens, Riddle, Garmer, and Khoury.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



ANDREW HITZEMANN, City Clerk

(SEAL)