

**CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3628**

**AN ORDINANCE APPROVING A SPECIAL USE EXCEPTION TO ALLOW A  
MINI-STORAGE BUSINESS ON PROPERTY ZONED C-3 HIGHWAY BUSINESS  
DISTRICT LOCATED AT 124 SOUTHWOODS DRIVE**

**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 mini-storage business is allowed in the C-3 Highway Business zoning district only by special use permit per Section 17.30.020 of the Zoning Code; and

**WHEREAS,** Chris Kalbfleisch (“Applicant”) has applied for a special use permit to allow a mini-storage business in the C-3 zoning district on Monroe County Parcel #04-22-165-008-000 located at 124 Southwoods Drive; and

**WHEREAS,** the Plan Commission conducted a public hearing on October 11, 2022 and upon due consideration recommended approval of the proposed special use based on the following findings of fact:

- As part of the Central Planning District, the proposed use is consistent with the Comprehensive Plan’s vision for the general vicinity.
- The property has remained vacant as currently zoned under the C-3 Highway Business District designation.
- 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, but the lot configuration is not suitable for many other legal commercial land uses.

**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 accepts the Plan Commission’s recommendation to approve the special use exception and adopts the Plan Commission’s findings.

**Section 3.** The City Council hereby approves the requested special use exception to allow a mini-storage business in the C-3 zoning district on property located at 124 Southwoods Drive having Monroe County Parcel #04-22-165-008-000. This approval shall apply to the portion of property that shall be transferred to the subject property from adjacent Parcel #04-22-165-007-000, as depicted on the attached site plan.

**Section 4.** The City's Zoning Administrator 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. However, said certificate shall not be issued prior to approval of the land transfer, referenced in Section 3 above.

**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 21<sup>st</sup> day of November 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:

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

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:

  
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BOB HILL, Mayor

ATTEST:

  
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ANDREW HITZEMANN, City Clerk

(SEAL)