

**CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3620**

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A FAST FOOD RESTAURANT WITH A DRIVE-THROUGH WINDOW ON PROPERTY ZONED C-2 GENERAL BUSINESS DISTRICT LOCATED AT 150 VETERANS PARKWAY 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 fast food restaurant with a drive-through window is allowed in the C-2 General Business zoning district only by special use permit per Section 17.28.010 of the Zoning Code; and

WHEREAS, MKSK Holdings I, LLC (“Applicant”) has applied for a special use permit to allow a fast food restaurant with a drive-through window in the C-2 zoning district on Monroe County Parcel #04-17-468-006-000 located at 150 Veterans Parkway; and

WHEREAS, the Plan Commission conducted a public hearing on July 11, 2022 and upon finding that the proposed use is consistent with Comprehensive Plan and would not unreasonably affect surrounding properties, recommended approval subject to completion of a traffic study and providing additional screening along the north property line; and

WHEREAS, the Applicant satisfied the conditions of approval and the City Council has reviewed the submitted traffic study and site plan providing additional screening.

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 request and adopts the Plan Commission’s findings.

Section 3. The City Council hereby approves the requested special use exception to a fast food restaurant with drive-through window in the C-2 zoning district on property located at 150 Veterans Parkway having Monroe County Parcel #04-17-468-006-000, provided the property is developed in substantial compliance with the site plan attached hereto.

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.

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 6th day of September 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:


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

NOES: None.

ABSTENTIONS: Alderman Khoury.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



ANDREW HITZEMANN, City Clerk

(SEAL)