

JUN 15 2015

ORDINANCE NO. 3188

AN ORDINANCE TO AMEND THE CITY OF COLUMBIA, ILLINOIS ZONING CODE TO ADD FINANCIAL INSTITUTIONS INCLUDING FINANCIAL INSTITUTIONS WITH A DRIVE THROUGH FACILITY AS A PERMITTED USE IN A C-1 (NEIGHBORHOOD BUSINESS) ZONED DISTRICT.


City Clerk

WHEREAS, Wendy L. Norman as Successor Trustee of the Herbert C. Schueler Restated Revocable Living Trust Agreement dated August 10, 1999 and as Successor Trustee of the Leola M. Schueler Restated Revocable Living Trust Agreement dated August 10, 1999, said Trusts being the owner of property located in the City of Columbia, Illinois (the "City") having a parcel number of 04-16-133-002-000 (the same being Lots 5 & 6 of the Wedgewood Square Subdivision in the City), located in a C-1 (Neighborhood Business Zoned District) has filed with the City Clerk a request to amend the applicable section of the City's Zoning Code to add as a permitted use to be allowed in that zoned district "Financial Institutions including Financial Institutions with Drive-Through Facilities;

WHEREAS, in compliance with the requirements of Section 17.02.050 of the City's Zoning Code, the request was referred to the Columbia Plan Commission for their review at their meetings on May 26, 2015 and they have recommended to the Columbia City Council that the requested amendment to the C-1 (Neighborhood Business Zoned District) permitted uses be made;

WHEREAS, in compliance with Section 17.02.050 of the City's Zoning Code, a public hearing was held on the 3rd day of June, 2015 before the City's Zoning Board of Appeals regarding the Zoning Code amendment request and the City's Zoning Board of Appeals has recommended to the Columbia City Council that the requested amendment to the C-1 (Neighborhood Business Zoned District) permitted uses be made;

WHEREAS, in accordance with Section 17.02.050 of the City's Zoning Code, no protest to the proposed amendment has been presented in writing to the City Clerk, and therefore a simple majority vote of the Columbia City Council is all that is required for the enactment of the Ordinance and the making of the proposed zoning code amendment;

WHEREAS, in accordance with Section 17.02.050 of the City's Zoning Code, at a regular meeting of the Columbia, Illinois City Council held on the 15th day of June, 2015 by majority vote of the Columbia, Illinois City Council, voted to approve the subject Zoning Code amendment requested of Wendy Norman, as Trustee of the Herbert C. Schueler trust and as Trustee of the Leola M. Schueler Trust aforesaid, to add

“Financial Institutions including Financial Institutions with Drive-Through Facilities” as a permitted use in a C-1 (Neighborhood Business Zoned District) in the City; and,

WHEREAS, it is necessary and appropriate that this Ordinance be enacted to accomplish the requested Zoning Code amendment.

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. Subsection “A” (Permitted uses) of Section 17.26.020 (Permitted uses and uses permitted by special use permit only) of Chapter 17.26 (C-1 NEIGHBORHOOD BUSINESS DISTRICT) of Title 17 (ZONING) of the City of Columbia Municipal Code is hereby changed and amended to add thereto the following permitted use, to wit: “Financial Institutions including Financial Institutions with Drive-Through Facilities”, said Section, as amended, to read as follows:

Section 17.26.020 Permitted uses and uses permitted by special use permit only.

A. Permitted uses.

Except as otherwise provided in Chapter 17.40 (SPECIAL USES) and Figure 1 (SPECIAL USE EXCEPTIONS AND REQUIREMENTS) thereof, no building or land shall be used, and no building shall be erected, structurally altered, or enlarged except for the following uses which are declared to be permitted uses in a C-1 (neighborhood business zoned district):

1. Art and school supply stores;
2. Bakery shops, retail;
3. Book and stationary stores;
4. Camera and photographic supply stores;
5. Coin and stamp stores;
6. Florists shop (no greenhouse);
7. Gift and souvenir shops (no novelty shops);
8. Hair, nail, and skin care including barber shops and beauty salons;
9. Hobby, toy, and game stores;
10. Financial Institutions including Financial Institutions with Drive-Through Facilities;
11. Municipal buildings and facilities for governmental uses and purposes, proprietary uses and purposes, or combination of both government and proprietary uses and purposes;

12. Notion shops, and clothing alterations;
13. Offices, business and professional;
14. Public service facilities, including electric distributing substations, fire or police stations, telephone exchange, and similar uses;
15. Restaurants, tea rooms and cafes;
16. Tanning and therapeutic massage;
17. Travel bureau/ticket offices

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

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

YEAS: Aldermen Agne, Niemietz, Huch, Reis, Holtkamp and Martens.

NAYS: None.

ABSENT: Aldermen Ebersohl and Roessler.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor, this 15th day of June, 2015.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)