

# 20/20 Master Plan Columbia, Illinois

*Approved by the City Council, February 21, 2005*



*“Growth is planned to occur in and around communities in a way that complements and enhances their character...Development in designated growth areas should be compatible in size, scale and architecture with existing development,” and “Retention and expansion of local firms is the key.”*

- Phil Hoon, of the Coalition for the Preservation of Chestertown,  
quoted in Preservation Magazine; November/December, 2003



*Prepared by James Pona & Associates*

**20/20 Columbia Master Plan  
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# Executive Summary

## Executive Summary

Columbia, Illinois has grown impressively over the past two decades. The mission of this plan is to guide future development, to preserve the factors which attracted people to our city in the first place, and to add new amenities and features to further improve the quality of life in our city.

### Existing Conditions

Columbia's population has more than doubled in twenty-four years, from slightly more than 4,200 people in 1980, to 8,862 in 2003, when a special census count was undertaken. As a city, we are not only bigger, but we are also younger. Since 1990 and through 2000, the 25-44 age group portion of our population has grown 40%. The under 5 age group has grown 28%. The 65-and-over age group has also grown strongly at 54%. The city has also grown in other important measures. Among these benchmarks are the following: Household growth (slightly more than 50%, from 2,165 in 1990 to about 3,250 in 2000); more than 190% growth in high-income households (653 in 1990 to more than 1,900 in 2000); and - between 1992 and 2002 - an increase of approximately 128% in single family residential building activity. The U.S. Census of 2000 revealed that Monroe County grew by more than 5,000 residents to 27,619, a 23% population gain and somewhat higher than earlier projections for the county. Monroe County registered the seventh largest percentage increase among Illinois' 102 counties. (This growth was primarily derived from St. Clair County and St. Louis County.)

During the 1990s and through 2003, Columbia expanded its infrastructure in order to meet the increased demands resulting from this growth. Improvements were undertaken to roads, bridges, sidewalks, water supply facilities, wastewater collection/treatment, and stormwater facilities.

Columbia's existing land uses include agricultural, single family, multiple family, business, commercial and business parks, light industrial, extensive historical, and floodplain/drainageway.

Presently, the city's principal assets are

- Historic community with a German heritage
- Unique early German architecture
- Small town qualities
- Growing population with strong residential and commercial markets
- Good schools
- Open space with scenic topography
- Excellent accessibility to regional assets
- Proximity to employment centers
- Opportunities for growth and expansion.
- Safe environment

The city is presently constrained by environmentally sensitive areas such as karst, sinkholes, steep slopes, and by potential imbalances between traditional and new land uses. These are growth-driven issues which will be addressed in this plan.

### Projected Growth

A new population analysis conducted for this Master Plan update reveals that Columbia's 2003 population of 8,862 is projected to grow to more than 12,000 by the year 2020. This is an increase from the previous projection and further underscores the strong continued growth in Columbia. However, given the direction of population movement into Monroe County, Columbia's geographic location along this route, and as Monroe County's largest city, the new projection may again prove to be an underestimate.

### City Wide Plan

These factors point to a strong imperative to plan for Columbia's future. The goals for the 20/20 Columbia Master Plan are to

- Promote planned urban growth to minimize sprawl
- Promote the I-255 Planning District for commercial, business and light industrial uses
- Preserve and enhance natural features – hills, bluffs, trees, and drainage areas
- Preserve and restore the historic character of Main Street and Old Town

The overall plan identifies principal land use elements through which Columbia's future will be planned including: floodway, agriculture, conservation, open space/greenways, residential, public/semipublic, downtown, commercial, business, and industrial. It also identifies important functional elements through which the plan will be guided, including: transportation, environmental planning, economic development, residential quality, historic preservation, police and fire protection, and community services.

### District Plans

Imperatives for Columbia's planning districts are also provided as follows:

- Central – Preserve and enhance as a vibrant center of small scale commercial activity with an emphasis on Columbia's historic legacy
- Northview – Provide low density, quality residential development, with extra care recommended for residential development near the quarry
- Eastridge – Develop quality single family residential development which encourages preservation of woodlands, sinkholes, and historic farmsteads
- Southview – Provide a variety of developments such as:
  - Commercial/business park uses near Route 3
  - Agricultural growth areas
  - Low impact recreational areas
  - Open space areas
  - Low density residential development in appropriate areas
- Bluffview – Retain unique and environmentally sensitive qualities and characteristics of this district by providing for:
  - Agricultural areas
  - Open space areas
  - Low density residential development
  - Low-impact recreational areas
- Riverplain – Restrict the type of Development appropriate to the area such as barge mooring and river related activities
- I-255 – Promote commercial, business, and light industrial development

### Implementation Strategy

Columbia's numerous offices, departments, boards, and commissions form an organizational structure. Among these are the Office of the Mayor, City Council, City Administrator (a newly established position), City Clerk, Treasurer, Plan Commission, Zoning Board of Appeals, Street Graphics Committee, Building Commissioner and Ordinance Administrator, City Engineer, the Office of the Director of Community and Economic Development, Police Department, Fire Department, and Library. Chapter V provides more detail on the process to be used for the implementation of the 20/20 Master Plan.

# Introduction

## Introduction

Columbia, Illinois' 20/20 Master Plan has evolved over the past three months as a joint effort of the Columbia Plan Commission, the Mayor's Office, and the Columbia City Council. It reflects our commitment to continue planning our City's growth consistent with the positive changes which characterized Columbia for several decades. It also acknowledges the City's proud German heritage. In 2001 the plan was restructured with a more streamlined content to allow citizens, officials, staff, developers, and other users to more quickly locate needed information about our prospering city. The 20/20 Master Plan continues with this approach. It will be placed into a looseleaf binder format so that it can be more easily updated by the Columbia Plan Commission and the City Council as necessary. The ultimate goal is also to place it on the City's web page to facilitate access by the city's present – and future – citizens. In addition, the term "20/20" was incorporated into the plan title to represent both our clear vision of the city's future as well as to emphasize a long term planning horizon.

Chapter I provides a description of present factors which define Columbia, including socioeconomic conditions, existing infrastructure, current land use, as well as assets and constraints.

Chapter II includes a brief summary of projected growth in and around the city. It is based on past and present trends both locally and regionally. It also examines growth in Columbia's particular area of influence in the St. Louis Region, focusing briefly on the Metro East counties of Madison and St. Clair, and finally on to Monroe County.

Chapter III consists of the City Wide Plan, addressing overall goals and objectives, major land use elements, as well as functional elements including transportation, environmental planning, economic development, residential quality, and others.

Chapter IV identifies specific area plans for Columbia's constituent districts. The districts are: Central; Northview; Eastridge; Southview; Bluffview; Riverplain; and I-255.

Chapter V summarizes principal plan recommendations and provides an action plan for implementation. It identifies key procedural steps in the city's development process and concludes with an identification of existing and potential funding sources to help make the plan a reality.

But the most important implementation resource is the community of Columbia itself – its citizens, organizations, civic groups, city staff and elected officials. It is our hope that you will join us in building the Columbia of tomorrow!

### The Mayor's Office

Lester Schneider, Mayor

Marian Ledbetter, Executive Secretary

### City Officials

Anthony Traxler, City Administrator

Wes Hoeffken, City Clerk

Robert Naumann, Treasurer

Mike Hemmer, Dir., Comm. & Econ. Dev.

Ken Vaughn, City Consulting Engineer

John Kildea, Bldg. Comm., Ord. Admin.

Joe Edwards, Chief of Police

Jerry Paul, Deputy Chief of Police

Mike Roediger, Fire Chief

Linda Maus, Head Librarian

### The Columbia Plan Commission

Edith Dean, Chairperson

Caren Burggraf, Secretary

Virgil Mueller, Vice Chairman

Debbie Dillon

Robin Goatey (former Commissioner)

Jeff Hamilton

Russell Horsley

Karin Callis

Gary Shondy

Dwayne Worley

Maryann Chilovich, Recorder

James Pona, AICP, Planner

### The Columbia City Council

James Agne

Michael Conrad

Gene Ebersohl

Kevin Hutchinson

Julie Koesterer

Mary Ellen Niemietz

Dan Row

Jay Unnerstall

### Zoning Board of Appeals

Jim Vogt, Chairman

### Other Officials

Gary Gordon, School Superintendent

Brad Oberkfell, Chair, Street Graphics Comm.

The City thanks Robin Goatey, Virgil Mueller, Dwayne Worley and Linda Maus for selected photos which have been included in this plan.

# I. Existing Conditions, Assets, and Constraints

## I. Existing Conditions, Assets, and Constraints

### A. Socioeconomic Conditions

Columbia, Illinois continues to be a rapidly growing community. In recent history its slowest growth rate occurred between 1970 and 1980 when the population increased about 2% – from 4,188 to 4,269. The growth rate during this early period is believed to have been curtailed by a number of factors, including recession, inflation, and higher mortgage rates. Since 1980, the city's growth has been dramatic. From 1980 to 1990, the population grew to 5,524 persons, an apparent increase of more than 29%. Significantly, however, the Official 1990 Census of Population was thought to be low. Consequently, a special census was undertaken in 1994 and again in 1997. The growth shown in these special counts is a reflection of the 1990 under count. Growth was also due, in part, to annexation activity during the decade.

In 2000, the U.S. Census count indicated a population of 7,922 persons, reflecting a net addition of 2,398 persons, or a 43.4% gain, over the city's 1990 population. This is an annualized increase of 4.34% in the city's population, and this rate of growth is significantly greater than any other decade.

Another special census was undertaken in 2003. At that time, the city's population was found to have grown to 8,862. This was a gain of 940 individuals, or 11.86%, over the Year 2000 Census figure, and results in a slightly lower, yet extremely strong, annualized growth rate of 3.8% since 2000. If this rate of growth continues, more than 11,000 people will be living in Columbia by the year 2010. (Refer to Graphic 1.) Growth projections will be further examined in Chapter II.

**Graphic 1: Population Trends<sup>1</sup> (Revised September, 2004)**

| Year                 | Population | Growth (or Decline) from Previous Count | Percent Change | Average Annual Change |
|----------------------|------------|-----------------------------------------|----------------|-----------------------|
| 1970 Census          | 4188       | -                                       | -              | -                     |
| 1980 Census          | 4269       | 81                                      | 2%             | 0.2%                  |
| 1990 Census          | 5524       | 1255                                    | 29%            | 2.9%                  |
| 1994 Special Census  | 6893       | 1349                                    | 24%            | 6%                    |
| 1997 Special Census  | 7208       | 330                                     | 5%             | 1.7%                  |
| 2000 Census          | 7922       | 714                                     | 10%            | 3.3%                  |
| 2003 Special Census  | 8862       | 940                                     | 12%            | 3.8%                  |
| Change –1990 to 2000 | 2398       | 2398                                    | 43.4%          | 4.3%                  |
| Change –1990 to 2003 | 3338       | 3338                                    | 60%            | 4.6%                  |

- Changes in the distribution of Columbia's population by age group are also important. Graphic 2 compares changes in age groups between 1970 and 2000 for the total population. The age groupings used in the source material for this analysis (U.S. Census Table DP-1) were changed from those used by the Census Bureau in earlier decades and reported in the previous Master Plan. However, comparisons are still possible by combining several groupings into larger age groups to create identical age categories across all decades. Accordingly, the groupings in Graphic 2 differ from those shown in the original Master Plan.

<sup>1</sup> Data sources: U.S. Census, 1970, 1980, 1990, as reported in 1995 Master Plan; Census 2000; updated information from Demographics to the City of Columbia; and Special Census 2003.

From this information, the following observations can be made for the most recent decade:

- The fastest-growing age groupings, in order, are as follows: 45-54 (80%); 65 & Over (54%); 5-24 (48%); 25-44 (40%); Under 5 (28%); 55-59 (21%)
- The 60-64 age grouping declined in population (-6%)

An examination of historic change for these age groupings between 1970-1980, 1980-1990, and 1990-2000 reveals significant changes in population by age groupings. The following summarizes changes by decade over the thirty-year period:

- The Under 5 age group registered the most volatile changes for each decade of the thirty-year period, from an 11% decline, to a huge increase of 67%, and finally to a still-strong growth rate of 28%
- The 5-24 grouping moved from a decline of 14%, to growth of 3%, and finally to extremely strong growth of 48%
- The 25-44 age group fluctuated dramatically from insignificant growth of 1%, to explosive growth of 74%, moderating somewhat to extremely strong growth of 40%
- The 45-54 group experienced a slight decline of 3%, to slight growth of 3%, followed by explosive growth of 80%
- The 55-59 cohort grew by 29%, then by only 8%, and finally by a stronger 21%
- 60-64 year olds grew by 33%, then declined to 24%, and finally experienced a net loss of 6%
- The 65 & Over category experienced extremely strong and relatively consistent growth of 43%, 37%, and 54% respectively

**Graphic 2: Age Distribution, 1970 through 2000<sup>2</sup>**

| Age Group | 1970 | 1980 | 1990 | 2000 | Change '70-'80 | Change '80-'90 | Change '90-'00 |
|-----------|------|------|------|------|----------------|----------------|----------------|
| Under 5   | 275  | 244  | 408  | 522  | (11%)          | 67%            | 28%            |
| 5-24      | 1533 | 1326 | 1369 | 2023 | (14%)          | 3%             | 48%            |
| 25-44     | 1031 | 1038 | 1810 | 2539 | 1%             | 74%            | 40%            |
| 45-54     | 554  | 571  | 552  | 994  | 3%             | (3%)           | 80%            |
| 55-59     | 197  | 254  | 275  | 332  | 29%            | 8%             | 21%            |
| 60-64     | 198  | 263  | 327  | 308  | 33%            | 24%            | (6%)           |
| 65 & Over | 400  | 573  | 783  | 1204 | 43%            | 37%            | 54%            |
| Total     | 4188 | 4269 | 5524 | 7922 | 2%             | 29%            | 43.4%          |

Additional and important demographic benchmarks since 1990 are summarized below and shown in the graphics on the following pages.

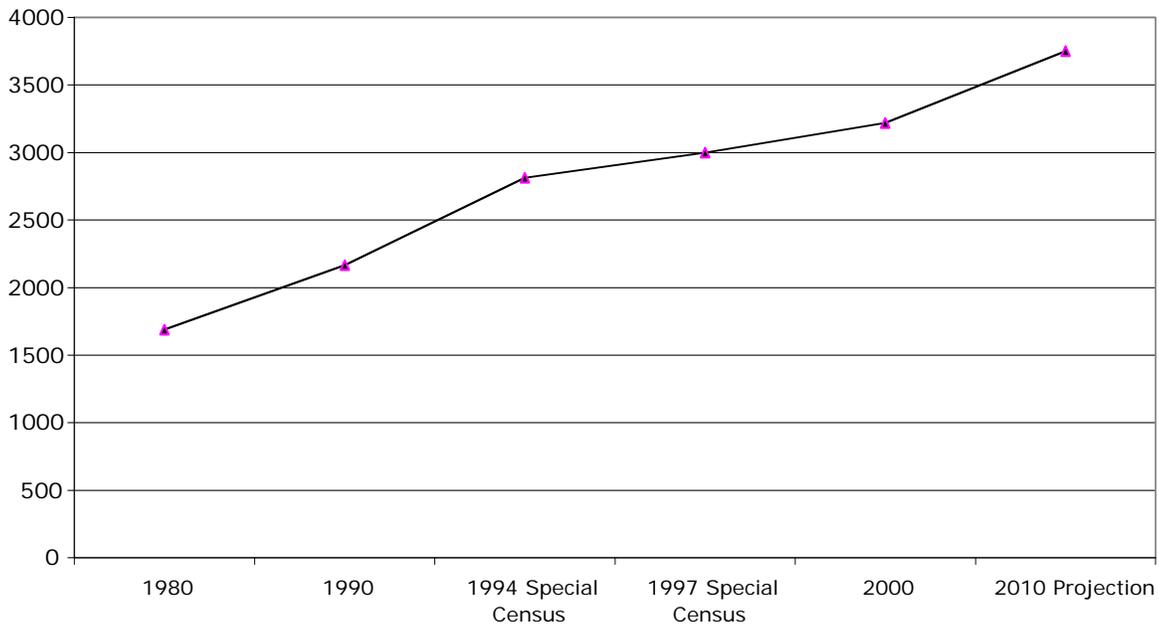
- Strong household growth through 2000, and continued growth projected to 2010 (Graphic 3)
- An increase in renter-occupied units through 2000 (Graphic 4)
- A variety of household-income ranges, with more than 75% of Columbia's households earning more than \$35,000 in 2000 (Graphic 5)
- A substantial increase in the number of upper-income households (above \$50,000) through 2000 (Graphic 6)
- Median household income in 2000 – more than \$58,000 (Graphic 7)
- Numerically dominant 2000 age groupings: 25-44, 5-24, and 65 and Over (Graphic 2)
- Slight decrease in single households through 2000 (Graphic 8)

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<sup>2</sup> Ibid.

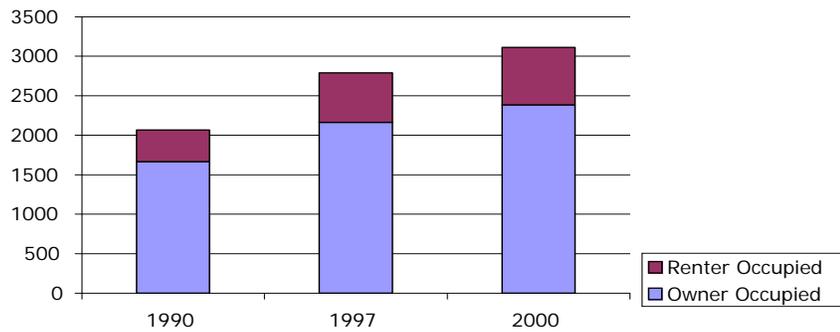
**Graphic 3: Households in Columbia (Revised 12/1)**

Sources: U.S. Census, 1997 Demographics, and Projection

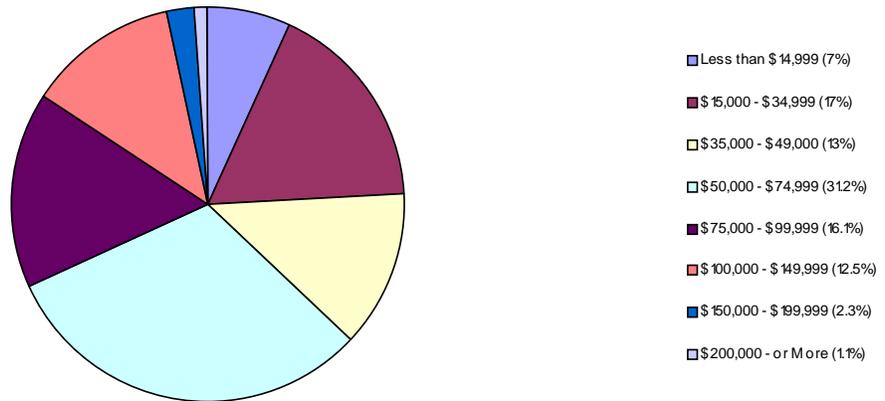


**Graphic 4: Housing by Occupant Type**

(Rev. 9/24/04)



**Graphic 5: Households by Income Range**  
(Revised to Reflect Year 2000 Census Data, 12/13/04)



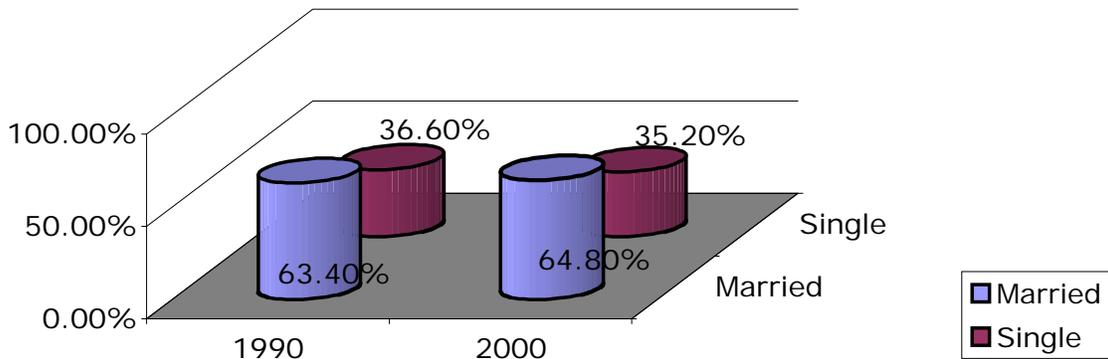
**Graphic 6: Households by Income**  
(Revised 11/04)



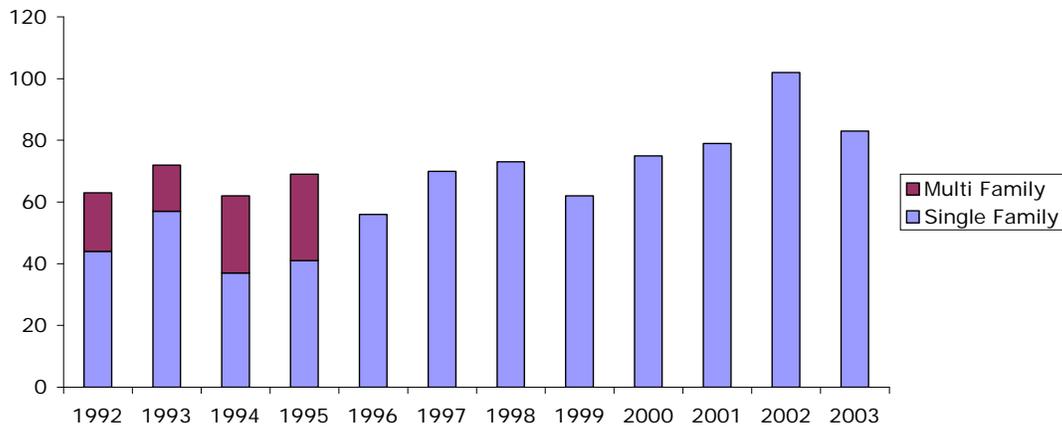
**Graphic 7: Estimated Household Income (Rev. 9/24/04)**  
Data Sources: Demographics 1997, and Census 2000

|                         | 1997     | 2000     |
|-------------------------|----------|----------|
| Median Household Income | \$43,894 | \$58,003 |
| Per Capita Income       | \$21,213 | \$26,767 |

**Graphic 8 Marital Status: 1990 - 2000**  
(Revised 7/24/04)



**Graphic 9: Building Permits - Residential Activity, 1992-2003 (Rev. 12/13/04)**



As is shown in Graphic 9, single-family housing growth in Columbia has been strong between 1994 and 2003. During the first half of this period (1994 through 1998), new single-family building permits steadily grew from 37 to 83 units per year. The five-year annual average during this period was just over 52 units. (Multi-family activity grew through 1995, when a general moratorium on apartment construction was enacted.)

As is shown in Graphic 9, single-family housing growth in Columbia has been strong between 1994 and 2003. During the first half of this period (1994 through 1998), new single-family building permits steadily grew from 37 to 83 units per year. The five-year annual average during this period was just over 52 units. (Multi-family activity grew through 1995, when a general moratorium on apartment construction was enacted.)

During the subsequent five-year period (1999 through 2003), single-family permit activity grew steadily through 2002, and then dropped slightly in 2003. Even with the 2003 decline, however, the five-year annual average during this period was slightly more than 80 units, representing 54% more single-family activity over the previous five-year period.

The city believes the drop in single-family housing during 2003 may be due to a number of factors, including a temporary drop in the available supply of buildable lots, the unemployment rate, unapproved final plats, and mortgage rates. These developments may be transitory, given the history of permit activity over the past ten years, including the first six months of 2004. During this latest period, 59 single-family permits were issued. This is the highest level of mid-year activity during the entire 2000-2004 recording period, and may also be the most productive half-year of single-family activity in recent history. It suggests that permits for the year may well exceed the 2003 level, perhaps even surpassing the aggressive building activity that was recorded in 2002.

Single-family housing growth should continue well into the future. The challenge for Columbia will be to regulate it, as well as its infrastructure and institutional ramifications, so that it continues to have a positive effect on the city, sustaining higher property values and quality-of-life in the process.

## **B. Existing Infrastructure, Services and Educational Facilities**

### **1. Transportation System**

Columbia and the surrounding area offer a full range of accessible transportation facilities, which have played an important role in the historical development of the City and the region.

- a. **Roads and Streets.** The City's northern corporate limits parallel an area to the north of Interstate 255, which connects to Interstates 55, 64 and 70, and to Illinois State Route 13/15. The City is also served by Old State Route 3 and Illinois State Route 3 which is intersected by Route 158. It is, therefore, well connected to the regional road system.

Columbia's local road network functions within this regional system. Its streets are arranged in a hierarchy as follows:

*Primary Arterials* - carry most inter-and intra-regional traffic. Included in this category are major highways and interstates, such as I-255, Illinois Route 3, and Admiral Parkway.

*Secondary Arterials* - connect the City street-network with the primary routes, provide cross-town access and connect the principal traffic generators. Examples include Main, Rueck, and Cherry.

*Collector Streets* - carry traffic between neighborhoods and major traffic centers. They also distribute traffic to the arterial streets and primary routes. Examples include Columbia Lakes Drive, Temple Street, and Parkview Drive.

*Local Streets* - provide access to individual properties, carry intra-neighborhood traffic as well as traffic from residential areas to collector and arterial streets.

A large portion of the 57 miles of streets and approximately 7 miles of state highway within Columbia are oil and rock chip, and approximately twenty four percent are concrete.

Transportation projects are as follows:

- A new two-lane bridge has been completed to replace a one-lane bridge over Palmer Creek on Rueck Road about 1,000 feet south of Quarry Road.
- Bluff Road has been realigned due to the flood of 1993. It increased the amount of traffic on Valmeyer Road by providing better access to the City from the Valmeyer area as well.
- The Bottom Avenue project has been completed, which includes widening and resurfacing.
- Parkview Drive has been reconstructed, with a sidewalk on the park/school side of the street.
- Sidewalk improvements on South Main have been completed. This work includes a foot bridge and sidewalk to South Main and the Route 3 stoplight. The intersection was improved with a left turn signal.
- Another sidewalk project recently completed provides a sidewalk from the library south to the Immaculate Conception School.
- In Old Town all streets, drainage, and utilities will be improved from Ferkel east to Riebeling, and from Cherry south to Centerville. Phase I was begun in 2003 and will continue through 2007.
- A sidewalk will be constructed along Cherry Street from the Railroad Right-of-Way to Longview. Other sidewalks will be constructed where practical.
- The new Fish Lake Interchange will be constructed.

Federal law requires that East-West Gateway Council of Governments (EWGCOG), which is the designated Metropolitan Planning Organization (MPO) for the region, approve long and short range plans prior to application for Federal transportation funds. The long range planning period is approximately 20 years, with short range plans updated annually. These short range plans are referred to as the Transportation Improvement Program (TIP). The TIP is annually updated during each of the three year cycles, enabling cities to modify road improvement plans consistent with evolving needs.

The current TIP includes two City of Columbia projects:

1. Rueck Road will be extensively improved in four phases over the next 4 to 5 years:
  - ~ Quarry Road to Fairfax Street
  - ~ Germania to Briegel Street
  - ~ Fairfax Street to Germania
  - ~ Briegel Street to Main Street.

Each phase includes reconstruction, drainage, and sidewalks on one side of the street. All four phases have been approved by the Illinois Transportation Planning Committee and the East-West Gateway Coordinating Council. The first phase has been completed. Phases 2, 3, and 4 are scheduled for construction in 2005.

2. Future plans call for improvements to Carl Street, West Legion Street, and Kunz Street between Main Street and the Admiral Parkway. The first phase of this project is scheduled for the year 2007.

The Illinois Department of Transportation (IDOT) is planning for the Gateway Connector from I-55/I-70 near Troy to I-255 in the Columbia area. The city prefers not to use the Admiral Parkway, as this would place excessive traffic demands on the Parkway. The city favors a route to the southwest.

- b. Sidewalks and Multipurpose Paths. Columbia's system of sidewalks and paths has adequately served past needs for non-motorized movement. However, walking and bicycling have increased dramatically both nationally and in the St. Louis region, and these activities also appear to be growing in Columbia as well. This is due not only to intensified interest in recreational and wellness activities, but also to the re-emergence of walking and bicycling as a transportation mode for some local trips. This trend has become so pronounced that the regional Transportation Improvement Plan (TIP) now encourages and provides funds to develop local walking and bicycle facilities for transportation purposes.
- c. Other Important Transportation Elements. Components of the regional network, as identified earlier in this plan, include railroad, waterway, and airport facilities. The Union Pacific rail line serves the region and intermodal rail freight systems include Conrail, CSX, Union Pacific, and Gateway Western. Although Columbia does not extend to the Mississippi River, the river is of great importance to the region's transportation network. Here, a series of waterway traffic terminals provide for barge transport of commodities.

Five air transportation services are accessible to Columbia: Sackman Field, a private grass-surfaced air field; St. Louis Downtown Parks Airport, a general aviation facility; Lambert St. Louis International Airport, Mid America Airport, and St. Louis Regional Airport.

The Sackman Field, located along Bluff Road, is currently a private airfield with the capability to handle small aircraft. Its maximum potential runway distance is limited to 4,000 feet, which is the distance between Carr and Palmer Creeks. Even if this entire length were utilized, business or corporate use would continue to be limited to small aircraft. The airport should continue to grow, however, as a private facility. The needs of larger aircraft should continue to be served by three nearby facilities, Parks (within 10 miles of Columbia), Mid America and St. Louis Regional Airports, all of which are within 25 miles of the City.

Columbia is also served by public transit. Metro's Waterloo-St. Louis Express runs four times a day. The travel time from Columbia to St. Louis via this express route is 43 to 50 minutes.

## 2. Water Supply and Distribution

Columbia owns and operates its own water distribution system but purchases water wholesale from Metro East Municipal Joint Action Water Agency (MEMJAWA). MEMJAWA was formed in 1996 by Commonfields of Cahokia Public Water Supply District and the City of Columbia with the intent of purchasing water from the City of St. Louis; but after negotiating a reduced rate with Illinois American Water Company (IAWC), MEMJAWA decided to continue to purchase water from IAWC. The negotiated IAWC rate was equal to what MEMJAWA would have paid for water from the City of St. Louis.

In 2003 the City of Columbia used an average of 1 million gallons of water per day. The usage is expected to increase by approximately 30,000 gallons per day for each of the next 10 years.

Columbia has two connections to Illinois American Water company (IAWC). The main connection is in Cahokia at Illinois Route 3 and Judith Lane. The other connection to IAWC is just southeast of Columbia at Illinois Route 158 and Centerville Road. A new water line from the City's new southeast water tank to its existing Cherry Street tank, was completed in July 2000. In terms of quantity, it could provide the average daily usage of water currently needed by the city. This water is provided by the Route 158 and Centerville Road connection. One million gallons are now available daily from the Route 158 and Centerville Road IAWC connection.

Other improvements completed in 2003 include construction of a new 16" water transmission line from the North Dupo pump station to Dupo where it connects to existing lines to the City and a \$50,000 upgrade to the pump station.

In addition a 12" transmission line from the Route 158 and Centerville Road to Hill Castle Court will enable the City to connect to the Fountain Water District transmission lines and the City will furnish water to the district's northern quadrant. Phases 1 and 2 are scheduled for completion in the year 2005, with Phase 3 yet to be scheduled. When this area is annexed to the City the lines will be purchased from the Fountain Water District and become part of the City of Columbia distribution system.

The City has a booster station located in Dupo, Illinois (Dupo Pump Station). This station pumps water from the Judith Lane connection to the City's 500,000 gallon Diehl Tank. The City also has a pump station in Columbia on Ghent Road and Quarry Road (Wecker Pump Station). This station pumps water from the Diehl tank to the City's 600,000 gallon Cherry Street tank and 500,000 gallon Mule Road tank. The City has four (4) reservoirs that have a combined total storage capacity of 2.1 million gallons.

### 3. Wastewater Collection and Treatment

The City of Columbia owns and operates its own wastewater collection and treatment system. The City's existing wastewater treatment facility is a three-cell, aerated lagoon with a rock filter. Treatment capacity was increased from 1.0 MGD (million gallons per day) to 1.5 MGD in 2003 at a cost of \$1.2 million. At the present usage level of .97 GPD, this results in an excess capacity of .5 MGD. An effluent pump station pumps the treated effluent through a 14-inch, force main to the Mississippi River. Effluent limitations of 20 mg/1 suspended solids have been achieved.

The collection system has two major pump stations which pump directly into the treatment system. The larger station with a capacity of 3,000 gallons per minute is the Master Lift Station. This station is located on Valmeyer Road near Bluff Road. The Palmer Creek Lift Station located just west of the Columbia Airport and east of the Union Pacific Railroad has a capacity of 1,300 gallons per minute. The Master Lift Station was constructed in 1998 and the Palmer Creek Lift Station was constructed in 1990. There are numerous smaller pump stations that are tributaries to these two main stations.

The city has also initiated an ongoing sewer maintenance program.

### 4. Stormwater

Columbia and its environs are drained by a system which includes four creeks (Wilson, Carr, Palmer, and Hill Lake), and the Fish Lake drainage ditch canal. Stormwater management within this system is a continuing challenge due to the presence of steep slopes coupled with Karst topography and soil types which are prone to erosion. Increased development activity

has exacerbated the problem. For a comprehensive description of soils, refer to Soil Survey of Monroe County, Illinois published by the U.S.D.A. Soil Conservation Service. Presently, all new development requires on-site stormwater detention. Regional stormwater detention facilities have been recommended by the Natural Resources Conservation Service (NRCS), the Illinois Department of Natural Resources (IDNR), and the Corps of Engineers (COE).

#### 5. Services and Educational Facilities

Columbia's Police Department maintains a force of 15 full-time and 5 part-time officers. It also has a fleet of 16 police cars and one mobile command post. The department is part of the Illinois Law Enforcement Alarm System and has mutual agreements with Law Enforcement Departments in the State of Illinois that are with the program.

The city's Fire Department has a force of 40 volunteer fire fighters, 30 of whom are state-certified. It also has 8 certified hazmat (hazardous materials) technicians. It has earned the highest available fire insurance safety classification (5). It is a member of MAVIS, which has mutual aid agreements with other fire departments in the state that are members of the program. The department responds to 225 calls a year over a service area of 76 square miles.

Columbia's Community Unit School District #4 includes three schools: Parkview Elementary (pre-kindergarten through 4th grade), Columbia Middle School (5-8), and Columbia High School (9-12). The district's pre-school is state-certified. A new middle school is under construction. The high school has ACT-based academic performance scores which are higher than the statewide average in all subject areas, as well as higher graduation rate than the statewide average (refer to Appendix B for additional information). The Immaculate Conception School is also located in Columbia, and there are a variety of day care and pre-school options available in the city.

The Columbia Public Library is a top quality institution that provides full services. It participates in the inter-library loan program of the Lewis and Clark Library System, with services that extend from Springfield to Waterloo.

### C. Present Land Use

Please refer to attached Zoning District map

### D. Assets and Constraints

#### 1. Assets

Columbia's principal assets can be summarized as follows:

- Historic community with a strong heritage and small town qualities
- Growing population with strong residential and commercial markets
- Good schools with higher achievement levels than the statewide average
- Environmental assets – Clean air, clean water, Mississippi River, scenic topography, and open spaces strategically located within the least developed area in Metropolitan St. Louis
- Excellent accessibility to regional assets
- Road, river, and rail access
- Proximity to employment centers
- Expansion opportunities
- Strong police and fire departments
- Safe environment

## 2. Constraints

The City's constraints or challenges are summarized as follows:

- Environmental issues – Karst topography, flood plains, wetlands, erodible soils, steep slopes, and the amount of designated open space
- The public environment in retail areas - lighting, benches, and street landscaping
- Growth and redevelopment - preserve Columbia's historic quality and ensure the vitality of Main Street while encouraging economic growth
- Balance between tax-consuming land uses such as parks and schools and tax-generating land uses such as residential, commercial and industrial development

### E. Pending Projects

A number of projects are pending, based on the developers and the landowners that have come to the City. More residential development will be in the area east of Columbia Lakes and Old Route 3 between Quarry and Mule Roads. Development in this area includes Gedern and Gedern Estates, Ross – American Heritage – R-2 120+ acres, Brellinger/Pfeffer – R-2 140 acres, and the Catholic Church – southwest of the Brellinger Tract – 56 to 58 acres. That leaves 80 acres surrounded by these projects and 59 acres of Franke property that will be developed in the future.

Another separate area between Hill Castle and Gall Road will be developed in the future.

Non-residential development could be greatly accelerated by Federal and State funding of the I-255/Fish Lake Interchange. Other developments are planned for Old Route 3 north of Columbia, Frierdich/Mund/Hahn Golf Course property, and the Illinois Route 3 corridor to the south (EE Road).

The remaining 70 acres of the Stumpf-Wegmann TIF area is planned for development in the near future. Of the 70 acres, thirty-five (35) will be BP-2 and C-3. The remainder is in the floodway and will be developed as a recreation, conservation, and mitigation area.

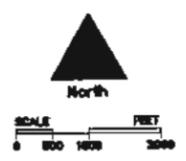
CITY OF  
COLUMBIA, ILLINOIS

ZONE DISTRICT MAP  
APRIL, 2000

- ZONE DISTRICT BOUNDARY
- CORPORATE BOUNDARY
- COUNTY BOUNDARY

ZONE DISTRICT CLASSIFICATIONS

- A-1 - AGRICULTURAL DISTRICT
- R-1 - ONE-FAMILY DWELLING DISTRICT
- R-2 - ONE-FAMILY DWELLING DISTRICT
- R-3 - ONE-FAMILY DWELLING DISTRICT
- R-4 - ONE-FAMILY DWELLING DISTRICT
- R-5 - ONE-FAMILY DWELLING DISTRICT
- R-6 - ONE-FAMILY DWELLING DISTRICT
- R-7 - MULTIPLE-FAMILY DWELLING DISTRICT
- C-1 - NEIGHBORHOOD BUSINESS DISTRICT
- C-2 - GENERAL BUSINESS DISTRICT
- C-3 - HIGHWAY BUSINESS DISTRICT
- CP - COMMERCIAL PARK
- BP1 - BUSINESS PARK
- BP2 - BUSINESS PARK
- I-1 - LIGHT INDUSTRIAL DISTRICT
- S-1 - HISTORICAL DISTRICT
- S-3 - FLOOD PLAIN AND DRAINAGEWAY DISTRICT



**Assets...**



**Small Town Qualities**



**Historic Churches**



**Historic Homes**



**Strong Residential Markets**



**Main Street**



**Accessibility and Proximity  
to Employment Centers**



**Expansion Opportunities**

# Columbia, Illinois - 1998



# Columbia, Illinois

1941



2000



## II. Projected Growth

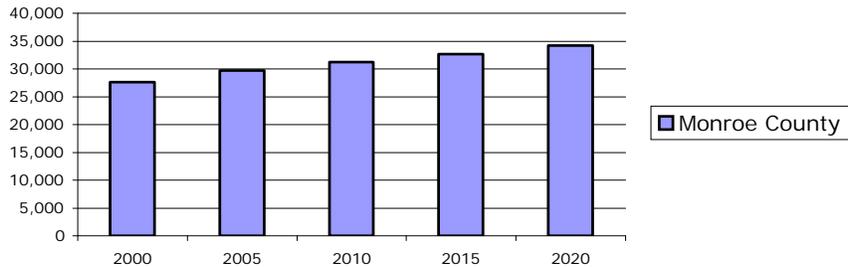
This chapter presents a brief summary of projected growth in Monroe County and in Columbia, based on several sources of information as identified below. It is intended to serve as a foundation for the plan to be presented in the subsequent chapter.

### A. Monroe County Population Projection

East-West Council of Governments (EWCOG) has recently revised downward its population projections for all of the Metro East counties. The graph below has been revised to reflect this change for Monroe County, which is shown in five-year increments from the year 2000 through 2020:

Graphic 11

Monroe County Population Projection, 2000 - 2020  
(Revised July, 2004)

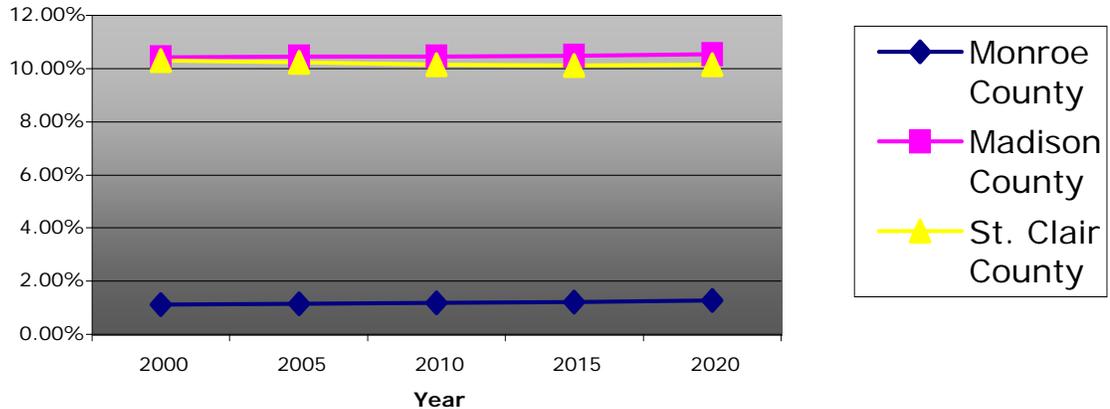


According to EWCOG, Monroe County’s growth rate for the 2000-2005 period is projected to be 7.6%. For the period 2005-2010 it is projected to be 4.8%. From 2010-2015 growth is projected at 4.8%; and from 2015-2020 the county’s population is expected to grow by 4.6%. (Source: Population and Employment Projections; East-West Gateway Coordinating Council. The City believes that these County projections are somewhat conservative)

EWCOG also examined county growth as a percentage of the total growth projected for the entire St. Louis Region. Monroe County’s population share of the region is projected to grow slightly from 1.1% in 2000 to 1.2% in 2020. Similarly, Madison County’s population as a share of the region is projected to grow modestly from 10.4% to 10.5% by 2020. However, St. Clair County’s population as a proportion of the region is projected to decline slightly from 10.3% to 10.1% by 2020. Although the Monroe County share of the region’s population is relatively low compared to Madison and St. Clair Counties, the *growth rate* of this share is slightly greater than that of St. Clair County. Refer to Graphic 12.

Graphic 12

**Projected Growth in Metro Ea  
as a Percentage of Regional Tc**



It is important to recognize that the preceding projections relate to a county which has a north-south orientation and which is located at the southern edge of the region’s area of influence. Although the county’s northern border is located only about 4 miles from the region’s geographic center at the St. Louis Arch, its southern limit lies almost 40 miles south of the Arch. EWCOG’s projections reflect this geographic position as well as the county’s overall rural character.

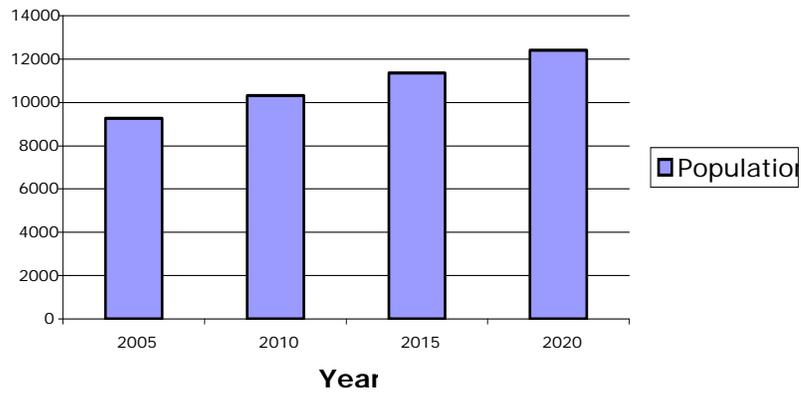
On the other hand, Columbia’s location at the northern limit of Monroe County places it at the front door of considerable growth emanating to the southeast from St. Louis County, which is the economic core of the region. The city’s geographic prominence in Monroe County is further apparent in that it is the largest of the two principal cities in the county; and that the other city, Waterloo, is more remotely located in relation to the core of the region. Moreover, Columbia is located at the southern approach to the Jefferson Barracks Bridge, which operates considerably below its traffic capacity, enabling very short commutes to and from the City, and further attracting new development. This has resulted in substantially higher historic growth in Columbia compared with Monroe County as a whole.

**B. Columbia Population Projection**

A refined 2004-2020 growth projection for Columbia itself can be made based on the following: The 2003 population count of 8,862 as provided in the special census undertaken in that year; anticipated build out of more than 1,360 new housing units between 2003 and 2020 (based on a continuation of recent housing growth of 80 units per year); and an estimated household size of 2.6 persons, which would result in a population increase of 3,536 individuals. Based on these factors and assumptions, more than 12,000 people could be living in Columbia by the year 2020. Refer to Graphic 13.

Graphic 13

**Columbia Population Projection, 2005-2020**



**C.**

**Area of Planning Influence**

**Projected**

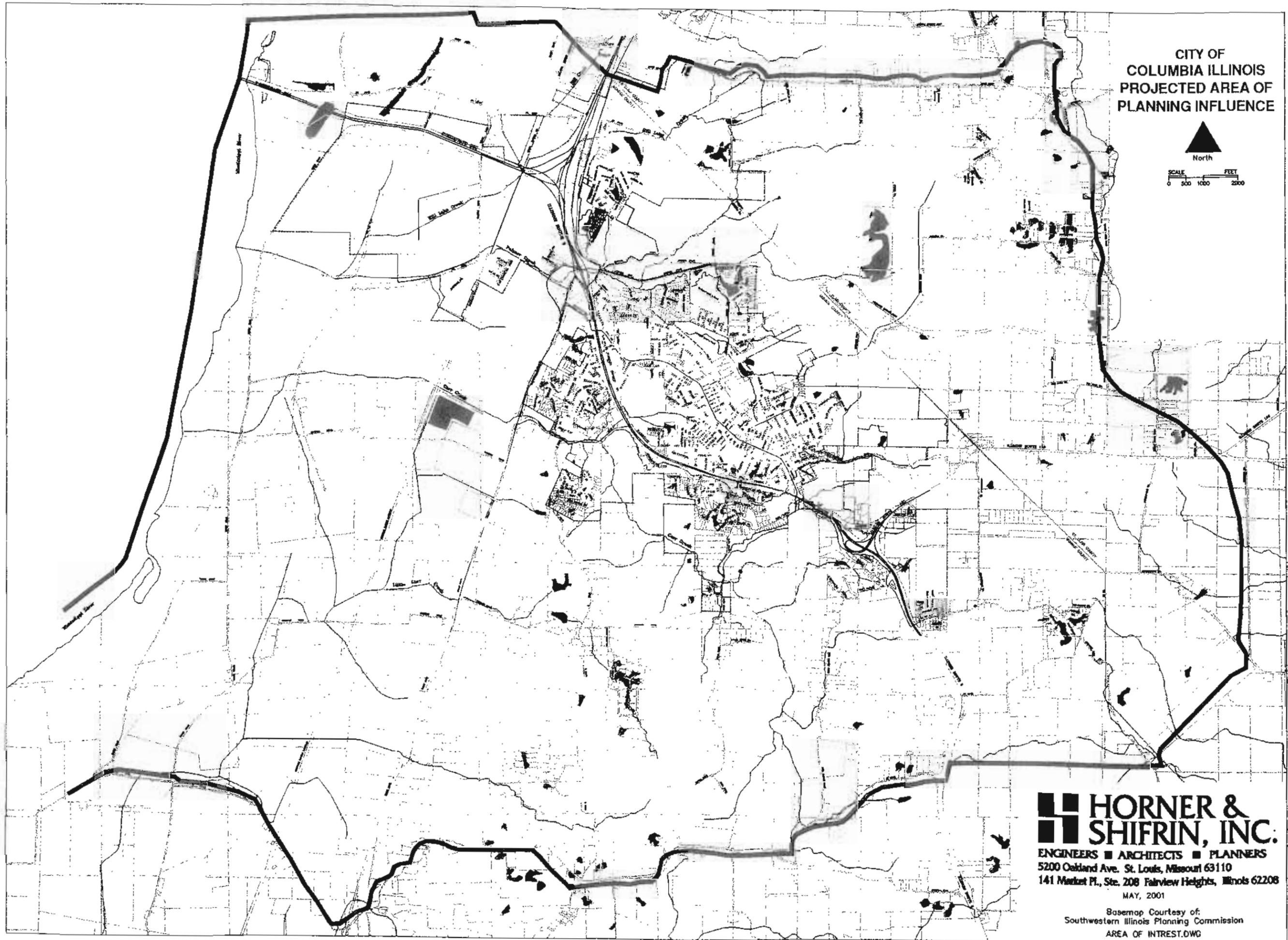
Over the past 20 years, growth in and around Columbia has pushed the city’s boundaries to the north, east, and south, in an uneven fashion. Although the City’s original 1 square mile of densely developed land area has grown to approximately 8 square miles, development extends unevenly in all directions to cover a land area of more than 15 square miles.

Within this 15 square-mile area, there is an extensive amount of relatively undeveloped land – some of it close to the City’s historic core – which must be carefully planned and managed for the City’s future. This 15 square-mile area is defined as Columbia’s projected area of planning interest. Refer to map, Graphic 14.

CITY OF  
COLUMBIA ILLINOIS  
PROJECTED AREA OF  
PLANNING INFLUENCE



SCALE FEET  
0 500 1000 2000



**HORNER & SHIFRIN, INC.**  
ENGINEERS ■ ARCHITECTS ■ PLANNERS  
5200 Oakland Ave. St. Louis, Missouri 63110  
141 Market Pl., Ste. 208 Fairview Heights, Illinois 62208  
MAY, 2001

Basemap Courtesy of:  
Southwestern Illinois Planning Commission  
AREA OF INTREST.OWG

### III. City-Wide Plan

### III. City Wide Plan

Columbia's growth and development have been strong as previous sections have shown. This new master plan reflects needs based on present conditions and trends, as well as on a Master Plan survey questionnaire which was mailed to more than 2,600 households in 1999. The City received 881 responses to the questionnaire (a 33% return rate). Below is a brief summary of master planning needs expressed by Columbia's citizens. Underscored phrases refer to items in the survey which were of particular interest to residents. (Refer to Appendix A for detailed survey results.)

The amount of residential development that has occurred in recent years is appropriate; additional growth should be south toward Waterloo and east toward Millstadt. There is a need for additional R-2 zoned housing and, to some extent, R-1 zoned housing. Residents also expressed interest in providing for elderly assisted living options.

The recent historical rate of commercial growth is appropriate. Some residents feel there should be more. The community wants light, non-polluting industry along I-255 and, to some extent, west of the Union Pacific railroad tracks. Residents would like to see light industrial uses along I-255 between Route 3 and the Jefferson Barracks Bridge.

Existing land development regulations are sufficient. Stormwater runoff should continue to be addressed. Historic buildings should be preserved. Main Street should have a historic German theme; new or rehabilitated buildings on Main Street should resemble historic buildings.

Parks, greenspace and other open space such as paths, trails, playgrounds, playing fields, and natural areas including wetlands, sinkholes, bluffs, and wooded areas should be provided as a contingency for the approval of plans. Many residents expect the quality of life in Columbia to be the same or better in 10 years.

#### A. Goals and Objectives.

Columbia actively seeks a future in which carefully managed growth is balanced with the preservation of its cultural and architectural heritage. This future should be framed by goals and objectives which relate to preserving the architectural and commercial integrity of Main Street, using smart growth techniques and management of residential density, managing the I-255 corridor, preserving and enhancing open space, and encouraging orderly growth along Route 3, the City's new commercial corridor. Each is described in more detail below.

##### 1. Main Street

Goal: Achieve the preservation and enhancement of Main Street as a vibrant commercial and historical center of the City with a variety of activities and a selection of goods and services where people can walk, ride bicycles or drive to take advantage of these amenities.

Objectives:

##### Buildings

- Establish a historic Main Street District with a German heritage theme
- Establish historically appropriate design guidelines for new/renovated buildings and for public spaces
- Identify mechanisms to provide loans for facade improvements as another implementation strategy

- Actively promote appropriate in-fill development, including architecturally suitable buildings with shops below and apartments above
- Solicit redevelopment of senior citizen apartments in the downtown district
- Pursue a North Main District with an Arts and Crafts Bungalow architectural theme
- Pursue the replacement of existing Main Street lighting with standards and fixtures having an appropriate turn-of-the-century style
- Establish an Architectural Review Board

#### Trees

- Pursue tree planting along Main Street with emphasis on high quality, slow growing deciduous trees and evergreen shrubs
- Ensure that trees planted along intersecting streets do not hinder vistas or traffic

#### Traffic

- Provide additional off-street parking opportunities
- Provide sidewalks of adequate width for pedestrian movement, facilitate bicycle movement on the street, and provide bicycle parking fixtures
- Develop pedestrian amenities

#### Citizen Involvement

- Seek and support efforts to form a Main Street business organization
- Implement seasonal themes through banners and other enhancements
- Solicit involvement of business/volunteer groups in downtown improvements; investigate the feasibility of an "adopt a block" program
- Investigate participating in the national Main Street Program to secure technical assistance to implement its objectives: organization, economic restructuring, design and promotion (with support from the business organization)

## 2. Planned Urban Growth

Goal: Promote planned urban growth to minimize sprawl through regulating residential densities, protecting environmentally sensitive areas, and encouraging development in appropriate areas.

#### Objectives:

- Maintain a 20-year growth boundary to define the limits of urban development
- Develop an annexation policy for lands beyond the growth boundary which limits City-provided water and sewer service, but encourages agricultural, conservation, or green space uses
- Strongly encourage residential zoning of R-1 and R-2 on the periphery of the City and reserve open space where necessary to protect natural features such as sinkholes
- Evaluate allowable residential densities in part on whether they impact floodplains, areas of Karst topography, steep slopes, wildlife or natural plant habitats, and other sensitive areas
- Create smart growth by channelling growth into areas with existing infrastructure
- Plan and program city infrastructure for urban development areas
- Establish a policy to ensure that infrastructure is in place prior to development (roads, sewers, utilities and other infrastructure)

- Allow and encourage higher residential densities near Main Street
- Provide areas for condominium and other types of owner occupied multiple-family dwellings in appropriate areas
- Consider a modified Community Unit Plan – CUP – as an overlay district to provide a wider range of housing opportunities including townhouses and cluster development. Introduce the concept of the Planned Unit Development – PUD – as a technique for modifying the CUP
- Encourage in-fill development of existing small residential lots throughout the City
- Designate areas for smaller lots to provide opportunities for families who desire them and to provide for a wide range of housing opportunities
- Establish open space that should be protected
- Strongly encourage pedestrian and bicycle-friendly developments
- Encourage landscaping that preserves natural features and minimizes run-off and pesticide usage
- Establish green belts and environmental corridors

3. I-255 Planning District

Goal: Promote commercial, industrial and business uses through mixed-use zoning

Objectives:

- Ensure development of the long-awaited Fish Lake Interchange
- Devote portions of this area to commercial and light industrial uses due to its topography and access to highway, rail, and water transportation facilities
- Target infrastructure improvements, including water/sewer mains, for designated commercial and light industrial development portions of the area
- Refrain from locating heavy industries and smokestack industries in this area
- Locate business, commercial and industrial uses near highway interchanges or other major transportation facilities
- Encourage appropriate locations of warehousing and other light industrial uses in this area
- Identify other areas in and around the City for potential industrial development to provide alternatives to locating in this area
- Devote the floodplains south of Carr Creek to agriculture, conservation, and recreational uses
- Encourage common ground to be set aside by businesses and developers for monument-style directory/identification signage
- Promote a mixed-use code
- Incorporate uniform and aesthetically balanced signage into the public right-of-way
- Ensure the development of a network of public access trails throughout the district to connect to regionally planned trails

4. Parks, Green Space and Open Space.

Goal: The natural features that give the City character such as hills, bluffs, trees, grasslands, prairies, and natural drainage areas should be preserved and enhanced.

Objectives:

Green Space and Open Space

- Preserve green space along creeks and other natural drainage areas

- Use green space as buffers between different intensities of land uses
- Provide green space in residential developments appropriate to density. (Small lot or multifamily dwelling developments should provide adequate common grounds and recreation space.)
- Encourage creative mechanisms such as participation in the existing Metro East Park and Recreation District (MEPRD), to facilitate the acquisition of green space and open space
- Promote the use of parkland set-aside agreements
- Encourage the City to finalize and incorporate the open space/greenway plan as a future complement to this plan
- Encourage use of a sales tax to become involved in the Metro East Park & Recreation District

#### Natural Drainage

- Preserve sinkholes and do not fill or encroach upon them with buildings or other structures
- Protect natural drainage channels and lakes

#### Community Center

- Continue investigating the feasibility of establishing a community center

#### 5. Illinois Route 3 South, IL 158 East, Old Route 3 North, and proposed corridor (Fish Lake Interchange)

Goal: Ensure that Columbia's existing and future transportation corridors provide adequate levels of service.

Objectives:

- Promote orderly growth along these corridors

#### 6. Quality Development

Goal: Guide new development and redevelopment, and encourage restoration to support and foster an appropriate visual character for Columbia.

Objectives:

- Continue to refine and improve overall architectural guidelines
- Develop concepts which provide guidance regarding architectural and urban design character for districts
- Develop a digital image library depicting appropriate quality development

#### 7. Home Rule

Goal: Investigate the potential incorporation of a Home Rule government classification

Objectives

- Incorporate discussion of the Home Rule classification as a periodic agenda item at City Council meetings
- Consider formation of a special committee to study the appropriateness of this designation for the city
- Report findings of the study to the city
- If Home Rule designation is recommended, schedule a referendum to determine whether there is public support for the classification

## B. Land Use Elements

### 1. Floodway and Floodplain

Columbia's location adjacent to the Mississippi River, as well as its topography and drainage system, requires careful attention to floodways and floodplains within the City's area of influence. For purposes of this plan, floodways and floodplains are defined in the City's Flood Insurance Rate Maps (FIRM), revised March 17, 2003, and include the Mississippi River, Carr Creek, Palmer Creek, Wilson Creek, Hill Lake, and Fish Lake Canal as defined in the FIRM, revised March 17, 2003. Development in the floodway will only occur with approval of the Illinois Department of Natural Resources and can be limited to recreation facilities, mitigation areas, conservation uses, or infrastructure support facilities such as stormwater management facilities.

### 2. Agriculture

The agriculture land use designation is designed for areas that will continue to be used for agricultural purposes or very low density residential uses over the life of the plan. Residential densities should be limited to one dwelling per 3 acres of land in St. Clair County and 2-1/2 acres in Monroe County. Some of the land designated as agriculture has significant development constraints including steep slopes and Karst areas which should not be used for any development purposes.

### 3. Conservation

This land use designation includes most areas within the 100-year floodplain, but outside the floodway. Development in these Special Flood Hazard Areas is governed by Ordinance #2142. All development shall be concentrated in areas outside the 100-year floodplain or elevated above the base flood elevation. Construction within a floodplain can occur with appropriate mitigation of impact to the floodplain through the provision of compensatory storage capacity.

### 4. Open Space

Columbia's existing park lands are indicated on the land use plan map. These lands should be used for park, greenway, recreational trail, and non-motorized transportation/recreation use, and customary accessory activities. (Refer to Appendix E, Definitions and Concepts for Parks, Greenways, and Other Open Space.) Beyond the existing park lands owned by the City, additional lands will be dedicated as the City develops.

Greenways, defined basically as linear open spaces, are an important element of Columbia's evolving open-space and parks plan. They shall be linked to neighborhoods, subdivisions, schools, stores, shopping districts, and other activity generators. A number of important factors and considerations that help to further define the intent of Columbia's planned greenway are addressed below.

Greenways can include passive (low-impact) and active (higher-impact) recreation opportunities. Examples of low-impact greenway assets include sinkholes, fields, wetlands, meadows, bluffs, and other undeveloped areas. Although they may not be directly available for traditional public recreational use, they contribute to scenic values and to the ecosystem.

These scenic and ecological considerations should be incorporated as passive elements in an expanding greenway system for Columbia. (The concept of scenic recreational value has been established in many parts of the country, and has been supported through official designation of vista and viewshed areas.)

More active – yet, still relatively low-impact – recreation elements which should be incorporated into Columbia's greenway system include foot paths, multipurpose trails, small picnic areas, meadows, pocket parks, basketball courts, playgrounds, water features, protection of historic sites and/or historic awareness, and community garden plots.

Still more active, and higher-impact recreational uses can also be incorporated in or adjacent to the greenway system, including baseball and softball fields, swimming pools, community centers, golf courses, and other high-usage facilities. The incorporation of all of these uses into a greenway system will greatly improve the recreation value of parks and open space in Columbia.

A well-managed and maintained greenway system in Columbia would also provide the following benefits: improved property values, ecological corridors and habitat diversity, alternative transportation opportunities, linkages between diverse landscapes, and significant outdoor education opportunities.

Consistent with the general goals and objectives for parks and greenways, the following specific steps will help to implement Columbia's parks system:

- a. Tree Planting. Develop a tree ordinance to ensure that trees to be removed are replaced on at least a one-for-one basis and that additional trees are planted.
- b. Heritage Greenway. Create a heritage greenway to preserve and connect naturally significant areas as well as historic features; preserve other cultural and historic sites and structures which are important to Columbia.
- c. Parks Development and Management. Encourage open-space, parks, and recreational areas in all zoning districts; establish a district to improve and manage the parks, greenway, and recreation system; improve all City-owned park lands.
- d. Pedestrian and Bicycle Movement. Promote the construction of sidewalks, common areas, playgrounds, and exercise areas within neighborhoods and new subdivisions; promote pedestrian easements as linkages between cul-de-sacs; develop multipurpose paths and bikeways to link parks with neighborhoods, subdivisions, schools, stores, shopping districts, and other activity generators; study and identify low-volume streets which can function as bicycle routes and can help to establish the linkages identified above.
- e. Sensitive Areas. Establish preservation or conservation easements to protect environmentally sensitive areas, historic properties or sites, and other important open-space resources (such as creeks, levees, and unused railroad right-of-ways); promote

the establishment of conservation areas in environmentally sensitive areas which are not suitable for development.

- f. Greenway Action Plan. The Park Committee of the Columbia City Council has drafted a Greenway Action Plan reflecting the goals and objectives of the Columbia 20/20 Master Plan. The plan proposes establishment of a natural, protected, linear greenway corridor to improve and preserve the quality of the environment in the city. This plan, when finalized, will be incorporated into Appendix C. It will provide a detailed guideline for development of the greenway system, and tools for development including conservation easements and other voluntary tools.

#### 5. Residential

- a. Low density, Single Family Residential. In areas with underdeveloped roads and utilities, and in flood plains, floodways, and significant Karst areas, low density residential will consist of single family dwellings with densities which do not exceed those identified in the R-1 and R-2 zoning categories. R-1 and R-2 shall be strongly encouraged on the periphery of the city and in other areas where necessary. Some steep slopes and Karst areas may be present. These areas should be developed carefully to protect existing sinkholes and to preserve existing slopes. Besides residential developments, this land use classification will include schools, churches, parks, and similar institutional and recreational uses that are commonly found in residential areas.
- b. Medium Density, Single Family Residential. Medium density, single family residential land use areas can be within the City limits, are near shopping areas, schools and other public services, and are served by roads and utilities. Medium density residential areas will include single family detached dwellings. Medium density residential single family dwellings do not exceed those as identified in the R-3 and R-4 zoning categories. This land use classification will include schools, churches, parks and similar institutional and recreational uses that are commonly found in residential areas.
- c. Higher Density, Single Family Residential. Higher density, single family residential land use areas are within the City limits, near shopping areas, schools, and other public services and are served by roads and utilities. Categories of higher density, single family detached dwellings are those identified in R-5 and R-6 zoning categories.
- d. Multifamily Residential. Higher density, multifamily residential land use areas are within the City limits, are near shopping, schools and other public services, and are served by roads and utilities. These areas can include single family detached dwellings as in the R-5 category. These areas will include multifamily apartments or row dwellings as regulated by the City's zoning ordinance, with residential densities which do not exceed those identified in the R-7 zoning category. In addition to residential dwellings, this land use classification will include schools, churches, parks and similar institutional and recreational uses that are commonly found in residential areas. Four-family units are permitted in the C-2 district by Special Use Permit.
- e. Overlays. Cluster or Community Unit Plans (CUP) may be overlaid on other zoning categories.

#### 6. Public and Semipublic

Major concentrations of public and semipublic lands are identified on the land use plan map. These uses include schools and several other similar uses identified in the existing land use survey. Some existing public and semipublic lands are not depicted on the concept, land use plan map because of their relatively small size.

#### 7. Downtown

Downtown (C-2) includes the traditional, core, business district of the City along Main Street and portions of the residential areas adjacent to it that have frontage on Main Street. This designation is intended to allow a broad range of retail and office uses as well as single family and some multifamily uses consistent with the existing development pattern. While this land use designation anticipates a broad range of uses, it is not intended to provide for large-scale retail developments that would require large amounts of land. Downtown is intended to provide ample opportunities for small, retail shops and service facilities including neighborhood business and many other typical, downtown, commercial uses. Joint residential/commercial use should be encouraged in the downtown areas.

#### 8. Commercial

The commercial land use category is intended primarily for retail and office uses. This category allows a broad range of retail uses from florists to new-car dealers and will include many uses allowed in the City's commercial zoning districts. Office uses will primarily consist of business and professional offices. Specific commercial land uses will be regulated by the City's zoning regulations.

#### 9. Business Park

This classification is intended to allow a broad range of uses including business and professional offices, research and development facilities, office-warehouse uses, light industrial and light manufacturing uses. The specific uses allowed in this category would be based on the underlying zoning classification. This land use classification is primarily located on the south side of I-255 and west of Admiral Parkway for easy access to business areas and is regulated to present a good image of the City to passing motorists.

#### 10. Industrial District

The industrial classification is designed to allow most light industrial uses as well as selected, general industrial uses. This classification includes much of the existing industrial-zoned areas of the City. This classification is primarily for lands along the Union Pacific Railroad tracks in the I-255 Planning District.

### C. Functional Elements

#### 1. Transportation

Columbia and the surrounding area offer a full range of accessible transportation facilities which have played an important role in the historical development of the City and the region. This element examines the components of this system and recommends improvements to ensure a transportation infrastructure which will serve the City's future needs.

- a. Roads and Streets. Columbia's future road and street needs are related not only to internal circulation but also to the City's location within the regional transportation system.

This plan recommends upgrading of roads such as D, Gall, Rueck, Bluffside and others, to support future development in the area, and the continued upgrading of streets intersecting with Main Street. All oil and chip roads should also be evaluated for replacement with concrete.

- b. Sidewalks and Multipurpose Paths. Columbia has a system of sidewalks as well as some multipurpose paths for walking and bicycling. This system has adequately served past needs for non-motorized movement. However, walking and bicycling have increased dramatically both nationally and in the St. Louis region, and these activities also appear to be growing in Columbia as well. This is due not only to intensified interest in recreation and wellness, but also to the emergence of walking and bicycling as a transportation mode for some local trips. This trend has become so pronounced that the regional TIP – referred to above – now encourages and provides funds to develop local walking and bicycling facilities for transportation purposes. In addition, the City of Columbia has a 50/50 sidewalk and curbing program to replace or build new sidewalks and curbs.
- c. Transit. Bus transportation provides an affordable commuting alternative to the automobile. The City should work with the County to encourage creation of a Monroe County Transit Authority to develop a plan to meet the County's growing needs. The City will provide input as the network develops.
- d. Coordination of Transportation Improvements. All plans for new transportation improvements should be carefully developed to ensure that the new improvement solves the bulk of the primary problems. Short-term improvements should be made to highway entranceways and signalized intersections to alleviate congestion. For the long term, the City should consider the following land development controls to encourage wise transportation land use planning within its boundaries:
- \* Require developers to demonstrate a balance between anticipated traffic and roadway capacity before allowing the start of new construction.
  - \* Encourage the use of frontage roads to avoid tie-ups at major intersections and to control the proliferation of signal lights.
  - \* Encourage the use of carpools and vanpools by identifying a site where a park-and-ride lot may be built.

Specific recommended improvements to Columbia's transportation facilities include reconstruction activities which are targeted at roadway and street condition improvements, thereby enhancing the safe and smooth flow of traffic. Planning for transportation needs in the City's uplands should accommodate residential growth. Intermodal transportation improvements in the Southview District and the lowlands should accommodate planned commercial business/light industrial development. The transportation facilities recommendations are as follows:

- Help Monroe County develop a stronger voice on the Illinois Transportation Planning Committee which coordinates major road planning with East -West Gateway Coordinating Council. In this way Columbia, as one of the County's principle cities, can more effectively obtain funding to meet its road improvement needs.

- Coordinate major road planning with the East-West Gateway Coordinating Council for inclusion in the regional transportation improvement plan (TIP), as well as State and County Highway Departments.
- Provide input to East-West Gateway Coordinating Council on regional transportation projects, i.e. MetroLink extensions, Metro bus routes, new Missouri-Illinois Bridge and other initiatives, which directly impact the City of Columbia and the interstate highway improvements in the area.
- Develop a traffic circulation plan for the Palmer Road/Columbia Lakes Area.
- Assess the impact of traffic changes created by new development in the Columbia Southview District.
- Conduct street surveys to identify maintenance needs, sight-distance problems, capacity excesses, and operational problems. Develop a priority-based improvement program to be included in a Transportation Study.

## 2. Environmental Planning

Over the past decade the City of Columbia and the Monroe County Soil and Water Conservation District have each enacted a variety of measures related to environmental planning, which have significantly reduced the potential for damage from storm events. Columbia's policies can be found in the Building and Construction Code at Section 15.52, and in the Subdivision Code, Sections 34-4-21, 34-4-22, and 34-4-23. These policies should continue to guide the management of stormwater issues in the future. As a complement to the existing policies, the following additional recommendations are made:

- a. Soil Erosion and Sediment Control Planning. Continue efforts to control soil erosion and sediments through the use of silt fences, grass filter strips, sediment basins, dust abatement techniques, and other methods.
- b. Stormwater Drainage and Retention. Efforts should be made to promote the study of stormwater issues on a watershed basis, to promote the development of a watershed and drainage protection plan and to promote participation in area-wide stormwater management programs. Regional detention and retention facilities are to be encouraged to replace on-site facilities.
- c. Streams and Wetland Protection. Continue efforts to improve the beneficial use of streams degraded by stormwater runoff and urbanization. Consider the use of wetlands to filter pollutants before they reach water bodies, and consider a plan for the improvement of the public's understanding of streams and wetlands and their value to the quality of life in Columbia. Also consider the development of a plan to mitigate the loss of wetlands.
- d. Floodplain Management Planning. Promote public understanding of the American Bottoms floodplain and its function within the Columbia ecosystem and promote the following specific uses within the floodplain: flood control; recreation, and open space. Consider formation of a Mississippi River Coastal District to address development that may be allowed on the fringe of the floodplain. Include a floodplain overlay for the official zoning map.
- e. Stormwater Management Programs. The city should continue working with the Metro East Regional Storm Water Committee. The committee is not a legal entity, but has assumed the role of an ad hoc steering committee composed of representatives from three counties – Madison, St. Clair, and Monroe - with the guidance of the following agencies: U.S. Department of Agriculture – Natural Resources Conservation Service;

U.S. Army Corps of Engineers – St. Louis District; U.S. EPA – Region 5; Illinois Department of Natural Resources – Office of Water Resources; and the Illinois Environmental Protection Agency (ILEPA). The committee has developed the following five goals to accomplish its mission: 1) Obtain legal authority; 2) Implement Phase II Storm Water Regulations; 3) Develop a comprehensive plan; 4) Initiate a public education effort; and 5) Secure stable funding.

- f. Curbside Recycling. Further develop the city's curbside recycling program to include additional items for recycling.

### 3. Economic Development

Economic development can be defined as a process of stimulating local economic activity to capitalize on regional and global trends. It can be approached from several perspectives: overall business enhancement, Main Street sustainability, tourism, community improvement, and historic preservation and promotion.

Columbia's economic development element focuses on three of these categories: Business Enhancement, Main Street, and Tourism Development. Each is addressed in separate sections below. (The community improvement and historic preservation perspectives, while supportive of economic development in the City, also relate to other elements of Columbia's master plan and are addressed elsewhere in this document.)

- a. Overall Business Enhancement. Overall business development in the Columbia area has been determined by four factors: The City's location with respect to transportation facilities, its geographic proximity to the St. Louis metropolitan market, land availability, and population growth. The City has little control over the first three factors. Population growth, though it is being regulated through the planning, zoning, and subdivision process, cannot be precisely controlled.

To move beyond these determinants, a promotion strategy to retain and attract businesses would introduce a more proactive element and could play an increasingly important role in enhancing Columbia's business environment. Funding/financing tools to help reduce the costs of infrastructure improvements are an additional overall-business enhancement need. The kind and type of business development to be promoted is also an important consideration. Studies show that 60-80% of all new jobs created in an area are derived from the expansion of existing businesses and the creation of new, small businesses. Small businesses are defined as having fewer than 500 employees.

Given these needs, Columbia's business enhancement strategy should include the following:

- Continue visitation of existing businesses as a retention strategy
- Develop a targeted attraction strategy which includes retail and service-oriented businesses, office and warehousing facilities, and light, "stackless" industry
- Promote the availability of development sites for new business
- Develop a listing of Startup Partners (banks, lenders, landlords, local suppliers, etc.)
- Develop a "One-Stop-Shop" to expedite permits
- Open a Small-Business Incubator with low-cost space and services to startup businesses
- Continue the "Good for Business, Good for Life" promotional theme

- Seek to minimize the cost of doing business
- b. Main Street Sustainability. Main Street has an appeal which underlies Columbia's identity in several important ways. It is not only the City's historic commercial core, but it remains a key part of the local economy through the provision of needed commercial and retail services as well as job opportunities. It has also experienced increased pedestrian activity by residents who feel that its human-scale features provide not only an appealing shopping experience, but also an attractive area in which to walk. Pedestrian activity is particularly evident in the early evening, and this creates a promenade-like atmosphere along the street.

Main Street has experienced less-than-robust economic growth. This is a result of competition with larger, auto-oriented shopping districts located on new commercial arterials. Main Street is a separate and distinct area which, when compared to newer commercial districts, does not handle large traffic volumes and space for parking which are frequently sought by large retailers. Land and building improvement costs along Main Street are also frequently higher than the less intensively-developed outer areas.

Main Street's charge for the future should be to explore and define a new market niche for itself consistent with New Urbanism principles. The following strategic recommendations address this need:

- Promote additional residential development and affordable housing for young couples, empty-nesters, singles, and senior citizens
  - Develop promotional events to build lunch and dinner patronage at district restaurants
  - Support/expand the Farmers' Market and develop arts & crafts and bake sale markets
  - Promote establishment of a single Main Street organization to establish an identifiable district with a German theme and to help monitor market trends in older commercial districts
  - Seek "Main Street" designation through the State of Illinois
  - Produce a Main Street newsletter and an area map
  - Protect and improve the atmosphere of Main Street as a pedestrian environment
  - Establish an overlay zone with elements such as seasonal banners, awning themes, wrought iron decor, signage guidelines, color themes, and general facade guidelines. Also refer to Chapter V, Section E
  - Assist businesses with awning, signage, paint, general facade improvements, and minor exterior repairs consistent with evolving district guidelines
  - Promote additional infrastructure enhancements such as off-street parking, curb and sidewalk improvements, and benches; develop a tree and flower planting plan along side streets which does not interfere with traffic circulation
- c. Tourism Development. Tourism is an important economic development element in Columbia's future. The following recommendations will promote tourism:
- Market bus tours with themes that could encompass special community or social events
  - Encourage street festivals and parades
  - Continue relationships with Gedern through the Sister Cities organizations
  - Promote local historic attractions such as Fort Piggott

- Market ecotourism opportunities such as the Mississippi River bottomland and the levee/road system as a scenic corridor
- Encourage athletic tournaments and the development of facilities for these venues and promote the development of a community center complex which could become a venue for a variety of other tournaments
- Encourage the local theater group, as well as the formation of other performing arts groups including a municipal band
- Support the recently-formed fine arts group in its mission to develop a venue for performances
- Link restaurants and golf courses with other Monroe County businesses, create visitor packages and encourage marketing of local restaurants and shops to area hotels
- Attract a local hotel
- Encourage the development of bed and breakfast (B&B) accommodations. Include market feasibility studies to support such development

#### 4. Residential Quality

Section III B 5 addressed residential development as a land use category. This section provides recommendations concerning *residential quality as a functional element*. The following steps would help to assure the continued development of a quality residential environment in Columbia:

- Conduct ongoing studies to determine the residential needs of families, individuals, and special populations including the elderly and the disabled
- Identify prime sites for new housing development
- Institute additional land use regulations to guide residential development
- Organize and administer improvement programs which enhance the condition of Columbia's existing housing stock
- Promote Columbia as a desirable residential community

#### 5. Other Functional Elements

Several other functional elements are important to Columbia's City Wide Plan which have been condensed in this section as described below.

- a. Historic Preservation and Restoration. The Columbia Heritage and Preservation Commission is the official entity which oversees Columbia's historic legacy. This legacy protects the "feel" of Columbia and helps to maintain the aesthetic qualities of the City's older buildings and neighborhoods. It also helps to raise property values. An effective preservation policy can promote the re-use of old structures and can often prevent buildings from deteriorating to a point where demolition is the only alternative. Finally, preservation and restoration are appealing to residents, visitors, and businesses, and can have a positive effect on other elements of Columbia's Master Plan, including tourism and development.

The Heritage and Preservation Commission has recommended incorporation of the following policy recommendations into the Master Plan:

- Encourage building owners to seek historical status (landmark designation) to help preserve Columbia's historic building legacy
- Encourage the older neighborhoods of Columbia to assess their properties and apply for landmark designation

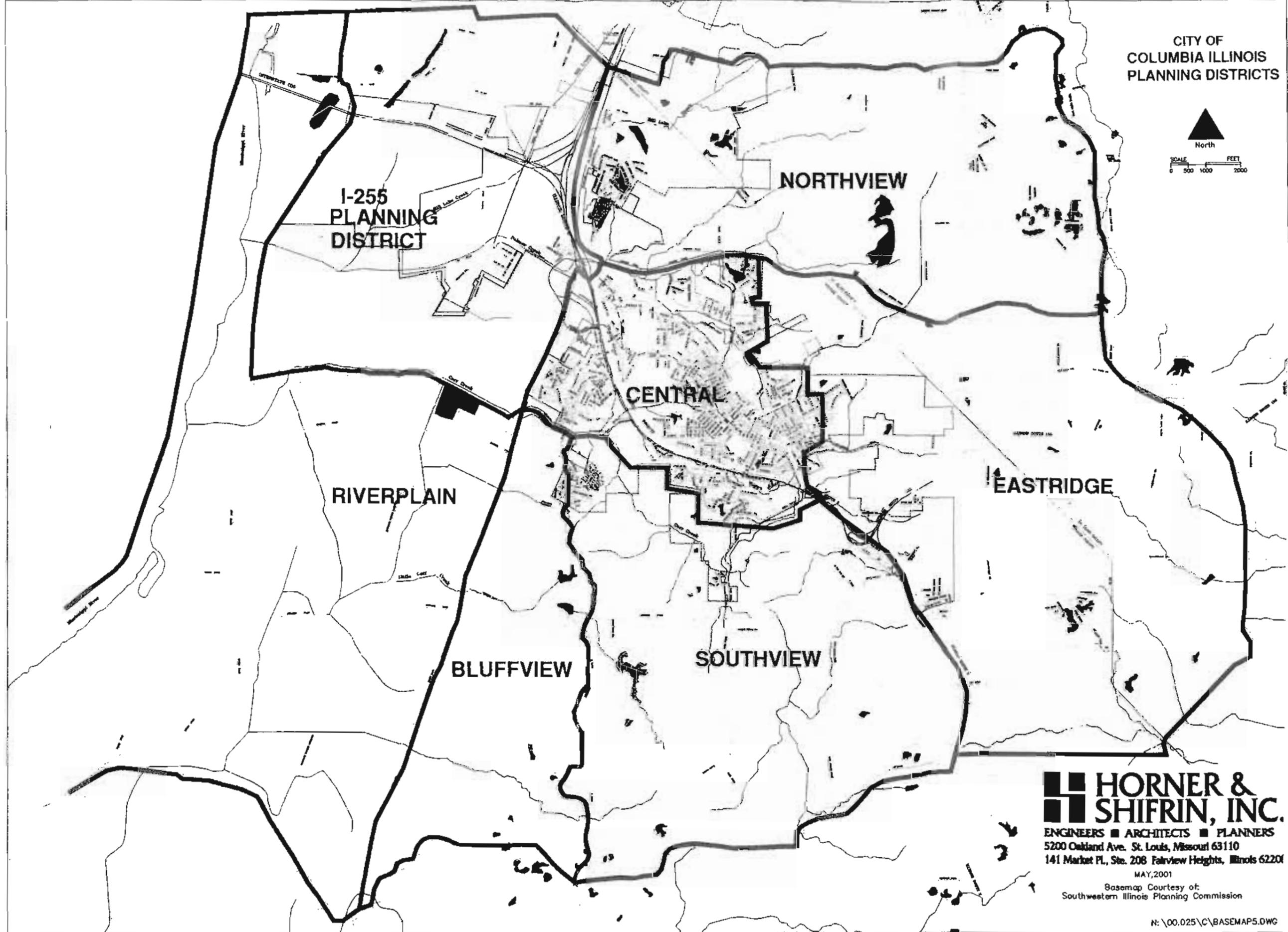
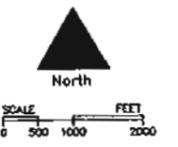
- Conduct a survey of the City's historical structures and recommend that the City apply for Certified Local Government status
  - Work with other City commissions, committees and the City Council as needed, to establish a development theme for Main Street and other areas of the City as appropriate
  - Establish an archive/museum to house historical pictures and documents
  - Maintain involvement in community events and coordination with other historical groups such as City, County, Federal and State societies, the Columbia Historical Society, commissions and agencies, to encourage historic awareness
- b. Police Protection. Columbia's Police Department is presently staffed by 15 full-time officers and 5 part-time officers under the direction of the Chief of Police. Principal law enforcement activities relate to responding to traffic accidents and to non-capital offenses such as traffic violations and theft. The City has enjoyed a relatively low crime rate, and this has been documented both in police data and in published sources. This safety record relates to many factors including effective management within the department, community involvement and support, and the City's location adjacent to other suburban and rural communities with similarly low crime rates. Columbia has also made a commitment to acquire a new communication system that will be compatible with the 800 MHz system to be required by the Federal Communications Commission (FCC) by 2017. This will greatly facilitate communication with other emergency management agencies in the event of a disaster. The following specific recommendations are intended to promote law enforcement and traffic safety in Columbia:
- Retain the police car saturation program, which assigns a completely equipped patrol car to each full-time police officer. This helps to establish police presence in Columbia's neighborhoods and facilitates availability and deployment of off-duty personnel in emergencies
  - Maintain an approximate ratio of two full-time police officers for every 1000 citizens. This ratio will be periodically re-examined as growth continues to occur, to ensure that present safety standards are met
  - Evaluate "Opti Con " type control devices on the City's electric traffic signals which, when used with police cars equipped with a light-emitting sensor, assure police car right-of-way and traffic safety by switching other lights to red as the car approaches an intersection
  - Incorporate video cameras to monitor and assist in the enforcement of traffic safety
  - The department is currently updating its Communications Center by replacing its one-position console with a two-position console in anticipation of growth. This system will be computer based for greater efficiency in dispatching police, fire, and EMS calls. It will also allow the city to eventually place computer terminals in police cars, and to upgrade to an 800MHz frequency to be more compatible with adjoining communication systems. The department will continue to make additional improvements consistent with needs and available technologies
- c. Emergency Medical Services (EMS). The Columbia EMS is a division of the Columbia Police Department and has 26 volunteer employees who work under the direction of the Chief of Police. Columbia EMS currently has three fully equipped ambulances with one staffed 24 hours a day.
- d. Fire Protection. The Columbia Fire Department and Rural Fire Protection District serves a 76 square mile area. It is comprised of a volunteer force which responds to 225 calls a year. Its equipment and facilities include pumps, a brush truck, a heavy rescue, a

tanker, a hazardous materials unit, a 55-foot ladder truck, command vehicles, and a smoke and severe weather training trailer. As the City continues to grow, the following recommendations should be studied:

- Hire a full-time fire chief
  - Hire additional staff
  - Construct an additional fire house
  - Adhere to insurance industry levels of service
  - Purchase a larger ladder truck
- e. Community Services. A variety of less tangible, but equally important, services would further improve Columbia as a thriving community as follows:
- Establish neighborhood associations to address special conditions and needs
  - Promote establishment of the community center for use by all age groups for civic, recreational, educational, and social purposes
  - Identify health care needs with a particular focus on the elderly
  - Assess ongoing needs in the public education system and examine the need for technical education
  - Encourage the development of preschool programs emphasizing both social and developmental skills
- f. Architectural Review Board (ARB). Establish an Architectural Review Board with guidelines to help control the form taken by new development in the city. The following guidelines are suggested toward the formulation of an ordinance establishing the board:
- Purpose – to develop broad architectural design guidelines for developers and individuals for new construction, rehabilitation, and restoration activity. This strategic element is intended to ensure Columbia’s visual integrity in both residential and commercial areas, consistent with the city’s historical roots.
  - Jurisdiction. Citywide
  - Composition. Four to six individuals from the following: City Council (with at least one representative of the aldermanic Street Graphics Committee), Plan Commission, and a city staff member appointed by the Mayor
  - Architectural Details. The A.R.B. should develop guidelines, rather than rigid standards, for a variety of architectural details which could include:
    - ~ Roof profile and pitch
    - ~ Recommended color schemes
    - ~ Standardized wall signage
    - ~ Guidelines for window signage and treatments

## IV. Columbia District Plans

CITY OF  
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PLANNING DISTRICTS



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MAY, 2001

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## IV. Columbia District Plans

### A. Central Planning District

#### 1. Location

This district encompasses the core of Columbia centered on and along old Illinois Route 3 (Main Street) and the new Illinois Route 3 Bypass (Admiral Parkway)

#### 2. Existing Land Use Characteristics

- General Business District (Historic Main Street)
  - ~ City offices, stores and shops, financial institutions and restaurants as described in C-1, C-2, and C-3
- Highway Business Districts
  - ~ Automobile dealerships, commercial retail businesses, industrial businesses, fast food restaurants, retail auto accessory stores, post office, and convenience stores, medical facilities, financial services
- Neighborhood Business Districts
- Light Industrial
  - ~ Concrete mix business and other light industries
- Medium to Low Density Residential
  - ~ Wilson Hills, Lakefield Place, Gedern Village
- High density residential apartment buildings and older residential areas
- Agricultural
- Schools and Churches

#### 3. Infrastructure

- Highway Access
  - ~ Interstate 255
- Primary Road Access (concrete or asphalt)
  - ~ Illinois Route 3
  - ~ Main Street (Old Illinois Route 3)
  - ~ Illinois Route 158
- City Utilities and Services
  - ~ Water
  - ~ Sewer
  - ~ Garbage
  - ~ Police
  - ~ Fire
  - ~ Ambulance
  - ~ Library
- Parks
  - ~ American Legion Park
  - ~ Bolm Schuhkraft Park
  - ~ Meadow Ridge Park
  - ~ Metter Park
  - ~ Oerter Park
  - ~ Creekside (Rueck Road site)

~ Valmeyer (Valmeyer Road site)

- Historical District
  - ~ Fort Piggott
  - ~ Palmier Cemetery
  - ~ Warderman Cemetery
  - ~ Shoemaker School

4. Topography

- Flat to rolling with a mixture of hills, valleys and ridges
- Mostly open with wooded creek banks and wooded slopes
- Channelized dendritic drainage patterns
- Residential to rural urban landscapes

5. Planning Imperatives for the Central District

Main Street includes Columbia's historic commercial core, and is to be preserved and enhanced as a vibrant center of small-scale commercial activity which includes a selection of goods and services where people can walk, ride bicycles or drive to take advantage of these opportunities. A variety of visual amenities consistent with the city's history and evocative of its past also need to be preserved and enhanced.

The visual and aesthetic integrity of the Admiral Parkway/Route 3 corridor should continue to be ensured.

Detailed strategy recommendations for this district can be found in the City Wide Plan Chapter, Page III-12.0.

## Varied Characteristics of the Central District



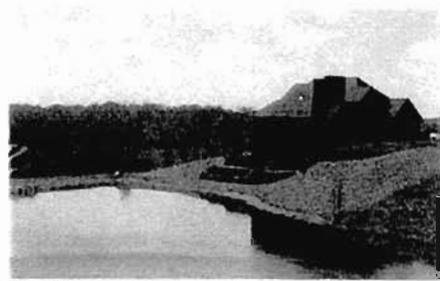
Old Town Portion of the Central District



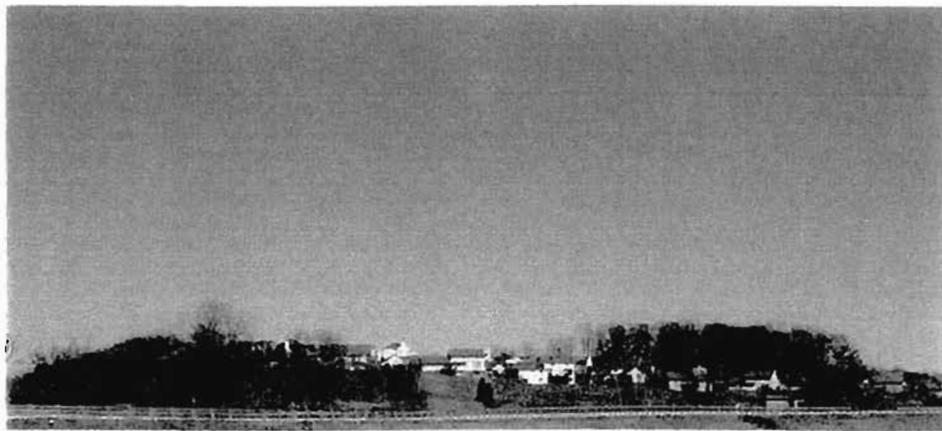
Bungalows Along North Main



New Development Activity



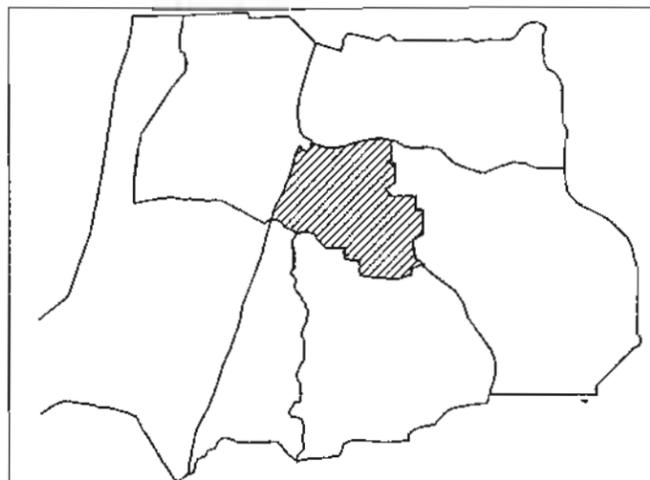
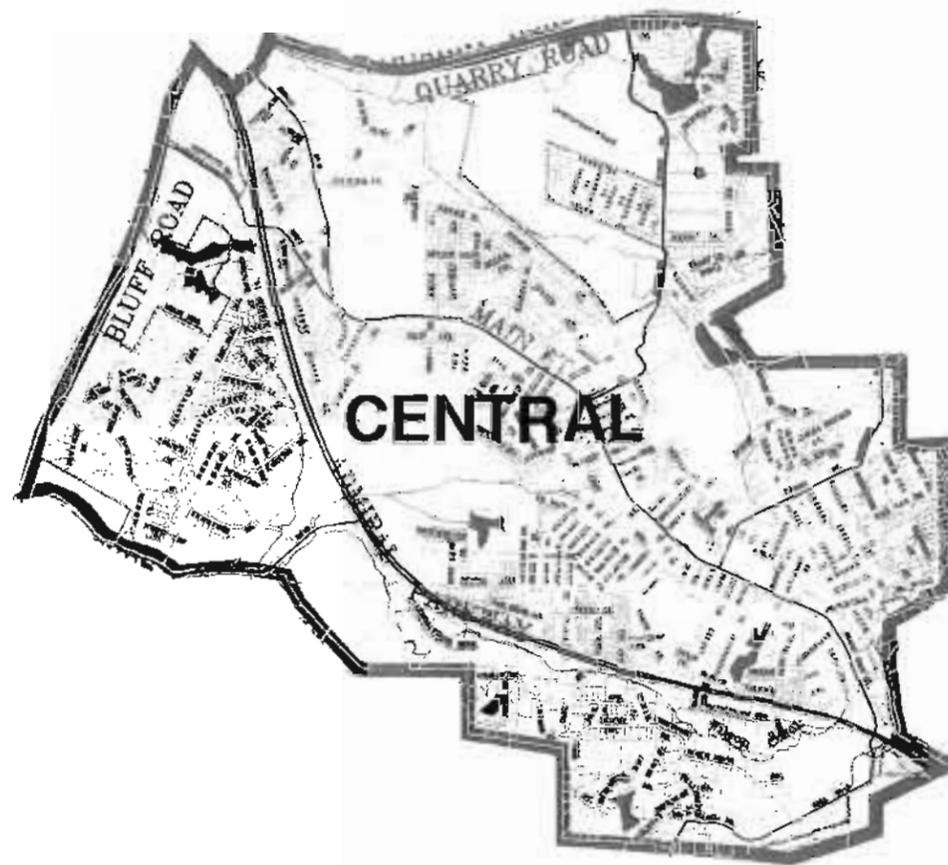
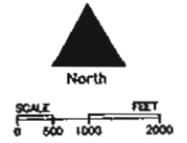
View Toward Southview



Western Portion of the District



CITY OF  
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CENTRAL PLANNING  
DISTRICT



LOCATION MAP

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**B. Northview Planning District**

## 1. Location

Situated on the north of Columbia Central, the Northview Planning District is bordered on the west by Illinois Old Route 3, on the north by Mule Road, on the east by Triple Lakes Road, and on the south by the old railroad grade (Millstadt spur) and Quarry Road.

## 2. Existing Land Use Characteristics Proposed/Planned Land Use Characteristics

- Quarry
  - ~ Columbia Quarry Company
- Commercial Recreation
  - ~ Golf courses
  - ~ Sportsmans' clubs
- Rural Estates to Low and High Density Residential
- Agriculture
- Highway commercial along the Old Route 3 corridor
- Cemetery (Palmier)

## 2a Proposed/Planned Land Use Characteristics

- Assisted Living Facility
- Church/School
- Financial Institution
- General Business
- Low Density Housing

## 3. Infrastructure

- Primary Road Access (concrete or asphalt)
  - ~ Illinois Old Route 3, north from I-255
  - ~ Quarry Road, east from I-255
  - ~ Rueck Road
- Secondary Road Access (chip & seal, steep grades, sharp curves, no shoulders)
  - ~ Bluffside Road
  - ~ Mule Road
- City Utilities and Services

## 4. Topography

- Open, rolling hillsides and tops with incredible vistas of St. Louis City and Mississippi River plain to the northwest
- Wooded slopes and natural dendritic drainage ways. Karst sinkhole topography situated in the northeast extreme between Mule and Bluffside Roads
- Active quarry in the central east portion of the planning district
- Rural estate residential settings nestled between small traditional farmsteads and commercial truck farming operations

5. Planning Imperatives for the Northview District

The Northview District's character is dominated by topography and elevations which make it most suitable for low density, high quality residential development, as well as the amenities which typically serve these uses. Exceptions to this low density dominance comprise only about 20% of the total area of the Northview District and are as follows:

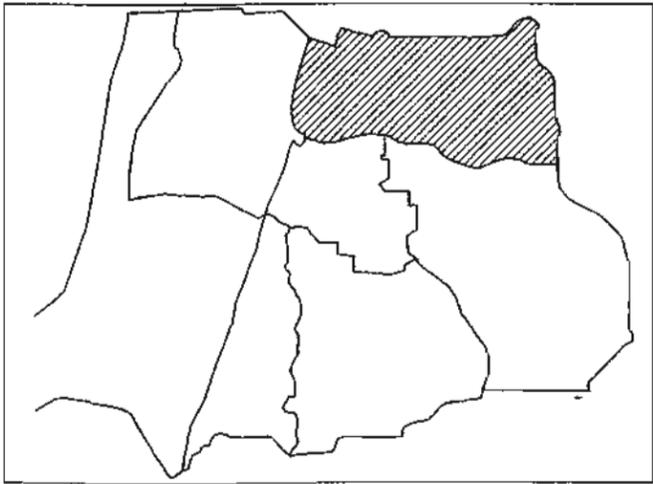
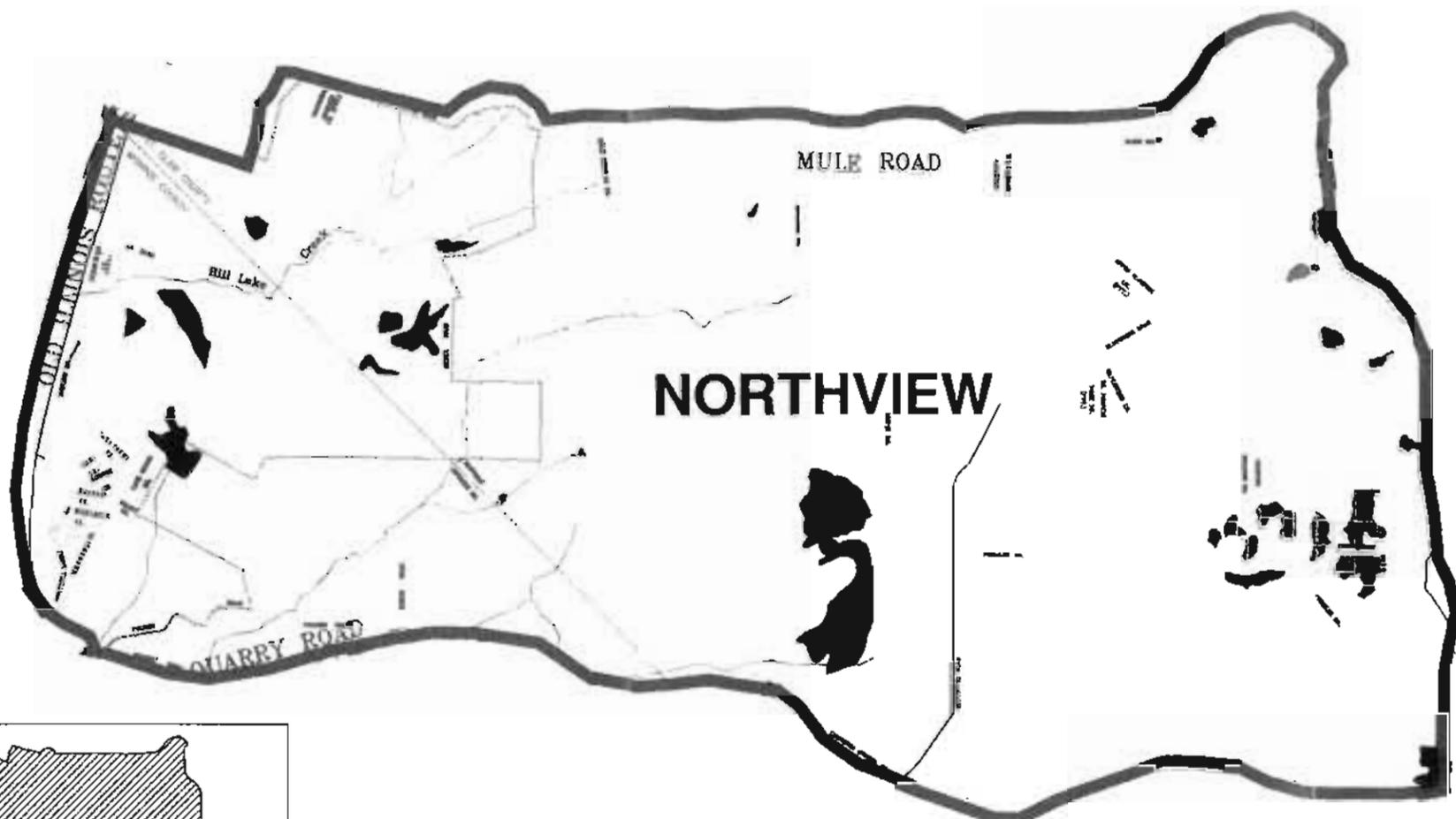
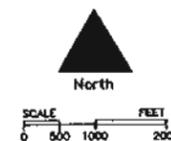
- Previously zoned higher density corridors along the western boundary near Old Route 3, the western end of Palmer Road near Quarry, and the lower reach of Rueck Road from Quarry Road south to the Columbia Central boundary
- An area of approximately 40 acres located on Rueck Road to the north which was previously zoned at the time of annexation
- The Old Route 3 corridor which is zoned Highway Commercial

The environmental sensitivity of this consolidated planning district has long been recognized. The Quarry area in the southeastern portion of the district is a particularly sensitive area. Zoning for future residential development near the quarry needs to be compatible with quarry operations.

Northview District



CITY OF  
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NORTHVIEW PLANNING  
DISTRICT



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**C. Eastridge Planning District**

## 1. Location

The district is bordered on the north by the old railroad grade (Millstadt spur), on the east and south by the Facility Planning Area (FPA) ridgeline boundary, and on the west by Illinois Route 3 and the eastern boundary of the Central District. The district encompasses some historic settlement patterns along Centreville Road toward Bluffside Road.

## 2. Existing Land Use Characteristics

- City-owned land
- Retreat
- Cemeteries
- Rural Estates to Low Density Residential
- Agricultural, traditional homesteads, and dairy farming
- Golf course

## 3. Infrastructure

- Primary Road Access (concrete or asphalt)
  - ~ Illinois Route 3 from Gilmore Lake Road to Main Street
  - ~ Illinois Route 158 from Illinois Route 3 to the Douglas-Freeburg Road
- Secondary Roads
  - ~ Bluffside Road
  - ~ Centreville Road
  - ~ Quarry Road
  - ~ Rueck Road
- Other
  - ~ Abandoned railroad right-of-way

## 4. Topography

- Open rolling hillsides and heights with commanding vistas of the city and surrounding countryside (in the northeastern section)
- Relatively flat agricultural tracts in the southeast
- Heavily wooded slopes and deep natural dendritic drainage ways (in the northwest)
- Collapsed Karst topography in the western section of the district, rising to the St. Clair County Heights to the east

5. Planning Imperatives for the Eastridge District

The majority of Eastridge needs to be developed into quality, low-density single family residential areas. Preservation of the woodlands, ecologically sensitive sinkholes and historic farms needs to be encouraged and needs to be incorporated into future development. There are opportunities for commercial development along Highway 3 and Route 158.

This district contains land that has been owned by the school district for possible school expansion. The southern portion is also the location of the proposed new Gateway Connector (Route 158). A YMCA is under construction in the southern portion of the district (EE Road and Route 3) and is expected to be annexed.

## Eastridge District



Collapsed Karst Topography

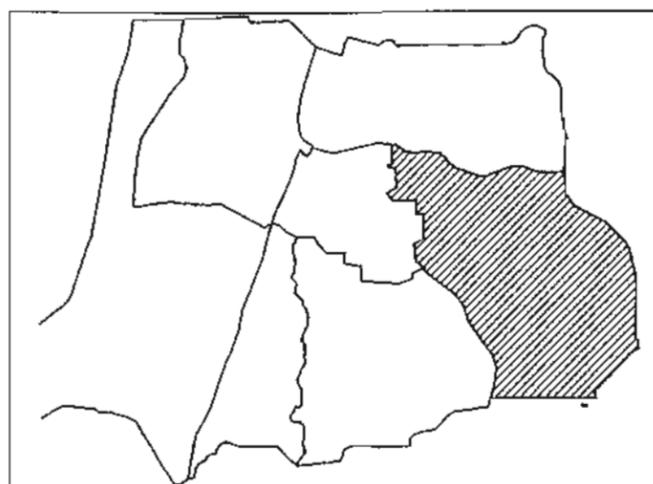
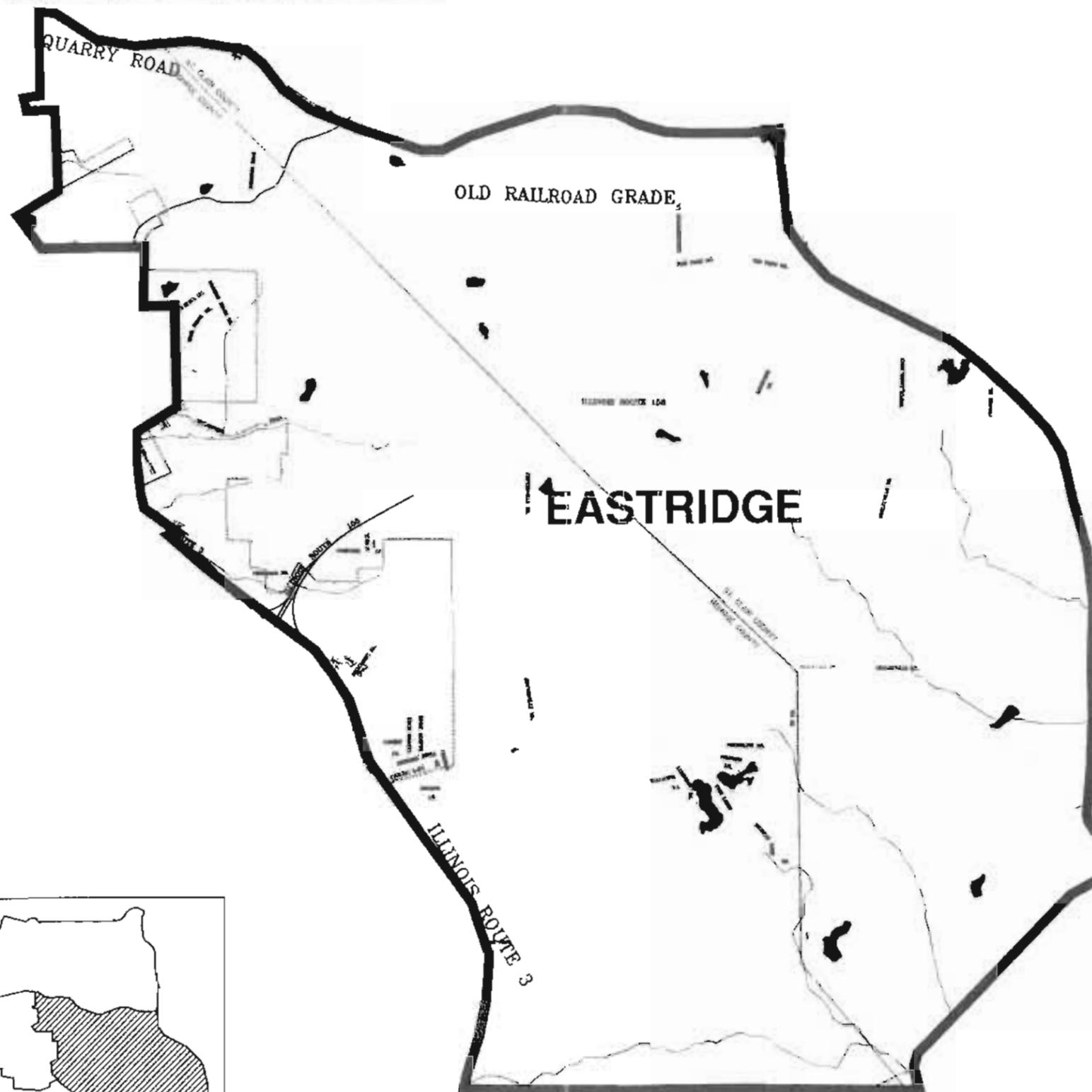
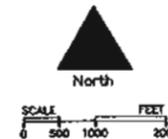


Centerville Road Area



Open Rolling Hillsides with Commanding Vistas of the City (View of Central Planning District from Eastridge)

CITY OF  
COLUMBIA ILLINOIS  
EASTRIDGE PLANNING  
DISTRICT



LOCATION MAP

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**D. Southview Planning District**

## 1. Location

The Southview District is situated to the south of the Columbia Central District, bordered on the east by Illinois State Route 3, on the south by FF Road which runs into Hanover Road, and on the west by D Road.

## 2. Existing Land Use Characteristics

- Farmsteads (Grain, pasture, and livestock)
- Small oil pumps/rigs (in the southeastern portion of the district)
- Low to medium density developments (nearer the Central District); smaller low density developments farther from the Central District; and single family homes on large lots

## 3. Infrastructure

- Primary Road Access (concrete or asphalt)
  - ~ Illinois Route 3 (four-lane, divided asphalt)
  - ~ Hanover Road (recently upgraded to a two-lane asphalt with striped centerline)
- Secondary Roads (chip and seal)
  - ~ Gall Road
  - ~ FF Road
  - ~ D Road
  - ~ Steppig Road
- City Utilities and Services
  - ~ Water - Major water line extensions are planned to service this area. Future extensions are planned to provide water to the Fountain Water District which provides water to numerous customers in the unincorporated area.
  - ~ Sewer - Major sewer trunk lines have been constructed to service the incorporated areas as well as larger unincorporated areas where development is planned, and the area is expected to be annexed.

## 4. Topography

- Gentle rolling areas and level areas generally cleared for agriculture
- Heavily wooded severe hills, valleys, and ravines
- Karst topography, especially in the western portion and directly south of the Central District

## 5. Planning Imperatives for the Southview District

The portion of this district that borders on or near Illinois Route 3 needs to continue to be developed for commercial use and Business Park. Illinois Route 3 provides reasonable access to Interstate 255, Illinois State Route 158, and communities farther south. Because of the topography of this area, the rest of the land is best suited for agriculture, recreation (lakes, trails, streams and golf courses), open space, and low-density residential development. Significant additional development will require improvements to the road system to eliminate road constrictions, straighten some curves, and reduce

the severity of some hills to improve visibility.

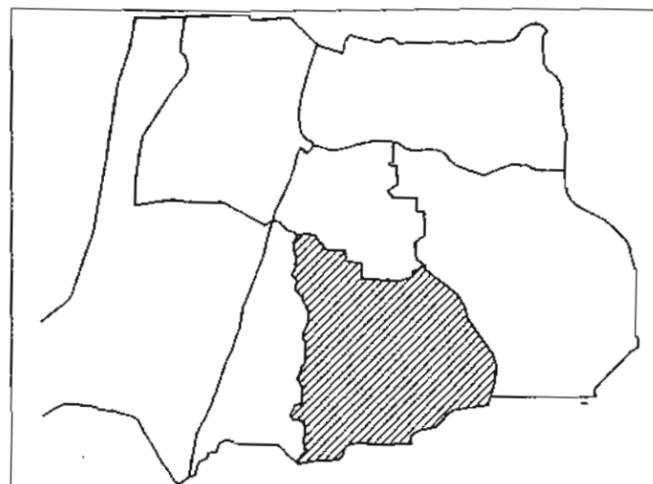
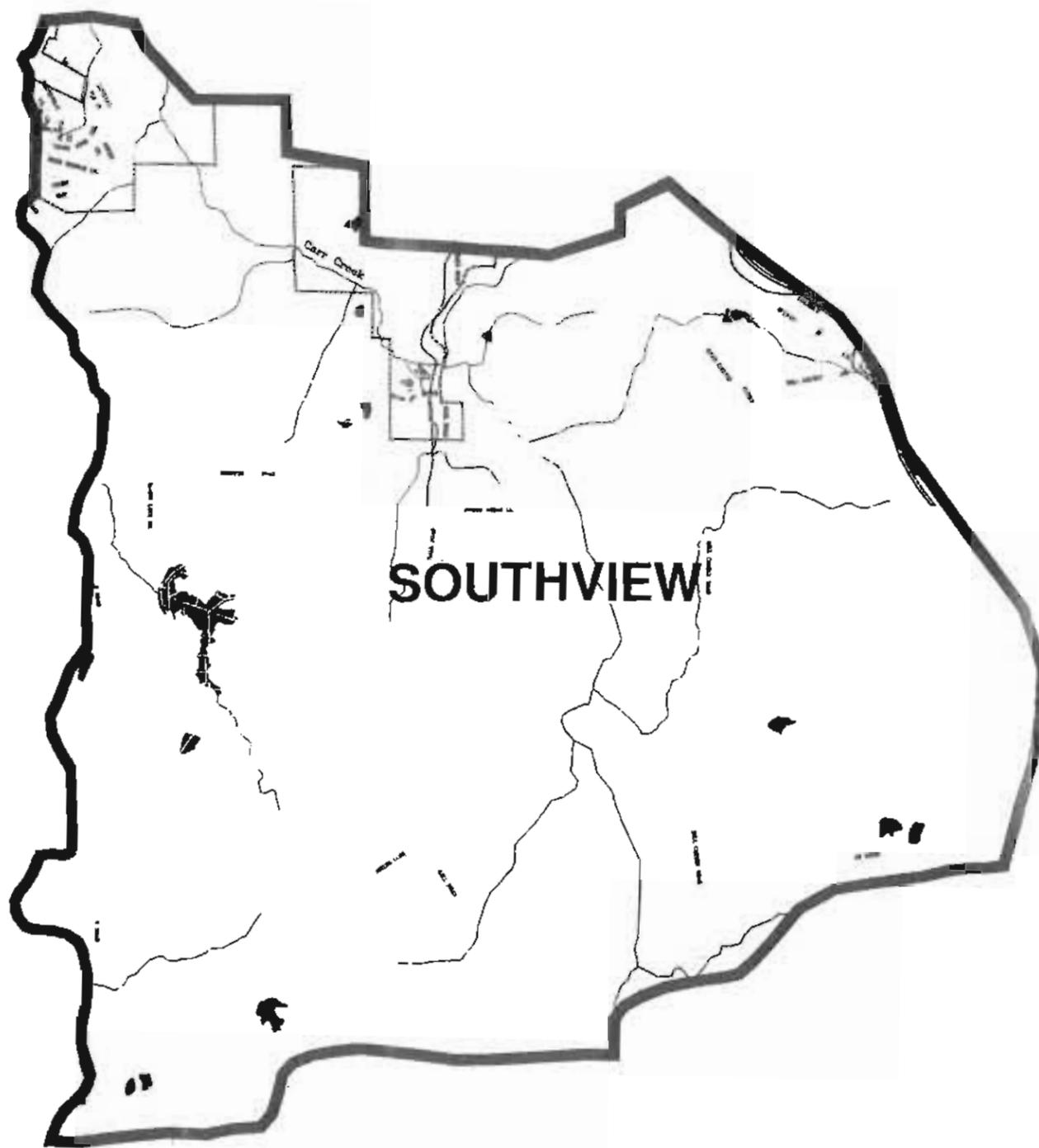
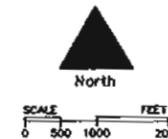
In this district there are several good examples of single homes arranged in very sparsely-developed wooded areas. Eagle Lake Estates development is an example of a project that has made use of the natural settings of the district. The impact to the environment is minimum and the viewshed is undisturbed.

Portions of the district may be impacted by the proposed Gateway Connector, which could enable commercial and residential development. The city will study the feasibility of an annexation plan for the area, due to existing development and the probability of future development.

Southview District



CITY OF  
COLUMBIA ILLINOIS  
SOUTHVIEW PLANNING  
DISTRICT



LOCATION MAP

**HORNER &  
SHIFRIN, INC.**

ENGINEERS ■ ARCHITECTS ■ PLANNERS  
5200 Oakland Ave. St. Louis, Missouri 63110  
141 Market Pl., Ste. 208 Fairview Heights, Illinois 62208

MAY, 2001

Basemap Courtesy of:  
Southwestern Illinois Planning Commission

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## E. Bluffview Planning District

### 1. Location

This district is situated to the south of the Columbia Central District. It is bordered on the east by D Road, on the south by Hanover Road, and on the west by Bluff Road.

### 2. Existing Land Use Characteristics

- Agriculture
  - ~ Farmsteads (Grain, pasture and livestock)
- Recreation
  - ~ Lakes
- Rural Homes
  - ~ Low density residential homes on large lots
- Small scale low density residential developments
  - ~ Church
  - ~ Historic Zoar United Church of Christ and cemetery
- Historic structures and lands

### 3. Infrastructure

- Primary Road Access (concrete or asphalt)
  - ~ Hanover Road (recently upgraded to two lane striped asphalt)
  - ~ Bluff Road (recently upgraded to two lane striped asphalt)
- Secondary Road Access (chip and seal, narrow lanes, grades, and curves)
  - ~ D Road
  - ~ Steppig Road
- City Utilities and Services
  - ~ Water primarily limited to the incorporated portion of the area
  - ~ Provision of water in the future to all incorporated portions of the area via the City of Columbia through the Fountain Water District
  - ~ Sewer service available to all incorporated portions of the area expected to be annexed

### 4. Topography

- Generally steep hills, ridges, and ravines with scenic vistas
- Gentle rolling hills and level areas for agriculture
- Heavily wooded severe hills and ravines
- Extensive Karst topography
- The Mississippi bluffs on the western-most boundary with steep ravines, natural spring features, as well as a cliff and a cave

### 5. Planning Imperatives for the Bluffview District

Given the unique and environmentally sensitive qualities of this area and Columbia's desire to retain this character, the Bluffview District is best suited for agriculture, recreation (lakes, trails, streams and golf courses), open space, and very low-density development. Any additional development needs to be measured and will

require careful improvements to the road system in order to improve traffic flows without disruption of these qualities.

In this district there are several good examples of single family homes arranged in very sparsely developed wooded areas where the natural terrain has been preserved as much as possible. Examples include: Country Oak Estates, Chesapeake of the Bluffs, and Hawthorne Estates. These developments preserve much of the natural setting and topography and maintain ample green space. Environmental impact has been minimized and the homes do not negatively impact the visual qualities of the district.

Environmental impact related to underground waterways, run off, and erosion needs to be considered before any development occurs in this area.

A portion of the district may be impacted by the proposed Gateway Connector which could enable commercial and residential development.

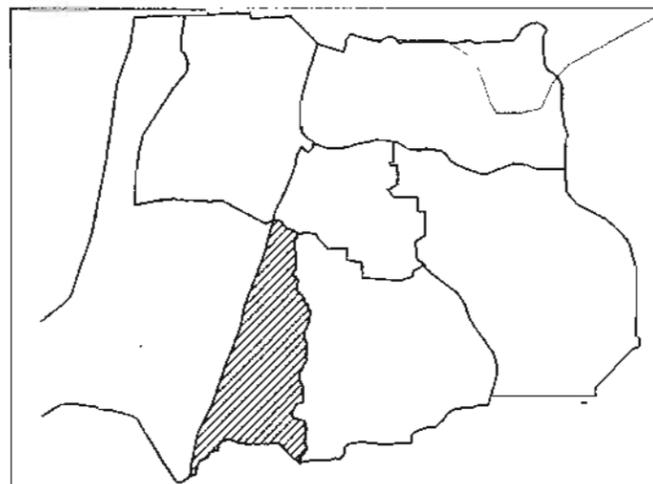
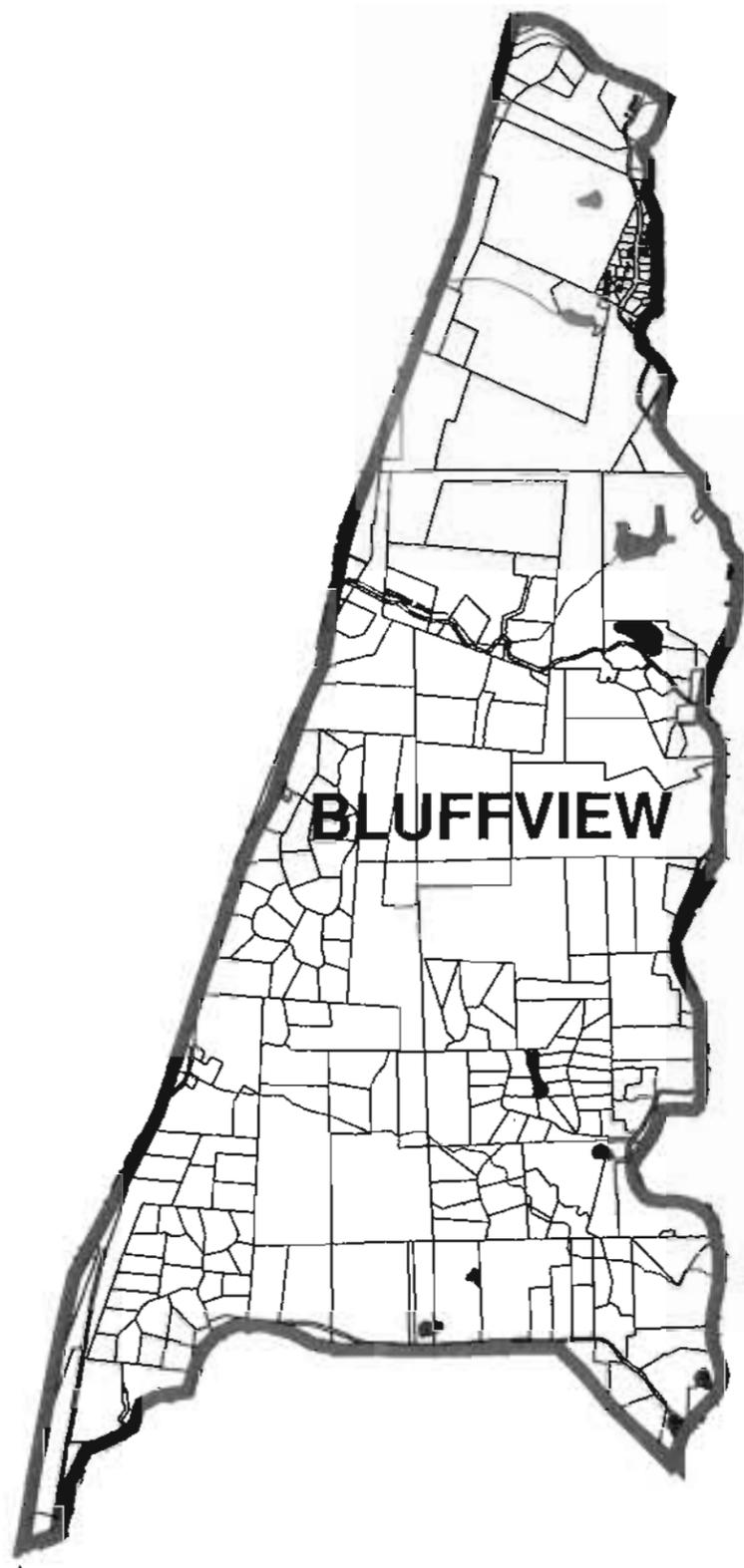
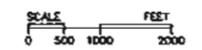
Bluffview District



CITY OF  
COLUMBIA ILLINOIS  
BLUFFVIEW PLANNING  
DISTRICT



North



LOCATION MAP

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5200 Oakland Ave. St. Louis, Missouri 63110  
141 Market Pl., Ste. 208 Fairview Heights, Illinois 62208

MAY, 2001

Base map Courtesy of:  
Southwestern Illinois Planning Commission

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**F. Riverplain Planning District**

## 1. Location

This area is located in the floodplain situated between Bluff Road on the east and the Mississippi River on the west with the exception of the I-255 Planning District (described in Section F).

## 2. Existing Land Use Characteristics

- Agriculture
- Port facilities for nearby business
- Sanitary sewage treatment facility

## 3. Infrastructure

- Primary Road Access (concrete or asphalt)
  - ~ Bluff Road south from I-255
  - ~ DD Road
- Railroad Access
  - ~ Union Pacific (main line)
- Secondary Road Access (chip and seal with no shoulders)
  - ~ Valmeyer Road
  - ~ Hanover Road

## 4. Topography

- Flat, open agricultural lowland
- Ditch and levee landscape (not 100-year)
- Wetlands

## 5. Planning Imperatives for the Riverplain District

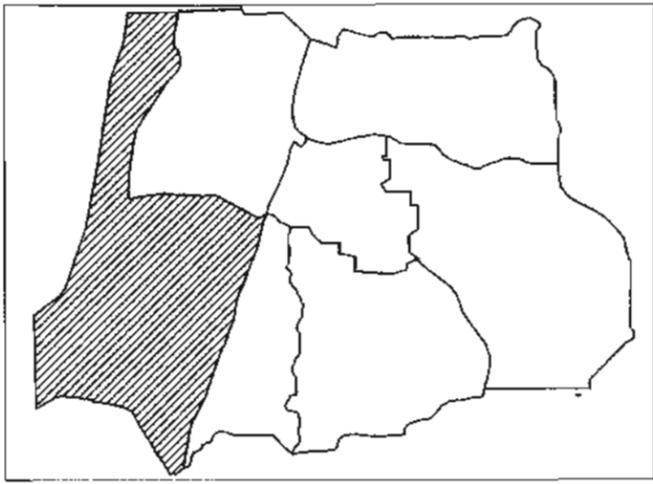
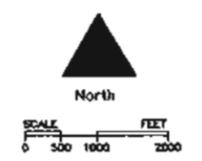
Development needs to be restricted to port-type activities including barge mooring and river-related activities. This area will be primarily intended for existing agricultural uses, wildlife refuge purposes, and as a wetlands preserve, with little or no construction activity.

A portion of the district may be impacted by the proposed Gateway Connector.

Riverplain District



CITY OF  
COLUMBIA ILLINOIS  
RIVERPLAIN PLANNING  
DISTRICT



LOCATION MAP

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5200 Oakland Ave. St. Louis, Missouri 63110  
141 Market Pl., Ste. 208 Fairview Heights, Illinois 62208  
MAY, 2001  
Basemap Courtesy of:  
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## G. I-255 Planning District

### 1. Location

The eastern boundary of the I-255 Planning District is located between Riverplain, Central and the Northview Planning Districts. This district lies within the floodplain but is protected by a 52 foot river stage industrial levee which extends from Bluff Road, west along the north side of Carr Creek to the Mississippi River, then north, crossing I-255 to BB Road. The northern boundary of the I-255 Planning District then proceeds east on BB Road to Interstate 255, north to Mule Road. The eastern boundary includes I-255 South and continues to Bluff Road down to the Carr Creek Levee.

### 2. Existing Land Use Characteristics

- Light Industrial
  - ~ Concrete
  - ~ Truss fabrication
  - ~ Paint repackaging
  - ~ RV/boat storage
- Services
  - ~ Environmental Services
  - ~ Computer consulting services
- Highway Commercial
  - ~ Service Station
  - ~ Vehicle Emissions Testing
- Agriculture
- Recreation
  - ~ Golf Course
  - ~ Driving Range
  - ~ Miniature Golf

### 3. Infrastructure

- Highway Access
  - ~ Interstate 255
- Railroad Access
  - ~ Union Pacific (main line)
- Primary Road Access (concrete or asphalt)
  - ~ Illinois Route 3
  - ~ Ramsey Road
  - ~ Bluff Road
  - ~ Southport Drive
  - ~ DD Road
  - ~ BB Road
- Airport Facility
  - ~ Sackman Airfield
- City Utilities and Services

4. Topography

- Reclaimed Floodplain
- Flat, Open, Agricultural Lowland
- Ditch and Levee Landscape (100-year perimeter levee)

5. Planning Imperatives for the I-255 District

With its 52 foot river stage industrial levee, access to I-255, the Jefferson Barracks Bridge and to the completely interconnected regional interstate system, this district continues to provide perhaps the greatest commercial, business, and industrial development opportunities in southern Illinois. The City of Columbia will continue to pursue aggressive development of this district.

A portion of the district may be impacted by the proposed Gateway Connector. With the city's continued pursuit of additional interstate highway access in this district, related uses could include hotel, commercial-retail, and additional light industrial.

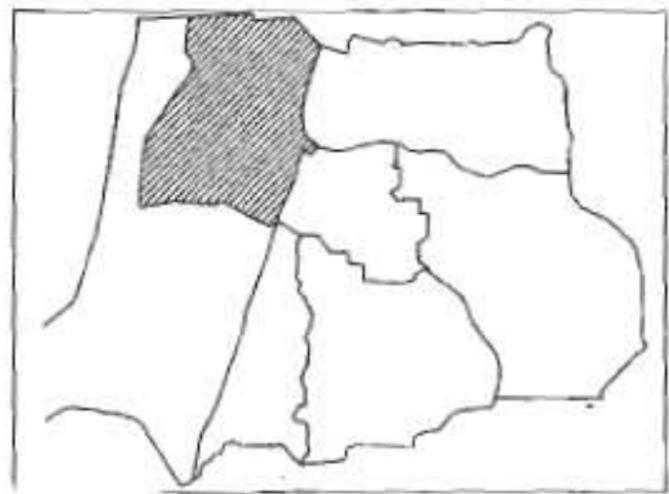
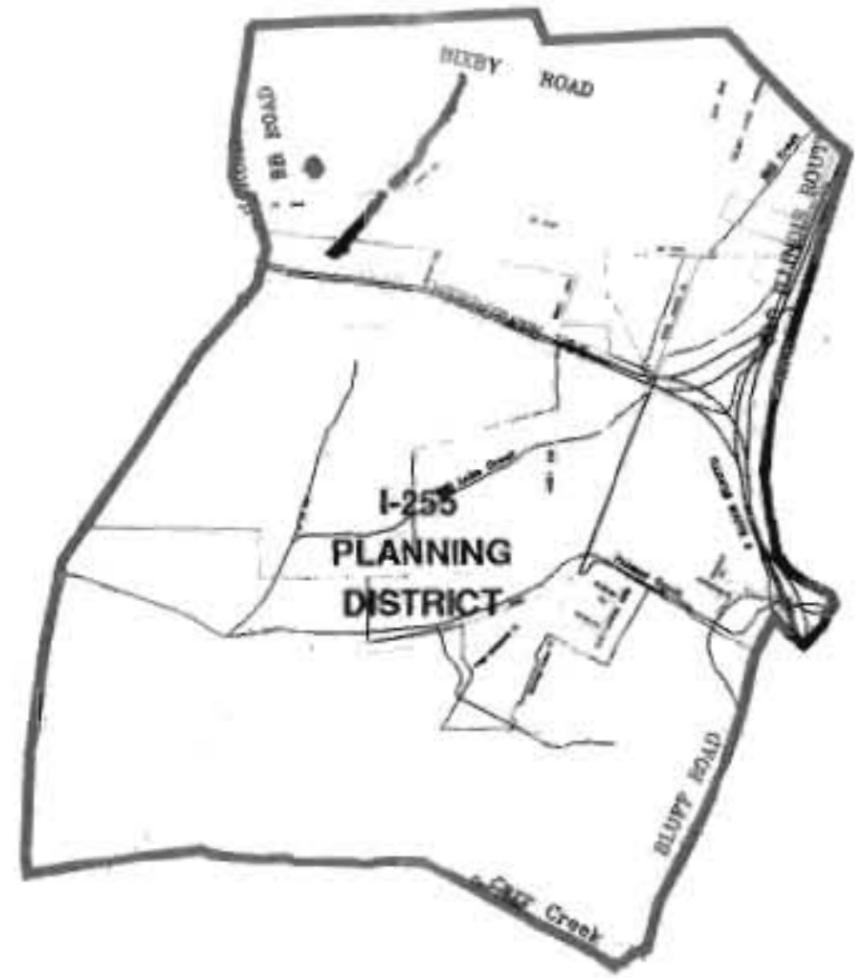
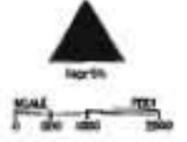
The city has entered into a Master Development Agreement with a developer which involves over 2,500 acres. The agreement calls for the city and the developer to create a mixed use zoning classification. A 675 acre concept plan has been given preliminary approval by the City Council.

## I-255 District



With access to I-255, the Jefferson Barracks Bridge, and connections to the entire regional interstate system, this district provides perhaps the greatest commercial, business, and industrial development opportunities in Southern Illinois.

CITY OF  
COLUMBIA ILLINOIS  
I-255-DEV-CORR  
DISTRICT



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141 Market Pl., Ste. 208 Fairview Heights, Illinois 62208  
MAY, 2001  
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## V. Implementation Strategy

## V. Implementation Strategy

### A. Summary of Major Plan Elements and Action Plan

#### 1. Principal Recommendations

##### a. Goals

Preserve and enhance Main Street as a vibrant commercial and historic center of the city  
Promote planned urban growth to minimize sprawl  
Promote the I-255 corridor for commercial, business, and light industrial use  
Preserve and enhance natural features – hills, bluffs, trees and drainage areas  
Promote orderly growth along the city’s highway corridors  
Encourage and guide quality development/redevelopment

##### b. Principal Land Use Elements

Floodway  
Agriculture  
Conservation  
Open Space  
Residential  
Public and Semipublic  
Downtown  
Commercial  
Business  
Industrial

##### c. Functional Elements

Transportation  
Environmental Planning  
Economic Development  
Residential Quality  
Historic Preservation  
Police and Fire Protection  
Community Services  
Emergency Medical Service  
Library

##### d. Planning District Imperatives

Central – Preserve and enhance as a vibrant center of small-scale commercial activity. Develop a new market niche that enhances the district’s existing assets and develops additional strengths related to historic preservation and tourism.  
Northview – Promote low density, quality residential development. Evaluate residential development near the quarry for impacts from quarry operations.  
Eastridge – Encourage quality low density residential development. Preserve woodlands, sinkholes, and historic farmsteads.  
Southview – Promote commercial/business park uses near Route 3. Preserve agriculture, low impact recreation, open space, and very low density residential development in the remainder of the district.  
Bluffview – Retain its unique and environmentally sensitive qualities. Promote agriculture, low impact recreation, open space, and very low density residential development.

Riverplain – Restrict development unless it occurs within a community unit plan development in order to protect community and private investment.

I-255 Development Corridor – Promote commercial, business, and industrial development, including construction of the Fish Lake Interchange.

## 2. Action Plan

Numerous offices, departments, boards, and commissions form an organizational structure through which Columbia's Master Plan will be implemented. Among these are the Office of the Mayor, City Council, City Administrator, Plan Commission, Zoning Board, Building Commissioner and Ordinance Administrator, City Engineering Consultant, Director of Economic Development, Street Graphics Committee, Architecture Review Board, the Heritage and Preservation Commission, and the Library Board.

These entities are interconnected through an executive, legislative, and administrative process to implement a variety of municipal functions including implementation of the city's master plan. The following sections detail the process through which the 20/20 Columbia Master Plan will be implemented.

## B. Zoning Ordinance

### 1. Background

For almost eighty years, zoning has been a centrally important plan implementation and regulatory tool in American cities. A zone is generally defined as a portion of the territory of a city within which certain uses of land, premises and buildings are permitted or not and within which certain yards and open spaces are required and certain height limits for buildings are established<sup>1</sup>.

The City of Columbia Zoning Code is one of the principle mechanisms through which the 20/20 Master Plan will be implemented. A summary of key elements is provided in the following section. (This is provided only as a general reference for plan readers. The official Zoning Code is on file at City Hall and must be referenced for specific development questions or issues.)

### 2. Summary of Columbia's Present Zoning Districts

- A-1 Agricultural
- R-1 One-Family Residential
- R-2 One-Family Residential
- R-3 One-Family Residential
- R-4 One-Family Residential
- R-5 One-Family Residential
- R-6 One-Family Residential
- R-7 Multiple-Family Residential
- C-1 Neighborhood Business
- C-2 General Business
- C-3 Highway Business

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<sup>1</sup> 1. Definition paraphrased from, A Survey of Zoning Definitions, Tracy Burrows, ed. American Planning Association Planning Advisory Service, Report Number 421. 1989.

- BP-1 Business Park
- BP-2 Business Park
- CP Commercial Park
- OP-1 Office Park
- I-1 Light Industrial
- S-1 Historic
- S-2 Slope
- S-3 Floodplain and Drainageway

### C. Subdivision Ordinance

#### 1. Background

As with zoning, subdivision ordinances also have a long history and are an important plan implementation and regulatory tool. Subdivision is generally defined as the division of any tract or parcel of land into two or more lots, plots, or other divisions for the purpose of building a development. It includes changes to street or lot lines, and excludes the division of land for agricultural purposes.<sup>2</sup>

Columbia uses its subdivision ordinance both as a regulatory tool and as an implementation mechanism for the 20/20 Master Plan. A summary of key elements is provided in the following section. (This is provided only as a general reference for plan readers. The official Subdivision Code is on file at City Hall and must be referenced for specific development questions or issues.)

#### 2. Summary of Major Elements in Columbia's Subdivision Code

- Preliminary Plat
- Topographical and Profile Studies
- Improvement Plans
- Stormwater Management
- Acceptance of Dedication of Municipal Improvements
- Final Plat
- Variances
- Violation and Penalty

### D. Funding Sources

The City of Columbia will utilize a variety of funds during the process of implementing the 20/20 Master Plan from some or all of the sources identified below. This list is for illustrative purposes only; other sources may subsequently be identified for potential use during plan implementation.

- General Revenue and Obligation Bonds
- Revolving Loan Fund
- Tax Increment Financing
- Special Service Area Financing
- Special Assessment Financing
- Development Fees

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<sup>2</sup>. Paraphrased from A Survey of Zoning Definitions; Tracy Burrows, ed. American Planning Association Planning Advisory Service, Report Number 421. 1989.

- Illinois Department of Commerce and Economic Opportunity
- Illinois Environmental Protection Agency (IEPA)
- Illinois Department of Transportation (IDOT)
- Illinois Historic Preservation Agency (IHPA)
- Illinois Department of Natural Resources (IDNR)
- Farmers Home Administration Funds for Community Facilities
- Park Land Set-Aside Ordinance (pending)
- Metro East Park & Recreation District (MEPRD) Sales Tax (pending)

**E. Strategies for Implementation**

The next step for the implementation of this plan will be to conduct a strategic planning process with active plans or guidelines for each element. Elements should be coordinated through the following entities or mechanisms:

1. Park Committee - Stormwater and Greenway Plan
2. Economic Development Department
3. Public Works Department - Transportation and Utility Infrastructure
4. Main Street - Organization, Program, and Overlay Zone. See Appendix E
5. Architectural Review Board (referenced on page 30)

**Residential Zoning at a Glance - City of Columbia, Illinois (4 4 01)**

Please Note: This graphic is provided only as a general summary for plan readers. The official Zoning Code is on file at City Hall and must be referenced for specific development questions or issues.

| Zoning Category | Permitted Uses                                                                                                                                                                                                                                                                                                                 | Height                                                                                      | Lot Size                                                                                                                                | Yard Areas                                        | Percent Lot Cov., all Bldgs | Dwelling Standards                                                                                                                       | Off-Street Parking | Accessory Buildings                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R1 One Family   | One family detached dwellings<br>Home occupations<br>Accessory bldgs & uses,<br>Pools w restrictions                                                                                                                                                                                                                           | 35', <=2 1/2 st.                                                                            | >= 44k sf                                                                                                                               | Front >= 50'<br>Side >= 30'<br>Rear >= 50'        | <=30%                       | 1 story GFA >= 1400 sf<br>1+ story GFA >= 1800 sf                                                                                        | (1)                | Ht 10' at eaves<br>Sm. than prim. bldg./<= exter. per. dim of 900 sf<br>Slab, pier, and/or concrete block fdn. w footings<br>Hor/vert. wood, vinyl, metal, brick, masonry No vert. metal<br>Roof of wood, shake, slate, tile or rubber (no metal)<br>>= 5' away from rear lot line, & <= 30% of rear yard area<br>Must meet side yard req. of the district in which located<br>Not allowed in front yard and no closer to st. than main bldg   |
| R2 One Family   | One family detached dwellings<br>Home occupations<br>Elementary School<br>Junior High School<br>Senior High School<br>Churches & similar<br>Convents, monast., rectories & par. houses <= 10 people<br>Temp bldgs and uses for construction <= 1 year<br>Accessory bldgs & uses,<br>Off street parking<br>Pools w restrictions | 35', <=2 1/2 st.<br><br><br><br><br><br><br><br><br><br><br><= 45' bldg., <=75' for steeple | >= 25k sf<br>>= 125' w<br>>= 5 ac. + 1/100 stud<br>>= 10 ac + 1/100 stud.<br>>= 15 ac + 1/100 stud.<br>>= 1 ac., >= 175'                | Front >= 50'<br>Side >= 20' (1)<br>Rear >=50' (1) | <= 30%                      | 1 Story GFA >=1400 sf<br>1+ story GFA >= 1800 sf                                                                                         | (1)                | Ht 10' at eaves<br>Sm. than prim. bldg./<= exter. per. dim of 900 sf<br>Slab, pier, and/or concrete block fdn. w footings<br>Hor/vert. wood, vinyl, metal, brick, masonry No vert. metal<br>Roof of wood, shake, slate, tile or rubber (no metal)<br>>= 5' away from rear lot line, & <= 30% of rear yard area<br>Must meet side yard req. of the district in which located<br>Not allowed in front yard and no closer to st. than main bldg   |
| R3 One Family   | Any use permitted in R2                                                                                                                                                                                                                                                                                                        | As per R2                                                                                   | >= 16k sf<br>>= 100' w<br>Ch >= 1 ac & >= 125' w<br>Schools as per R2                                                                   | Front >= 40'<br>Side >= 10' (1)<br>Rear >=30' (1) | <=30%                       | 1 story GFA >=1200sf<br>1+ story GFA >= 1600 sf                                                                                          | (1)                | Ht 10' at eaves<br>Sm. than prim. bldg./<= exter. per. dim of 900 sf<br>Slab, pier, and/or concrete block fdn. w footings<br>Hor/vert. wood, vinyl, metal, brick, masonry No vert. metal<br>Roof of wood, shake, slate, tile or rubber (no metal)<br>>= 5' away from rear lot line, & <= 30% of rear yard area<br>Must meet side yard req. of the district in which located<br>Not allowed in front yard and no closer to st. than main bldg   |
| R4 One Family   | Any use permitted in R2                                                                                                                                                                                                                                                                                                        | As per R2                                                                                   | >= 10.5k sf<br>>=80' w<br>Ch >= 15k sf & 90' w<br>Schools as per R3                                                                     | Front >= 40'<br>Side >= 10' (1)<br>Rear >=30' (1) | <=30%                       | No minimum GFA                                                                                                                           | (1)                | Ht 10' at eaves<br>Sm. than prim. bldg./<= exter. per. dim of 900 sf<br>Slab, pier, and/or concrete block fdn. w footings<br>Hor/vert. wood, vinyl, metal, brick, masonry. No vert. metal<br>Roof of wood, shake, slate, tile or rubber (no metal)<br>>= 5' away from rear lot line, & <= 30% of rear yard area<br>Must meet side yard req. of the district in which located<br>Not allowed in front yard and no closer to st. than main bldg. |
| R5 One Family   | Any use permitted in R2                                                                                                                                                                                                                                                                                                        | As per R2                                                                                   | >= 7.5k sf<br>>= 65' w<br>Ch. >=10k sf & 75' w<br>Schools as per R3                                                                     | Front >= 30'<br>Side >= 7' (1)<br>Rear >=30' (1)  | <= 35%                      | No minimum GFA                                                                                                                           | (1)                | Ht 10' at eaves<br>Sm. than prim. bldg./<= exter. per. dim of 900 sf<br>Slab, pier, and/or concrete block fdn. w footings<br>Hor/vert. wood, vinyl, metal, brick, masonry No vert. metal<br>Roof of wood, shake, slate, tile or rubber (no metal)<br>>= 5' away from rear lot line, & <= 30% of rear yard area<br>Must meet side yard req. of the district in which located<br>Not allowed in front yard and no closer to st. than main bldg.  |
| R6 One Family   | Any use permitted in R2 Duplexes allowed by special use permit                                                                                                                                                                                                                                                                 | As per R2                                                                                   | >= 6.5k sf<br>>= 50' w<br>Ch. >=10k sf & 75' w<br>Schools as per R3                                                                     | Front >= 30'<br>Side >= 5' (1)<br>Rear >=30' (1)  | <= 35%                      | No minimum GFA                                                                                                                           | (1)                | Ht 10' at eaves<br>Sm. than prim. bldg./<= exter. per. dim of 900 sf<br>Slab, pier, and/or concrete block fdn. w footings<br>Hor/vert. wood, vinyl, metal, brick, masonry No vert. metal<br>Roof of wood, shake, slate, tile or rubber (no metal)<br>>= 5' away from rear lot line, & <= 30% of rear yard area<br>Must meet side yard req. of the district in which located<br>Not allowed in front yard and no closer to st. than main bldg.  |
| R7 Multi Family | Any use permitted in R2<br>Two family & multi dw. not to exceed 8 d.u. per structure<br>One family row dwellings w not more than 8 d.u. per bldg<br>Private clubs, frat. sor. & lodges except lodging as busin                                                                                                                 | As per R2, but mult fams <= 45' h                                                           | One fam. as per R5<br>Multi fam. >= 3k sf/2 unit bldg<br>Multi fam. >= 1.5k sf/3-8 unit bldg<br>>= 30' w plus (1)<br>Churches as per R5 | Front >= 30'<br>Side >= 15' (1)<br>Rear >=35' (1) | <= 55%                      | One fam >= 900 sf<br>Multi fam 1 br >= 750 sf<br>Multi fam 2 br >= 1000<br>Multi fam 3 br >= 1250 sf<br>Multi fam 4 br >= 1500 sf<br>(1) | (1)                | Ht 10' at eaves<br>Sm. than prim. bldg./<= exter. per. dim of 900 sf<br>Slab, pier, and/or concrete block fdn. w footings<br>Hor/vert. wood, vinyl, metal, brick, masonry No vert. metal<br>Roof of wood, shake, slate, tile or rubber (no metal)<br>>= 5' away from rear lot line, & <= 30% of rear yard area<br>Must meet side yard req. of the district in which located<br>Not allowed in front yard and no closer to st. than main bldg.  |

(1) Refer to Zoning Code

Please Note: This graphic is provided only as a general summary for plan readers. The official Zoning Code is on file at City Hall and must be referenced for specific development questions or issues.

| Zoning Category         | Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Conditions of Use                                                                                                                                                                                                                                                                                                                                                                                                                      | Height                                                                 | Yard Areas (Not Lot Size)                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Off-Street Parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| C1 Neighb. Business     | <ol style="list-style-type: none"> <li>1 Ancillary entertainment</li> <li>2 Art &amp; school supply stores</li> <li>3 Book or stationery stores</li> <li>4 Camera &amp; photographic supply stores</li> <li>5 Coin (numismatic) &amp; stamp (philatelic) stores</li> <li>6 Dwelling units, when above the ground floor, if business on ground floor</li> <li>7 Day care or day nursery</li> <li>8 Florist shops</li> <li>9 Gift shops</li> <li>10 Haberdasheries</li> <li>11 Hair care incl barber/beauty, manicure/facials (no tanning/massage)</li> <li>12 Hobby shops</li> <li>13 Leather goods &amp; luggage stores</li> <li>14 Locksmith shops</li> <li>15 Meat markets</li> <li>16 Municipal bldgs, whether governmental, proprietary or both</li> <li>17 Notion shops and clothing alterations</li> <li>18 Offices, business &amp; professional</li> <li>19 Perm mtg. pl. of veterans, bus., civic, fraternal, labor &amp; sim. 2000 sf max</li> <li>20 Pub svc. fac. incl elect substa., fire/police, tel. exch. &amp; similar</li> <li>21 Restaurants, tea rms., cafes, not drive-in/drive thru/delivery, 4000 sf max</li> <li>22 Shoe &amp; hat repair stores</li> <li>23 Tailorshops</li> <li>24 Tobacco shops</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>No dwelling units below ground fl.<br/>                     Food sale must be w/ encl. bldg<br/>                     No drive-in/drive thru/delivery<br/>                     No mfg., assembly, processing, fabricating, treatment other than clearly incidental/essential<br/>                     Ext. signs comply w/ sign code<br/>                     Bus. hrs. estab. by City Council</p>                                   | <p>Average ground elevation at the building perimeter plus 40'</p>     | <p>Front: 30' when all frontage between 2 intersect. sts is w/ district, but when lots adjoin "R" on same str. frontage, maintain res. frontage<br/>                     Side: None exc. when corner lot abuts "R" or on an alley which abuts "R" Then, side yard must equal 1/2 the front yard req. in "R" but in no case more than 10'.<br/>                     Rear: &gt;= 25' (access bldg OK here up to 5' adj. &amp; par. to rear lot line.)</p>                   | (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| C2 General Business (2) | <ol style="list-style-type: none"> <li>1 Amusement: Bowling, billiards, skating, and similar places of recreation</li> <li>2 Ancillary Ent: Background listening music at eating, drinking, other estab.</li> <li>3 Antique shops; 4 Art &amp; school supplies; 5 Art galleries &amp; studios</li> <li>6 Auditoriums; 7 Auto accessory stores; 8 Auto &amp; truck dealers</li> <li>9 Bakery shops, for baking and retail on premises; 10 Banks &amp; financial</li> <li>11 Barber shops; 12 Beauty shops; 13 Bicycle stores incl rental &amp; repair;</li> <li>14 Blueprinting &amp; photostating; 15 Book or stationery stores;</li> <li>16 Business college or bus. school...as business enterpr.</li> <li>17 Cabinet, woodworking &amp; upholstery, w/ enclosed building</li> <li>18 Camera and photographic supply stores; 19 Caskets and casket supplies</li> <li>20 Catering; 21 China and glassware; 22 Churches</li> <li>23 Clothing sales and costume rental; 24 Coin (numismatic) &amp; stamp (philatelic)</li> <li>25 Construction contractors; 26 Custom sign painting shops, w/ encl. bldg</li> <li>27 Day care or day nursery; 28 Department stores</li> <li>29 Drive in facilities for financial institutions; 30 Drug stores</li> <li>31 Dry cleaning &amp; laundry receiving stations</li> <li>32 Dry cleaning facilities for cleaning/pressing of dry goods for retail only</li> <li>33 Dry goods or notions</li> <li>34 Dwelling units when above ground floor, if business designed for ground floor, single and multifamily dwelling units with some restrictions</li> <li>35 Electrical appliance store and repairs shops; 36 Employment agencies</li> <li>37 Feed and seed stores; 38 Florists and conservatories</li> <li>39 Frozen food lockers excl wholesale storage for hire</li> <li>40 Gift shops: Gun &amp; ammo sales/svc</li> <li>41 Gun and ammo sales/service; 42 Haberdasheries; 43 Hardware;</li> <li>44 Hobby shops for retail of items to be assembled off premises</li> <li>45 Hotels; 46 Household appliance stores/repair; 47 Interior decorating</li> <li>48 Jewelry and watch rep.; 49 Laundromats for direct consumer use</li> <li>52 Locksmiths; 53 Lounges, taverns; 54 Lumber yards; 55 Meat markets</li> <li>56 Medical &amp; dental clinics &amp; labs</li> <li>57 Motor veh. rep. &amp; body shops excl tractor trailers and industrial equip</li> <li>58 Mun'y buildings facilities for gov't uses &amp; purp., proprietary purp. or comb.</li> <li>59 Music conservatory or music instruction establishments</li> <li>60 Newstands; 61 Offices, business &amp; professional</li> <li>62 Office supplies, sales &amp; service; 63 Paint &amp; wallpaper stores</li> <li>64 Pet shops; 65 Photograph developing &amp; processing shops</li> <li>66 Physical culture &amp; health svc., gyms, swimming, red. salons, &amp; tanning</li> <li>67 Picture framing...retail on premise; 68 Plumbing showrooms; 69 Post Off</li> <li>70 Printing, lithographing, publishing for letter press, bus. cards, mimeo, etc.</li> <li>71 Private/clubs or lodges; 72 Private schools for music study, bus. or trade</li> <li>73 Public service fac. incl electric distributing, fire/police, tel. exch., &amp; sim.</li> <li>74 Restaurants, tea rooms &amp; cafes (not drive-in) incl. drive thru &amp; delivery</li> <li>75 Secondhand stores in enclosed building</li> <li>76 Service stations, auto with/without full service including repair, &amp; conv. st.</li> <li>77 Shoe &amp; hat repair; 78 Sign painting; 79 Single fam. d. u. that meet R-6</li> <li>80 Sporting goods; 81 Supermarkets; 82 Tailor shops; 83 Taxidermy shops</li> <li>84 Termite &amp; pest control; 85 Theatres excl drive-ins</li> <li>86 Ticket agencies fld. to entertainment functions; 87 Tobacco shops</li> <li>88 Travel bureau &amp; transportation ticket offices;</li> <li>89 Truck, auto &amp; motorcycle dealers excl heavy equipment incl open lots</li> </ol> | <p>A All activities conducted w/ in an enclosed area except for special sales promotions<br/>                     B No manufacture, processing or treatment of products other than clearly incidental &amp; essential to the business<br/>                     C Construction mat'l, equipment wrecked motor vehicles, or similar property shall be stored within an enclosed building or behind a screened fence at least 6' high</p> | <p>Average ground elevation at the building perimeter plus 40 feet</p> | <p>Front: None when all frontage between 2 intersecting streets is within the district. But when lots adjoin "R" on same street frontage, maintain res. frontage.<br/>                     Side: None exc. when corner lot abuts "R" or on an alley which abuts "R" Then, side yard must equal 1/2 the front yard req. in "R" but in no case more than 10'.<br/>                     Rear: &gt;= 20' (access bldg OK here up to 5' adj. &amp; par. to rear lot line.)</p> | (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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Structure that faces a street or front line of the bldg lot (the front wall) shall be of one or more of the following: a) brick, b) brick veneer; c) natural stone, d) marble, e) granite, f) glass, g) stucco trim; h) bldg mat'ls authorized &amp; approved by BOCA national building code as adopted and in effect in the city, from time to time which are approved by the city council with the advice and recommendation of the city building inspector; and i) other materials as authorized by the city council with the advice and recommendation of the building inspector</p> <p>B. All exterior walls other than the front wall of buildings or structures shall be constructed of 1 or more of the following: a) Bldg. mat'ls. authorized for the front walls; b) non-vertical metal, vinyl and/or wood siding, and c) architectural cement blocks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Bldg Mat'ls for Exterior Walls</b></p> <p>A. Must offer restrooms, water &amp; air<br/>                     B. Design Criteria<br/>                     1 Canopies conform to minimum bldg setback<br/>                     2 All exterior lighting inwardly directed<br/>                     3. Parking (1)<br/>                     4 Minimize no. of access cuts to encourage optimum traffic movement and circ. pattern on to public roadways<br/>                     5. Service stations within existing or proposed shopping centers shall provide access interconnection with the shopping ctr</p> <p>C. Orientation to Shopping Ctrs<br/>                     Pump islands &amp; main bldgs are enc. to have pump islands &amp; main bldg face the shopping ctr</p> <p>1 Setbacks &gt;= 15' or min zoning req<br/>                     2. Pump island &amp; canopy setbacks shall be 15' from any property line or min zoning req<br/>                     3. A 15' landscaped area shall be provided bet bldg setback and public r.o.w. 3' high barrier using berms if feasible &amp; shrubs/trees of at least 2 1/2" diam. along 50% of entire frontage. A 10' curbed &amp; landscaped area shall be provided around the remainder of the site, consisting of at least 50% live landscaping of trees at 20' intervals &amp; intermittent shrub clusters. No artificial vegetation.</p> <p>D. Uses not allowed<br/>                     1. Outdoor repair<br/>                     2. Painting and body work<br/>                     3. Storage of wrecked/aband. veh.<br/>                     4. Auto sales<br/>                     5. Bulk plants<br/>                     6. Outdoor storage of auto parts excluding business displays</p> |

Commercial Zoning at a Glance - City of Columbia, Illinois (4 4 01)

Please Note: This graphic is provided only as a general summary for plan readers. The official Zoning Code is on file at City Hall and must be referenced for specific development questions or issues.

| Zoning Category     | Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Conditions of Use                                                                                                                                                                                                          | Height                                                         | Lot Size                                                                                                                  | Yard Areas (Not Lot Size)                                                                                                                                                                                                                                                              | Buffer Area                                                                                                                                                                                               | Off-Str. Pkg.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Building Materials for External Walls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| C3 Highway Business | <p>1. Agricultural implement sales &amp; service... may be displayed/sold on open lot</p> <p>2. Ancillary entertainment, background listening @ eating/drinking, other estab</p> <p>3. Antique furniture sales and repair</p> <p>4. Aquatic, recreation equipment sales and service... may be displ /sold on op lot</p> <p>5. Art &amp; school supply stores</p> <p>6. Art galleries and studios</p> <p>7. Auction salesrooms, other than livestock</p> <p>8. Auto accessory stores</p> <p>9. Auto &amp; truck dealership... may be displayed/sold on open lot</p> <p>10. Automobile body &amp; repair shops</p> <p>11. Automobile service stations, classified into 1 of the following:</p> <p>a. Type A: auto service station which in addition to the retail dispensing of vehicular fuels, offers to perform as an accessory use, automotive maintenance, service or repair, including but not limited to the sale &amp; installation of lubricants, tires, batteries &amp; similar accessories for automotive vehicles by owner representatives. Self-service islands for dispensing motor fuels where the customer fuels his motor vehicle at certain pump stations are allowed</p> <p>b. Type B: automobile service station in which the dispensing of vehicular fuels is performed primarily by individual patrons and which does not offer to perform any manner of automotive maintenance, service or repair.</p> <p>c. Type C: type A or B auto service station which offers or includes, as an accessory use, the retail sale of merchandise or services not related to the maintenance, service or repair of automotive vehicles</p> <p>12. Auto washing, to incl the use of mechanical conveyors, blowers &amp; steam</p> <p>13. Bakery shops for baking &amp; proc. of foods when prep for ret. sale or wholesale on prem.</p> <p>14. Banks &amp; financial institutions incl drive thru &amp; walk up facilities</p> <p>15. Bicycle &amp; motorcycle sales, repair &amp; rental</p> <p>16. Blueprinting &amp; photostating establishments</p> <p>17. Book or stationery stores</p> <p>18. Bottling &amp; distributing of beverages</p> <p>19. Business college or trade school, operated as a business enterprise</p> <p>20. Camera &amp; photographic supply stores; 21. Carpenter or cabinet shops;</p> <p>22. Catering establishments; 23. China &amp; glassware stores; 24. Churches;</p> <p>25. Clothing custom manuf &amp; alterations; 26. Clothing sales &amp; costume rental shops</p> <p>27. Coin (numismatic) &amp; stamp (philatelic) stores; 28. Contractor bus &amp; storage businesses</p> <p>29. Custom sign painting shops; 30. Day care or day nursery; 31. Department stores</p> <p>32. Drug stores; 33. Dry cleaning &amp; laundry receiving stations</p> <p>34. Dry cleaning comm'l laundries incl towels diaper &amp; similar svcs ltd to 6k sf gfa/establ</p> <p>35. Dry goods or notion stores</p> <p>36. Eating &amp; drinking i.e. restaur., tea rms &amp; cafes, incl. drive in/drive thru/food del svcs</p> <p>37. Empl agencies; 38. Florists, conservatories, ret. greenhouses, greenhouses &lt;=6k sf</p> <p>39. Frozen food lockers incl wholesale storage; 40. Gift shops; 41. Gun &amp; ammo sales/svc</p> <p>42. Haberdasheries; 43. Hardware stores</p> <p>44. Hobby shops for ret. sales of items to be assembled or used away from the premises</p> <p>45. Interior decorating shops; 46. Jewelry &amp; watch repair stores &amp; shops</p> <p>47. Labs ltd to med &amp; dent w/no danger of fire, expl, noise or other obj cond.</p> <p>48. Laundries ltd to automatic self service type; 49. Leather goods &amp; luggage stores</p> <p>50. Liquor stores ltd to sale of packaged goods; 51. Locksmith shops</p> <p>52. Lounges, taverns &amp; pubs; 53. Lumber yards; 54. Machinery sales &amp; services</p> <p>55. Meat markets; 56. Medical &amp; dental clinics; 57. Monument sales; 58. Motels &amp; hotels</p> <p>59. Motor vehicle repair &amp; body shops excl. tractor trailers &amp; indl. equipment</p> <p>60. Mun. bldgs &amp; fac. for govt. uses/purp, proprietary uses/purp, or a comb of both</p> <p>61. Music conservatory or music instruction establ., dance studios, recording studios</p> <p>62. Newsstands; 63. Offices, business &amp; professional; 64. Paint &amp; wallpaper stores</p> <p>65. Pawn shops; 66. Pest control businesses; 67. Pet shops or animal hospitals</p> <p>68. Photo developing &amp; processing shops</p> <p>69. Physi cult &amp; health svc estabs incl gyms, swim pools reducing &amp; tanning spas</p> <p>70. Picture framing shops; 70. Picture framing shops; 71. Post offices</p> <p>72. Printing, lithographic or publishing estabs</p> <p>73. Proc. or ass'y prov. that the space does'nt exceed 25k sf of total fl &amp; basement space not incl stairwells or elevator shafts &amp; prov. such use can be conducted without noise vibration odor dust or any other condition disturbing to occup. of adj. properties. When mfg operations of the same or similar products demand space exceeding 25k sf they shall be located in an industrial district.</p> <p>74. Public garage for parking and/or storage for vehicles</p> <p>75. Public service fac. incl elect distnb substa., fire/po/ice sta., tel. exch &amp; similar</p> <p>76. Recr places incl bowling alleys, gyms, skating, archery, billiards, miniature golf or sim.</p> <p>77. Secondhand stores; 78. Shoe &amp; hat repair stores; 78. Shoe &amp; hat repair stores</p> <p>79. Sporting goods stores; 80. Supermarkets; 81. Tailor shops; 82. Taxidermist shops</p> <p>83. Theaters excl. drive ins; 84. Ticket agencies lim. to entertainment functions</p> <p>84. Ticket agencies lim. to entertainment functions; 85. Tobacco shops</p> <p>86. Travel bureau &amp; transportation ticket offices; 87. Undertaking establ. &amp; funeral parlors</p> <p>88. Undertaking service and supply businesses; 89. Upholstery shops</p> <p>90. Wholesale bus incl bldg prod., cem., electr., roofg., refng., masonry, paint, pbg., a.c., hq. venk</p> <p>91. Wholesale/ret. feed &amp; seed stores</p> <p>92. Wholesale merchandise brokers incl wholesale storage businesses</p> <p>93. Wholesale/ret. appliance stores &amp; repair incl merch. repair fac.</p> | <p>Except as otherwise herein...</p> <p>A. Conducted wholly within encl. area except as allowed in permitted uses</p> <p>B. Spec. comm'l sales promotions by licensed bus. may display goods outside bldgs dur bus hrs</p> | <p>Average ground elev. at the building perimeter plus 40'</p> | <p>Every bldg. erected hereafter shall be on lot not less than 10k sf and width of the establ. bldg line of &gt;= 80'</p> | <p>Front &gt;= 50'</p> <p>Side: None exc. when corner lot abuts "R" or on an alley which abuts "R". Then, side yard must equal 1/2 the front yard req. in "R" but in no case more than 10'</p> <p>Rear &gt;= 20' (access. bldg. OK here up to 5' adj. &amp; par. to rear lot line)</p> | <p>20' wide planting strip extending the length of the lot adj. to the "R". Dist. planted with trees &amp; shrubs to provide a dense screen at maturity. Strip to be approved by Zoning Administrator</p> | <p>(1)</p> <p>Auto Service Stations Supplemental Regulations</p> <p>A. Min Services: public restrooms and water &amp; air for autos for use by gen. public.</p> <p>B. Design Criteria: 1. Canopies &amp; pump islands - Canopies shall conform to min. bldg. setback</p> <p>2. Ext. lgt. shall be dir. inwardly so no direct lgt. is cast off premises. 3. Pkg. requirement shall conform to Ch. 17.44</p> <p>4. Access to pub. roads: No. of cuts shall be minimized to encourage most optimum traffic movement &amp; circulation onto public roads as det. by city engineer.</p> <p>5. Access with adj. sites: Auto svc. Stations in existing or proposed shopping centers shall provide an access interconnection plan to city engineer for approval.</p> <p>C. Orientation Toward Shopping Ctrs.: Auto svc. stations in existing or prop. shopping centers are enc. to orient the service station towards the shopping center &amp; not adjacent streets; i.e. pump islands and main building face the shopping center. In any case the following design criteria would be applied:</p> <p>1. Minimum setback on public street &gt;= 15' or minimum zoning district requirement whichever greater</p> <p>2. Minimum setback for pump islands &amp; canopies 15' from any prop. line or the min. zoning district requirement whichever greater</p> <p>3. A 15' landscaped area shall be provided bet. building setback &amp; public row. Area shall consist of a 3' high barrier using berms if feas. &amp; shrubs or trees &gt;= 2 1/2 in diameter dist. along 50% of the entire frontage. A 10' curbed &amp; landscaped area shall be around rem. of the site. The 10' area shall include at least 50% live landsc. in the form of trees at 20' interv. &amp; interm. shrub clusters (artif. veg. prohibited)</p> <p>D. Uses Not Allowed: 1. Outdoor rep. svc. or maint. of autos; 2. Painting &amp; body work of autos</p> <p>3. Storage of wrecked/aband. veh.; 4. Auto sales; 5. Bulk plants; 6. Outdoor storage of auto pts. excl. business displays</p> | <p>A. Structure that faces a street or front line of the bldg lot (the "front wall") shall be of one or more of the following: a) brick; b) brick veneer; c) natural stone; d) marble; e) granite; f) glass; g) stucco trim; h) bldg tile; i) glass; j) stucco trim; h) bldg tile; f) glass; g) stucco trim; h) bldg tile authorized &amp; approved by BOCA national building code as adopted and in effect in the city from time to time which are approved by the city council with the advice and recommendation of the building inspector; and i) other materials as authorized by the city council with the advice and recommendation of the building inspector</p> <p>B. All exterior walls other than the front wall of buildings or structures shall be constructed of 1 or more of the following: a) Bldg. materials authorized for the front walls; b) non-vertical metal; vinyl and/or wood siding; and c) architectural cement blocks</p> |

(1) Refer to Zoning Code

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**Water Supply and  
Distribution, 9, 10**

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**Zoning, 22, 23**

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# Appendices

## A. Survey Results

16. What type of green space should be required in new developments? (mark all answers that apply)

|                            |            |     |
|----------------------------|------------|-----|
| Bike paths/trails          | <u>311</u> | .35 |
| Walking paths/trails       | <u>517</u> | .59 |
| Natural areas              | <u>623</u> | .71 |
| Playgrounds and Playfields | <u>420</u> | .48 |

17. What types of land use would you like to see along I-255 between Route 3 and the Jefferson Barracks Bridge? (mark all answers that apply)

|                        |            |     |
|------------------------|------------|-----|
| Agricultural land      | <u>402</u> | .46 |
| Permanent green space  | <u>333</u> | .38 |
| Recreational uses      | <u>342</u> | .39 |
| Commercial businesses  | <u>319</u> | .36 |
| Light industrial uses  | <u>484</u> | .55 |
| Other use(s) (specify) |            |     |

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18. Looking into the future, say 10 years from now, considering the quality of life, do you feel that Columbia will be: (mark only one answer)

|                      |            |     |
|----------------------|------------|-----|
| Better place to live | <u>260</u> | .30 |
| About the same       | <u>352</u> | .40 |
| Worse place to live  | <u>229</u> | .26 |

Why? \_\_\_\_\_

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Please use the following space to provide other comments you have concerning future land use in Columbia. You may attach additional comments on another sheet of paper

Respectfully submitted,

*Edith M. Dean*

Edith M. Dean, Ch.  
Columbia Plan Commission  
4-26-99

# R E S U L T S

881 RESPONSES  
2621 QUESTIONNAIRES

## COLUMBIA PLAN COMMISSION'S SURVEY QUESTIONNAIRES - MASTER PLAN (5-14-99)

### Land Use Plan Questions

1. What are your feelings on the rate of residential growth in Columbia? (mark only one answer)

|             |            |     |
|-------------|------------|-----|
| Too much    | <u>327</u> | .37 |
| About right | <u>495</u> | .56 |
| Not enough  | <u>53</u>  | .06 |

2. Where would you like to see additional residential growth? (mark all answers that apply)

|                                 |            |     |
|---------------------------------|------------|-----|
| Northeast (towards Quarry)      | <u>229</u> | .26 |
| East (towards Millstadt)        | <u>398</u> | .45 |
| Central City (near Main Street) | <u>120</u> | .14 |
| South (towards Waterloo)        | <u>484</u> | .55 |
| Southwest (along bluff)         | <u>192</u> | .22 |

3. What types of additional residential housing do you feel are needed in Columbia to support existing and future residents? (mark all answers that apply)

|                              |            |     |
|------------------------------|------------|-----|
| Apartments                   | <u>73</u>  | .08 |
| Condominiums                 | <u>148</u> | .17 |
| Elderly assisted-living      | <u>396</u> | .45 |
| Houses on small lots         | <u>231</u> | .26 |
| Houses on one-half acre lots | <u>545</u> | .62 |
| Houses on very large lots    | <u>280</u> | .32 |

4. What are your feelings on the rate of commercial (offices, stores, etc.) growth in Columbia? (mark only one answer)

|             |            |     |
|-------------|------------|-----|
| Too much    | <u>122</u> | .14 |
| About right | <u>470</u> | .53 |
| Not enough  | <u>280</u> | .32 |

5. What are your feelings on the rate of industrial growth in Columbia considering that these uses pay taxes and provide jobs? (mark only one answer)

|             |            |     |
|-------------|------------|-----|
| Too much    | <u>132</u> | .15 |
| About right | <u>370</u> | .42 |
| Not enough  | <u>367</u> | .42 |

6. Where should new light, nonpolluting industry locate in the Columbia area? (mark all answers that apply)

|                                 |            |     |
|---------------------------------|------------|-----|
| I-255 Corridor                  | <u>576</u> | .65 |
| West of Union Pacific RR        | <u>376</u> | .43 |
| South (towards Waterloo)        | <u>262</u> | .30 |
| Central City (near Main Street) | <u>66</u>  | .07 |

7. The city's land development regulations (zoning, building regulations) are: (mark only one answer)

|                   |            |     |
|-------------------|------------|-----|
| Too strict        | <u>105</u> | .12 |
| About right       | <u>497</u> | .56 |
| Not strict enough | <u>231</u> | .26 |

8. Do you favor or oppose Columbia annexing additional land? (mark only one answer)

|        |            |     |
|--------|------------|-----|
| Favor  | <u>581</u> | .66 |
| Oppose | <u>266</u> | .30 |

9. If you favor annexation, where should the city annex land? (mark all answers that apply)

|                                  |            |     |
|----------------------------------|------------|-----|
| North (towards Dupo)             | <u>178</u> | .20 |
| East (towards Millstadt)         | <u>413</u> | .47 |
| South (towards Waterloo)         | <u>491</u> | .56 |
| West (towards Mississippi River) | <u>263</u> | .30 |

10. How would you rate storm water runoff and drainage as a problem in Columbia? (mark only one answer)

|                       |            |     |
|-----------------------|------------|-----|
| Significant problem   | <u>216</u> | .25 |
| Somewhat of a problem | <u>412</u> | .47 |
| Not a problem         | <u>216</u> | .25 |

11. What do you think about historic buildings in Columbia? (mark only one answer)

|                                        |            |     |
|----------------------------------------|------------|-----|
| Should be preserved                    | <u>735</u> | .83 |
| Should be changed to modern appearance | <u>68</u>  | .08 |
| Should be torn down                    | <u>57</u>  | .06 |

12. If the city set a development theme for Main Street, what theme would you like to see? (mark only one answer)

|                                        |            |     |
|----------------------------------------|------------|-----|
| Historic German Theme                  | <u>485</u> | .55 |
| More modern appearance                 | <u>176</u> | .20 |
| 19th Century two-story brick buildings | <u>197</u> | .22 |

13. What would you like to see on Main Street 10 years from now? (mark only one answer)

|                                            |            |     |
|--------------------------------------------|------------|-----|
| New modern buildings                       | <u>82</u>  | .09 |
| Buildings designed like historic buildings | <u>435</u> | .49 |
| Keep mixture of building types             | <u>359</u> | .41 |

14. How would you rate the amount of park space in Columbia? (mark only one answer)

|             |            |     |
|-------------|------------|-----|
| Not enough  | <u>374</u> | .42 |
| About right | <u>494</u> | .56 |
| Too much    | <u>9</u>   | .01 |

15. Should developers be required to provide green space and recreation space as a contingency for approval of their development? (mark only one answer)

|     |            |     |
|-----|------------|-----|
| Yes | <u>759</u> | .86 |
| No  | <u>112</u> | .13 |

March 23, 1999

Dear Columbia Resident,

The Columbia Plan Commission is undertaking an update of the land use portion of the city's master plan and your input is important.

This updated land use plan will guide zoning and land development decisions that will have long-term implications on how the city looks and functions well into the future. As part of this update process, the Plan Commission wants your ideas on land use and annexation issues.

Please take a couple minutes to fill out the enclosed survey. When completed, refold the survey so that our address is showing, staple or tape it, and return it to city hall. The survey can be mailed with your **water bill**, mailed separately, or dropped off at city hall with your water bill. Please complete the survey and return it by April 15. Your participation is sincerely appreciated.

Sincerely,

Plan Commission Members:

Mike Van Riper  
Terry Simpson  
Dan Row  
Virgil Mueller  
Kevin Hutchinson  
Russell Horsley  
George Hack  
Edith Dean  
Caren Burggraf

## B. School District Data

**COLUMBIA COMM UNIT SCH DIST 4  
COLUMBIA, ILLINOIS**



**ILLINOIS  
DISTRICT  
REPORT  
CARD**

State and federal laws require public school districts to release report cards to the public each year.

**STUDENTS**

**RACIAL/ETHNIC BACKGROUND AND OTHER INFORMATION**

|          | White | Black | Hispanic | Asian/<br>Pacific<br>Islander | Native<br>American | Low-<br>Income<br>Rate | Limited-<br>English-<br>Proficient<br>Rate | High Sch.<br>Dropout<br>Rate | Chronic<br>Truancy<br>Rate | Mobility<br>Rate | Attendance<br>Rate | Total<br>Enrollment |
|----------|-------|-------|----------|-------------------------------|--------------------|------------------------|--------------------------------------------|------------------------------|----------------------------|------------------|--------------------|---------------------|
| District | 97.7  | 0.4   | 0.8      | 0.8                           | 0.3                | 5.8                    | 0.1                                        | 0.4                          | 0.4                        | 5.2              | 94.9               | 1,717               |
| State    | 57.7  | 20.8  | 17.7     | 3.6                           | 0.2                | 39.0                   | 6.7                                        | 4.6                          | 2.1                        | 16.8             | 94.2               | 2,060,048           |

Low-income students come from families receiving public aid; live in institutions for neglected or delinquent children; are supported in foster homes with public funds; or are eligible to receive free or reduced-price lunches.

Limited-English-proficient students are those students eligible for transitional bilingual programs.

Mobility rate is based on the number of times students enroll in or leave a school during the school year.

Chronic truants are students who are absent from school without valid cause for 18 or more of the last 180 school days.

**INSTRUCTIONAL SETTING**

| Parental Contact* | Percent | AVERAGE CLASS SIZE (as of the first school day in May) |            |            |            |            |                | STAFF-TO-STUDENT RATIOS         |                                |                              |                         |
|-------------------|---------|--------------------------------------------------------|------------|------------|------------|------------|----------------|---------------------------------|--------------------------------|------------------------------|-------------------------|
|                   |         | Grade<br>K                                             | Grade<br>1 | Grade<br>3 | Grade<br>6 | Grade<br>8 | High<br>School | Pupil-<br>Teacher<br>Elementary | Pupil-<br>Teacher<br>Secondary | Pupil-<br>Certified<br>Staff | Pupil-<br>Administrator |
| District          | 99.0    | 21.1                                                   | 23.0       | 24.6       | 24.2       | 23.0       | 17.4           | 18.4                            | 18.0                           | 14.0                         | 221.5                   |
| State             | 96.3    | 21.0                                                   | 21.6       | 22.6       | 23.7       | 23.1       | 19.9           | 19.4                            | 18.8                           | 14.1                         | 208.7                   |

Parental contact includes parent-teacher conferences, parental visits to school, school visits to home, telephone conversations, and written correspondence.

**TIME DEVOTED TO TEACHING CORE SUBJECTS (Minutes Per Day)**

| Grades   | Mathematics |    |    | Science |    |    | English/Language Arts |     |    | Social Science |    |    |
|----------|-------------|----|----|---------|----|----|-----------------------|-----|----|----------------|----|----|
|          | 3           | 6  | 8  | 3       | 6  | 8  | 3                     | 6   | 8  | 3              | 6  | 8  |
| District | 40          | 43 | 43 | 36      | 43 | 43 | 160                   | 86  | 86 | 36             | 43 | 43 |
| State    | 57          | 52 | 50 | 30      | 43 | 44 | 146                   | 105 | 93 | 31             | 43 | 44 |

**TEACHER INFORMATION (Full-Time Equivalents)**

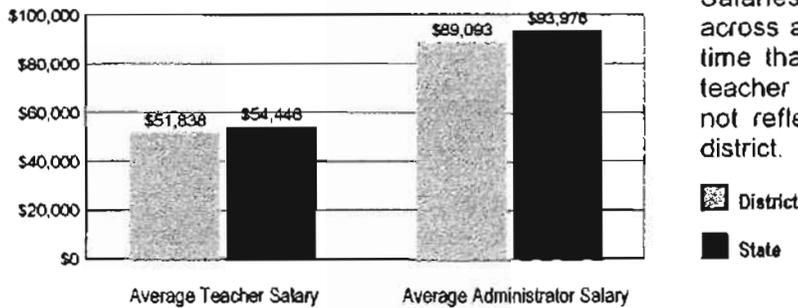
|          | White | Black | Hispanic | Asian/<br>Pacific<br>Islander | Native<br>American | Male | Female | Total<br>Number |
|----------|-------|-------|----------|-------------------------------|--------------------|------|--------|-----------------|
| District | 100.0 | 0.0   | 0.0      | 0.0                           | 0.0                | 24.4 | 75.6   | 107             |
| State    | 85.0  | 9.8   | 4.0      | 1.0                           | 0.1                | 23.4 | 76.6   | 125,702         |

**TEACHER INFORMATION (Continued)**

|          | Average Teaching Experience (Years) | % of Teachers with Bachelor's Degrees | % of Teachers with Master's & Above | % of Teachers with Emergency or Provisional Credentials | % of Classes Not Taught by Highly Qualified Teachers |
|----------|-------------------------------------|---------------------------------------|-------------------------------------|---------------------------------------------------------|------------------------------------------------------|
| District | 12.6                                | 57.8                                  | 42.2                                | 0.0                                                     | 0.0                                                  |
| State    | 13.8                                | 51.3                                  | 48.6                                | 1.7                                                     | 1.8                                                  |

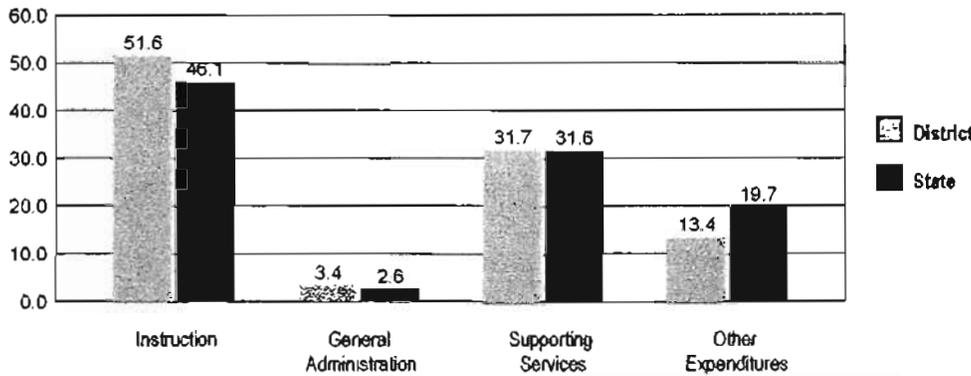
**SCHOOL DISTRICT FINANCES**

**TEACHER/ADMINISTRATOR SALARIES (Full-Time Equivalents)**



Salaries and counts of staff are summed across a district based on the percentage of time that each individual is employed as a teacher or an administrator and may or may not reflect the actual paid salaries for the district.

**EXPENDITURE BY FUNCTION 2002-03 (Percentages)**



**REVENUE BY SOURCE 2002-03**

|                      | District            | District % | State % |
|----------------------|---------------------|------------|---------|
| Local Property Taxes | \$6,718,618         | 63.9       | 56.6    |
| Other Local Funding  | \$626,400           | 6.0        | 5.4     |
| General State Aid    | \$2,192,969         | 20.9       | 17.9    |
| Other State Funding  | \$694,066           | 6.6        | 12.1    |
| Federal Funding      | \$284,428           | 2.7        | 8.0     |
| <b>TOTAL</b>         | <b>\$10,516,481</b> |            |         |

**EXPENDITURE BY FUND 2002-03**

|                                             | District            | District % | State % |
|---------------------------------------------|---------------------|------------|---------|
| Education                                   | \$8,484,089         | 74.2       | 70.1    |
| Operations & Maintenance                    | \$1,037,379         | 9.1        | 8.9     |
| Transportation                              | \$596,224           | 5.2        | 3.5     |
| Bond and Interest                           | \$472,588           | 4.1        | 6.0     |
| Rent                                        | \$86,864            | 0.8        | 0.0     |
| Municipal Retirement/<br>Social Security    | \$268,186           | 2.3        | 1.5     |
| Fire Prevention & Safety                    | \$23,225            | 0.2        | 0.9     |
| Site & Construction/<br>Capital Improvement | \$468,934           | 4.1        | 9.0     |
| <b>TOTAL</b>                                | <b>\$11,437,489</b> |            |         |

**OTHER FINANCIAL INDICATORS**

|          | 2001 Equalized Assessed Valuation per Pupil | 2001 Total School Tax Rate per \$100 | 2002-03 Instructional Expenditure per Pupil | 2002-03 Operating Expenditure per Pupil |
|----------|---------------------------------------------|--------------------------------------|---------------------------------------------|-----------------------------------------|
| District | \$111,224                                   | 3.84                                 | \$3,791                                     | \$6,592                                 |
| State    | **                                          | **                                   | \$5,022                                     | \$8,482                                 |

\* Due to the way Illinois school districts are configured, state averages for equalized assessed valuation per pupil and total school tax rate per \$100 are not provided.

Equalized assessed valuation includes all computed property values upon which a district's local tax rate is calculated.

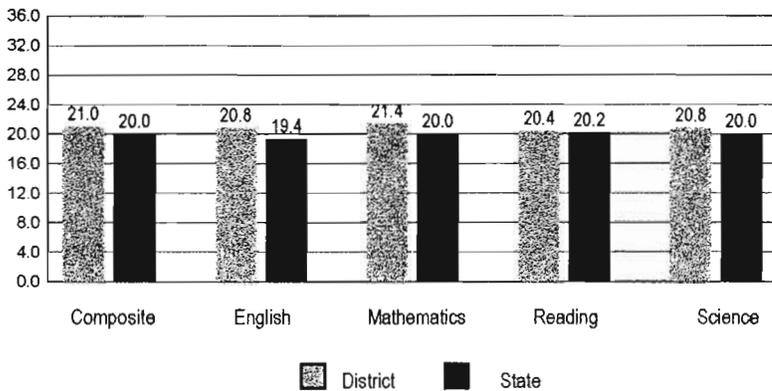
Total school tax rate is a district's total tax rate as it appears on local property tax bills.

Instructional expenditure per pupil includes the direct costs of teaching pupils or the interaction between teachers and pupils.

Operating expenditure per pupil includes the gross operating cost of a school district excluding summer school, adult education, bond principal retired, and capital expenditures.

**ACADEMIC PERFORMANCE**

**ACT ASSESSMENT: GRADUATING CLASS OF 2004\***



**ACT TEST TAKERS**

|          | Number  | % Class |
|----------|---------|---------|
| District | 134     | 100.0   |
| State    | 116,550 | 90.9    |

\* Includes graduating students' most recent ACT Assessment scores from an ACT national test date or PSAE testing. Excludes the scores of students who took the test with special accommodations. State averages for ACT data are based on regular public schools and do not include private and special purpose schools.

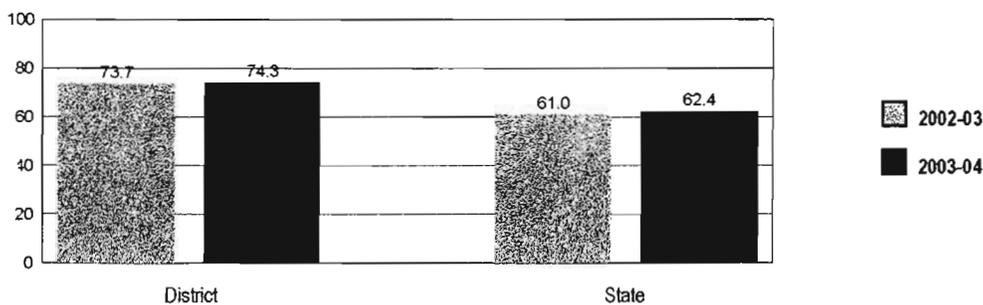
**HIGH SCHOOL GRADUATION RATE**

|          | Gender |       |        | Race / Ethnicity |       |          |                        |                 | LEP | Migrant | Students with Disabilities | Economically Disadvantaged |
|----------|--------|-------|--------|------------------|-------|----------|------------------------|-----------------|-----|---------|----------------------------|----------------------------|
|          | All    | Male  | Female | White            | Black | Hispanic | Asian/Pacific Islander | Native American |     |         |                            |                            |
| District | 98.7   | 100.0 | 97.3   | 98.6             | 100.0 |          | 100.0                  |                 |     |         | 100.0                      |                            |
| State    | 86.5   | 84.3  | 88.8   | 91.8             | 74.0  |          | 91.9                   |                 |     |         | 75.8                       |                            |

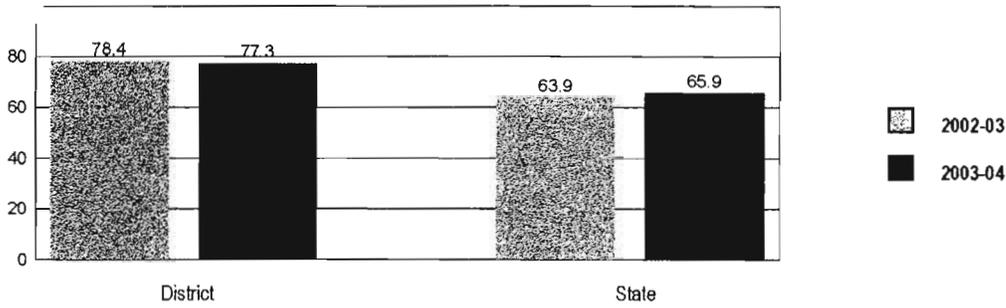
**OVERALL STUDENT PERFORMANCE**

These charts present the overall percentages of state test scores categorized as meeting or exceeding the Illinois Learning Standards for your school, district, and the state. These performance measures include only those test scores for the grades and subjects included in your district.

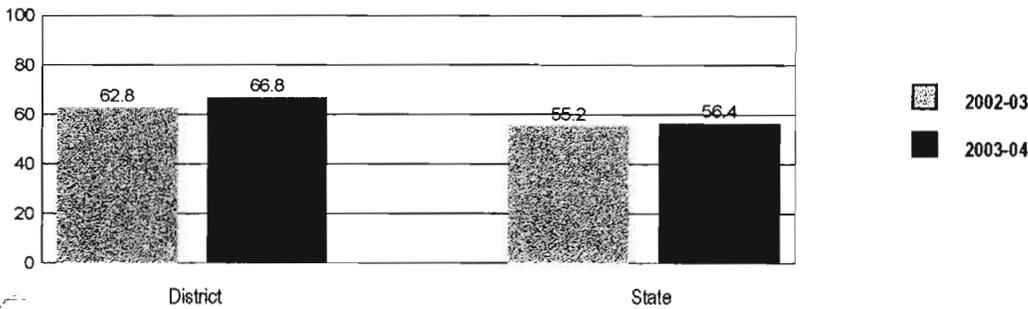
**OVERALL PERFORMANCE - ALL STATE TESTS**



OVERALL ILLINOIS STANDARDS ACHIEVEMENT TEST (ISAT) PERFORMANCE



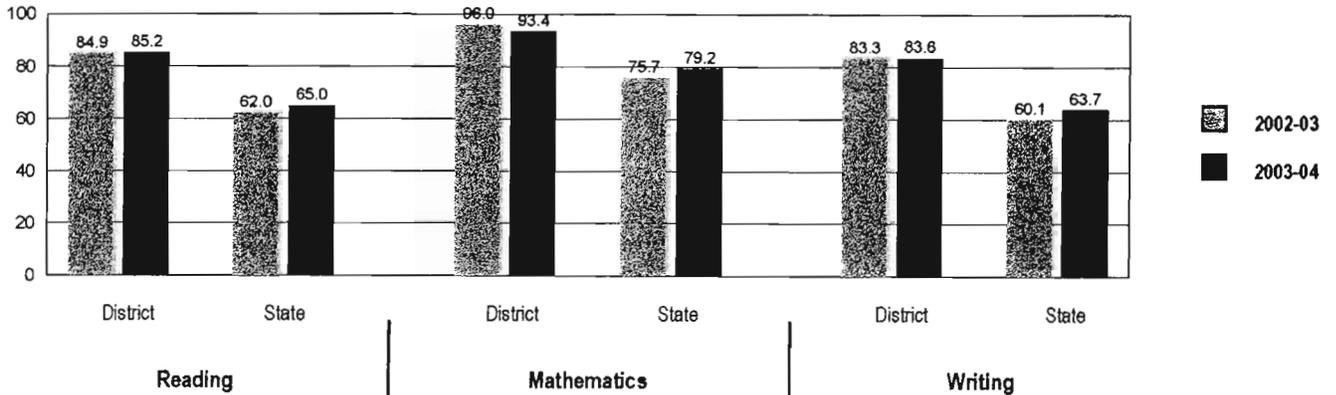
OVERALL PRAIRIE STATE ACHIEVEMENT EXAMINATION (PSAE) PERFORMANCE



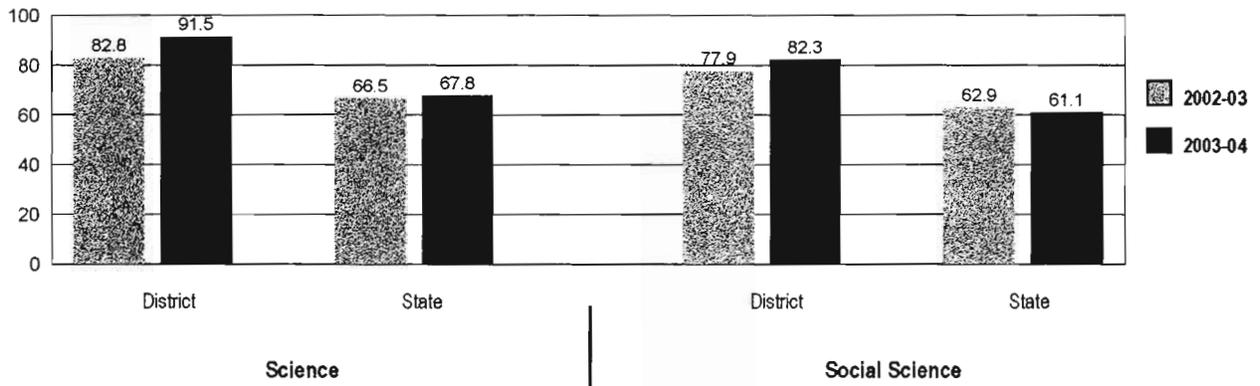
SAT PERFORMANCE

These charts provide information on attainment of the Illinois Learning Standards. They show the percents of student scores meeting or exceeding Standards for the grades and subjects tested on ISAT.

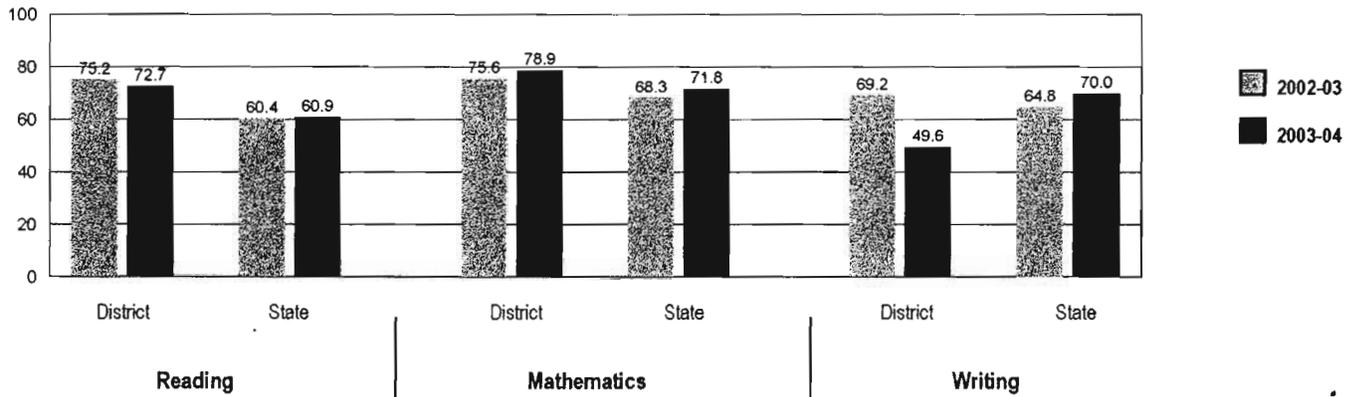
ISAT Grade 3



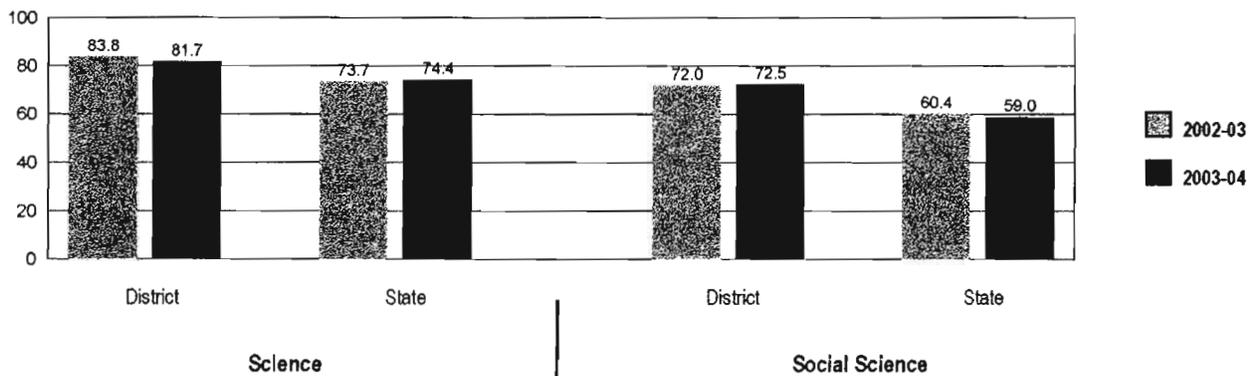
ISAT Grade 4



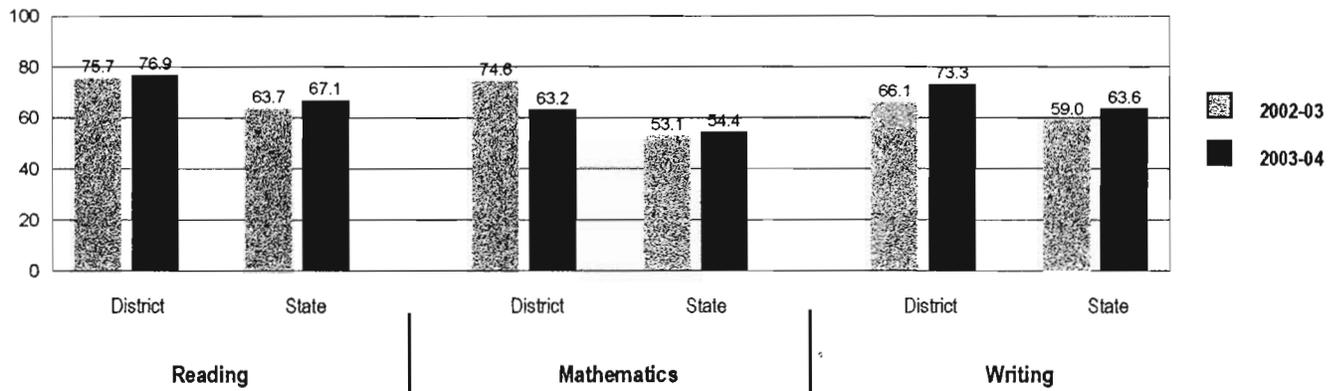
ISAT Grade 5



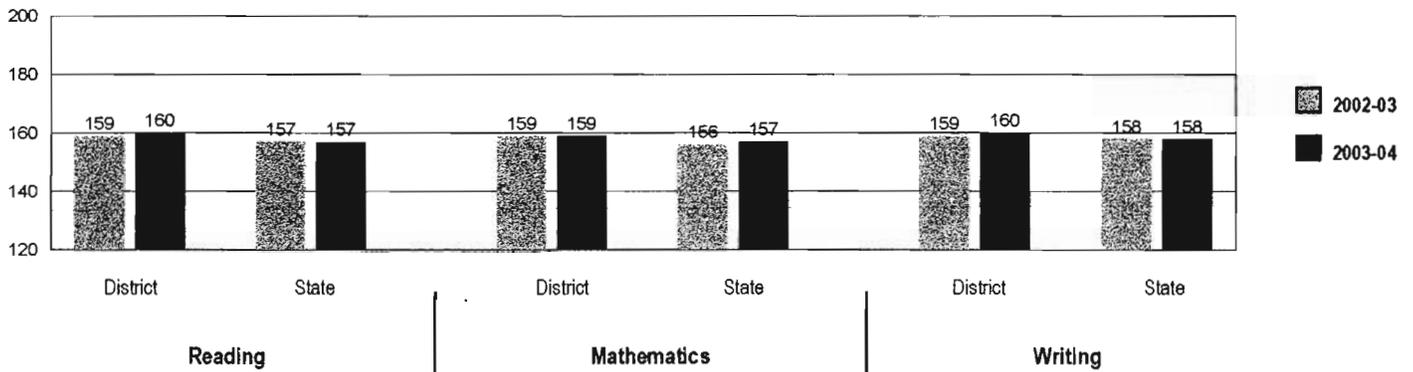
ISAT Grade 7



ISAT Grade 8

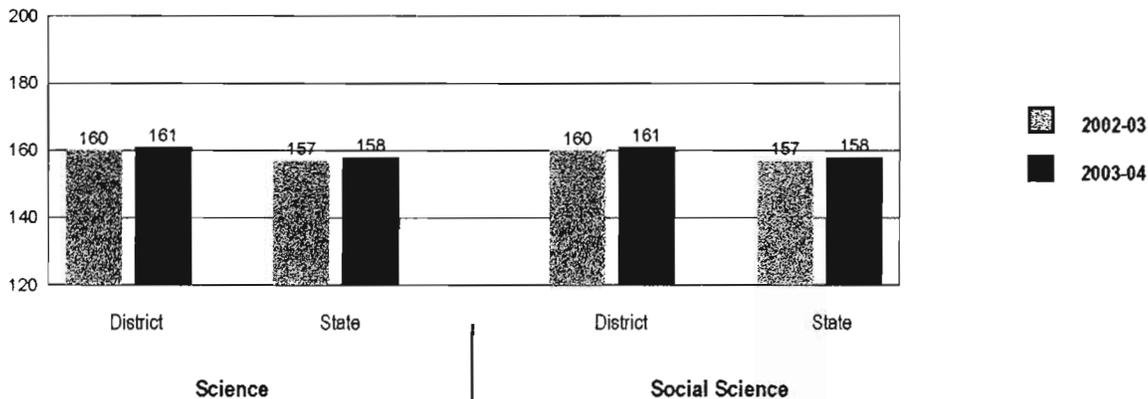


PRAIRIE STATE ACHIEVEMENT EXAMINATION (PSAE) - Average Scores



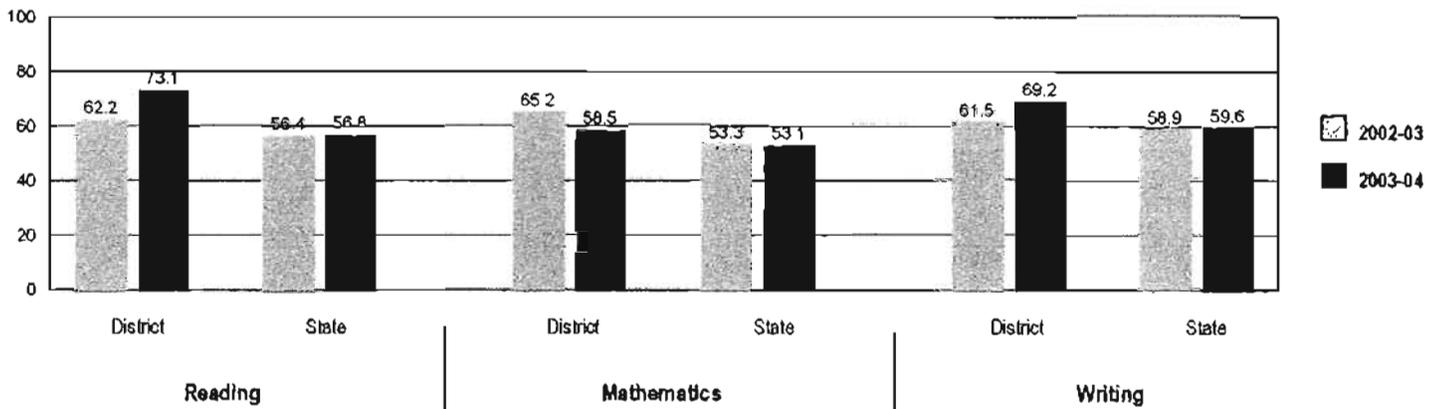
PSAE scores range from 120 to 200.

PRAIRIE STATE ACHIEVEMENT EXAMINATION (PSAE) - Average Scores



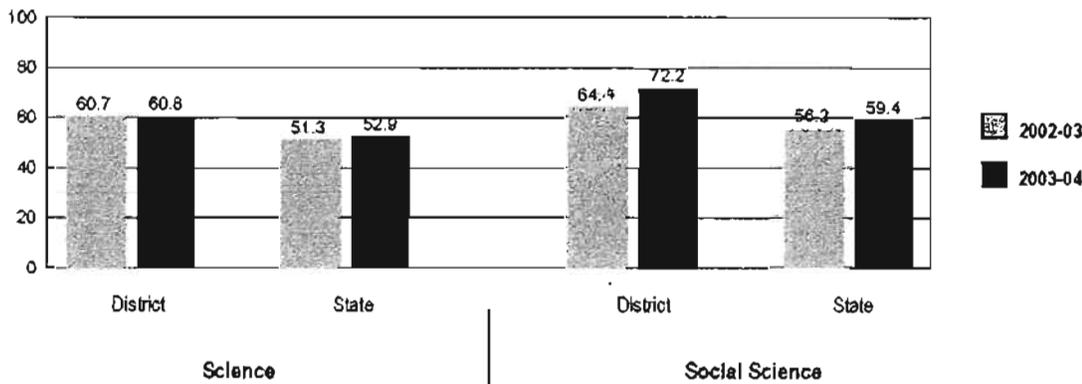
PSAE scores range from 120 to 200.

**PRAIRIE STATE ACHIEVEMENT EXAMINATION (PSAE) - Percents Meeting or Exceeding Standards**



Number of students in this District taking the PSAE in 2004: 133

**PRAIRIE STATE ACHIEVEMENT EXAMINATION (PSAE) - Percents Meeting or Exceeding Standards**



Number of students in this District taking the PSAE in 2004: 133

**PERFORMANCE ON STATE ASSESSMENTS**

Federal law requires that student achievement results for schools providing Title I services be reported to the general public.

The Illinois Standards Achievement Test (ISAT) is administered to students in grades 3, 4, 5, 7, and 8. The Prairie State Achievement Examination (PSAE) is administered to students in grade 11. The Illinois Measure of Annual Growth in English (I-MAGE) is administered to students in state-approved transitional bilingual programs. The Illinois Alternate Assessment (IAA) is administered to students with disabilities whose Individualized Education Programs (IEPs) indicate that participation in the ISAT or PSAE would not be appropriate.

Students with disabilities have an IEP (No Child Left Behind Act). An IEP is a written plan for a child with a disability who is eligible to receive special education services under the Individuals with Disabilities Education Act.

Schools with grade 2 as the highest grade in the school use a state-adopted test in reading and mathematics to meet this requirement.

To protect students' identities, test data for groups of fewer than ten students are not reported.

**2004 ADEQUATE YEARLY PROGRESS (AYP) INFORMATION**

|                                                         |     |
|---------------------------------------------------------|-----|
| Is this district making Adequate Yearly Progress (AYP)? | Yes |
| Is this district making AYP in Reading?                 | Yes |
| Is this district making AYP in Mathematics?             | Yes |

|                                                                                                                                         |    |
|-----------------------------------------------------------------------------------------------------------------------------------------|----|
| Has this district been identified for District Improvement according to the AYP specifications of the federal No Child Left Behind Act? | No |
|-----------------------------------------------------------------------------------------------------------------------------------------|----|

|                            | Percent Tested on State Tests |         |             |         | Percent Meeting/Exceeding Standards* |                      |         |             |                      |         | Other Indicators |         |                 |         |
|----------------------------|-------------------------------|---------|-------------|---------|--------------------------------------|----------------------|---------|-------------|----------------------|---------|------------------|---------|-----------------|---------|
|                            | Reading                       |         | Mathematics |         | Reading                              |                      |         | Mathematics |                      |         | Attendance Rate  |         | Graduation Rate |         |
|                            | %                             | Met AYP | %           | Met AYP | %                                    | Safe Harbor Target** | Met AYP | %           | Safe Harbor Target** | Met AYP | %                | Met AYP | %               | Met AYP |
| State AYP Minimum Target   | 95.0                          |         | 95.0        |         | 40.0                                 |                      |         | 40.0        |                      |         | 89.0             |         | 66.0            |         |
| All                        | 99.2                          | Yes     | 99.2        | Yes     | 76.9                                 |                      | Yes     | 73.4        |                      | Yes     | 94.9             | Yes     | 98.7            | Yes     |
| White                      | 99.2                          | Yes     | 99.2        | Yes     | 76.8                                 |                      | Yes     | 73.3        |                      | Yes     |                  |         |                 |         |
| Black                      |                               |         |             |         |                                      |                      |         |             |                      |         |                  |         |                 |         |
| Hispanic                   |                               |         |             |         |                                      |                      |         |             |                      |         |                  |         |                 |         |
| Asian/Pacific Islander     |                               |         |             |         |                                      |                      |         |             |                      |         |                  |         |                 |         |
| Native American            |                               |         |             |         |                                      |                      |         |             |                      |         |                  |         |                 |         |
| Multi-Racial/Ethnic        |                               |         |             |         |                                      |                      |         |             |                      |         |                  |         |                 |         |
| LEP                        |                               |         |             |         |                                      |                      |         |             |                      |         |                  |         |                 |         |
| Students with Disabilities | 100.0                         | Yes     | 100.0       | Yes     | 39.5                                 |                      | Yes     | 46.5        |                      | Yes     |                  |         |                 |         |
| Economically Disadvantaged |                               |         |             |         |                                      |                      |         |             |                      |         |                  |         |                 |         |

**Three Conditions Are Required For Making Adequate Yearly Progress (AYP)**

1. At least 95.0% tested for Reading and Mathematics for the All Group and Subgroups. If the current year's participation rates are less than 95%, the participation rate for AYP will be considered sufficient if the average of the current year and the preceding year is at least 95%, or if the average of the current year and the two preceding years is at least 95%. Only actual participation rates are printed. If the participation rate printed is less than 95% but 'Met AYP' is 'Yes', it means the 95% condition was met by averaging.
2. At least 40.0% Meeting/Exceeding Standards for Reading and Mathematics for the All Group, and at least 37.0% for all Subgroups to compensate for error in measurement for smaller subgroup sizes, or meet Safe Harbor requirements\*\*\*
3. At least 89.0% Attendance Rate for elementary school districts or at least 66.0% Graduation Rate for high school districts. Unit districts must meet both criteria.

\* Includes only students enrolled as of 9/30/03.

\*\* Safe Harbor Targets of 37% or above are not printed.

\*\*\* Subgroups with fewer than 40 students are not reported. Safe harbor only applies to subgroups. In order for safe harbor to apply, a subgroup must decrease by 10% the percentage of scores that did not meet state standards from the previous year plus meet the other indicators (attendance rate for non-high school districts, graduation rate for high school districts, and attendance and graduation rates for unit school districts) for the subgroup. Safe harbor allows school districts an alternate method to meet subgroup minimum targets on achievement.

## C. Definitions and Concepts for Parks, Greenways, and Other Open Space

**Appendix C**  
**Definitions and Concepts for**  
**Parks, Greenways, and Other Open Space**  
(Revised 4/4/01)

Definitions

Parks

Designated land, usually publicly owned, which is available for recreational, educational, cultural, or aesthetic use. Parks typically include such facilities as playing fields, picnic areas, pavilions, and loop trails. They are usually developed on conventionally sited land parcels.

Greenways (Definition adopted from the book, Greenways, by Charles E. Little)

A linear open space established along either a natural corridor, such as a riverfront, stream, or ridge line, or overland along a railroad right-of-way converted to recreational use, a scenic road, or other route predominantly made up of natural or landscaped vegetation, and designated for public use.

Greenways can include linear trails for pedestrian, bicycle, and other multi purpose uses. Greenways can function as stand alone linear parks, or as connectors linking conventional parks, other open space assets, commercial and residential areas, civic centers, schools, cultural/historic sites, or other features. They can also be constructed along roads to create parkways, in medians to create boulevards, or in belts to define growth boundaries.

In establishing the goal of an ample amount of interconnected greenways, Columbia seeks to obtain a network of paths and trails throughout the city and within its area of influence. Pedestrians and bicyclists could then use greenway paths to move between neighborhoods and commercial areas, and for recreational hiking, biking, and jogging.

Of equal importance, greenways can create or preserve ecological corridors to facilitate the movement and survival of plant and animal species, and to provide natural science education opportunities for Columbia's citizens.

Open Space

Open space is a general term comprising all undeveloped or relatively undeveloped land, regardless of whether it has been designated as a park or greenway. Examples of open space include farmland, rivers, streams, creeks, wetlands, floodplains, floodways, cemeteries, sidewalks and sidewalk easements, subdivision common ground, bicycle/pedestrian connectors between subdivisions, unused railroad corridors, scenic vistas, and viewsheds.

## Open Space Planning Concepts

The following concepts should be considered in the development of an overall policy framework for open space in Columbia. They can help to preserve, improve and enhance the city's appearance and environment as more development occurs.

### Vistas and Viewsheds

Vistas and viewsheds can be an important part of Columbia's parks, greenways, and open space future. A vista is a scenic view of a large expanse of land – frequently undeveloped or underdeveloped – which is afforded from a particular observation point. A viewshed is a visually appealing line of sight within a corridor or out to a landscape or adjacent built feature (Source: Trails for the Twenty First Century; p. 20. Rails to Trails Conservancy, Karen-Lee Ryan, editor.) In other areas of the country, viewsheds are increasingly being protected from visual incursions through zoning and other measures.

Columbia's hilly and relatively undeveloped landscape provides ample opportunity to consider and then define vistas and viewsheds to be preserved as a part of the City's open space legacy. Their creation can greatly expand the feeling of open space in and around Columbia, and can materially improve the quality of life.

### Open Space Zoning Concept (by Randall Arendt, published in Planning Commissioners Journal)

Local officials in most rural and suburbanizing areas have a long-term choice about which many are not fully aware. That is whether to continue implementing "conventional zoning", or whether to refine their existing land-use regulations to ensure the preservation of open space through creative development design.

Conventional zoning is essentially a blueprint for development, and development alone. Of course, zoning normally separates incompatible uses, and it does establish certain standards (such as maximum densities and minimum setbacks). It typically does little to protect open space or to conserve rural character. The reason many subdivisions consist of nothing more than houselots and streets is because zoning and subdivision design standards usually require developers to provide nothing more. While many ordinances contain detailed standards for pavement thickness and culvert diameters, *very few set any noteworthy standards for the quantity, quality and configuration of open space to be preserved.*

Conventional zoning assigns a development designation to every acre of land, generally residential, commercial, or industrial. The only lands which are normally not designated for development are wetlands and floodplains. Conventional zoning has been accurately described as "planned sprawl," because every square foot of each development parcel is converted to front yards, back yards, streets, sidewalks, or driveways. Period. Nothing is left over to become open space, in this land-consumptive process.

## D. Census and Related Demographic Information

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Columbia city, Illinois

[For information on confidentiality protection, nonsampling error, and definitions, see text]

| Subject                                                                        | Number       | Percent      | Subject                                              | Number       | Percent      |
|--------------------------------------------------------------------------------|--------------|--------------|------------------------------------------------------|--------------|--------------|
| <b>Total population</b> .....                                                  | <b>7,922</b> | <b>100.0</b> | <b>HISPANIC OR LATINO AND RACE</b>                   |              |              |
| <b>SEX AND AGE</b>                                                             |              |              | <b>Total population</b> .....                        | <b>7,922</b> | <b>100.0</b> |
| Male.....                                                                      | 3,829        | 48.3         | Hispanic or Latino (of any race).....                | 76           | 1.0          |
| Female.....                                                                    | 4,093        | 51.7         | Mexican.....                                         | 46           | 0.6          |
| Under 5 years.....                                                             | 522          | 6.6          | Puerto Rican.....                                    | 1            | -            |
| 5 to 9 years.....                                                              | 567          | 7.2          | Cuban.....                                           | 2            | -            |
| 10 to 14 years.....                                                            | 626          | 7.9          | Other Hispanic or Latino.....                        | 27           | 0.3          |
| 15 to 19 years.....                                                            | 512          | 6.5          | Not Hispanic or Latino.....                          | 7,846        | 99.0         |
| 20 to 24 years.....                                                            | 318          | 4.0          | White alone.....                                     | 7,755        | 97.9         |
| 25 to 34 years.....                                                            | 1,054        | 13.3         | <b>RELATIONSHIP</b>                                  |              |              |
| 35 to 44 years.....                                                            | 1,485        | 18.7         | <b>Total population</b> .....                        | <b>7,922</b> | <b>100.0</b> |
| 45 to 54 years.....                                                            | 994          | 12.5         | In households.....                                   | 7,790        | 98.3         |
| 55 to 59 years.....                                                            | 332          | 4.2          | Householder.....                                     | 3,112        | 39.3         |
| 60 to 64 years.....                                                            | 308          | 3.9          | Spouse.....                                          | 1,909        | 24.1         |
| 65 to 74 years.....                                                            | 626          | 7.9          | Child.....                                           | 2,394        | 30.2         |
| 75 to 84 years.....                                                            | 417          | 5.3          | Own child under 18 years.....                        | 1,969        | 24.9         |
| 85 years and over.....                                                         | 161          | 2.0          | Other relatives.....                                 | 160          | 2.0          |
| Median age (years).....                                                        | 37.6         | (X)          | Under 18 years.....                                  | 62           | 0.8          |
| 18 years and over.....                                                         | 5,867        | 74.1         | Nonrelatives.....                                    | 215          | 2.7          |
| Male.....                                                                      | 2,757        | 34.8         | Unmarried partner.....                               | 109          | 1.4          |
| Female.....                                                                    | 3,110        | 39.3         | In group quarters.....                               | 132          | 1.7          |
| 21 years and over.....                                                         | 5,638        | 71.2         | Institutionalized population.....                    | 127          | 1.6          |
| 62 years and over.....                                                         | 1,384        | 17.5         | Noninstitutionalized population.....                 | 5            | 0.1          |
| 65 years and over.....                                                         | 1,204        | 15.2         | <b>HOUSEHOLD BY TYPE</b>                             |              |              |
| Male.....                                                                      | 462          | 5.8          | <b>Total households</b> .....                        | <b>3,112</b> | <b>100.0</b> |
| Female.....                                                                    | 742          | 9.4          | Family households (families).....                    | 2,219        | 71.3         |
| <b>RACE</b>                                                                    |              |              | With own children under 18 years.....                | 1,117        | 35.9         |
| One race.....                                                                  | 7,871        | 99.4         | Married-couple family.....                           | 1,909        | 61.3         |
| White.....                                                                     | 7,805        | 98.5         | With own children under 18 years.....                | 934          | 30.0         |
| Black or African American.....                                                 | 8            | 0.1          | Female householder, no husband present.....          | 223          | 7.2          |
| American Indian and Alaska Native.....                                         | 15           | 0.2          | With own children under 18 years.....                | 131          | 4.2          |
| Asian.....                                                                     | 27           | 0.3          | Nonfamily households.....                            | 893          | 28.7         |
| Asian Indian.....                                                              | 2            | -            | Householder living alone.....                        | 791          | 25.4         |
| Chinese.....                                                                   | 5            | 0.1          | Householder 65 years and over.....                   | 340          | 10.9         |
| Filipino.....                                                                  | 1            | -            | Households with individuals under 18 years.....      | 1,159        | 37.2         |
| Japanese.....                                                                  | 2            | -            | Households with individuals 65 years and over.....   | 793          | 25.5         |
| Korean.....                                                                    | 15           | 0.2          | Average household size.....                          | 2.50         | (X)          |
| Vietnamese.....                                                                | -            | -            | Average family size.....                             | 3.01         | (X)          |
| Other Asian <sup>1</sup> .....                                                 | 2            | -            | <b>HOUSING OCCUPANCY</b>                             |              |              |
| Native Hawaiian and Other Pacific Islander.....                                | -            | -            | <b>Total housing units</b> .....                     | <b>3,219</b> | <b>100.0</b> |
| Native Hawaiian.....                                                           | -            | -            | Occupied housing units.....                          | 3,112        | 96.7         |
| Guamanian or Chamorro.....                                                     | -            | -            | Vacant housing units.....                            | 107          | 3.3          |
| Samoan.....                                                                    | -            | -            | For seasonal, recreational, or occasional use.....   | 3            | 0.1          |
| Other Pacific Islander <sup>2</sup> .....                                      | -            | -            | Homeowner vacancy rate (percent).....                | 0.7          | (X)          |
| Some other race.....                                                           | 16           | 0.2          | Rental vacancy rate (percent).....                   | 3.3          | (X)          |
| Two or more races.....                                                         | 51           | 0.6          | <b>HOUSING TENURE</b>                                |              |              |
| <b>Race alone or in combination with one or more other races:</b> <sup>3</sup> |              |              | <b>Occupied housing units</b> .....                  | <b>3,112</b> | <b>100.0</b> |
| White.....                                                                     | 7,850        | 99.1         | Owner-occupied housing units.....                    | 2,384        | 76.6         |
| Black or African American.....                                                 | 15           | 0.2          | Renter-occupied housing units.....                   | 728          | 23.4         |
| American Indian and Alaska Native.....                                         | 40           | 0.5          | Average household size of owner-occupied units.....  | 2.67         | (X)          |
| Asian.....                                                                     | 42           | 0.5          | Average household size of renter-occupied units..... | 1.94         | (X)          |
| Native Hawaiian and Other Pacific Islander.....                                | 1            | -            |                                                      |              |              |
| Some other race.....                                                           | 27           | 0.3          |                                                      |              |              |

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Columbia city, Illinois

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

| Subject                                                                                | Number | Percent | Subject                                      | Number | Percent |
|----------------------------------------------------------------------------------------|--------|---------|----------------------------------------------|--------|---------|
| <b>SCHOOL ENROLLMENT</b>                                                               |        |         | <b>NATIVITY AND PLACE OF BIRTH</b>           |        |         |
| Population 3 years and over enrolled in school.....                                    | 2,154  | 100.0   | Total population.....                        | 8,012  | 100.0   |
| Nursery school, preschool.....                                                         | 176    | 8.2     | Native.....                                  | 7,928  | 99.0    |
| Kindergarten.....                                                                      | 90     | 4.2     | Born in United States                        | 7,928  | 99.0    |
| Elementary school (grades 1-8).....                                                    | 994    | 46.1    | State of residence                           | 4,196  | 52.4    |
| High school (grades 9-12).....                                                         | 468    | 21.7    | Different state.....                         | 3,732  | 46.6    |
| College or graduate school.....                                                        | 426    | 19.8    | Born outside United States                   | -      | -       |
| <b>EDUCATIONAL ATTAINMENT</b>                                                          |        |         | Foreign born.....                            | 84     | 1.0     |
| Population 25 years and over.....                                                      | 5,494  | 100.0   | Entered 1990 to March 2000                   | 47     | 0.6     |
| Less than 9th grade.....                                                               | 279    | 5.1     | Naturalized citizen.....                     | 44     | 0.5     |
| 9th to 12th grade, no diploma.....                                                     | 277    | 5.0     | Not a citizen.....                           | 40     | 0.5     |
| High school graduate (includes equivalency).....                                       | 1,433  | 26.1    | <b>REGION OF BIRTH OF FOREIGN BORN</b>       |        |         |
| Some college, no degree.....                                                           | 1,513  | 27.5    | Total (excluding born at sea).....           | 84     | 100.0   |
| Associate degree.....                                                                  | 426    | 7.8     | Europe.....                                  | 37     | 44.0    |
| Bachelor's degree.....                                                                 | 1,024  | 18.6    | Asia.....                                    | -      | -       |
| Graduate or professional degree.....                                                   | 542    | 9.9     | Africa.....                                  | -      | -       |
| Percent high school graduate or higher.....                                            | 89.9   | (X)     | Oceania.....                                 | -      | -       |
| Percent bachelor's degree or higher.....                                               | 28.5   | (X)     | Latin America.....                           | 20     | 23.8    |
| <b>MARITAL STATUS</b>                                                                  |        |         | Northern America.....                        | 27     | 32.1    |
| Population 15 years and over.....                                                      | 6,344  | 100.0   | <b>LANGUAGE SPOKEN AT HOME</b>               |        |         |
| Never married.....                                                                     | 1,150  | 18.1    | Population 5 years and over.....             | 7,475  | 100.0   |
| Now married, except separated.....                                                     | 4,117  | 64.9    | English only.....                            | 7,237  | 96.8    |
| Separated.....                                                                         | 90     | 1.4     | Language other than English.....             | 238    | 3.2     |
| Widowed.....                                                                           | 404    | 6.4     | Speak English less than "very well"          | 84     | 1.1     |
| Female.....                                                                            | 344    | 5.4     | Spanish.....                                 | 118    | 1.6     |
| Divorced.....                                                                          | 583    | 9.2     | Speak English less than "very well"          | 58     | 0.8     |
| Female.....                                                                            | 316    | 5.0     | Other Indo-European languages.....           | 111    | 1.5     |
| <b>GRANDPARENTS AS CAREGIVERS</b>                                                      |        |         | Speak English less than "very well"          | 26     | 0.3     |
| Grandparent living in household with one or more own grandchildren under 18 years..... | 10     | 100.0   | Asian and Pacific Island languages.....      | -      | -       |
| Grandparent responsible for grandchildren.....                                         | 5      | 50.0    | Speak English less than "very well"          | -      | -       |
| <b>VETERAN STATUS</b>                                                                  |        |         | <b>ANCESTRY (single or multiple)</b>         |        |         |
| Civilian population 18 years and over.....                                             | 6,010  | 100.0   | Total population.....                        | 8,012  | 100.0   |
| Civilian veterans.....                                                                 | 871    | 14.5    | Total ancestries reported.....               | 9,148  | 114.2   |
| <b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>               |        |         | Arab.....                                    | 7      | 0.1     |
| Population 5 to 20 years.....                                                          | 1,711  | 100.0   | Czech <sup>1</sup> .....                     | 63     | 0.8     |
| With a disability.....                                                                 | 102    | 6.0     | Danish.....                                  | -      | -       |
| Population 21 to 64 years.....                                                         | 4,457  | 100.0   | Dutch.....                                   | 67     | 0.8     |
| With a disability.....                                                                 | 416    | 9.3     | English.....                                 | 803    | 10.0    |
| Percent employed.....                                                                  | 75.2   | (X)     | French (except Basque) <sup>1</sup> .....    | 549    | 6.9     |
| No disability.....                                                                     | 4,051  | 90.7    | French Canadian <sup>1</sup> .....           | 43     | 0.5     |
| Percent employed.....                                                                  | 84.3   | (X)     | German.....                                  | 3,985  | 49.7    |
| Population 65 years and over.....                                                      | 1,171  | 100.0   | Greek.....                                   | -      | -       |
| With a disability.....                                                                 | 290    | 24.8    | Hungarian.....                               | 157    | 2.0     |
| <b>RESIDENCE IN 1995</b>                                                               |        |         | Irish <sup>1</sup> .....                     | 1,284  | 16.0    |
| Population 5 years and over.....                                                       | 7,475  | 100.0   | Italian.....                                 | 301    | 3.8     |
| Same house in 1995.....                                                                | 4,534  | 60.7    | Lithuanian.....                              | 18     | 0.2     |
| Different house in the U.S. in 1995.....                                               | 2,913  | 39.0    | Norwegian.....                               | 44     | 0.5     |
| Same county.....                                                                       | 1,097  | 14.7    | Polish.....                                  | 266    | 3.3     |
| Different county.....                                                                  | 1,816  | 24.3    | Portuguese.....                              | 17     | 0.2     |
| Same state.....                                                                        | 935    | 12.5    | Russian.....                                 | 17     | 0.2     |
| Different state.....                                                                   | 881    | 11.8    | Scotch-Irish.....                            | 190    | 2.4     |
| Elsewhere in 1995.....                                                                 | 28     | 0.4     | Scottish.....                                | 52     | 0.6     |
|                                                                                        |        |         | Slovak.....                                  | 37     | 0.5     |
|                                                                                        |        |         | Subsaharan African.....                      | -      | -       |
|                                                                                        |        |         | Swedish.....                                 | 92     | 1.1     |
|                                                                                        |        |         | Swiss.....                                   | 50     | 0.6     |
|                                                                                        |        |         | Ukrainian.....                               | -      | -       |
|                                                                                        |        |         | United States or American.....               | 393    | 4.9     |
|                                                                                        |        |         | Welsh.....                                   | 112    | 1.4     |
|                                                                                        |        |         | West Indian (excluding Hispanic groups)..... | -      | -       |
|                                                                                        |        |         | Other ancestries.....                        | 601    | 7.5     |

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.



**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Columbia city, Illinois

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

| Subject                                    | Number       | Percent      | Subject                               | Number  | Percent |
|--------------------------------------------|--------------|--------------|---------------------------------------|---------|---------|
| <b>Total housing units</b> .....           | <b>3,294</b> | <b>100.0</b> | <b>OCCUPANTS PER ROOM</b>             |         |         |
| <b>UNITS IN STRUCTURE</b>                  |              |              | Occupied housing units .....          | 3,166   | 100.0   |
| 1-unit, detached .....                     | 2,428        | 73.7         | 1.00 or less .....                    | 3,147   | 99.4    |
| 1-unit, attached .....                     | 169          | 5.1          | 1.01 to 1.50 .....                    | 19      | 0.6     |
| 2 units .....                              | 97           | 2.9          | 1.51 or more .....                    | -       | -       |
| 3 or 4 units .....                         | 134          | 4.1          | Specified owner-occupied units .....  | 2,259   | 100.0   |
| 5 to 9 units .....                         | 310          | 9.4          | <b>VALUE</b>                          |         |         |
| 10 to 19 units .....                       | 111          | 3.4          | Less than \$50,000 .....              | -       | -       |
| 20 or more units .....                     | -            | -            | \$50,000 to \$99,999 .....            | 647     | 28.6    |
| Mobile home .....                          | 45           | 1.4          | \$100,000 to \$149,999 .....          | 909     | 40.2    |
| Boat, RV, van, etc. ....                   | -            | -            | \$150,000 to \$199,999 .....          | 421     | 18.6    |
| <b>YEAR STRUCTURE BUILT</b>                |              |              | \$200,000 to \$299,999 .....          | 243     | 10.8    |
| 1999 to March 2000 .....                   | 73           | 2.2          | \$300,000 to \$499,999 .....          | 39      | 1.7     |
| 1995 to 1998 .....                         | 245          | 7.4          | \$500,000 to \$999,999 .....          | -       | -       |
| 1990 to 1994 .....                         | 480          | 14.6         | \$1,000,000 or more .....             | -       | -       |
| 1980 to 1989 .....                         | 616          | 18.7         | Median (dollars) .....                | 127,600 | (X)     |
| 1970 to 1979 .....                         | 345          | 10.5         | <b>MORTGAGE STATUS AND SELECTED</b>   |         |         |
| 1960 to 1969 .....                         | 505          | 15.3         | <b>MONTHLY OWNER COSTS</b>            |         |         |
| 1940 to 1959 .....                         | 516          | 15.7         | With a mortgage .....                 | 1,414   | 62.6    |
| 1939 or earlier .....                      | 514          | 15.6         | Less than \$300 .....                 | -       | -       |
| <b>ROOMS</b>                               |              |              | \$300 to \$499 .....                  | 18      | 0.8     |
| 1 room .....                               | -            | -            | \$500 to \$699 .....                  | 126     | 5.6     |
| 2 rooms .....                              | 38           | 1.2          | \$700 to \$999 .....                  | 376     | 16.6    |
| 3 rooms .....                              | 111          | 3.4          | \$1,000 to \$1,499 .....              | 609     | 27.0    |
| 4 rooms .....                              | 647          | 19.6         | \$1,500 to \$1,999 .....              | 199     | 8.8     |
| 5 rooms .....                              | 791          | 24.0         | \$2,000 or more .....                 | 86      | 3.8     |
| 6 rooms .....                              | 821          | 24.9         | Median (dollars) .....                | 1,121   | (X)     |
| 7 rooms .....                              | 378          | 11.5         | Not mortgaged .....                   | 845     | 37.4    |
| 8 rooms .....                              | 273          | 8.3          | Median (dollars) .....                | 362     | (X)     |
| 9 or more rooms .....                      | 235          | 7.1          | <b>SELECTED MONTHLY OWNER COSTS</b>   |         |         |
| Median (rooms) .....                       | 5.6          | (X)          | <b>AS A PERCENTAGE OF HOUSEHOLD</b>   |         |         |
| Occupied housing units .....               | 3,166        | 100.0        | <b>INCOME IN 1999</b>                 |         |         |
| <b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>    |              |              | Less than 15.0 percent .....          | 1,039   | 46.0    |
| 1999 to March 2000 .....                   | 566          | 17.9         | 15.0 to 19.9 percent .....            | 447     | 19.8    |
| 1995 to 1998 .....                         | 763          | 24.1         | 20.0 to 24.9 percent .....            | 333     | 14.7    |
| 1990 to 1994 .....                         | 658          | 20.8         | 25.0 to 29.9 percent .....            | 149     | 6.6     |
| 1980 to 1989 .....                         | 400          | 12.6         | 30.0 to 34.9 percent .....            | 117     | 5.2     |
| 1970 to 1979 .....                         | 436          | 13.8         | 35.0 percent or more .....            | 165     | 7.3     |
| 1969 or earlier .....                      | 343          | 10.8         | Not computed .....                    | 9       | 0.4     |
| <b>VEHICLES AVAILABLE</b>                  |              |              | Specified renter-occupied units ..... | 748     | 100.0   |
| None .....                                 | 103          | 3.3          | <b>GROSS RENT</b>                     |         |         |
| 1 .....                                    | 898          | 28.4         | Less than \$200 .....                 | 11      | 1.5     |
| 2 .....                                    | 1,525        | 48.2         | \$200 to \$299 .....                  | 169     | 22.6    |
| 3 or more .....                            | 640          | 20.2         | \$300 to \$499 .....                  | 450     | 60.2    |
| <b>HOUSE HEATING FUEL</b>                  |              |              | \$500 to \$749 .....                  | 85      | 11.4    |
| Utility gas .....                          | 1,793        | 56.6         | \$750 to \$999 .....                  | 6       | 0.8     |
| Bottled, tank, or LP gas .....             | 248          | 7.8          | \$1,000 to \$1,499 .....              | -       | -       |
| Electricity .....                          | 1,078        | 34.0         | \$1,500 or more .....                 | -       | -       |
| Fuel oil, kerosene, etc .....              | 33           | 1.0          | No cash rent .....                    | 27      | 3.6     |
| Coal or coke .....                         | -            | -            | Median (dollars) .....                | 609     | (X)     |
| Wood .....                                 | -            | -            | <b>GROSS RENT AS A PERCENTAGE OF</b>  |         |         |
| Solar energy .....                         | -            | -            | <b>HOUSEHOLD INCOME IN 1999</b>       |         |         |
| Other fuel .....                           | -            | -            | Less than 15.0 percent .....          | 186     | 24.9    |
| No fuel used .....                         | 14           | 0.4          | 15.0 to 19.9 percent .....            | 168     | 22.5    |
| <b>SELECTED CHARACTERISTICS</b>            |              |              | 20.0 to 24.9 percent .....            | 114     | 15.2    |
| Lacking complete plumbing facilities ..... | -            | -            | 25.0 to 29.9 percent .....            | 61      | 8.2     |
| Lacking complete kitchen facilities .....  | 11           | 0.3          | 30.0 to 34.9 percent .....            | 48      | 6.4     |
| No telephone service .....                 | 10           | 0.3          | 35.0 percent or more .....            | 133     | 17.8    |
|                                            |              |              | Not computed .....                    | 38      | 5.1     |

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.



**P080. HOUSEHOLD INCOME IN 1989 - Universe: Households**  
 Data Set: 1990 Summary Tape File 3 (STF 3) - Sample data

NOTE: For information on confidentiality, sampling error, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf390.htm>.

|                        | Columbia city, Illinois |
|------------------------|-------------------------|
| Less than \$5,000      | 100                     |
| \$5,000 to \$9,999     | 73                      |
| \$10,000 to \$12,499   | 76                      |
| \$12,500 to \$14,999   | 119                     |
| \$15,000 to \$17,499   | 104                     |
| \$17,500 to \$19,999   | 63                      |
| \$20,000 to \$22,499   | 106                     |
| \$22,500 to \$24,999   | 68                      |
| \$25,000 to \$27,499   | 45                      |
| \$27,500 to \$29,999   | 82                      |
| \$30,000 to \$32,499   | 92                      |
| \$32,500 to \$34,999   | 59                      |
| \$35,000 to \$37,499   | 102                     |
| \$37,500 to \$39,999   | 70                      |
| \$40,000 to \$42,499   | 120                     |
| \$42,500 to \$44,999   | 49                      |
| \$45,000 to \$47,499   | 95                      |
| \$47,500 to \$49,999   | 57                      |
| \$50,000 to \$54,999   | 143                     |
| \$55,000 to \$59,999   | 114                     |
| \$60,000 to \$74,999   | 221                     |
| \$75,000 to \$99,999   | 114                     |
| \$100,000 to \$124,999 | 18                      |
| \$125,000 to \$149,999 | 7                       |
| \$150,000 or more      | 33                      |

U.S. Bureau of the Census  
 1990 Census of Population and Housing

**Standard Error/Variance documentation for this dataset:**  
[Variance Document for STF 3 \(PDF 84KB\)](#)

**BUILDING PERMIT ANALYSIS:**

| RESIDENTIAL | SINGLE FAMILY | MULTI FAMILY | TOTAL UNITS | % OF CHANGE |
|-------------|---------------|--------------|-------------|-------------|
| 1990 (1)    | -             | -            | 64          | -           |
| 1991 (1)    | -             | -            | 80          | 25.00%      |
| 1992        | 44            | 19           | 63          | -21.25%     |
| 1993        | 57            | 15           | 72          | 14.29%      |
| 1994        | 37            | 25           | 62          | -13.89%     |
| 1995        | 41            | 28           | 69          | 11.29%      |
| 1996        | 56            | 0            | 56          | -18.84%     |
| 1997        | 70            | 0            | 70          | 25.00%      |
| 1998        | 73            | 0            | 73          | 4.29%       |
| 1999        | 62            | 0            | 62          | -15.07%     |
| 2000        | 75            | 0            | 75          | 20.97%      |
| 2001        | 79            | 0            | 79          | 5.33%       |
| 2002        | 102           | 0            | 102         | 29.11%      |
| 2003        | 83            | 0            | 83          | -18.63%     |

(1) Single and multiple unit detail not available

**NON-RESIDENTIAL**

**1994**

|             |                                                            |
|-------------|------------------------------------------------------------|
| <b>New:</b> | Naumann Cabinet<br>Southwoods Storage<br>Re/Max & Allstate |
| <b>Exp:</b> | 4                                                          |

**1995**

|                 |                                   |
|-----------------|-----------------------------------|
| <b>New:</b>     | Needleworks<br>Southwoods Utility |
| <b>Exp:</b>     | 3                                 |
| <b>Remodel:</b> | 8                                 |

**1996**

|                 |                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | Greentree Office Bldg<br>Southwoods Storage Bldg<br>Southwoods Machine Shop<br>Taco Bell<br>Southwoods Quick lube<br>Southwoods Office Bldg.<br>Southwoods Storage Bldg<br>Pizza World |
| <b>Remodel:</b> | 3                                                                                                                                                                                      |

**1997**

|                 |                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | Lighthouse<br>Citgo<br>Southwoods Storage<br>Budnick, Inc<br>Colorfast, Inc.<br>Metro Chrysler Center<br>G & M Storage Bldg. |
| <b>Exp:</b>     | Gruchala's<br>MarketPlace                                                                                                    |
| <b>Remodel:</b> | Columbia Convalescent Ctr<br>Krauss Bldg.<br>Cecil Whittakers<br>Magna Bank                                                  |

**1998**

|                 |                                                                                                                                                                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | 1st National Bank Waterloo<br>West Pointe Bank & Trust<br>Century 21<br>Roessler Ready Mix<br>A Time for You Salon<br>Envirotest<br>Parkridge Office Building<br>PineHill Suites<br>Prime Development I<br>So. Food Park Carwash<br>Columbia Elem School |
| <b>Exp:</b>     | Columbia High School<br>Advanced Auto Care<br>St. Paul Lutheran Church<br>Ron's Pharmacy Office                                                                                                                                                          |
| <b>Remodel:</b> | Family Christian Church                                                                                                                                                                                                                                  |

**1999**

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | Prime Development II<br>Buettner Office Bldg                                                                                              |
| <b>Exp:</b>     | ToddHall Retreat Center<br>Columbia Public Library<br>Fick, Eggmeyer, & Assoc.<br>Columbia Family Health<br>West Point Bank<br>Rug Buster |
| <b>Remodel:</b> | Coldwell Banker Nester<br>Mueller Optical<br>Mattingly Jewelry<br>CWMC, Inc.                                                              |

**2000**

|                 |                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | Columbia Center Addition I<br>Columbia Center Addition II<br>Harres Furniture<br>STS Office Building<br>Roessler Ready-mix office<br>Bankhead & Firth Orthodontics<br>Christ Community Church |
| <b>Exp:</b>     | Riverlakes Storage Bldg.                                                                                                                                                                      |
| <b>Remodel:</b> | The Tan Company<br>Guarantee Interiors<br>A Floral Expression<br>Gillian Graphics<br>Dr Wasiak                                                                                                |

**2001**

|                 |                                                                                                                                                              |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | The Falls<br>Sonic<br>Metter Park restroom<br>National Bank of Commerce Bldg<br>Mozel Partial                                                                |
| <b>Exp:</b>     | Angelica Boiler<br>Salon V Mae<br>Schlemmer Building<br>Mor For Less<br>Country Companies<br>HTC Technologies<br>1st Performance Auto<br>A Floral Expression |
| <b>Remodel:</b> | Dominoes Pizza<br>Hardees<br>Advanced Chiropractic<br>Dr Hall<br>Dr. Gupta                                                                                   |

**2002**

|                 |                                                                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | Southwoods Office Bldg<br>Quantum Solutions<br>Todd Hall Office Bldg<br>Bellson Animal Hospital<br>Dairy Queen<br>Retail Center next to DQ<br>Walgreen's |
| <b>Exp:</b>     | George Weber Body Shop                                                                                                                                   |
| <b>Remodel:</b> | Columbia Kinder College<br>Diehl Plaza<br>Angelica<br>River's Course<br>Midwest Vision<br>Quizno's                                                       |

**2003**

|                 |                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------|
| <b>New:</b>     | Southwoods Warehouse<br>Perfect Smiles in Southwoods<br>China Chef<br>Blimpies<br>Dr. Pugeda in Diehl's |
| <b>Remodel:</b> | Joe Boccardi's<br>Dr. Gupta<br>Dr. King                                                                 |

# WEALTHIEST ZIP CODES

(RANKED BY 2002 MEDIAN HOUSEHOLD INCOME)

| ZIP code, area              | 2002 median household income <sup>1</sup> | Percent of households earning more than \$150,000 per year | 2002 population | ZIP code, area               | 2002 median household income | Percent of households earning more than \$150,000 per year | 2002 population |
|-----------------------------|-------------------------------------------|------------------------------------------------------------|-----------------|------------------------------|------------------------------|------------------------------------------------------------|-----------------|
| 1 63005, Chesterfield       | \$139,298                                 | 46.2%                                                      | 19,985          | 26 63026, Fenton             | \$62,358                     | 5%                                                         | 43,219          |
| 2 63131, Des Peres          | \$125,734                                 | 40.4%                                                      | 15,730          | 27 63119, Webster Groves     | \$61,324                     | 9.2%                                                       | 33,890          |
| 3 63124, Ladue              | \$121,857                                 | 43.6%                                                      | 9,636           | 28 63126, Crestwood          | \$61,252                     | 5.8%                                                       | 15,385          |
| 4 63038, Glencoe            | \$101,976                                 | 24.8%                                                      | 7,120           | 29 63055, Labadie            | \$61,201                     | 8.9%                                                       | 2,259           |
| 5 63017, Chesterfield       | \$98,572                                  | 25.7%                                                      | 42,526          | 30 63146, Maryland Heights   | \$61,170                     | 6.8%                                                       | 30,193          |
| 6 63141, Creve Coeur        | \$97,902                                  | 29.3%                                                      | 19,930          | 31 62294, Troy, Ill.         | \$61,166                     | 6.2%                                                       | 12,661          |
| 7 63040, Grover             | \$88,108                                  | 10.9%                                                      | 7,240           | 32 63012, Barnhart, Mo.      | \$61,002                     | 1.3%                                                       | 10,176          |
| 8 63011, Ballwin            | \$82,616                                  | 14.7%                                                      | 37,548          | 33 63021, Dorsey, Ill.       | \$60,929                     | 4.2%                                                       | 870             |
| 9 63105, Clayton            | \$81,072                                  | 26.2%                                                      | 14,919          | 34 63332, Augusta, Mo.       | \$60,851                     | 6.3%                                                       | 1,194           |
| 10 63025, Eureka            | \$80,941                                  | 12.7%                                                      | 11,822          | 35 63303, St. Charles        | \$60,810                     | 6.1%                                                       | 44,508          |
| 11 63034, Florissant        | \$79,128                                  | 9.3%                                                       | 16,666          | 36 62269, O'Fallon, Ill.     | \$60,088                     | 5.5%                                                       | 25,980          |
| 12 63021, Ballwin           | \$76,762                                  | 12.5%                                                      | 56,246          | 37 63052, Imperial           | \$59,973                     | 3%                                                         | 23,171          |
| 13 63341, Defiance          | \$74,553                                  | 7.3%                                                       | 3,657           | 38 63385, Wentzville         | \$58,558                     | 5.1%                                                       | 15,761          |
| 14 63304, St. Charles       | \$74,147                                  | 7.4%                                                       | 45,055          | 39 62218, Bartleso, Ill.     | \$58,173                     | 3.3%                                                       | 1,544           |
| 15 63367, Lake St. Louis    | \$73,631                                  | 11.3%                                                      | 11,778          | 40 62248, Hecker, Ill.       | \$57,760                     | 5.6%                                                       | 489             |
| 16 63127, Sunset Hills      | \$73,412                                  | 21.2%                                                      | 4,355           | 41 63043, Maryland Heights   | \$57,350                     | 3.2%                                                       | 22,025          |
| 17 63122, Kirkwood          | \$70,675                                  | 15.5%                                                      | 38,272          | 42 62215, Albers, Ill.       | \$57,314                     | 4.2%                                                       | 1,004           |
| 18 63129, Mehlville         | \$68,796                                  | 6.3%                                                       | 51,794          | 43 63117, Richmond Heights   | \$57,058                     | 11.9%                                                      | 9,188           |
| 19 63128, Sappington        | \$67,829                                  | 10.8%                                                      | 29,314          | 44 63039, Gray Summit        | \$56,809                     | 4.3%                                                       | 864             |
| 20 63348, Foristell         | \$67,349                                  | 6.6%                                                       | 4,075           | 45 62260, Millstadt, Ill.    | \$56,798                     | 3.8%                                                       | 6,313           |
| 21 63376, St. Peters        | \$65,522                                  | 4%                                                         | 70,933          | 46 63357, Marthasville       | \$56,716                     | 3.8%                                                       | 4,839           |
| 22 62236, Columbia, Ill.    | \$64,879                                  | 5.4%                                                       | 10,946          | 47 63144, Brentwood          | \$56,113                     | 7.9%                                                       | 8,975           |
| 23 62062, Maryville, Ill.   | \$64,137                                  | 6.6%                                                       | 5,115           | 48 62285, Smithton, Ill.     | \$55,841                     | 3.1%                                                       | 3,105           |
| 24 62034, Glen Carbon, Ill. | \$63,900                                  | 6.5%                                                       | 12,078          | 49 62025, Edwardsville, Ill. | \$55,406                     | 7%                                                         | 31,516          |
| 25 63366, O'Fallon, Mo.     | \$63,150                                  | 4.6%                                                       | 68,104          | 50 62245, Germantown, Ill.   | \$55,331                     | 2.1%                                                       | 2,162           |

Editor's Note: ZIP code boundaries do not correlate exactly with city boundaries.  
<sup>1</sup> "Median" is the middle number in a distribution, with half of the numbers smaller than the median and half of the numbers larger.

Source: ESRI Business Information Systems

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## WEALTHIEST ZIP CODES

(RANKED BY 2002 MEDIAN HOUSEHOLD INCOME)

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| 3  | 63124, Ladue             | \$121,857                                 | 43.6%                                                      | 9,636           | 28             | 63126, Crestwood                          | \$61,252                                                   | 5.8%            |
| 4  | 63038, Glencoe           | \$101,976                                 | 24.8%                                                      | 7,120           | 29             | 63055, Labadie                            | \$61,201                                                   | 8.9%            |
| 5  | 63017, Chesterfield      | \$98,572                                  | 25.7%                                                      | 42,526          | 30             | 63146, Maryland Heights                   | \$61,170                                                   | 6.8%            |
| 6  | 63141, Creve Coeur       | \$97,902                                  | 29.3%                                                      | 19,930          | 31             | 62294, Troy, Ill.                         | \$61,166                                                   | 6.2%            |
| 7  | 63040, Grover            | \$88,108                                  | 10.9%                                                      | 7,240           | 32             | 63012, Barnhart, Mo.                      | \$61,002                                                   | 1.3%            |
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| 16 | 63127, Sunset Hills      | \$73,412                                  | 21.2%                                                      | 4,355           | 41             | 63043, Maryland Heights                   | \$57,350                                                   | 3.2%            |
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| 25 | 63366, O'Fallon, Mo.     | \$63,150                                  | 4.6%                                                       | 68,104          | 50             | 62245, Germantown, Ill.                   | \$55,331                                                   | 2.1%            |

Editor's Note: ZIP code boundaries do not correlate exactly with city boundaries.

<sup>1</sup> Median is the middle number in a distribution, with half of the numbers smaller than the median and half of the numbers larger.

Source: ESRI Business Information Systems

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## E. Guidelines for a Main Street Organization and Overlay Zone

## Guidelines for a Main Street Organization, Program, and Overlay Zone

This document provides guidance on the recent addition of a Main Street organization, program, and overlay district under Chapter V, Section E of the Columbia Master Plan (Strategies for Implementation).

1. **Main Street Organization.** Main Street related activities would be developed through guidance from a Main Street Committee to be comprised of area businesses and residents, and appointed by the Mayor. This organization should incorporate under applicable not-for-profit laws of the State of Illinois.
2. **Main Street Program.** The primary objective of the organization should be to develop a program and pursue involvement in the national Main Street Program.
3. **Overlay Zone.** An overlay zone should be developed for Main Street. It should be consistent with requirements of the national Main Street Organization. The following are draft guidelines:
  - a. **Purpose:** To support and sustain Main Street and its corridor as a traditional mixed-use district, by superimposing additional requirements over those which are already defined in the underlying zoning of the area.
  - b. **General Boundaries:** Main Street, bounded by the Admiral Parkway on the northwest and Illinois Route 3 on the southeast, including a corridor of approximately one hundred feet on both sides of Main Street. The corridor includes the following intersecting streets within the one hundred fifty foot limit: Wedgewood, Glenwood, Cascade, Temple, Manor, Oak Tree, Lepp, Kalosky, Wuerscham, Kosciusko, Ranch, Rueck, Burns, Voges, McKee, Petri, Vogt, Weilbacher, Koch, Brandt, Whiteside, Walnut, Mulberry, Locust, Legion, Cherry, Plum, Liberty, Market, Madison, Jefferson, Centerville, and Ludman.
  - c. **Grandfathering of Existing Structures and Uses.** All existing structures and uses should be grandfathered until change of ownership.
  - d. **Additional Requirements.** Additional, more restrictive, requirements as described in the overlay zone will take precedence over broader requirements of the underlying zone(s).
  - e. **Building Materials for Exterior Walls.** The exterior walls of a building that faces Main Street or any side street within the 100 foot corridor of the Main Street Overlay District, should be constructed of brick, brick veneer, natural stone common to the area, or other building materials common to the history of the area. No marble, granite, glass, stucco, or other building materials are appropriate. All exterior walls other than the front wall of buildings or structures can be constructed of the same material as described in the underlying zoning ordinance.
  - f. **Encouragement of Residential Uses on Upper Floors of Existing Commercial Buildings.**
  - g. **Encouragement of Higher Density Mixed Uses in Rehab/New Construction**
  - h. **Height of Buildings.** Height of buildings should be between 35 and 40 feet.
  - i. **Width of Buildings (t.b.d.)**
  - j. **Yard Area. (t.b.d.)**
  - k. **Signage.** Uniform traditional signage as approved by the Street Graphics Committee and the downtown organization.
  - l. **Parking.** Curbside parking should be continued.

- m. Sidewalk Width. Eight to twelve feet, to encourage pedestrian activity and to provide sufficient space for sidewalk furniture. Sidewalks should have bulb-outs at intersections to facilitate pedestrian crossings.
- n. Sidewalk Furniture. Benches and landscaping will attract increased pedestrian activity. Vending machines (for newspapers, etc.) are a specific example of street furniture. They should be uniform and installed in clusters mounted on pedestals.
- o. Street vendors. The overlay ordinance should also allow higher quality street vendors, which also have been shown to attract pedestrian activity. Only special carts and design themes should be used, as approved by the Main Street organization.

## F. Glossary of Terms

## Glossary

**100-Year Levee.** A levee constructed to U.S. Army Corps of Engineers (USACE) standards where, in any given year, there is a 1-in-100 chance of a flood exceeding its capacity.

**500-Year Levee.** A levee constructed to U.S. Army Corps of Engineers (USACE) standards where, in any given year, there is a 1-in-500 chance of a flood exceeding its capacity.

**Affordable Housing.** Housing units where the occupant is paying no more than 30% of gross income for housing costs, including taxes and utilities.

**Agricultural/Industrial Levee.** A local term describing any levee that does not conform to U.S. Army Corps of Engineers (USACE) standards for 100- or 500-year levees.

**COE.** U.S. Army Corps of Engineers.

**Common Ground.** Land held in common through a homeowners' association or similar organization.

**Contiguous.** Next to, abutting, or touching and having a boundary, or portion thereof, which is common or coterminous.

**CUP.** Community Unit Plan. A district category in the Columbia Zoning Code in which an owner of a tract of land within a residential zoning district can submit a plan for the use and development of the entire tract of land, in a density and configuration that may not conform to the underlying residential zone.

**Dendritic.** Of or characterized by a series of branched waterways converging into one waterway.

**Density.** The number of dwelling units permitted per acre of land.

**Detention Area.** An area that is designed to capture specific quantities of stormwater at a sufficiently slow rate to avert flooding.

**Ecosystem.** An interacting system formed by a biotic community and its physical environment.

**Environmentally Sensitive Area.** The term as used in the 20/20 Columbia Master Plan refers to an area containing karst topography. It could also include

other sensitive conditions, such as the presence of an endangered species or a declining habitat.

**EWGCOG.** East-West Gateway Council of Governments. (Formerly East-West Coordinating Council).

**FEMA.** Federal Emergency Management Agency.

**FIRM.** Flood Insurance Rate Maps. The official map in which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazards and the risk premium zones applicable to the town.

**Floodplain.** The land area susceptible to inundation by water as a result of flooding.

**Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**FPA.** Facility Planning Area. The area outside of the city's municipal boundary but within 1 1/2 miles of the boundary, within which the city is permitted to plan for its growth.

**Greenways.** A linear open space established along either a natural corridor, such as a river, stream or ridge line, or overland along a railroad right-of-way converted to recreational uses, a scenic road, or other route predominantly made up of natural or landscaped vegetation and designated for public use.

**Hazmat.** Hazardous Materials.

**Home Rule.** The principal under which local governments are broadly authorized by the State Legislature to enact laws, rules, and regulations relating to their own property, affairs, and government.

**IDNR.** Illinois Department of Natural Resources.

**Infill.** Development or redevelopment that has been bypassed, remained vacant, and /or is underused as a result of the continuing urban development process.

**Infrastructure.** Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc.

**Karst.** An area of limestone terrain characterized by sinks (sinkholes), ravines and underground streams.

**MEPRD.** Metro East Parks and Recreation District; the special taxing district presently authorized to operate in St. Clair and Madison Counties for the purpose of establishing parks, trails, and greenways.

**Mitigation.** Measures taken to eliminate or minimize damages from development activities, such as construction in wetlands or regulatory floodplain filling, by replacement of the resource or other means of compensation.

**New Urbanism.** The process of reintegrating the components of modern life—housing, workplace, shopping and recreation—into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework. Initially dubbed 'neotraditional planning,' the principles that define new urbanism can be applied successfully to infill and redevelopment sites within existing urbanized areas.

**NRCS.** Natural Resources Conservation Service.

**Open Space.** A general term comprising all underdeveloped or relatively underdeveloped land, regardless of whether it has been designated as a park or greenway. Examples include farmland, rivers, streams, creeks, wetlands, floodplains, floodways, cemeteries, sidewalks and sidewalk easements, subdivision common ground, bicycle/pedestrian connectors between subdivisions, unused railroad corridors, scenic vistas, and viewsheds.

**Overlay Zone.** A special district that provides for the possibility of superimposing certain additional requirements upon a basic use zoning district without disturbing the requirements of the basic use district.

**Parks.** Designated land, usually publicly owned, which is available for recreational, historical, educational, cultural, or aesthetic use. Parks typically include such facilities as playing fields, picnic areas, pavilions, and trails. They are usually developed on conventionally sited land parcels.

**Retention Area.** An area in which stormwater is permanently maintained on-site.

**Revolving Loan Fund.** A pool of funds available for loans, the repayment of which 'revolves' back to the fund to seed the lending of additional funds to other applicants.

**Sinkhole.** A hole formed in soluble rock by the action of water, serving to conduct surface water to an underground passage.

**Socioeconomic.** Of, pertaining to, or signifying the combination or interaction of social and economic factors.

**Sprawl.** Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served.

**TIF.** Tax Increment Financing. A tool used by cities and other development authorities to finance certain types of development costs associated with public purposes, such as the redevelopment of blighted areas, construction of low- and moderate-income housing, provision of employment opportunities, and improvement of the tax base. With TIF, a city 'captures' the additional property taxes generated by the development that would have gone to other taxing jurisdictions and uses the 'increment' to finance development costs.

**Topography.** Land forms, water and other drainage features, such as gravel pits and mine tailings.

**USDA.** United States Department of Agriculture.

**Viewshed.** A visually appealing line of sight within a corridor or out to a landscape or adjacent built feature.

**Vista.** A scenic view of a large expanse of land—frequently undeveloped or underdeveloped—which is afforded from a particular observation point.

**Wetland.** Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas.

## G. Corrections, Errata and Additional Information

**Columbia Master Plan Corrections, Errata,  
and Additional Information  
March 29, 2005**

The following corrections to the Columbia Master Plan have been made and should be noted:

1. Spelling correction in the Introduction, under Other Officials: Brad Oberkfell
2. An update of the Columbia School Report Card (Appendix B), has been provided by Mr. Gary Gordon, Superintendent, Columbia School District. Pages 1 through 7, as well as page 15 from the update have replaced the material that originally appeared in the Appendix.
3. Four terms have been added to the Glossary: Dendritic. Density, Floodplain, and Floodway.
4. The latest zoning map (February, 2004) has been inserted into Chapter I.

The following erratum should be noted:

1. Spelling corrections in the Building Permit Analysis, Appendix D: Blimpies and Dr. Pugeda. Also, the last three items – China Chef, Blimpies, and Dr. Pugeda have been moved to the new construction category.

The following map-related amendments to the Columbia Master Plan will be made at some point during 2005, when the base map reflecting new roads and development activity has been completed:

1. Amended Projected Area of Planning Influence Map.
2. New Future Land Use Map.

Additional updated material will be provided in future amendments.