

CITY OF COLUMBIA, ILLINOIS

ORDINANCE NO. 2856

**AN ORDINANCE AMENDING SECTIONS 15.66.080 AND 15.66.090 OF
THE MUNICIPAL CODE OF THE CITY OF COLUMBIA, ILLINOIS
REGARDING REVIEW OF BUILDING PERMIT APPLICATIONS AND
REVIEW PROCEDURES OF THE ARCHITECTURAL REVIEW BOARD**

**Adopted by the
City Council
of the
City of Columbia, Illinois
this 21st day of March, 2011**

**Published in pamphlet form by
authority of the City Council
of the City of Columbia,
Illinois, this 22nd day
of March, 2011.**

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ORDINANCE NO. 2856


City Clerk

AN ORDINANCE AMENDING SECTIONS 15.66.080 AND 15.66.090 OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA, ILLINOIS REGARDING REVIEW OF BUILDING PERMIT APPLICATIONS AND REVIEW PROCEDURES OF THE ARCHITECTURAL REVIEW BOARD

WHEREAS, the City Council of the City of Columbia, Illinois has determined the submission of an application for a building permit prior to submitting an application and appearing before the Architectural Review Board is costly and burdensome to the applicant, and

WHEREAS, the City Council of the City of Columbia, Illinois has determined detailed wall elevations and wall sections of all exterior walls, building layout plans of sufficient detail showing the scope of the building, a site plan showing the building location and site improvements and pertinent specifications pertaining to the exterior walls of the building are adequate to be submitted with an application to appear before the Architectural Review Board, and

WHEREAS, the City Council of the City of Columbia, Illinois has determined it is necessary and appropriate and in the public interest to amend Sections 15.66.080 and 15.66.090 regarding the review of building permits and review procedures of the Architectural Review Board in the City of Columbia, Illinois.

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

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

Section 2. Section 15.66.080 of the City of Columbia, Illinois Municipal Code is hereby amended to read as follows:

Section 15.66.080 Review of Applications

Application to the Architectural Review Board shall be submitted to the Building Commissioner/Ordinance Administrator ("Building Commissioner") with detailed wall elevations and wall sections of all exterior walls, building layout plans of sufficient detail showing the scope of the building, a site plan showing the building location and site improvements and pertinent specifications pertaining to the exterior walls of the building. All submitted documents shall be sealed, stamped and signed by the appropriate professional having responsibility.

The application and accompanying submittals shall be submitted by the Building Commissioner to the Architectural Review Board within fifteen (15) days after receipt of the same by the Building Commissioner for the board's review and recommendation to the City Council. The board shall review each such application for compliance with the requirements of this code and shall make a recommendation to the City Council, for or against issuance of a building permit, within thirty (30) days after the submittal of the application and all required supporting documents to the board. Failure of the board to make its recommendation within the time aforesaid shall be deemed approval of the application as submitted and shall be acted upon by the City Council accordingly. Approval or disapproval of the application by the City Council, with the recommendation of the Architectural Review Board, shall be required before the City's Building Commissioner shall be authorized to issue a building permit.

The Architectural Review Board shall review applications under the board's jurisdiction, upon the applicant having paid to the City Clerk the non-refundable fee, which fee will be established by the City's fee ordinance, and the submission of the application, plans, elevation studies, drawings and specifications to the board by the Building Commissioner. No building permit shall be issued by the Building Commissioner for applications required to be reviewed by the Architectural Review Board until the City Council has made its decision regarding the issuance of the building permit, as is more particularly made and provided for in this code. As soon as the board has received and reviewed the application and applicable plans, elevation studies, detail drawings and specifications pertaining to the proposed construction, exterior renovation or addition, the board shall promptly make its recommendation regarding the issuance of a building permit to the City Council and within the thirty (30) day period aforesaid. The Building Commissioner will inform all applicants for which Architectural Review Board review is required of the required review process at the time the application is made. Exterior construction, renovation or rehabilitation pertaining to buildings designated as landmarks by the Columbia Heritage and Preservation Commission, shall be reviewed by the Architectural Review Board and the City Council before a building permit is issued. A certificate of appropriateness and recommendation regarding the application will be sent by the Columbia Heritage and Preservation Commission to the Architectural Review Board within fifteen (15) days of the issuance of the certificate of appropriateness by the commission and before the Architectural Review Board will make its recommendation. For board review of construction, renovation or rehabilitation of landmark buildings and structures in the city, the applicant shall not be required to pay any fee for the board's review provided the applicant implements the recommendations of the Architectural Review Board regarding the construction, renovation or rehabilitation involved.

Section 3. Section 15.66.090 of the City of Columbia, Illinois Municipal Code is hereby amended to read as follows:

Section 15.66.090 Review Procedure

The Architectural Review Board shall be required to review and make its recommendation to the City Council upon applications referred to the board within thirty

(30) days of the date such application and all required supporting documents (including applicable plans, elevation studies, detail drawings and specifications pertaining to the proposed construction, exterior renovation or addition) are filed with the board by the Building Commissioner, unless the applicant and the board jointly agree to extend the time for board review. For board reviews involving a certificate of appropriateness issued by the Columbia Heritage and Preservation Commission, the time for completion of the Architectural Review Board's review will not commence to run until the board has received the certificate of appropriateness and the recommendation of the Columbia Heritage and Preservation Commission regarding the issuance of the building permit. Board recommendations shall be forwarded to the City Council for action at the next successive regular meeting of the City Council to be held not less than five (5) days after the decision of the board. The City Council shall be required to make its decision regarding the application within thirty (30) days after the Architectural Review Board has made its recommendation regarding the issuance of the building permit. Failure of the City Council to act within the time aforesaid shall be deemed approval of the application and shall authorize the Building Commissioner to issue the building permit, provided the applicant has otherwise complied with City Ordinance requirements for building permit issuance.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, as provided by law.

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

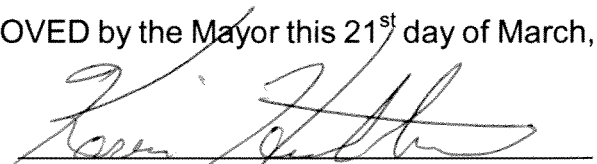
YEAS: Aldermen Ebersohl, Agne, Niemietz, Row, Hejna, Oberkfell, Stumpf and Roessler.

NAYS: None.

ABSENT: None.

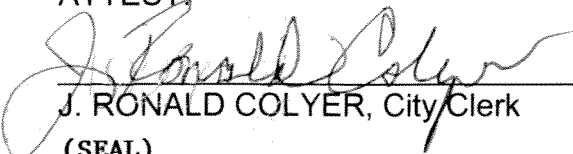
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 21st day of March, 2011.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)
Ordinance No. 2856
March 21, 2011

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

CERTIFICATE OF PUBLICATION

I, J. Ronald Colyer, certify that I am the duly elected and acting Municipal Clerk of the City of Columbia, Illinois.

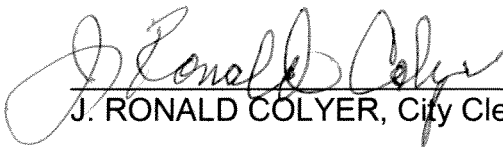
I further certify that on the 21ST day of March, 2011, the Corporate Authorities of the City of Columbia, Illinois passed and approved Ordinance No. 2856, entitled:

AN ORDINANCE AMENDING SECTIONS 15.66.080 AND 15.66.090 OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA, ILLINOIS REGARDING REVIEW OF BUILDING PERMIT APPLICATIONS AND REVIEW PROCEDURES OF THE ARCHITECTURAL REVIEW BOARD

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2856, including the ordinance and a cover sheet thereof, was prepared and a copy of such ordinance will be posted in the Columbia City Hall, commencing on the 22nd day of March, 2011 and continuing for at least ten (10) days thereafter. Copies of such ordinance were also available for public inspection upon request at the office of the City Clerk.

DATED at Columbia, Illinois this 21st day of March, 2011.



J. RONALD COLYER, City Clerk

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

CERTIFICATE OF TRUE COPY


I, J. Ronald Colyer, hereby certify that I am the duly elected and acting City Clerk of the City of Columbia, Illinois and as such I am the keeper of the books, records, files and corporate seal of said City.

I do further certify that Ordinance No. 2856, entitled:

AN ORDINANCE AMENDING SECTIONS 15.66.080 AND 15.66.090 OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA, ILLINOIS REGARDING REVIEW OF BUILDING PERMIT APPLICATIONS AND REVIEW PROCEDURES OF THE ARCHITECTURAL REVIEW BOARD

to which this certificate is attached, is a true, perfect, complete and correct copy of said ordinance as adopted at a regular meeting of the Columbia, Illinois City Council held on the 21st day of March, 2011.

IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 21st day of March, 2011.



J. RONALD COLYER, City Clerk

(SEAL)