

ORDINANCE NO. 2519

STATE OF ILLINOIS
CITY OF COLUMBIA
FILED FOR RECORD

AN ORDINANCE TO GRANT A SIGN VARIANCE TO COLUMBIA CENTRE, INC. OF COLUMBIA, ILLINOIS TO ALLOW AND MAINTAIN AN EXISTING SHOPPING CENTER IDENTIFICATION SIGN WHICH EXCEEDS THE HEIGHT AND THE SIGN AREA ALLOWANCE PRESCRIBED BY THE CITY'S SIGN CODE

DEC 18 2006


City Clerk

WHEREAS, Section 15.44.070 of the City of Columbia, Illinois (the "City") Sign Code definition of a Shopping Center Identification Sign, as amended by Ordinance #2513 passed and approved by the City Council at its regular meeting on November 20, 2006, defines a Shopping Center Identification Sign as any sign identifying a building or group of buildings that provides common off-street parking facilities and that is occupied by three or more retail establishments and identifies the name of the complex as the most prominent and topmost message;

WHEREAS, Section 15.44.070 of the City Sign Code definition of an Electronic Message Board, as amended by Ordinance #2513 passed and approved by the City Council at its regular meeting on November 20, 2006, defines such a sign;

WHEREAS, Section 15.44.100 of the City Sign Code restricts the total area of all signs which an establishment in the City is permitted to display to not to exceed one hundred (100) square feet;

WHEREAS, Section 15.44.160 of the City Sign Code strictly prohibits electronic messages boards within the City of Columbia;

WHEREAS, Section 15.44.190 of the City Sign Code permits freestanding signs not higher than twenty (20) feet above the ground or pavement where it is located;

WHEREAS, Columbia Centre, Inc. of Columbia, Illinois (the "Business") has agreed to adapt the existing freestanding sign at its location addressed 1000 Columbia Centre in the City of Columbia to meet the definition of a Shopping Center Identification Sign;

WHEREAS, the Business has agreed to adapt the existing freestanding sign at its location addressed 1000 Columbia Centre in the City of Columbia to comply with the strict prohibition of electronic message boards with the City;

WHEREAS, the Business has requested a variance from the City's City Council to allow the Business to display signage at its location addressed 1000 Columbia Centre in the City of Columbia, which will have a total sign area of four hundred fifty (450) square feet, more or less;

WHEREAS, the Business has requested a variance from the City's City Council to allow the Business to display signage at its location addressed 1000 Columbia Centre in the City of Columbia, which will extend a total sign of thirty (30) feet above the ground or pavement where it is located, more or less;

WHEREAS, in accordance with the requirement of Section 15.44.380 of the City's Sign Code, a public hearing with regard to the variance request was held before the Street Graphics Committee of the City on November 16, 2006 at the Columbia City Hall and the members of the Street Graphics Committee in attendance at the public hearing unanimously recommended to the City's City Council that the height variance be granted and had no recommendation on the size variance;

WHEREAS, in accordance with the requirements of Section 15.44.380 of the City's Sign Code, the City's City Council has found and determined and does hereby declare, based upon the evidence presented, the special circumstances involving the size, shape, topography, location and surroundings of the property involved in the sign variance request will result in an unreasonable or unnecessary hardship if the variance is not granted, including the following:

- (1) There currently exists at or about the subject property location an existing sign the removal of which will cause the Business considerable cost;
- (2) The proposed adaptations to the existing sign will be more attractive and conform more closely to the City sign code than the current state of the sign;

WHEREAS, as required by Section 15.44.380 of the City's Sign Code, the City's City Council has found and determined and does hereby declare, that the allowance, adaptation, and maintenance of the existing sign will not cause substantial injury to the value of property in the vicinity of the signs and will not be detrimental to the public safety and welfare in the neighborhood in which it is located.

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. Columbia Centre, Inc. of Columbia, Illinois is hereby granted a variance or special exception to allow the Business to display signage at its location addressed 1000 Columbia Centre in the City of Columbia, which will have a total sign area of four hundred fifty (450) square feet, more or less in accordance with the "Request for Sign Variance Application" filed with the City Clerk by the Owner of the company, Joe Koppeis, which said signage is more particularly described and depicted in said "Request for Sign Variance Application".

Section 3. Columbia Centre, Inc. of Columbia, Illinois is hereby granted a variance or special exception to allow the Business to display signage at its location addressed 1000 Columbia Centre in the City of Columbia, which will extend a total sign of thirty (30) feet above the ground or pavement where it is located, more or less in accordance with the "Request for Sign Variance Application" filed with the City Clerk by the Owner of the

company, Joe Koppeis, which said signage is more particularly described and depicted in said "Request for Sign Variance Application".

Section 4. Columbia Centre, Inc. of Columbia, will resubmit to the Sign Administrator a sign application depicting the signage to be displayed at its location addressed 1000 Columbia Centre in the City of Columbia Illinois and shall provide the Sign Administrator information required to ensure that said signage will comply with all sections of the City Sign Code in its entirety, including the sections contained above in the preamble of this ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

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

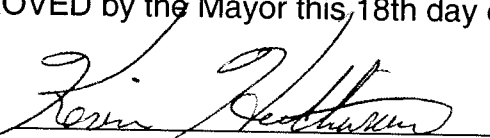
YEAS: Aldermen Conrad, Ebersohl, Niemietz, Koesterer, Row, Huch and Mayor Hutchinson.

NAYS: Aldermen Agne and Unnerstall.

ABSENT: None.

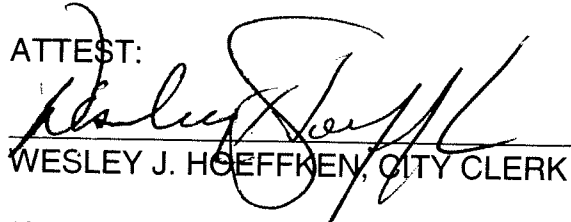
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 18th day of December, 2006.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, CITY CLERK

(SEAL)