

ORDINANCE NO. 2636

MAR 03 2008

AN ORDINANCE TO GRANT A SIGN VARIANCE TO WEGMANN GROUP, INC., AN ILLINOIS CORPORATION, TO ALLOW A FREESTANDING MONUMENT IDENTIFICATION SIGN FOR THE ADMIRAL TROST DEVELOPMENT SUBDIVISION IN THE CITY WHICH EXCEEDS THE SIZE AND SIGN AREA ALLOWANCE PRESCRIBED BY THE CITY'S SIGN CODE


City Clerk

WHEREAS, Section 15.44.190 of the City of Columbia, Illinois (the "City") Sign Code permits not more than one freestanding sign to be displayed on any street frontage of any lot in a subdivision, which freestanding sign among other things, must :

(1) Not extend higher than twenty (20) feet above the ground or pavement where it is located; and,

(2) Not exceed one hundred (100) square feet in area or twelve (12) lineal feet in any direction;

WHEREAS, the Wegmann Group, Inc., an Illinois corporation, as the owner of Lot 4 of the Admiral Trost Development Subdivision, has applied for a variance from the City's City Council to allow the construction, installation, display and maintenance of a development identification, freestanding, monument sign for the Admiral Trost Development Subdivision on its Lot 4 of said subdivision, which would be twenty five feet (25') high, three hundred seventy five (375) square feet in sign area and fifteen feet (15') in width;

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 February 7, 2008 at the Columbia City Hall, a quorum of the members of the Street Graphics Committee was present and all members of the committee present voted to recommend approval by the Columbia City Council and the granting of the variances requested;

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, that based upon the evidence presented, special circumstances involving the size, shape, topography, location, and surroundings of the property involved in the Admiral Trost Development Subdivision, the subject lot and in the sign variances requested will result in an unreasonable or unnecessary hardship if the variances are not granted, including:

(1) The applicant has advised the Street Graphic's Committee that he would ask the purchasers of the remaining unsold lots in the subdivision to sign an agreement to waive their right to install pole signs on their lots in the subdivision in order to avoid a proliferation of signs in the subdivision in return for the City allowing the development identification monument sign he is requesting to be allowed to be installed, displayed and maintained on his Lot 4 of the subdivision and that he will request the owners of lots in the subdivision that have already been sold to do the same;

(2) That although the City cannot grant a conditional variance which would require no more pole signs will be allowed in the subdivision, the City Council has found and determined and does hereby declare that to allow the monument sign of the size and height requested instead of having a proliferation of pole signs in the subdivision would be a better site design and land utilization and would result in a more attractive development which is highly visible from Admiral Parkway (a high traffic volume thoroughfare in the City);

(3) That the proposed sign is aesthetically pleasing and creates the appearance of a high-end development that is beneficial to the City;

WHEREAS, as is 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 of the construction, installation, display and maintenance of the proposed development identification monument sign will not cause injury to the value of property in the vicinity of the sign 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. The Wegmann Group, Inc. corporation, as the owner of Lot 4 of the Admiral Trost Development Subdivision in the City, is hereby granted a variance or special exception to allow a free standing monument identification sign for the Admiral Trost Development Subdivision in the City that will be twenty five feet (25') high, fifteen feet (15') wide and that will have three hundred seventy five square feet (375') of sign area to be constructed, installed, displayed and maintained on said Lot 4 of the Admiral Trost Development Subdivision in the City, in accordance with the Request for Sign Variance Application filed with the City Clerk by Mark L. Wegmann, as the president of said corporation that is the owner of said lot, which application is incorporated herein by reference and by reference made part hereof.

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

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

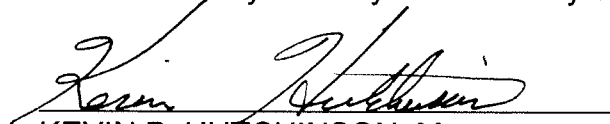
YEAS: Aldermen Ebersohl, Agne, Niemietz, Row, Stumpf and Mayor Hutchinson.

NAYS: Aldermen Unnerstall, Hejna and Oberkfell.

ABSENT: None.

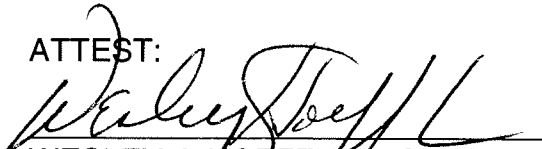
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 3rd day of March, 2008.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. MOEFFKEN, City Clerk

(SEAL)