

APR 21 2008


City Clerk

ORDINANCE NO. 2643

AN ORDINANCE TO GRANT A SIGN CODE VARIANCE TO SURE LIGHT SIGN COMPANY OF ELGIN, ILLINOIS TO INSTALL SIGNAGE FOR A PROPOSED CVS PHARMACY BUILDING AND BUSINESS TO BE LOCATED ON LOT 1 OF THE ADMIRAL TROST DEVELOPMENT SUBDIVISION IN THE CITY OF COLUMBIA, ILLINOIS WHICH SIGNAGE EXCEEDS THE SIGN AREA ALLOWANCE AND NUMBER OF SIGNS ALLOWED BY THE CITY'S SIGN CODE

WHEREAS, Section 15.44.100 of the City of Columbia, Illinois (the "City") Sign Code provides that the total of the area of all signs which a particular establishment is permitted to display shall be one (1) square foot of sign area per one (1) square foot of building frontage, not to exceed one hundred (100) lineal feet of such building frontage; and, no establishment in any zoned district shall be permitted to display more than one hundred (100) square feet of signage;

WHEREAS, Section 15.44.190 (Commercial and industrial districts) of the City's Sign Code provides and requires that not more than one freestanding sign shall be displayed on any street frontage and no freestanding sign shall exceed one hundred (100) square feet in area or twelve (12) lineal feet in size in any direction;

WHEREAS, the Sure Lighting Company of Elgin, Illinois (the "Applicant") has requested Sign Code variances from the City's City Council for a CVS Pharmacy business to be located on Lot 1 of the Admiral Trost Development Subdivision at the intersection of Valmeyer Road and Admiral Parkway (a/d/a State of Illinois Route No. 3) in the City (which lot belongs to the Stephen R. Dickerson Trust) to allow the pharmacy to display two (2) Wall Signs and one (1) freestanding monument sign on the subject real estate premises having a total sign area of Two Hundred Seventy Six (276) square feet;

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 March 6, 2008 at the Columbia City Hall and the members of the Street Graphics Committee in attendance at the public hearing (by a three to two vote) approved a recommendation of the wall signs request for two (2) wall signs having a square footage of One Hundred Seventeen square feet each (for a total square footage of wall signage of Two Hundred and Thirty Four (234) square feet) and (unanimously) approved a recommendation to the City's City Council for the monument sign (which would result in the pharmacy having more than one (1) sign per street frontage) request for the granting of the variances requested by the Applicant;

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, that special circumstances involving the size, shape, topography, location and surroundings of the building and property involved

in the sign variances request will result in an unreasonable or unnecessary hardship if the variances requested are not granted, including:

(1) The proposed CVS Pharmacy will be located on Admiral Trost Drive (at the intersection of Valmeyer Road and Admiral Parkway) a sufficient distance west of Admiral Parkway Boulevard and south of Valmeyer Road in the City so as to make the number and size of the signs requested reasonable and appropriate; and, the success of the business enterprise requires that the proposed signage for visibility and identification for traffic on said Admiral Parkway Boulevard is necessary and required;

(2) The proposed signage, because of the size, location and bulk area of the pharmacy building (13,225 square feet) is appropriate and aesthetically pleasing;

(3) A similar square footage of sign allowance variance was recently granted by the Columbia City Council to Columbia Hospitality Company, Inc. for the Hampton Inn Hotel to be located on Lot No. 10 of the same Admiral Trost Development Subdivision;

(4) The size and number of the proposed signs is compatible with the signage on the Walgreen Pharmacy Building located one (1) block south of the subject location at the intersection of Bottom Avenue and Admiral Parkway Boulevard in the City on the same side of the Admiral Parkway Boulevard as the subject pharmacy is proposed to be located;

(5) The proposed signage will not adversely affect any adjoining or proximately located property or property owner;

(6) The open land and natural topography at the location of the proposed new signage will easily accommodate the proposed signage in a natural setting which will have an open and uncluttered appearance after the installation of the signs;

(7) The sign will be an enhancement to the appearance of the pharmacy building and property and the neighborhood and will be a welcome property improvement;

(8) The signs will be located a safe distance from the nearest rights of way of Admiral Trost Drive, Valmeyer Road and Admiral Trost Boulevard and will not obstruct the vision of motorist; will not cause injury to the value of property in the vicinity of the sign; nor be detrimental to the public safety or welfare in the neighborhood in which they are located.

(9) No neighboring business property owner or resident of the neighborhood or any other person or party has appeared at the public hearing to object to the granting of the signage variances or filed at the hearing any objection or protest to the granting of the requested sign variances.

WHEREAS, it is necessary and appropriate that the City Council of the City enact this ordinance to grant the sign variances requested by the Sure Light Sign Company involved herein.

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 Sure Light Sign Company of Elgin, Illinois is hereby granted variances or special exceptions to allow for the installation and maintain the two (2) wall signs (having a square footage of 117 square feet each or a total square footage of 234 square feet in wall signs) and one (1) freestanding monument sign (in addition to the two (2) wall signs, resulting in allowing more than one (1) sign per street frontage on the lot) to be located on Lot 1 of the Admiral Trost Development Subdivision in the City (which lot belongs to the Stephen R. Dickerson Trust) for a CVS Pharmacy Building and business to be located on said lot.

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, Unnerstall, Hejna, Stumpf and Mayor Hutchinson.

NAYS: Aldermen Row and Oberkfell.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 21st day of April, 2008.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOFFKEN, City Clerk

(SEAL)