

OCT 02 2006

ORDINANCE NO. 2496

AN ORDINANCE TO GRANT A SIGN VARIANCE TO ST. ELIZABETH'S HOSPITAL OF UNINCORPORATED MONROE COUNTY, ILLINOIS TO ALLOW THE HOSPITAL TO INSTALL AND MAINTAIN A SIGN WHICH EXCEEDS THE SIGN AREA ALLOWANCE PRESCRIBED BY THE CITY'S SIGN CODE


Shirley J. Hoffmann
City Clerk

WHEREAS, the City of Columbia, Illinois (the "City") entered into an annexation agreement with St. E Columbia LLC (the "Owner") as authorized by ordinance #2348 passed by the City Council on April 18, 2005;

WHEREAS, Section 3 of ordinance #2348 provides that the property involved in the annexation agreement shall be subject to the ordinances, control and jurisdiction of the City of Columbia, Illinois in all respects the same as property that lies within the corporate limits of the City from and after the date of and for the term of that agreement (65 ILCS 5/11-15.1-2.1);

WHEREAS, the Owner has leased the building constructed on the subject property to St. Elizabeth's Hospital of unincorporated Monroe County, Illinois (the "Business") to operate and maintain a medical office and urgent care facility;

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, The Business has requested, with the Owner's consent a variance from the City's City Council to allow the Business to display signage at its location in unincorporated Monroe County near the intersection of EE Road and Illinois State Rt. 3, which will have a total sign area of 267 square feet, 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 August 29, 2006 at the Columbia City Hall and the members of the Street Graphics Committee in attendance at the public hearing recommended to the City's City Council that the variance be granted;

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) The subject property location is distant from Illinois State Rt. 3 and lacking in visibility as a result;

(2) Due to the nature of the layout of the sign and logo the sign area calculation is resulting in a larger overall calculation;

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 of the installation and maintenance of the proposed signs 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. St. Elizabeth's of Unincorporated Monroe County, Illinois is hereby granted a variance or special exception to allow the Business to install signs at its location which will have a total sign area of 267 square feet, more or less in accordance with the "Request for Sign Variance Application" filed with the City Clerk by the leaseholder representative, Craig Steiner and the owner of the building, Bruce Holland, which said sign is more particularly described and depicted in said "Request for Sign Variance Application".

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 Row, and the roll call vote was as follows:

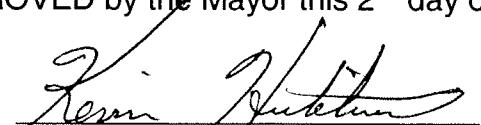
YEAS: Aldermen Conrad, Ebersohl, Agne, Niemietz, Koesterer, Row and Huch.

NAYS: Alderman Unnerstall.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 2nd day of October, 2006.


KEVIN B. HUTCHINSON, Mayor

ATTEST:

Wesley J. Hoeffken, City Clerk by
WESLEY J. HOEFFKEN, City Clerk
Dawn R. Makoffey, Deputy Clerk
(SEAL)