

ORDINANCE NO. 2476

AN ORDINANCE TO GRANT A SIGN VARIANCE TO THE CHRIST COMMUNITY EVANGELICAL LUTHERAN CHURCH OF COLUMBIA, ILLINOIS TO ALLOW THE CHURCH TO INSTALL AND MAINTAIN A MONUMENT SIGN AT THE ENTRANCE TO THE CHURCH WHICH SIGN EXCEEDS THE SIGN AREA ALLOWANCE PRESCRIBED BY THE CITY'S SIGN CODE

WHEREAS, Section 15.44.100 of the City of Columbia, Illinois (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 Christ Community Evangelical Lutheran Church of Columbia, Illinois (the "Church") has requested a variance from the City's City Council to allow the Church to display a monument sign at the entrance to the Church located at or near the intersection of Gall Road and Admiral Parkway in the City, which will have a total sign area of 120 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 June 1, 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 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) There currently exists at or about the subject property location a multiplicity of signs to identify the church, the Oerter Park, Hilltop Kids Learning Center and KitFit which signs will all be removed and replaced by the single monument sign involved herein;

(2) The proposed monument sign will be more attractive than the signs it will replace and will result in a better site design and land utilization;

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

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 monument sign will not cause substantial 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 Christ Community Evangelical Lutheran Church of Columbia, Illinois is hereby granted a variance or special exception to allow the Church to install and maintain a monument sign to be located at the entrance to the Church at or near the intersection of Gall Road and Admiral Parkway in the City of Columbia, Illinois; the same to be located on a base approximately three (3) feet high and ten (10) feet wide and which sign will have display surface area of approximately 120 square feet in accordance with the "Request for Sign Variance Application" filed with the City Clerk by the President of the Board of Trustees of the Church, Michael Luhr, 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 Huch, and the roll call vote was as follows:

YEAS: Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Huch and Mayor Hutchinson.

NAYS: None.

ABSENT: Aldermen Koesterer and Row.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 3rd day of July, 2006.

KEVIN B. HUTCHINSON, Mayor

ATTEST:

WESLEY J. HOEFFKEN, City Clerk

(SEAL)