

OCT 01 2007

ORDINANCE NO. 2594

  
City Clerk

**AN ORDINANCE TO GRANT SIGN CODE VARIANCES TO COLUMBIA HOSPITALITY COMPANY, LLC, TO ALLOW THE INSTALLATION, DISPLAY AND MAINTENANCE OF THREE (3) SIGNS COMPRISING A TOTAL AREA OF ONE HUNDRED EIGHTY-NINE (189) SQUARE FOOTAGE OF SIGNAGE FOR THE HAMPTON INN HOTEL TO BE LOCATED ON LOT 10 OF THE ADMIRAL TROST DEVELOPMENT SUBDIVISION AT 300 ADMIRAL TROST DRIVE IN THE CITY OF COLUMBIA, ILLINOIS**

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 of the City's Sign Code provides and requires that no establishment in any zoned district shall display more than one (1) exterior sign regardless of the type, on each street frontage;

WHEREAS, the Columbia Hospitality Company, LLC, an Illinois Limited Liability Company whose principal office is located at 303 Fountains Parkway, #303, Fairview Heights, Illinois 62208, (the "Company") has requested variances from the City's City Council to allow the Company to display, keep and maintain two (2) signs to be affixed to its proposed Hampton Inn hotel building to be located at 300 Admiral Trost Drive in the City, and, a third (3<sup>rd</sup>), free standing, monument sign on the hotel premises for said hotel;

WHEREAS, said proposed Hampton Inn hotel building has one (1) street frontage (which is on Admiral Trost Drive) in the City and the proposed lineal footage of the frontage of the building is sixty-two (62) lineal feet; which would allow for a maximum of one (1) sign with an area of not to exceed sixty-two (62) square feet under the City's Sign Code, and, the total area of signage proposed by the Company in its sign variance application is one hundred eighty-nine (189) 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 variances requested by the Company was held before the Street Graphics Committee of the City on September 6, 2007 at the Columbia City Hall and all the members of the Street Graphics Committee were in attendance at the public hearing and unanimously recommended to the City's City Council that the variances requested 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, 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 Hampton Inn hotel building will be located on Admiral Trost Drive a sufficient distance west of and separated from Admiral Parkway Boulevard (a/k/a Illinois Route No. 3) 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 (46,000 square feet) of the hotel building is appropriate and aesthetically pleasing;

(3) The size and number of the proposed signs are the minimum the franchisee (the Columbia Hospitality Company, LLC) is required to have in order to have and retain its franchise to own and operate the proposed Hampton Inn hotel in the City; and,

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

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 three (3) signs for the Hampton Inn hotel structure to be located on Lot 10 in the Admiral Trost Development Subdivision at 300 Admiral Trost Drive in the City, as requested by the Company, will not cause substantial injury to the value of property in the vicinity of the sign; will not be detrimental to the public safety and welfare in the neighborhood in which they are located; and, will result in better site design and land utilization than compliance with the City's Street Graphics Control Ordinance would provide in this instance.

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 Columbia Hospital Company, LLC, is hereby granted a variance or special exception to allow the Company to install, keep and maintain the

three (3) signs the Company has requested for the Hampton Inn hotel building to be located at 300 Admiral Trost Drive in the City in accordance with the "Request for Sign Variance Application" filed with the City Clerk by the Company's Agent, David L. "Skip" Butler, which signs are 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 Niemietz, and the roll call vote was as follows:

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

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 1<sup>st</sup> day of October, 2007.

  
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KEVIN B. HUTCHINSON, Mayor

ATTEST:

  
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WESLEY J. HOEFFKEN, City Clerk

(SEAL)