

**ORDINANCE NO. 3141**

NOV 17 2014

**AN ORDINANCE TO GRANT SIGN VARIANCES TO FIRST BAPTIST CHURCH HAVING THE ASSIGNED ADDRESS OF 1200 VALMEYER ROAD IN THE CITY OF COLUMBIA, ILLINOIS TO ALLOW MORE SQUARE FEET OF SIGNAGE AND TO ALLOW MORE HEIGHT FOR A MONUMENT SIGN THAN THE CITY'S SIGN CODE ALLOWS FOR AN ESTABLISHMENT IN AN AGRICULTURAL ZONED DISTRICT IN THE CITY**

  
City Clerk

WHEREAS, Section 15.44.170 of the City's Sign Code provides that the total area of all signs which a religious institution is permitted to display in an agricultural zoned district shall be no larger than twenty four (24) square feet;

WHEREAS, Section 15.44.070 of the City's Sign Code provides and requires, in pertinent part, a monument sign shall not exceed six (6) feet in height;

WHEREAS, First Baptist Church ("Applicant") filed Requests for Sign Variance Applications with the Columbia City Clerk on October 8, 2014 requesting that there be allowed for the First Baptist Church to be located at 1200 Valmeyer Road to have eighty (80) total square feet of signage comprised of one (1) flush mounted sign totaling forty eight (48) square feet and one (1) free standing monument sign of thirty two (32) square feet being twelve (12) feet in height.

WHEREAS, Subsection B (Public Hearing Notice) of Section 15.44.380 (Variances) of the City's Sign Code provides and requires that the street graphics advisory committee shall hold a public hearing on the variance requests within sixty (60) days after the variance application is submitted to them following publication of notice of the hearing and first class mailing of the notice to the variance applicant not less than fifteen (15) days and not more than thirty (30) days before the hearing, at which hearing interested persons may appear and testify;

WHEREAS, Subsection C (Advisory Report) of Section 15.44.380 (Variances), of the City's Sign Code provides and requires that the street graphics advisory committee shall submit its report regarding the variance request to the City Council within ten (10) days of the public hearing (or seventy (70) days after it receives the variance application) or shall be deemed to have approved the variance request;

WHEREAS, Subsection D (Decision of the City Council) of Section 15.44.380 (Variances), of the City's Sign code provides and requires that the City Council shall act upon the variance request at their next regular meeting following receipt of the street graphics advisory committee's advisory report or ninety (90) days after filing of the variance application with the City Clerk, whichever is less; that the City Council shall grant or deny the request by simple majority vote of a quorum of all members of the City Council then holding office; and if the City Council fails to have acted upon the variance

request within the deadline aforesaid the City Council shall be deemed to have approved the request;

WHEREAS, Subsection E (Standards for Variances) of Section 15.44.380 (Variances) of the City's Sign Code provides and requires that the City Council shall not grant any street graphic variance unless, based upon the evidence presented to them, they find that special circumstances involving size, shape, topographic, location or surrounds affect the property referred in the application and denial of the application would cause unreasonable or unnecessary hardship; and further, that the sign will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the public safety or welfare and the neighborhood in which it is located;

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 was held before the Street Graphics Committee of the City on the 30<sup>th</sup> day of October, 2014 (and within the sixty (60) day deadline required by the Sign Code) at the Columbia City Hall and a quorum of the members of the Street Graphics Committee was present and all five (5) committee members voted unanimously to recommend to the Columbia City Council to grant the variance to allow eighty (80) total square feet of signage comprised of one (1) flush mounted sign totaling forty eight (48) square feet and one (1) free standing monument sign of thirty two (32) square feet being twelve (12) feet in height.

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 may or may not exist involving the size, location and surroundings of the subject property and in the circumstances involved in the granting of the sign variance requested which may or may not result in unreasonable and unnecessary hardship if the variance is not granted, including:

(1) To grant the variance to the City Sign Code to allow eighty (80) total square feet of signage comprised of one (1) flush mounted sign totaling forty eight (48) square feet and one (1) free standing monument sign of thirty two (32) square feet being twelve (12) feet in height.

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 Applicant is hereby granted a sign variance or special exception from the requirements of Section 15.44.100 and Section 15.44.190 of the City's Sign Code to allow First Baptist Church eighty (80) total square feet of signage comprised of one (1) flush mounted sign totaling forty eight (48) square feet and one (1)

free standing monument sign of thirty two (32) square feet being twelve (12) feet in height.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage.

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

YEAS: Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp.

NAYS: None.

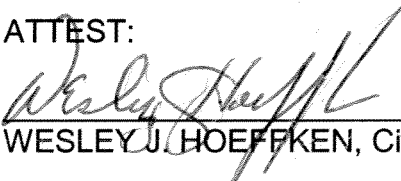
ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 17<sup>th</sup> day of November, 2014.

  
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GENE EBERSOHL, Mayor Pro-Tem

ATTEST:

  
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WESLEY J. HOEFFKEN, City Clerk

(SEAL)