

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3485

**AN ORDINANCE GRANTING A SIGN VARIANCE TO FCB BANKS FOR PROPERTY
LOCATED AT 700 COLUMBIA CENTRE DRIVE**

WHEREAS, the City of Columbia (“City”), Monroe and St. Clair Counties, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

WHEREAS, FCB Banks recently acquired Columbia National Bank, which necessitates a change in commercial signage for the branch location at 700 Columbia Centre Drive; and

WHEREAS, FCB Banks uses a standard sign package for its branch locations that includes an electronic message center (EMC) and the applicant wishes to utilize the foundations and structural components of the existing freestanding signs on the subject property, which are in good condition; and

WHEREAS, Section 15.44.190.J of the City of Columbia Sign Code limits the height of EMC sign components to 6 feet and the applicant is requesting a variance to allow the EMC sign component to not exceed a height of 10 feet; and

WHEREAS, the existing sign location fronting State Route 3 is setback a greater distance from the roadway than most other commercial properties along the corridor due to drainage ditches and other infrastructure facilities; and

WHEREAS, the Columbia Street Graphics Advisory Committee conducted a public hearing on November 21, 2019 in accordance with Section 15.44.380 of the Sign Code and found that special circumstances exist involving the size, shape, topography, or location of the subject property, and determined that due to said special circumstances, denial of the request would cause unreasonable or unnecessary hardship; and

WHEREAS, after due consideration of the request, the Columbia Street Graphics Advisory Committee determined that the proposed sign will neither cause substantial injury to the value of other property in the vicinity, nor be detrimental to the public safety or welfare of the neighborhood in which it is located; and

WHEREAS, the Columbia Street Graphics Advisory Committee voted to recommend approval of the requested sign variance.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Columbia, as follows:

Section 1. The preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one ("1") of this Ordinance.

Section 2. The Mayor and City Council hereby adopt the findings and recommendations of the Street Graphics Advisory Committee, as described in the above recitals.

Section 3. The applicants are hereby granted a sign variance from the requirements of Section 15.44.190.J of the Sign Code to permit the construction of a sign with an EMC component that shall not exceed 10 feet in height on property located at 700 Columbia Centre Drive having Monroe County Parcel ID No. 04-17-481-020-000.

Section 4. This Ordinance shall take full force and effect immediately upon passage by the Corporate Authorities.

PASSED by the City Council and **APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 2nd day of December, 2019, the vote being taken by ayes and noes and entered upon the legislative record as follows:

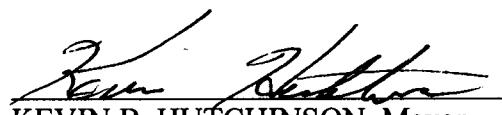
AYES: Aldermen Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle.

NOES: None.

ABSTENTIONS: None.

ABSENT: Alderman Hutch.

APPROVED:



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFEKEN, City Clerk

(SEAL)