

**CITY OF COLUMBIA, ILLINOIS**  
**ORDINANCE NO. 3599**

**AN ORDINANCE GRANTING CONDITIONAL APPROVAL OF TWO SIGN  
VARIANCES FOR A SIGN LOCATED AT 531 OLD STATE ROUTE 3**

**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**, Wheeler Properties, LLC (“Owner”) owns the subject property (Parcel No. 04-05-434-004-000) and the establishment known as “Top Shooters” located at 531 Old State Route 3; and

**WHEREAS**, the Owner proposes to install a 20-foot tall freestanding sign having a 20 square foot sign face conjoined with a 50 square foot electronic message center (“EMC”) comprising 71.4% of the total sign area located on an existing freestanding sign structure within 5 feet of adjacent public right-of-way; and

**WHEREAS**, the precise sign location relative to the adjacent Illinois Department of Transportation right-of-way has not been accurately identified; and

**WHEREAS**, the proposed sign requires variances from Sign Code Subsection 15.44.190.J.2 limiting EMC coverage to 40% of total sign area, and Subsection 15.44.190.J.12.b requiring a 5-foot minimum setback from public rights-of-way; and

**WHEREAS**, the Columbia Plan Commission, in its capacity as Street Graphics Advisory Committee, conducted a public hearing on January 10, 2022 and recommended conditional approval, subject to the sign location being accurately identified by a professional surveyor, upon adopting the following findings:

1. The atypical lot configuration with over 100 feet of IDOT right-of-way between the property line and roadway is a special circumstance that uniquely impacts the subject property.
2. The request is a reasonable way to address special circumstances that are not attributable to the property owner and denial would be an unnecessary hardship.
3. The proposed sign is highly unlikely to further impact property values in the vicinity that are negatively impacted to a greater degree by the existing lighting, signage, and land use intensity of adjacent car dealerships.
4. The proposed sign’s distance from I-255, Old State Route 3, and residential development should minimize detriments to public safety, welfare, and the surrounding neighborhood.

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

**Section 1.** The recitals contained above in the preamble are hereby incorporated by reference, the same as if set forth in this section verbatim, and adopted as findings of the City Council of the City of Columbia, Illinois.

**Section 2.** The Mayor and City Council hereby grant approval of the requested Sign Code variances, subject to the following conditions and limitations:

- a) Relief is granted from the maximum 40% EMC coverage per Subsection 15.44.190.J.2, but in no case shall EMC coverage in excess of 71.4% of the total sign area be allowed.
- b) Relief is granted from the minimum 5-foot setback from public right-of-way per Subsection 15.44.190.J.12.b, but in no case shall the sign be allowed to overhang the adjacent property line.
- c) The applicant shall submit a site plan prepared by and bearing the seal of a professional surveyor licensed to practice in the State of Illinois, which accurately illustrates the proposed sign's location relative to all structures and subject property boundaries.
- d) Approval is predicated upon special circumstances unique to the subject property, assigned Monroe County Parcel No. 04-05-434-004-000. The rights or privileges granted herein shall be extended to subsequent owners of said parcel, but shall not be transferred to a different property parcel.

**Section 3.** The Building Official or designee is hereby ordered to withhold issuance of the Sign Permit and Electrical Work Permit for the proposed sign until the conditions outlined in Section 2 have been fully satisfied.

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

**PASSED** by the City Council and **CONDITIONALLY APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 7<sup>th</sup> day of February 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Huch, Holtkamp, Martens, Riddle, Garmer, and Khoury.

NOES: None.

ABSTENTIONS: None.

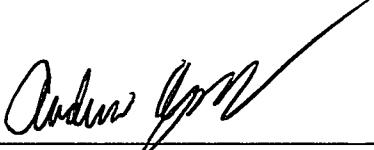
ABSENT: Alderman Roessler.

APPROVED:



\_\_\_\_\_  
BOB HILL, Mayor

ATTEST:



\_\_\_\_\_  
ANDREW HITZEMANN

(SEAL)