

APR 21 2014

ORDINANCE NO. 3093


City Clerk

AN ORDINANCE TO GRANT A ZONING CODE VARIANCE TO THE REICHERT BROTHERS FOR THEIR PROPERTY LOCATED AT 1260 N. MAIN STREET IN THE CITY OF COLUMBIA, ILLINOIS TO ALLOW THE CONSTRUCTION OF AN ACCESSORY BUILDING UPON A LOT WHERE THE CONSTRUCTION OF THE MAIN BUILDING HAS YET TO COMMENCE

WHEREAS, Reichert Brothers are the owners of property having the assigned address of 1260 N. Main Street in the City of Columbia, Illinois (the "City") and which property is legally described as Part of Tax Lots 2A and 22;

WHEREAS, Subsection 17.42.030 of the City's Zoning Code provides and requires an accessory building not to be constructed upon a lot until the construction of the main building has been actually commenced;

WHEREAS, the Reichert Brothers ("Reicherts") have applied for a variance from strict compliance with said accessory building the construction of an accessory building without the main building construction having commenced of the City's Zoning Code to allow for construction of an accessory building upon a lot that does not have a main building already on the lot or commencing the construction of a main building on the lot;

WHEREAS, Section 17.08.040 of the City's Zoning Code provides and requires that all applications for variances from strict compliance with the City's Zoning Code shall be filed with the City Clerk and forwarded by the City Clerk to the City's Zoning Board of Appeals for public hearing, following publication of the required notice of hearing in a newspaper published in the City;

WHEREAS, a public hearing with regard to the Reicherts zoning variance application was held before the Columbia, Illinois Zoning Board of Appeals on April 2, 2014, following the publication of the required notice of hearing in compliance with the City's Zoning Code requirement and the City's Zoning Board of Appeals has recommended that the requested accessory building size variance be granted to Reicherts;

WHEREAS, Subsection 17.08.050(A) of the City's Zoning Code provides and requires that when by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the area, the strict application of the main building being located or commenced construction on the lot requirement would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, the City Council shall be empowered to authorize on application in

regard to such property, a variance from such zoning district regulation so as to relieve such difficulty or hardship;

WHEREAS, Subsection 17.08.050(C) of the City's Zoning Code provides and requires that in the City Council's consideration of all applications for Zoning Code variances, the City Council shall, before making any finding in a specific case, first determine that the proposed change will not constitute a change, including a variation in use, in the district map and will not impair an adequate supply of light and air to adjacent property, or increase congestion in public streets or increase the danger of fire, or materially diminish, or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals and welfare of the City;

WHEREAS, Subsection 17.08.050(C) of the City's Zoning Code further provides and requires that every variance granted shall be granted by ordinance and that the ordinance granting the variance shall include a written finding of fact based upon testimony and evidence, specifying the reason for granting or denying the variance and the decision of the City Council shall be made a part of any building permit for which a variance is allowed;

WHEREAS, Subsection 17.08.050(D) of the City's Zoning Code provides and requires that the concurring vote of a majority of the Mayor and the City Aldermen holding office shall be required for the granting of a variance from strict application with the City's Zoning Code where the Zoning Board has recommended approval of the granting of the variance; and,

WHEREAS, the City Council of the City has found and determined and does hereby declare that it is necessary and appropriate that allowing the accessory building on a lot without a main building being located or commenced construction requested by Reicherts be granted by this Ordinance.

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 City's City Council has found and determined and does hereby declare that the proposed variance will not constitute a change, including a variation in use, in the City's district map and will not impair an adequate supply of light and air to adjacent property, or increase congestion in public streets or increase the danger of fire, or materially diminish or impair established property values within the surrounding area,

or in any other respect impair the public health, safety, comfort, morals and welfare of the City. Further, the City Council of the City has found and determined that, based upon testimony and evidence presented at the public hearing before the City's Zoning Board of Appeals, the requested Zoning Code variance should be granted based upon the following facts:

(A) The proposed construction will not diminish the appearance of the property and will not adversely affect any adjoining or proximately located property or property owner.

(B) The accessory building location eliminates an exceptional topographical condition or extraordinary or exceptional situation or condition on the subject property which condition is generally not prevalent in the neighborhood as the adjoining property also owned by the Reichert Brothers does have located upon it a main structure and several accessory buildings. The required location of an additional accessory building on the adjoining property would be difficult due to existing conditions and limitations to location required by the City's Zoning Code.

(C) The property owners who own property adjoining or located proximate to the subject property in the neighborhood have not objected to the requested variance.

(D) Requiring strict application of having a main building located upon or having construction commenced requirement in this A-1 (Agricultural District) in the City for the applicant would result in a peculiar and exceptional practical difficulty for him and would create exceptional and undue hardship for him and the community; whereas the proposed accessory building on the subject property will allow the accessory building to constructed to close proximity to a main structure and other accessory buildings located on an adjoining lot, that hardship should be avoided by the granting of the requested variance.

Section 3. The accessory building variance herein requested (locating an accessory building upon a lot where the construction of a main building has yet to commence) is hereby granted.

Section 4. The City's Building Inspector is directed to attach a copy of this Ordinance to the building permit to be issued to the Reichert Brothers in connection with the authorization to construct an accessory building on property having the assigned address of 1260 N. Main Street, in the City of Columbia, Illinois in accordance with the requirements of Subsection 17.08.050(C) of the City's Zoning Code.

Section 5. This Ordinance shall be in full force and effect from and after its passage.

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

YEAS: Aldermen Ebersohl, Niemietz, Roessler, Huch, Mathews, Reis, Holtkamp and Mayor Hutchinson.

NAYS: None.

ABSENT: Alderman Agne.

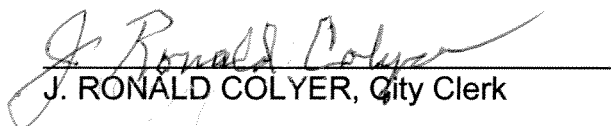
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 21st day of April, 2014.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)