

ORDINANCE NO. 3250

APR - 4 2016

**AN ORDINANCE TO GRANT A ZONING CODE VARIANCE TO FRED STUMPF FOR THE PROPERTY LOCATED AT 201 CARL STREET IN THE CITY OF COLUMBIA, ILLINOIS TO REDUCE THE REQUIRED EIGHTY (80) FEET FRONT YARD REQUIREMENT ALONG A STATE HIGHWAY TO TWENTY-SIX (26) FEET**

  
City Clerk

WHEREAS, Fred Stumpf is the owner of the property having the assigned address of 201 Carl Street in the City of Columbia, Illinois (the "City"), which a nursery and greenhouse for the production of growth and sales takes place is located in a A-1 (Agricultural) Zoned District;

WHEREAS, Subsection 17.10.050 "Yard areas" of the City's Zoning Code provides and requires No minimum yard areas shall be required for agricultural use, except a front yard requirement of eighty (80) feet along state and federal highways and a requirement of sixty (60) feet along state aid highways and other public roads;

WHEREAS, Fred Stumpf ("the applicant") has applied for a variance from strict compliance with said yard requirements of the City's Zoning Code to allow for construction and installation of a permanent shade structure to the agricultural nursery;

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 applicant's zoning variance application was held before the Columbia, Illinois Zoning Board of Appeals on March 23, 2016, 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 front yard variance be granted to the applicant;

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 area regulations 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 the front yard variance requested by the applicant 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 property does constitute as 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 parcel's irregular shape created by a natural stream, bluff topography and state roadway does not allow the ability to comply with The City's Zoning Code without encroaching into the mentioned yard areas.

(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 the building placement requirement in this A-1 (Agricultural) Zoned 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 installation of the structure on the subject property will allow a structure to be of reasonable size and serve the needs of the owner and; that hardship should be avoided by the granting of the requested variance.

**Section 3.** The variance from Subsection 17.10.050 of the City's Zoning Code to allow a front yard of twenty-six (26) feet 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 applicant in connection with the authorization to construct a shade structure on property having the assigned address of 201 Carl 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 Agne moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Martens, and the roll call vote was as follows:

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

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 4<sup>th</sup> day of April, 2016.

  
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KEVIN B. HUTCHINSON, Mayor

ATTEST:

  
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WESLEY J. HOEFFKEN, City Clerk

(SEAL)