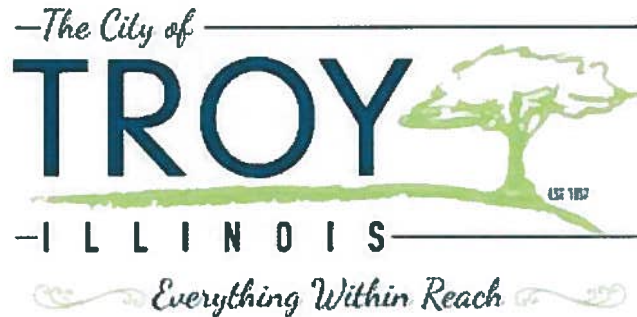


Return to:

Jamie Myers
City Clerk
116 E. Market Street
Troy, Illinois 62294



Resolution No. 2016-03
A RESOLUTION OF THE CITY OF TROY, ILLINOIS
CONCERNING A VARIANCE TO THE SIGN ORDINANCE-O'REILLY AUTO PARTS

Adopted by the City Council
of the City of Troy, Illinois
This 19TH Day of JANUARY, 2016.

**RESOLUTION OF THE CITY COUNCIL REGARDING THE GRANTING
OF A VARIANCE TO THE SIGN ORDINANCE**

Whereas, O'Reilly Auto Parts, applicant and owner of record of property located at 508 Edwardsville Road with parcel number 09-2-22-08-02-201-024, is proposing to locate a sign that is 15 feet in length and 107 square feet in area as opposed to §155.040 D6 Freestanding graphics of the Sign Ordinance that requires no freestanding graphic to exceed 100 feet in area or 12 feet in any dimension; and

Whereas, the Planning Commission held a public hearing on January 14, 2016 to consider this application for a variance to the Sign Ordinance; and

Whereas, the Planning Commission reviewed the application for compliance with the provisions of the Sign Ordinance and recommended denying the application: See attached Planning Commission Recommendation 2016-01PC and Addendum A; and

Whereas, on January 19, 2016 the City Council accepted the Planning Commission's Recommendation No. 2016-01PC as per the meeting minutes as hereto referenced.

Now Therefore, be it resolved by the City Council of the City of Troy, Illinois to

Grant the variance to the Sign Ordinance:

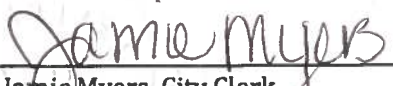
To permit a sign that is 15 feet in length and is 107 square feet in area as opposed to §155.040 D6 Freestanding graphics that requires no freestanding graphic to exceed 100 feet in area or 12 feet in any dimension

Deny the variance to the Sign Ordinance

One copy of this resolution shall be given to the Applicant and the City Clerk shall give the Code Administrator a certified copy of the Council's decision, clearly stating their reasons therefor and the exact terms of any variance granted.

Dated this 19th day of January, 2016.

By 
Allen P. Adomite, Mayor

Attest 
Jamie Myers, City Clerk

Seal

RECOMMENDATION NO. 2016 ~ 01PC

Of the Planning Commission of the City of Troy, Illinois
Recommending/Not Recommending an Application for Variations to the
Subdivision Ordinance Requested By: O'Reilly Auto Parts

WHEREAS, the Planning Commission met on January 14, 2016 to consider an application for a variation to the Sign Ordinance filed by O'Reilly Auto Parts. A copy of the application and certification regarding publication of the notice of hearing and of notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to property located 508 Edwardsville Road with permanent parcel ID number 09-2-22-08-02-201-024; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application: John Simon and Jim Carlson; and

WHEREAS, the Planning Commission considered the variance standards as described in the City of Troy Sign Ordinance, §155.06 Standards for variances and has attached as Exhibit A their findings to support this recommendation; and

WHEREAS, following the testimony and deliberations, members of the Planning Commission voted as recorded below:

Table with 4 columns: Name, Vote, Name, Vote, Name, Vote, Total. Rows include Burnett (N), Delgado (Y), Hale (Absent), Hellrung (N), Johnson (N), Lasseigne (Y), Lawrenz (Y), Nehrt (N), Reiter (N), Total (3 Yeas, 5 Nays).

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

- 1. That the application for the following: To permit a sign that is 15 feet in length and is 107 square feet in area as opposed to §155.040 D6 Freestanding graphics that requires no freestanding graphic to exceed 100 feet in area or 12 feet in any dimension.

Variation IS NOT recommended: X Variation IS recommended: with the following stipulations:

- 2. A copy of this recommendation is presented to the City Council; the original shall be filed with the Code Administrator.

ADOPTED this 14th day of January, 2016.

By: Elizabeth Hellrung, Chairman, Planning Commission

Attest: [Signature] Secretary, Planning Commission

Addendum A

Planning Commission's Advisory Report

As per §153.194 Review by the Planning Commission, the Planning Commission shall review the application for variation and the Code Administrator's comments, and submit its advisory report to the City Council together with its recommendation. The Planning Commission's advisory report shall be responsive to all of the variance standards:

Variance Standards:	Findings:
(1) The proposed variance is consistent with the spirit and purpose of this chapter and will not cause injury to the area in which the graphic is/will be located or be detrimental to the public welfare in any way; and	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
(2) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship while protecting the broader public interest; and	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
(3) The plight of the applicant is due to peculiar circumstances not of his or her own making; and	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
(4) The peculiar circumstances of the variance request are not applicable to other graphics in the city, and therefore, that a variance would be a more appropriate remedy than an amendment.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

Additional comments:

The width did not meet the current ordinance
There was concern of the width compared to other signs in the area

Elizabeth Hillung 1/14/16 [Signature] 1/14/16
 Chairman, Planning Commission Date Secretary, Planning Commission Date