

CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1535

**AN ORDINANCE AMENDING TITLE XVII, CHAPTER 173 OF THE
CITY OF RED BUD CODE OF ORDINANCES 2021
PERTAINING TO THE ZONING MAP**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RED BUD, ILLINOIS,
THIS 5th DAY OF FEBRUARY, 2024

*Published in pamphlet form by authority of the City Council of the City of Red Bud,
Randolph County, Illinois, this 6th day of February, 2024.*

Posted: February 6, 2024
Removed:

By: KAC
By:

STATE OF ILLINOIS)
) SS.
COUNTY OF RANDOLPH)

CERTIFICATION

I, Joanne Cowell, certify that I am the duly appointed municipal clerk of the City of Red Bud, Randolph County, Illinois.

I further certify that on February 5, 2024, the Corporate Authorities of the above municipality passed and approved Ordinance No. 1535 entitled:

**AN ORDINANCE AMENDING TITLE XVII, CHAPTER 173 OF THE
CITY OF RED BUD CODE OF ORDINANCES 2021
PERTAINING TO THE ZONING MAP**

Which, provided by its terms, that it should be published in pamphlet form.

The Pamphlet form of Ordinance No. 1535 including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance posted at the Red Bud City Hall commencing on February 5, 2024, where it will remain for at least ten (10) days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Red Bud, Illinois this 5th day of February, 2024.



Joanne Cowell
City Clerk

ORDINANCE NO. 1535

**AN ORDINANCE AMENDING TITLE XVII, CHAPTER 173 OF THE
CITY OF RED BUD CODE OF ORDINANCES 2021
PERTAINING TO THE ZONING MAP**

WHEREAS, Chapter 173 of the City of Red Bud Code of Ordinance 2021 pertains to zoning; and

WHEREAS, Chapter 173 includes the zoning map of the City of Red Bud which indicates the zoning classifications and boundaries within the City; and

WHEREAS, First Baptist Church submitted an application for a Zoning Map Amendment (rezone) for a parcel of real property it owns located at 1010 Locust Street, Red Bud, IL 62278, being identified as PIN #: 13-107-012-00, to change the zoning classification on the zoning map from a combination of B-2 Business District and R-2 Single Family Residence to B-2 Business District; and

WHEREAS, the Planning Commission held a Public Hearing following due Notice on January 16, 2024, at 7:00 p.m. in the City Hall, 200 E. Market Street, Red Bud, Illinois to consider First Baptist Church's application for the Zoning Map Amendment; and

WHEREAS, the Planning Commission thereafter prepared and submitted its findings of fact and recommendations regarding the Zoning Map Amendment application to the City Council, a copy of which is attached hereto as "Exhibit A" and incorporated herein by reference; and

WHEREAS, the City of Red Bud has deemed it in the best interests of the City to allow the Zoning Map Amendment.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RED BUD, ILLINOIS:

SECTION 1: That the above recitals are hereby made a part of this Ordinance as though written herein verbatim.

SECTION 2: That the application for a Zoning Map Amendment (rezone) filed by First Baptist Church to change the zoning classification from a combination of B-2 Business District and R-2 Single Family Residence to B-2 Business District shall be granted.

SECTION 3: That the Zoning Map of Chapter 173 of the City of Red Bud Code of Ordinances 2021 be amended to rezone and change the zoning classification of real property identified as PIN #: 13-107-012-00 from a combination of B-2 Business District and R-2 Single Family Residence to B-2 Business District.

SECTION 4: All Ordinances, and part thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and signature by the Mayor.

PASSED BY THE CITY COUNCIL this 5th day of February, 2024.

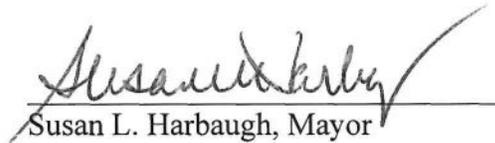
YEAS: B. Schwartzkopf, C. Guebert, B. Hanebutt, J. DeMond, R. Nevois, K. Donjon

NAYS: N/A

ABSTAINED:

ABSENT: M. Rheinecker, A. Piel

APPROVED BY THE MAYOR this 5th day of February, 2024.


Susan L. Harbaugh, Mayor

ATTEST:


Joanne Cowell, City Clerk

Part of Kimzey's Third Addition to the City of Red Bud, Randolph County, Illinois, being part of the Southwest Quarter of the Northwest Quarter of Section 9, Township 4 South of Range 8 West of the Third Principal Meridian, as shown by plat recorded May 19, 1955, in Plat Book "H" at Page 2 in the Recorder's Office of Randolph County, Illinois, more particularly described as follows:

Beginning at the intersection of the East line of Locust Street and the North line of Field Drive of said Kimzey's Third Addition; thence North along the East boundary line of said Locust Street, a distance of 148 feet to a point thereon; thence East at a right angle thereto and parallel with the North line of said Field Drive, a distance of 130 feet to a point; thence South at a right angle thereto and parallel with the East boundary line of Locust Street, a distance of 148 feet to the North boundary line of said Field Drive; and thence West along the North boundary line of said Field Drive, a distance of 130 feet to the place of beginning.

ALSO, beginning at a point on the East line of Locust Street, located 148 feet North of the intersection of said East boundary line of Locust Street with the North boundary line of Field Drive; thence running North from said point of beginning along the East line of said Locust Street, a distance of 75 feet to a point thereon; thence running East at a right angle thereto and parallel with the North boundary line of said Field Drive, a distance of 90 feet to a point; thence South at a right angle thereto and parallel with the East boundary line of said Locust Street, a distance of 75 feet to a point; thence West at a right angle and parallel with the North boundary line of said Field Drive, a distance of 90 feet to the place of beginning.

AND ALSO, beginning at a point on the East line of Locust Street, located 223 feet North of the intersection of the East boundary line of Locust Street with the North boundary line of Field Drive; thence running East at a right angle thereto and parallel with the North boundary line of said Field Drive; a distance of 90 feet to the point of beginning; thence running South on a line parallel to the East line of Locust Street, a distance of 75 feet; thence running East on a line parallel to the North line of Field Drive, a distance of 50 feet to a point; thence running North on a line parallel to the East line of Locust Street, a distance of 75 feet to a point; thence West on a line parallel to the North line of Field Drive, a distance of 50 feet to the point of beginning.