

CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1559

**AN ORDINANCE GRANTING A VARIANCE UNDER
TITLE XVII, CHAPTER 173 OF THE CITY OF RED BUD
CODE OF ORDINANCES 2021**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RED BUD, ILLINOIS,
THIS 5th DAY OF MAY, 2025

*Published in pamphlet form by authority of the City Council of the City of Red Bud,
Randolph County, Illinois, this 6th day of May, 2025.*

Posted: May 6, 2025
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 May 5, 2025, the Corporate Authorities of the above municipality passed and approved Ordinance No. 1559 entitled:

AN ORDINANCE GRANTING A VARIANCE UNDER TITLE XVII, CHAPTER 173 OF THE CITY OF RED BUD CODE OF ORDINANCES 2021

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

The Pamphlet form of Ordinance No. 1559 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 May 5, 2025, 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 May, 2025.



Joanne Cowell
City Clerk

ORDINANCE NO. 1559

**AN ORDINANCE GRANTING A VARIANCE
UNDER TITLE XVII, CHAPTER 173 OF THE
CITY OF RED BUD CODE OF ORDINANCES 2021**

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

WHEREAS, Section 173-114 includes a use table which shows special uses that require a Variance within the City; and

WHEREAS, Chapter 173 Schedule A, defines set back lines; and

WHEREAS, Southern Illinois Crankshaft (SIC) submitted an application for a variance to Chapter 173 (Zoning Code) of the City of Red Bud Code of Ordinances 2021 to reduce the East setback distance from 50 foot to 15 foot for their business located at 225 Kaskaskia Street; and

WHEREAS, the Planning Commission held a Public Hearing following due Notice on April 15, 2025 at 7:00 p.m. in the City Hall, 200 E. Market Street, Red Bud, Illinois to consider SIC's application for a Variance; and

WHEREAS, the Planning Commission thereafter prepared and submitted its findings of fact and recommendations regarding the Variance 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 Variance.

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 Variance filed by SIC to reduce the East setback distance from 50 foot to 15 foot for their business located at 225 Kaskaskia Street shall be granted.

SECTION 3: All Ordinances, and part thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION 4: 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 May, 2025.

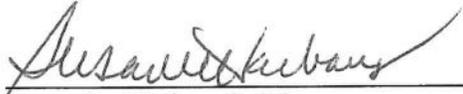
YEAS: C. Guebert, M. Rheinecker, B.Hanebutt, J. DeMond, A. Piel

NAYS:

ABSTAINED:

ABSENT: B. Schwartzkopf, R. Nevois, K. Donjon

APPROVED BY THE MAYOR this 5th day of May, 2025.



Susan L. Harbaugh, Mayor

ATTEST:



Joanne Cowell, City Clerk

**City of Red Bud
Planning Commission
September 13, 2023**

Advisory Report

Re: Said application for a Variance has been filed by Southern Illinois Crankshaft to reduce the East setback distance from 50 feet to 15 feet for their business located 225 Kaskaskia Street. The lot is zoned I-1, Light Industrial.

A motion to recommend the application for approval as presented was first given by Robbie Aubuchon and second by Jeff Hicks. Motion passed unanimously by voice vote.

Factors Considered:

In making their decision, the Planning Commission shall consider the following factors:

1. The property in question cannot yield a reasonable return if the district regulations are strictly applied;
 - a. No concern.
2. The plight of the applicant is due to peculiar circumstances not of his own making; and
 - a. No concern.
3. The variance; if granted; will not be detrimental to the public health, safety, and welfare;
 - a. No indication of a detriment to public health, safety and welfare.
4. The variance; if granted; will not alter the essential character of the area.
 - a. No concern.

The Planning Commission shall submit their terms of relief granted in writing to the City Council no later than ten (10) days after the public hearing. The Planning Commission may include conditions on the variance and shall determine that it meets the following conditions:

The Planning Commission shall submit their findings of facts in writing to the City Council no later than ten (10) days after the public hearing.

The recommendation does meet the above conditions.

Decision by City Council:

The City Council shall act on every proposed amendment at their next regularly scheduled meeting (or at a special meeting if one is held before the regular meeting) following submission of the Planning Commission's advisory report.

APPLICATION FOR VARIANCE UNDER THE RED BUD ZONING CODE

CITY OF RED BUD 200 E. MARKET ST, RED BUD, IL 62278 (618) 282-3339

Application Number: _____ Fee: \$200.00 Date Fee Paid: _____

IMPORTANT INSTRUCTIONS

In some specific cases, the City Council can allow a property owner to relax the lot size/bulk requirements involving lot size, yard area (setbacks), lot coverage, etc. under the Red Bud Zoning Code. The applicant must prove based upon evidence presented that the following standards are met: variance is consistent with the purposes of the Zoning Code; that the property cannot yield a reasonable return if the regulations are strictly applied; the issue involved is not of the applicant's own making; the variance would not be detrimental to public health and welfare; and the variance would not alter the essential character of the area. All procedures for a variance are listed in Section 173-114 of the City Code.

Upon submission of this application, the Planning Commission will schedule a public hearing. You and adjacent neighbors will be notified by certified mail of the date and time of the hearing. A notice will also be published. You or a representative shall present evidence and may be required to testify at that hearing. The members of the Planning Commission may question you and require other testimony. In addition, any interested party may testify either in favor of or against your request. Upon completion of the hearing, the Planning Commission will forward a recommendation to the City Council, who then will consider your request in conjunction with the Planning Commission's recommendation and findings. If the City Council votes to grant the variance, they will pass an ordinance at their next meeting which will officially enact the variance.

APPLICANT NAME: Southern Illinois Crankshaft Phone #: 618-282-4100

Address: 225 Kaskaskia DR City: Red Bud State: IL Zip: 62278

Circle One: Property Owner Contract Purchaser Lessee Other ()

OWNER NAME: Michael Sakaefer Phone#: 618-781-0023

Address: 4141 Horse Creek Rd City: Red Bud State: IL Zip: 62278

ADDRESS OF PROPERTY: 225 Kaskaskia DR Red Bud, IL 62278

PERMANENT TAX # _____ Lot #: _____ ZONING DISTRICT: _____

USE OF PROPERTY: (CIRCLE ALL THAT APPLY)

RESIDENTIAL: Single Family Duplex Uniplex Multi Family (# of units _____)
Manufactured Home Modular Home

ACCESSORY USES: Garage Carport Swimming Pool Other (_____)

BUSINESS USES: Commercial Industrial Home Occupation TYPE: _____

VACANT LOT: _____ OTHER USES: _____

PAID

MAR 19 2025
CITY OF RED BUD
UTILITIES COLLECTOR

INDICATE THE TYPE OF VARIANCE REQUESTED:

- From minimum lot size restrictions
- From minimum yard area (setback) restrictions
- From "percentage of lot covered" restrictions

Describe in detail why the standards for a variance listed in the first paragraph on page one are met:

The variance meets the zoning code - industrial. It would allow the company to expand, thus adding more highly skilled jobs. The variance would not be detrimental to the public health and welfare. The variance would not alter the character of the area.

Describe in detail the relief you are requesting under the type of variance requested:

We are requesting the change the setback requirement from 50ft to 15 feet on the east side of the property; next to the grade school ball diamond.

Describe in detail when the issue described herein first occurred and who caused it:

The company is growing and need to add more technology to improve processes and add services offered. This would allow us to compete worldwide. The addition to the bldg allows us to add a CNC grinder and increase the labor force,

Circle One

Does the issue described herein affect any other nearby properties?

Yes No

Is the current use of the property permitted by the Zoning Code?

Yes No

If not, is the use operating under a Special Use Permit?

Yes No

Do the existing buildings meet the area/bulk requirements of the Zoning Code?

Yes No * We have a 15' setback

If not, has a variation already been issued allowing the non-conformity?

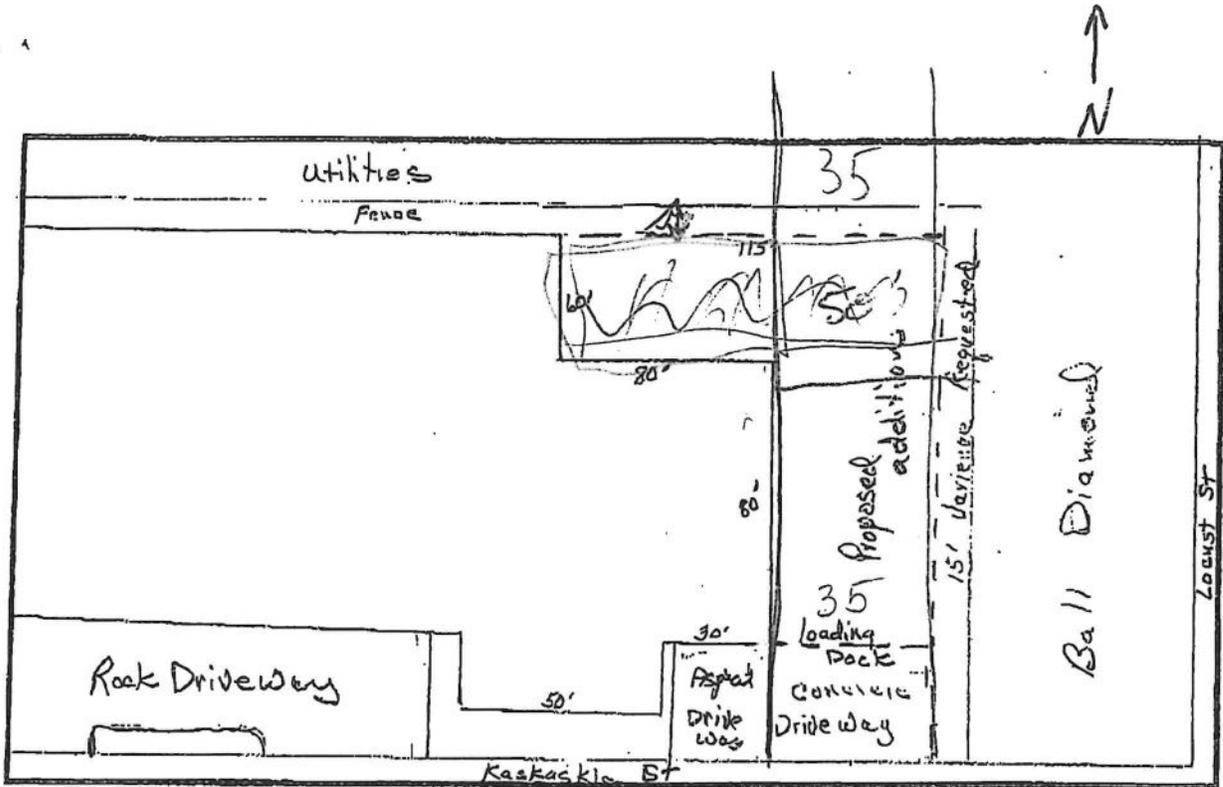
Yes No Variance on the north side of building.

SITE PLAN

Using the space below, draw a plan of the property to scale, including all of the following: (a larger plan can be substituted)

Check each item once you have included it in your plan.

- The names and locations of all adjoining streets.
- The location dimensions of all lot lines, easements, underground utilities, etc.
- The location and dimensions of all existing and proposed buildings, driveways, and parking areas.
- The distances between all lot lines and every building or structure, and distance between buildings.



BY MY SIGNATURE BELOW, I CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN ANY DOCUMENT OR PLANS SUBMITTED HERewith, ARE TRUE AND ACCURATE. I HEREBY CONSENT TO THE ENTRY IN OR UPON THE PREMISES DESCRIBED HEREIN, BY ALL AUTHORIZED OFFICIALS OF THE CITY OF RED BUD FOR THE PURPOSE OF INVESTIGATING THIS APPLICATION, INSPECTING THE PROPOSED WORK, AND POSTING, MAINTAINING, AND REMOVING ANY NOTICES REQUIRED BY ORDINANCE.

APPLICANT: Southern Illinois Crankshaft, Inc DATE: 3-19-2025

OWNER: Michael Schup DATE: 3-19-2023