

CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1557

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**AN ORDINANCE GRANTING A SPECIAL USE PERMIT 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 7<sup>th</sup> DAY OF APRIL, 2025

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*Published in pamphlet form by authority of the City Council of the City of Red Bud,  
Randolph County, Illinois, this 8<sup>th</sup> day of April, 2025.*

Posted: April 8, 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 April 7, 2025, the Corporate Authorities of the above municipality passed and approved Ordinance No. 1557 entitled:

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT 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. 1557 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 April 7, 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 7<sup>th</sup> day of April, 2025.

  
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Joanne Cowell  
City Clerk

**ORDINANCE NO. 1557**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
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 173-29(B) includes a use table which shows special uses that require a special use permit within the City; and

WHEREAS, Evelyn Sue Sondag (Sondag) submitted an application for a Special Use Permit to allow a home occupation to operate within the R-2 (Single Family Dwelling) Zoning District, per the Main and Market Street Business Ordinance, located at 607 S. Main Street; and

WHEREAS, the Planning Commission held a Public Hearing following due Notice on March 18, 2025 at 7:00 p.m. in the City Council Chambers, 200 E. Market Street, Red Bud, Illinois to consider Sondag's application for a Special Use Permit; and

WHEREAS, the Planning Commission thereafter prepared and submitted its findings of fact and recommendations regarding the Special Use Permit 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 Special Use permit.

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 Special Use Permit filed Evelyn Sue Sondag submitted an application for a Special Use Permit to allow a home occupation to operate within R-2 (Single Family Dwelling) Zoning District, per the Main and Market Street Business Ordinance, located at 607 S. Main Street, shall be granted, subject to the following stipulations:

**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 7<sup>th</sup> day of April, 2025.

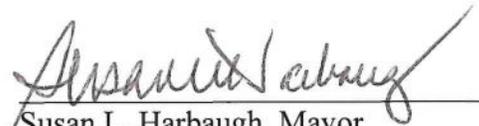
YEAS: C. Guebert, M. Rheinecker, J. DeMond, R. Nevois, K. Donjon, A. Piel

NAYS:

ABSTAINED:

ABSENT: B. Schwartzkopf, B. Hanebutt

APPROVED BY THE MAYOR this 7<sup>th</sup> day of April, 2025.

  
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Susan L. Harbaugh, Mayor

ATTEST:

  
\_\_\_\_\_  
Joanne Cowell, City Clerk

**City of Red Bud  
Planning Commission  
March 18, 2025**

**Advisory Report**

Re: Said application for a Special Use Permit has been filed by Evelyn Sue Sondag to allow a home occupation, Mending Shop, to operate within an R-2 (Single Family Dwelling District) zoned district.

A motion to recommend the application for approval as presented was first given by Robbie Aubuchon and second by Matt Wagner. Motion passed unanimously.

**Factors Considered:**

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

1. Whether the proposed design, location and manner of operation of the proposed special use is protective of the public health, safety and welfare of all interested parties:
  - a. No concern.
2. The effect the proposal would have on the value of the neighboring property.
  - a. No concern.
3. The effect the proposal would have on this municipality's overall tax base:
  - a. No change.
4. The effect the proposal would have on public utilities and on traffic circulation on nearby streets.
  - a. No concern.
5. Whether there are any facilities nearby that require special protection.
  - a. No concern.

The Planning Commission shall submit their advisory report/finding of fact in writing to the City Council no later than ten (10) days after the public hearing. The Planning Commission may include conditions on the Special Use and shall determine that it meets the following conditions:

1. Protective of the public health, safety, and welfare:
  - a. Yes
2. In keeping with the general purposes of the Ordinance and the Red Bud Comprehensive Plan;
  - a. Yes
3. Consistent with the characteristics of the general nature of the area in which the special use is to be located.
  - a. Yes

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.