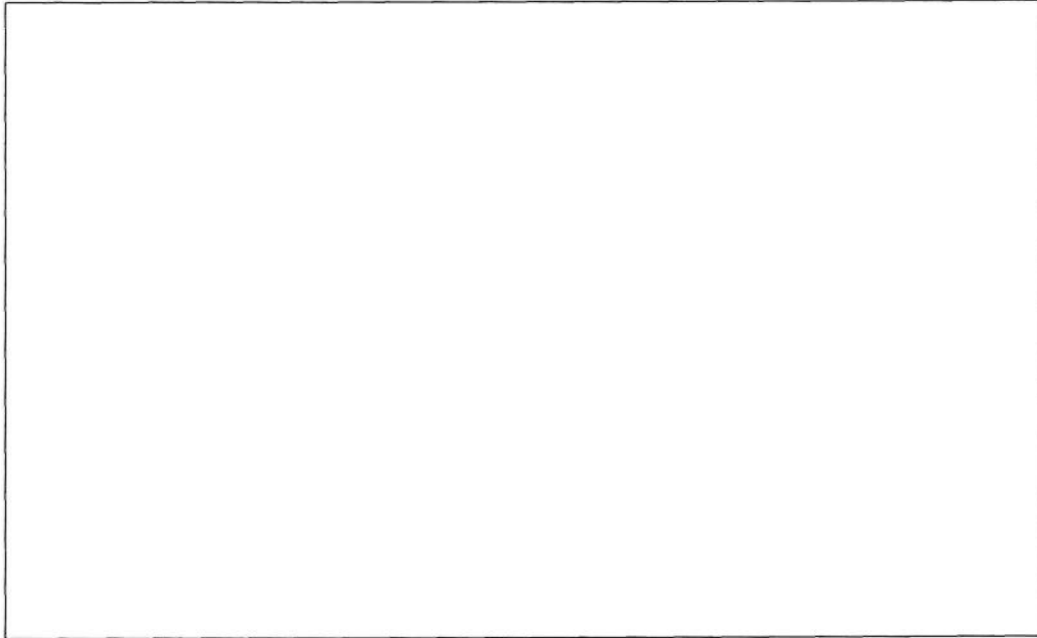




CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1563

**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 3rd DAY OF NOVEMBER 2025

*Published in pamphlet form by authority of the City Council of the City of Red Bud,
Randolph County, Illinois, this 3rd day of November, 2025.*

Posted: November 4, 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.

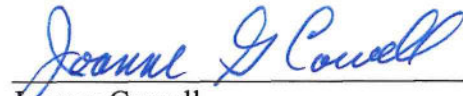
I further certify that on November 3, 2025, the Corporate Authorities of the above municipality passed and approved Ordinance No. 1563 entitled:

**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. 1563 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 November 3, 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 3rd day of November, 2025.



Joanne Cowell
City Clerk

ORDINANCE NO. 1563

**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, Craig Stamm (Stamm) submitted an application for a variance to Chapter 173 (Zoning Code) of the City of Red Bud Code of Ordinances 2021 to reduce the South setback distance from 50 foot to 15 foot and reduce the North setback distance from 50 foot to 20 foot for his building located at 210 Kennedy Drive; and

WHEREAS, the Planning Commission held a Public Hearing following due Notice on September 16, 2025 at 7:00 p.m. in the City Hall, 200 E. Market Street, Red Bud, Illinois to consider Stamm'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 Stamm to reduce the South setback distance from 50 foot to 15 foot and reduce the North setback distance from 50 foot to 20 foot for his building located at 210 Kennedy Drive 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 3rd day of November, 2025.

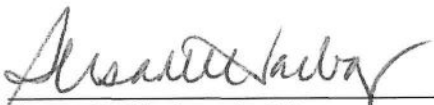
YEAS: B. Parsons, C. Guebert, P. Mueller, B. Hanebutt, J. DeMond, R. Nevois,
K. Donjon, A. Piel

NAYS: N/A

ABSTAINED: N/A

ABSENT: N/A

APPROVED BY THE MAYOR this 3rd day of November, 2025.



Susan L. Harbaugh, Mayor

ATTEST:



Joanne Cowell, City Clerk

**City of Red Bud
Planning Commission
September 16, 2025**

Advisory Report

Re: Said application for a Variance has been filed by Craig Stamm to reduce the South Side setback from 50 feet to 15 feet and the North Side setback from 50 feet to 20 feet for their lot located at 210 Kennedy Drive. The lot is zoned I-1, Light Industrial.

A motion to recommend the application for approval with the stipulation of the deed to be revised was first given by Matt Wagner and second by Robbie Aubuchon. The motion passed unanimously.

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. Any building would be small if regulations are strictly applied. Reducing the setbacks would increase the size of a structure on the property.
2. The plight of the applicant is due to peculiar circumstances not of his own making; and
 - a. Lot sizes are small due to the age of the district.
3. The variance; if granted; will not be detrimental to the public health, safety, and welfare.
 - a. No concern.
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:

To reduce the South Side setback from 50 feet to 15 feet and the North Side setback from 50 feet to 20 feet for their lot located at 210 Kennedy Drive. The lot is zoned I-1, Light Industrial.

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 Planning Commission finding of facts are:

We determined that the tax base would likely increase, and the property values of the surrounding properties would likely increase in value if there was a variance granted for this lot. The health, welfare and safety of the surrounding properties should not be affected by the variance.

We also considered that the residences in the surrounding area do not follow the current setbacks the city requires; therefore, a potential structure would not look out of place in the area.

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.

Submitted by John T. Holzum II
City of Red Bud Planning Commission Chairman
October 3, 2025