



CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1570

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT UNDER TITLE XVII,
CHAPTER 173 OF THE CITY OF RED BUD CODE OF ORDINANCES**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF RED BUD, ILLINOIS,
THIS 2nd DAY OF FEBRUARY, 2026.**

*Published in pamphlet form by authority of the City Council of the City of Red Bud,
Randolph County, Illinois, this 2nd day of February, 2026.*

Posted: February 3, 2026
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 2, 2026 the Corporate Authorities of the above municipality passed and approved Ordinance No. 1570 entitled:

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

The pamphlet form of Ordinance No. 1570 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 2, 2026 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 2nd day of February, 2026.

Joanne Cowell
City Clerk

ORDINANCE NO. 1570

**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 Ordinances 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, John Cronin submitted an application for a Special Use Permit to operate a Forty-Two (42) Unit Senior Independent-Living Residential Community in the R-4 District located at 720 West Market Street, Red Bud, Illinois 62278, being identified as PIN #: 13-120-008-00; and

WHEREAS, the Planning Commission held a Public Hearing following due Notice on January 20, 2026, at 7:00 p.m. in the City Hall, 200 E. Market St., Red Bud, Illinois to consider John Cronin'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 by John Cronin to allow him to operate a Forty-Two (42) Unit Senior Independent-Living Residential Community in the R-4 District located at 720 West Market St., Red Bud, IL 62278, being identified as PIN #: 13-120-008-00, shall be granted.

SECTION 3: All Ordinances, and parts 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 2nd day of February, 2026:

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

NAYS: N/A

ABSTAINED: N/A

ABSENT: A. Piel

APPROVED BY THE MAYOR this 2nd day of February, 2026

Susan L. Harbaugh, Mayor

ATTEST:

Joanne G. Cowell, City Clerk

City of Red Bud
Planning Commission
January 20, 2026
Advisory Report

Re: An application for a Special Use Permit has been filed with the City by John Cronin to allow a 42-unit senior independent-living residential community to be developed within the R-4 (Multiple Family) Zoning District. The hearing is a requirement of the Red Bud Code of Ordinances. The senior community will be located at 720 W. Market Street.

A motion was given by Scott Voss and second by Josh Johnson to accept the application as presented.

The 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 the value of the municipality's overall tax base.

a. No concern.

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 variance 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.

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.

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

February 2, 2026