



CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1571

**AN ORDINANCE GRANTING A VARIANCE 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. 1571 entitled:

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

The pamphlet form of Ordinance No. 1571 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. 1571

**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 Ordinances 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, John Cronin submitted an application for a Variance to reduce the required lot area per dwelling unit from 7,500 square feet to 5,200 square feet and to reduce the required parking space from 2 vehicles per dwelling unit to 1.25 vehicles 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 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 John Cronin to reduce the required lot area per dwelling unit from 7,500 square feet to 5,200 square feet and to reduce the required parking space from 2 vehicles per dwelling unit to 1.25 vehicles 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: C. Guebert, B. Hanebutt, J. DeMond, R. Nevois, K. Donjon, B. Parsons

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: Said application for a Variance has been filed by John Cronin to reduce the required lot area per dwelling unit from 7,500 SQ. FT. to 5,200 SQ.FT. and to reduce the required parking space from 2 vehicles per dwelling unit to 1.25 vehicles. The project will be located at 720 W. Market St. The lot is zoned R-4, Multiple Family.

A stipulation was added to the application to state that 62 parking spaces will be allowed.

A motion to recommend the application for approval with the stipulation of the application 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. No concern.
2. The plight of the applicant is due to peculiar circumstances not of his own making.
 - 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: no conditions included or added.

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 potential parking space sizes 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

February 2, 2025