

CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1573

**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 2nd DAY OF MARCH, 2026

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

Posted: March 3, 2026

By: KAC

Removed:

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.

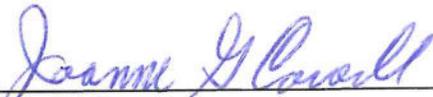
I further certify that on March 2, 2026, the Corporate Authorities of the above municipality passed and approved Ordinance No. 1573 entitled:

**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. 1573 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 March 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 March, 2026.



Joanne Cowell
City Clerk

ORDINANCE NO. 1573

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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, First Baptist Church (FBC) submitted an application for a variance to Chapter 173
(Zoning Code) of the City of Red Bud Code of Ordinances 2021 to reduce the required parking
lot aisle width from 20 feet to 16 feet for their parking lot located at 1010 Locust Street; and

WHEREAS, the Planning Commission held a Public Hearing following due Notice on February
17, 2026 at 7:00 p.m. in the City Hall, 200 E. Market Street, Red Bud, Illinois to consider RBC'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 FBC 2021 to reduce the required
parking lot aisle width from 20 feet to 16 feet for their parking lot located at 1010 Locust 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 2nd day of March, 2026.

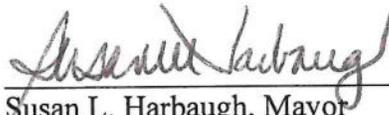
YEAS: J. DeMond, R. Nevois, K. Donjon, A. Piel, B. Parsons, C. Guebert, P. Mueller,
B. Hanebutt

NAYS: N/A

ABSTAINED: N/A

ABSENT: N/A

APPROVED BY THE MAYOR this 2nd day of March, 2026.



Susan L. Harbaugh, Mayor

ATTEST:



Joanne Cowell, City Clerk

City of Red Bud
Planning Commission

February 17, 2026

Advisory Report

Re: Said application for a Variance has been filed by First Baptist Church of Red Bud to reduce the required parking lot aisle width from 20 feet to 16 feet. First Baptist Church is located at 1010 Locust St. The lot is zoned B-2, Business. Dan Miller spoke on behalf of First Baptist Church.

A motion to recommend the application for approval was first given by Jen Tepe and second by Brad Mayberry. 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 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 lot aisle width 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 23, 2026