

STATE OF ILLINOIS - COUNTY OF BOND
CITY OF GREENVILLE

ORDINANCE NO. 3154

AN ORDINANCE GRANTING A MAXIMUM OUTBUILDING
SIZE VARIANCE FOR AN OUTBUILDING AT 401 FOREST
LANE, BY THE CITY OF GREENVILLE, ILLINOIS

ADOPTED BY THE
CITY COUNCIL
OF
THE CITY OF GREENVILLE
THIS 12TH DAY OF DECEMBER 2017

Published in pamphlet form by authority of the City Council
of the City of Greenville, Bond County, Illinois, this 13th day of December 2017.

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AN ORDINANCE GRANTING A MAXIMUM OUTBUILDING SIZE VARIANCE FOR AN
OUTBUILDING AT 401 FOREST LANE, BY THE CITY OF GREENVILLE, ILLINOIS

WHEREAS, Section 153.0936 of the City of Greenville Code of Ordinance states the following:

Initiation. A variance application shall be filed with the Code Enforcement Officer. Such application shall be made in writing stating the variation requested, the location of the property for which the variation is requested, name of the property owner, and cause for the requested variation.

WHEREAS, Section 153.0937 of the City of Greenville Code of Ordinance states the following:

Decision. The Board of Adjustment shall hold a public hearing at a reasonable time and place and shall give notice of the time and place of the public hearing, published at least once, not more than 30 days and not less than 15 days before the hearing in one or more newspapers with a general circulation within the municipality. The Board of Adjustment shall render a decision and deny, approve or approve with conditions the variance after considering the evidence presented at the hearing or agreed on by all parties. The Board of Adjustment shall report its finding and recommendations to the City Council.

WHEREAS, Section 153.0548 of the City of Greenville Code of Ordinance states the following:

Legislative Body. The City Council shall decide whether or not to approve, approve with conditions (if applicable), or deny such applications.

WHEREAS, in accordance with 153.1591, the Board of Adjustment has found that granting this

variance will not

- (a) Impair an adequate supply of light and air to adjacent property;
- (b) Unreasonably increase the congestion in public streets;
- (c) Increase the danger of fire or endanger public safety;
- (d) Unreasonably diminish or impair established property values within the surrounding area;
- (e) Will not merely serve as a convenience to the applicant, but is necessary to alleviate some demonstrable hardship or difficulty; or in any other respect impair the public health, safety, comfort, morals and welfare of the inhabitants of the city.

WHEREAS, the Board of Adjustment recommends approval with the following conditions:

- (a) the permitted variance is for a 24'x26' detached garage or outbuilding;
- (b) the building be constructed within all mandated setback requirements of the UDC;
- (c) the building be constructed of comparable materials so that it closely matches the existing dwelling unit construction, consistent with the aesthetic requirements of the UDC.

WHEREAS, the Council adopts the above findings of the Board of Adjustment;

WHEREAS, it is in the best interest of the City of Greenville that said variance be granted.

NOW, THEREFORE, LET IT BE ORDAINED by the Mayor and the City Council of the City of Greenville as follows:

SECTION 1-GENERAL STATEMENT: The City of Greenville's City Council herein grants a variance as set forth for property described as follows:

Permanent Parcel Number: 05-10-10-215-002

Property Address: 401 Forest Lane

to allow maximum outbuilding size variance for construction of a 24x26' detached garage or

outbuilding at 401 Forest Lane, Greenville, Illinois. Outbuilding shall be constructed of comparable materials that it closely matches the existing dwelling unit construction, consistent with the aesthetic requirements of the UDC and located within all mandated setback requirements of the UDC and zoning code.

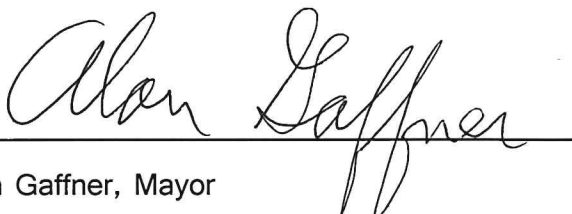
SECTION 2-REPEAL: All prior Ordinances which are inconsistent with the provisions of this Ordinance are also hereby repealed.

SECTION 3-SAVINGS PROVISIONS: In the event any section, subsection, sentence or phrase of this Ordinance should be declared invalid, all other provisions hereof shall not be affected by such invalidity and shall remain in full force and effect.

SECTION 4-EFFECTIVE DATE: This Ordinance shall become effective and in full force from and upon its passage.

Adopted this 12^h day of December, 2017 at a meeting of the City of Greenville's City Council with a quorum present upon a vote of the Board as follows:

Jes Adam: Aye
John Gillard: Aye
Mike Heath: Aye
Kyle Littlefield: Aye
Alan Gaffner: Aye


Alan Gaffner, Mayor

ATTEST: Sue Ann Nelson
Sue Ann Nelson, City Clerk

STATE OF ILLINOIS - COUNTY OF BOND
CITY OF GREENVILLE

CERTIFICATE

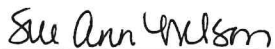
I, Sue Ann Nelson, certify that I am the duly appointed and acting City Clerk of the City of Greenville, Bond County, Illinois.

I further certify that on December 12, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 3154 entitled:

“AN ORDINANCE GRANTING A MAXIMUM OUTBUILDING SIZE VARIANCE FOR AN OUTBUILDING AT 401 FOREST LANE, BY THE CITY OF GREENVILLE, ILLINOIS”

Dated at Greenville, Illinois, this 13th day of December, 2017.

{SEAL}



Sue Ann Nelson, City Clerk