

STATE OF ILLINOIS - COUNTY OF BOND
CITY OF GREENVILLE

ORDINANCE NO. 3162

AN ORDINANCE GRANTING A SIGN VARIANCE AT 1520 S
FOURTH STREET, BY THE CITY OF GREENVILLE,
ILLINOIS

ADOPTED BY THE
CITY COUNCIL
OF
THE CITY OF GREENVILLE
THIS 13th DAY OF FEBRUARY 2018

Published in pamphlet form by authority of the City Council of the City of Greenville, Bond
County, Illinois, this 14th day of February 2018.

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OF GREENVILLE, ILLINOIS

WHEREAS, Section 153.1592 (A) of the City of Greenville Code of Ordinance states the following:

Application. A variance application shall be filed with the Board of Adjustment. 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 153.1592 (B,C) of the City of Greenville Code of Ordinance states the following:

Public Hearing and Report of Findings. 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 report its finding and recommendations to the City Council within 30 days of the public hearing.

WHEREAS, Section 153.1592 (D) of the City of Greenville Code of Ordinance states the following:

City Council Action. Upon receipt of the report and recommendations from the Board of Adjustment, to grant or deny the variation, the Council, by ordinance, without further public

hearing, may adopt the proposed variation or may refer it back to the Board for further consideration, and any proposed variation which fails to receive the approval of the Board of Adjustment shall not be passed except by a favorable vote of two-thirds of all the members of the City Council. In making the variation, the Council shall be governed by the same considerations and restrictions as outlined in the city code. No variations in any case shall be made by the City Council without a hearing by the Board of Adjustment nor without a report of finding of fact specifying the reason for the Board of Adjustment recommendation.

WHEREAS, in accordance with 153.1591, the Board of Adjustment reviewed the five finding of fact points:

- (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 finding of fact conflicted with three of the five criteria.

- (b) Variance could unreasonable increase traffic problem at the entrance;
- (c) Could potentially endanger public safety;
- (e) No sufficient hardship was demonstrated, as alternate locations exists.

WHEREAS, the Board of Adjustment recommendation is to deny the variance request;

WHEREAS, the Council, after consideration of the recommendation of the Board of Adjustment, and review of the finding of fact, moves that it is in the best interest of the City of Greenville that said variance be granted, by a vote of two-thirds of all members of the council;

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: 05-10-15-415-001

Property Address: 1520 S Fourth Street

to allow a variance to the number of signs per entrance from one to two, and a variance to the minimum required spacing to be less than the required 100 feet for free-standing signs. Sign shall be 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 13th day of February, 2018 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:	<u>Aye</u>
John Gillard:	<u>Aye</u>
Mike Heath:	<u>Aye</u>
Kyle Littlefield:	<u>Aye</u>
Alan Gaffner:	<u>Aye</u>


Alan Gaffner, Mayor

ATTEST: Sue Ann Nelson
Sue Ann Nelson, City Clerk

Prepared by the City of Greenville

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 February 13, 2018, the Corporate Authorities of such municipality passed and approved Ordinance No. 3162 entitled:

“AN ORDINANCE GRANTING A SIGN VARIANCE AT 1520 S FOURTH STREET, BY THE
CITY OF GREENVILLE, ILLINOIS”

Dated at Greenville, Illinois, this 14th day of February, 2018.

{SEAL}

Sue Ann Nelson
Sue Ann Nelson, City Clerk