

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

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ORDINANCE NO. 3217

AN ORDINANCE GRANTING FRONT AND REAR SETBACK  
VARIANCE AND REAR PARKING VARIANCE AT 305 S THIRD  
STREET, IN THE CITY OF GREENVILLE, ILLINOIS

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ADOPTED BY THE  
CITY COUNCIL  
OF  
THE CITY OF GREENVILLE  
THIS 29<sup>TH</sup> DAY OF APRIL 2020

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Published in pamphlet form by authority of the City Council of the City of Greenville,  
Bond County, Illinois, this 30<sup>th</sup> day of April 2020.

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**SCANNED**

APR 30 2020

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

ORDINANCE NO. 3217

**AN ORDINANCE GRANTING FRONT AND REAR SETBACK  
VARIANCE AND REAR PARKING VARIANCE AT 305 S THIRD  
STREET, IN 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) none

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 Numbers: 05-30-10-413-008, 05-30-10-413-089, 05-30-10-413-003, 05-30-10-413-002, 05-30-10-413-001

Property Address: 305 S Third Street

to allow front setback more than 20 feet, rear setback less than 30 feet as outlined in Table 153.0297(A) of the UDC and a variance for the location of the parking lot on the property from the requirement imposed by §153.1299(B)(2) of the UDC.

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 29<sup>th</sup> day of April, 2020 at a meeting of the City of Greenville's City Council with a quorum present upon a vote of the Board as follows:

Bill Carpenter:	<u>Aye</u>
Mike Heath:	<u>Aye</u>
Kyle Littlefield:	<u>Aye</u>
Lisa Stephens:	<u>Aye</u>
Alan Gaffner:	<u>Aye</u>

  
 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 April 29, 2020, the Corporate Authorities of such municipality passed and approved Ordinance No. 3217 entitled:

**“AN ORDINANCE GRANTING FRONT AND REAR SETBACK  
VARIANCE AND REAR PARKING VARIANCE AT 305 S THIRD  
STREET, IN THE CITY OF GREENVILLE, ILLINOIS”**

Dated at Greenville, Illinois, this 30<sup>th</sup> day of April, 2020.

{SEAL}

*Sue Ann Nelson*

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Sue Ann Nelson, City Clerk

Applicable credits will be applied to the account once verified.

**Ordinance 3217 - Front and Rear Setback Parking Lot Location Variance at 305 S Third Street:**

Unanimous recommendation from the Board of Adjustment to grant request for front setback variance, rear setback variance and parking lot location variance for Dollar General Store at 305 S Third Street. Motion by Stephens, seconded by Carpenter, to grant variance to allow front setback more than 20 feet, rear setback less than 30 feet, and variance for the location of the parking lot at 305 S Third Street.

Ayes: Stephens, Carpenter, Heath, Littlefield, Gaffner

Nays: None

Motion carried

**Ordinance 3218 - Rezone 318 W Winter from Commercial Neighborhood to Neighborhood Urban:**

Request from Bond County Historical Society to rezone property at 318 W Winter from Commercial Neighborhood to Neighborhood Urban. The Planning Commission unanimously recommended approval. Motion by Heath, seconded by Stephens, to rezone 318 W Winter Neighborhood Urban.

Ayes: Heath, Stephens, Carpenter, Littlefield, Gaffner

Nays: None

Motion carried

**Ordinance 3219 - Rezone 418 S Fourth from Commercial Neighborhood to Neighborhood Urban:**

Request from Ed and Renea Barnes to rezone property at 418 S Fourth from Commercial Neighborhood to Neighborhood Urban. The Planning Commission unanimously recommended approval. Motion by Stephens, seconded by Gaffner, to rezone 418 S Fourth Neighborhood Urban.

Ayes: Stephens, Gaffner, Carpenter, Heath, Littlefield

Nays: None

Motion carried

**Ordinance 3220 - Rezone 321 W Spring from Commercial Neighborhood to Neighborhood Urban:**

Request from Donna Stockstill to rezone property at 321 W Spring from Commercial Neighborhood to Neighborhood Urban. The Planning Commission unanimously recommended approval. Motion by Stephens, seconded by Littlefield, to rezone 321 W Spring Neighborhood Urban.

Ayes: Stephens, Littlefield, Carpenter, Heath, Gaffner

Nays: None

Motion carried

**Ordinance 3221 – Add Museum, Exhibition or**

Request from Bond County Historical Society to add Museum, Exhibition or Similar Facility as Conditional Use in Neighborhood