

STATE OF ILLINOIS - COUNTY OF BOND
CITY OF GREENVILLE

ORDINANCE NO. 3236

AN ORDINANCE GRANTING A VARIANCE TO ALLOW CONSRUCTION ON
A LOT SIZE SMALLER THAN THE MINIMUM STANDARD ON AN
IDENTIFIED PARCEL ON FRANKLIN AVENUE, IN THE CITY OF
GREENVILLE, ILLINOIS

ADOPTED BY THE
CITY COUNCIL
OF
THE CITY OF GREENVILLE
THIS 12th DAY OF JANUARY 2021

Published in pamphlet form by authority of the City Council of the City of Greenville, Bond
County, Illinois, this 13th day of January 2021.

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

(A) Application. An application for a variation of the regulations of this chapter may be made by a property owner or his agent to 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.

(B) Public hearing. The Board of Adjustment shall fix a reasonable time and place of the public hearing 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.

(C) Report of findings. The Board of Adjustment shall report its finding and recommendations to the City Council within 30 days after the public hearing.

(D) 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 any variation, the Council shall be governed by the same considerations and restrictions as set forth above. No variations in any case shall be made by the City Council without a hearing by the Board of Adjustment as required herein nor without a report thereof having been made by the Board to the City Council and every such report shall be accompanied by a finding of fact specifying the reasons for the report.”

WHEREAS, 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) and that this variance 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 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 hereby grants a variance as set forth on the attached Exhibit “A”, for property described as follows:

Property Description: N 10’ Lot 30 & E ½ Lot 11 Railroad Addition. The East Half of Lot 11 and a strip 10’ wide off of the North end of Lot 30, in Railroad Addition to the town, now City of

Greenville in Bond County, Illinois.

Permanent Parcel Number: 05-30-15-205-007

Property Address: un-addressed parcel on Franklin Avenue

A variance to allow construction of a new single-family dwelling on a lot smaller than the minimum standard dimensions in Neighborhood Urban zone.

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 in full force and effect from and upon its passage.

Adopted this 12th day of January, 2021 at a regular meeting of the City of Greenville's City Council with a quorum present upon a vote of the Board as follows:

	Ayes	Nays	Absent
Bill Carpenter	<u>✓</u>	_____	_____
Mike Heath	<u>✓</u>	_____	_____
Kyle Littlefield	<u>✓</u>	_____	_____
Lisa Stephens	<u>✓</u>	_____	_____
Alan Gaffner	<u>✓</u>	_____	_____



Alan Gaffner, Mayor

ATTEST: Sue Ann Nelson

Sue Ann Nelson, City Clerk

STATE OF ILLINOIS - COUNTY OF BOND
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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 January 12, 2021, the Corporate Authorities of such municipality passed and approved Ordinance No. 3236 entitled:

“AN ORDINANCE GRANTING A VARIANCE TO ALLOW CONSTRUCTION ON A LOT SIZE SMALLER THAN THE MINIMUM STANDARD ON AN IDENTIFIED PARCEL ON FRANKLIN AVENUE, IN THE CITY OF GREENVILLE, ILLINOIS”

Dated at Greenville, Illinois, this 13th day of January, 2021.

{SEAL}

Sue Ann Nelson

Sue Ann Nelson, City Clerk