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BOND COUNTY, ILLINOIS

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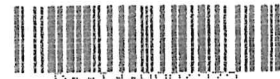
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## COVER PAGE

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BOND COUNTY ILLINOIS COUNTY CLERK & RECORDER  
MEG A SYBERT



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**STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE**

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**ORDINANCE NO. 3275**

**AN ORDINANCE GRANTING A VARIANCE TO GREENVILLE UNIVERSITY  
TO EXPAND THE MAXIMUM BLOCK LENGTH IN THE DOWNTOWN (D)  
ZONE, SECTION 153.0997 OF THE UNIFIED DEVELOPMENT CODE FROM  
300 FEET TO 600 FEET FROM NORTH SECOND STREET TO NORTH  
PRAIRIE STREET BETWEEN COLLEGE AVENUE AND OAK STREET.**

**BY THE CITY  
OF GREENVILLE, ILLINOIS**

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**ADOPTED BY THE  
CITY COUNCIL  
OF  
THE CITY OF GREENVILLE  
THIS 12<sup>th</sup> DAY OF JULY, 2022**

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Published in pamphlet form by authority of the City Council of the City of Greenville, Bond County, Illinois, this 12<sup>th</sup> day of July 2022.

**STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE**

**ORDINANCE NO. 3275**

An ordinance granting a variance to Greenville University to expand the maximum block length in the downtown (d) zone, section 153.0997 of the unified development code from 300 feet to 600 feet from north Second Street to north Prairie Street between College Avenue and Oak Street.

WHEREAS, Section 152.336 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 Zoning Board of Appeals. 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 Zoning Board of Appeals 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 Zoning Board of Appeals 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 Appeals, 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 Appeals 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 Zoning Board of Appeals 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. ('74 Code, Ch.30, § 12.3-4)"

**WHEREAS**, the Zoning Board 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 Zoning Board of Appeals;

**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 follows:

An ordinance granting a variance to Greenville University to expand the maximum block length in the downtown (d) zone, section 153.0997 of the unified development code from 300 feet to 600 feet from north Second Street to north Prairie Street between College Avenue and Oak Street.

**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 12<sup>th</sup> day of July, 2022 at a regular meeting of the City of Greenville's City Council with a quorum present upon a vote of the Board as follows:

George Barber:	<u>Aye</u>
Lisa Stephens:	<u>Aye</u>
Kyle Littlefield:	<u>Aye</u>
Bill Carpenter:	<u>Aye</u>
Ivan Estevez:	<u>Aye</u>

George Barber  
George Barber, Mayor

ATTEST: Jody Weiss  
Jody Weiss, City Clerk

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

CERTIFICATE

I, Jody Weiss, certify that I am the duly appointed and acting City Clerk of the City of Greenville, Bond County, Illinois.

I further certify that on 12<sup>th</sup>, July 2022 the Corporate Authorities of such municipality passed and approved Ordinance No. 3275, entitled:

**"An ordinance granting a variance to Greenville University to expand the maximum block length in the downtown (d) zone, section 153.0997 of the unified development code from 300 feet to 600 feet from north Second Street to north Prairie Street between College Avenue and Oak Street. BY THE CITY OF GREENVILLE, ILLINOIS "**

Dated at Greenville, Illinois, this 12<sup>th</sup> day of July, 2022.

{SEAL}

Jody Weiss  
Jody Weiss, City Clerk

