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BOND COUNTY, ILLINOIS

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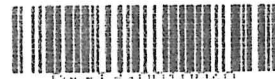
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STATE OF ILLINOIS - COUNTY OF BOND
CITY OF GREENVILLE

ORDINANCE NO. 3303

AN ORDINANCE GRANTING A VARIANCE TO
CONSTRUCT FRONT YARD 40' DRIVEWAY AT 1203 S.
PRAIRIE STREET, BY THE CITY OF GREENVILLE,
ILLINOIS

ADOPTED BY THE
CITY COUNCIL
OF
THE CITY OF GREENVILLE
THIS 11TH DAY OF JULY 2023

Published in pamphlet form by authority of the City Council
of the City of Greenville, Bond County, Illinois, this 12th day of July 2023.

STATE OF ILLINOIS - COUNTY OF BOND
CITY OF GREENVILLE

ORDINANCE NO. 3303

AN ORDINANCE GRANTING A VARIANCE TO CONSTRUCT A FRONT YARD 40'
DRIVEWAY AT 1203 S. PRIARIE STREET 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 of a variance to UDC 153.0996 requiring alley access rather than from street frontage and allowing for a 40' driveway in lieu of the required 18'; and UDC 153.1076 prohibiting driveway access on a collector street; to allow the construction of a driveway entrance in the front yard with the following conditions:

- (a) the driveway shall be constructed of concrete or other dust-free material, and that it be constructed to match the applicant furnished design drawing;

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: 05-10-15-218-013

Property Address: 1203 S. PRAIRE STREET

to allow the construction of a 40' driveway entrance in the front yard at 1203 S. Prairie Street, Greenville, Illinois. The driveway shall be constructed of concrete or other dust-free material, and that it be constructed to match the applicant furnished design drawing.

STATE OF ILLINOIS - COUNTY OF BOND
CITY OF GREENVILLE

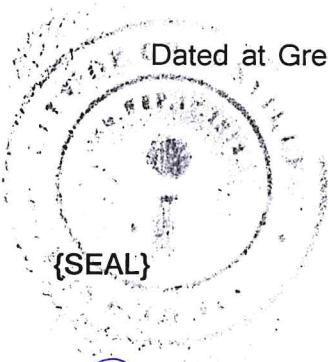
CERTIFICATE

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

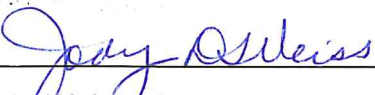
I further certify that on July 11, 2023, the Corporate Authorities of such municipality passed and approved Ordinance No. 3303 entitled:

“AN ORDINANCE GRANTING A VARIANCE TO CONSTRUCT A FRONT YARD DRIVEWAY AT 1203 PRAIRIE STREET BY THE CITY OF GREENVILLE, ILLINOIS”

Dated at Greenville, Illinois, this 11th day of July, 2023.



{SEAL}



Jody Weiss, City Clerk

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.

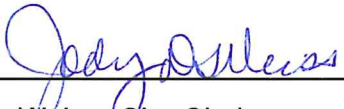
SECTION 4-EFFECTIVE DATE: This Ordinance shall become effective and in full force from and upon its passage.

Adopted this 11th day of July, 2023 at a meeting of the City of Greenville's City Council with a quorum present upon a vote of the Board as follows:

Blake Knox: aye
Iván Estévez: aye
Kyle Littlefield: aye
Lisa Stephens: aye
George Barber: aye



George Barber, Mayor

ATTEST: 

Jody Weiss, City Clerk

7.3. Approval of Unpaid Bills

- A) Unpaid bills.

7.4. Administrative Reports

- A) Police Department
- B) Public Works Department
- C) Sewer Department
- D) Water Department
- E) Building Permits
- F) Building Inspector / Code Enforcement Officer
- G) Record - None

7.5. Other Items:

- A) Ratification of emergency spending for 340' of sewer lining - Visu - Sewer. \$17,680.
- B) Consideration of Ordinance to grant two variances to Sections 153.0996 and 153.1076 of the Unified Development Code, for the construction of a driveway entrance in the front yard and a front loading detached garage on Parcel # 05-10-15-218-013, commonly known as 1203 S Prairie Street.

Kim Taylor from Fayco was in attendance for any questions. Mrs. Cohoon had a question, but it was answered before the meeting began by Ketten. Motion to close the Public Hearing by Grove, seconded by Faulkner. All voted in favor of closing the Public Meeting.

Zbinden asked what the use will be for the home. Taylor said this will be a duplex with a garage and will be a residential home with 3 bedrooms on each side. Garage will be detached.

Hastings asked if the driveway will be a pull in and drive out rather than a circle drive. Taylor said yes as this is better for their buses.

Ketten advised no neighbors reached out to oppose the variance.
Motion by Eugene Holt, seconded by Doug Faulkner, to approve the two variances to Sections 153.0996 and 1563.1076 of the Unified Development Code for the construction of a driveway entrance in the front yard and a front loading detached garage on Parcel # 05-10-15-218-013, commonly known as 1203 S Prairie Street.

RESULT: Carried

MOVER:	Eugene Holt
SECONDER:	Doug Faulkner
AYES:	Dale Hastings, Doug Faulkner, Rich Zbinden, Crystal Grove, and Eugene Holt
ABSENT:	Rena Ward and Tony Atchison

- C) Ratification of emergency spending with PureLine for rental of Dioxide generator i//o purchase (\$168K). This replaces the service agreement and this agreement includes service and the generator rental for \$3511 per month. We were paying \$1612 per month in service only.
- D) Amendment to Engineering Agreement for WTP required for IEPA loan.
- E) Consideration to appoint Mr. Chintan Patel to the Tourism Committee
- F) Consideration to appoint Mikey Ward to the Cemetery Committee
- G) Ratification of emergency spending for WWTP Belt Press Repair

7.6. Approval of consent items

Approval of consent agenda items (<--this text will not show on output document; motion/recommendation will show)

Motion by Kyle Littlefield, seconded by Lisa Stephens, Motion to approve Consent Items 7.1 - 7.6

RESULT:	Carried
MOVER:	Kyle Littlefield
SECONDER:	Lisa Stephens
AYES:	George Barber, Ivan Estevez, Kyle Littlefield, Lisa Stephens, and Blake Knox

8. MATTERS OF COUNCIL CONSIDERATION

- 8.1. Consideration to change the August Council Meeting date due to the Bond County Fair Parade falling on the same day.

Motion by George Barber, seconded by Lisa Stephens, Motion to change the August Council Meeting time to 5:00 PM on Tuesday, August 8, 2023.

RESULT:	Carried
MOVER:	George Barber
SECONDER:	Lisa Stephens
AYES:	George Barber, Ivan Estevez, Kyle Littlefield, Lisa Stephens, and Blake Knox

- 8.2. Presentation of Eligibility Study and Business Development District Plan

Jake Zambaldi of Moran Economic Development presented to the council a Plan and Process Synopsis. Greenville is considered a "blighted" area, as there are so many vacant properties and undeveloped parcels. Currently, 615 parcel areas are in the City. Of those, 65% have some sort of notable defect, such as paint, sidewalks, etc. 62% were built before 1980 . The Consumer Price Index looked at 3-5 years and 91% of parcels didnt keep up with the CPI. A business district is 23 years in duration. A public hearing will be held on August 9 at 6:00 PM. He added