

ORDINANCE NO.2017-06

ORDINANCE APPROVING VARIANCE TO MINIMUM REAR YARD SETBACK FROM 25 FEET TO 19 FEET AT PROPERTY COMMONLY KNOWN AS 204 EAST SECOND STREET, PECATONICA, WINNEBAGO COUNTY, ILLINOIS

WHEREAS, the Village of Pecatonica is a municipality legally formed pursuant to statute, and has a population of more than 500 inhabitants and less than 500,000 inhabitants; and

WHEREAS, the applicant, DEBBIE BUSS, as Trustee of the DEBBIE S. BUSS LIVING TRUST dated March 3, 2017, is the owner of record for the property commonly known as "204 East Second Street, Pecatonica, Winnebago County, Illinois", PIN: 09-28-104-005, which property is located within the Village of Pecatonica, and is therefore subject to the zoning ordinances of the Village and which property is legally described as:

A Part of the West Half (1/2) OF Block Twenty-two (22) in Block Eighteen (18) as designated upon the Map of the Village of Pecatonica, the Plat of which is recorded in Book Y of Deeds on page 496 in the Recorder's Office of Winnebago County, Illinois, Beginning at the Southwest corner of said Block Twenty-two (22), thence running East of the South line of the Block, 90 feet; thence North parallel with the West line of said Block. 82 feet; thence West parallel to the South line of said Block, 90 feet to the West line of said Block; thence South on said West line 82 feet to the place of beginning; situated in the County of Winnebago and State of Illinois.

(Hereinafter "Parcel")

WHEREAS, said property owner has filed an Application for Variance pursuant to Title 153, Section 153.009, of the Village Code; and

WHEREAS, the applicant owner has proposed a variance to minimum rear yard setback requirement in districts zoned residential as required by Title 153, Section 153.025(F)(1) from 25 feet to 19 feet; and

WHEREAS, a hearing on said application for variance was convened by the Village Planning and Zoning Commission at a meeting of said public body on March 22, 2017, and said meeting having been properly posted and published as required by law, and a quorum of said public body answering present when roll was called; and

WHEREAS, on March 22, 2017 the Village Planning and Zoning Commission did the application for Variance requested by the owner of record for a variance to the minimum rear yard setback requirement from 25 feet to 19 feet at 204 East Second Street, Pecatonica, Illinois, and the Village Planning and Zoning Commission having made findings of fact as required by laws did recommended approval of said Variance by a vote of five (5) ayes, zero (0) nays and two (2) absent.

BE IT ORDAINED by the President and the Board of Trustees of Village of Pecatonica, Illinois.

SECTION 1: The recitals as stated above are fully incorporated herein by reference.

SECTION 2: That a variance to the minimum rear yard setback requirement from 25 feet to 19 feet at 203 East Second Street, Pecatonica, Illinois is hereby granted.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

MOTION MADE BY: _____

MOTION SECONDED BY: _____

AYES: _____

NAYS: _____

ABSTAIN: _____

ADOPTED by the Board of Trustees this _____ day of _____, 2017.

APPROVED by the Village President this _____ day of _____, 2017.

BY: _____
DANIEL BARBER, Village President
Village of Pecatonica, Illinois

ATTEST:

GWENN SHIRLEY, Village Clerk
Village of Pecatonica, Illinois