

ORDINANCE NO. 2018-04

AN ORDINANCE AUTHORIZING ZONING MAP AMENDMENT FOR PROPERTY COMMONLY KNOWN AS 215 WASHINGTON 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 but less than 50,000 inhabitants; and

WHEREAS, CVA Ventures, Inc. is the owner of record of certain real estate commonly known as "215 WASHINGTON STREET, PECATONICA, ILLINOIS", P.I.N. 09-28-103-008 and legally described as:

LOTS TWO (2) AND THREE (3) IN BLOCK TWENTY (20) AS DESIGNATED UPON THE MAP OF THE VILLAGE OF PECATONICA, THE PLAT OF WHICH IS RECORDED IN BOOK Y ON PAGE 496 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; EXCEPTING THEREFROM: THE NORTH 46 FEET AND 4 INCHES IN WIDTH OF SAID LOT (2), THE SOUTH LINE OF SAID EXCEPTED PREMISES BEING PARALLEL WITH THE NORTH LINE OF SAID LOT (2) L SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS

WHEREAS, the applicant, CVA VENTURES, INC., did apply to amend zoning classification for the property from its current classification as R-1, Residential Single Family District, to R-3, Residential Multi-Family District; and

WHEREAS, the current use of the subject property is a permitted use for property zoned R-3, Residential Multi-Family District, pursuant to Title XV, Chapter 153, of the Village Code; and

WHEREAS, on March 7, 2018 a hearing on the Application for Zoning Map Amendment was conducted by the Village Planning and Zoning Commission, and the notice of said hearing having been properly given and conducted pursuant to state statute and applicable provisions of Title XV of the Village Code.

WHEREAS, on March 7, 2018 the Village Planning and Zoning Commission did make findings of fact as to the Application for Amendment to zoning classification and did recommended approval of said Application for Amendment by a vote of four (4) ayes, zero (0) nays and three (3) absent.

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

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

SECTION 2: That the zoning for 215 Washington Street, Pecatonica, Illinois, PIN: 09-28-103-008, is hereby amended from R-1, Residential Single Family District, to R-3, Residential Multi-Family District, and said property shall be subject to all applicable Zoning Codes of the Village of Pecatonica and particularly all applicable Zoning Codes for property zoned R-3 Residential Multi-Family District.

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.

PASSED this _____ day of _____, 2018.

APPROVED by the President of the Board of Trustees this _____ day of _____, 2018.

AYES: _____

NAYS: _____

ABSTAIN: _____

ADOPTED this _____ day of _____, 2018.

BY: _____
WILLIAM SMULL, President
Board of Trustees
Village of Pecatonica, Illinois

ATTEST:

GWENN SHIRLEY
Village Clerk, Village of Monroe Center