

**ORDINANCE NO. 2020-04**

**AN ORDINANCE AUTHORIZING ZONING MAP AMENDMENT FOR PROPERTY COMMONLY KNOWN AS 1"3123 NORTH PECATONICA ROAD, 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**, the Village of Pecatonica is the owner of record of certain real estate commonly known as "3123 NORTH PECATONICA ROAD, PECATONICA, ILLINOIS", P.I.N. 09-33-151-012 and legally described as:

\*\*\*\*SEE EXHIBIT "A", which Exhibit is incorporated herein by reference \*\*\*\*

**WHEREAS**, the applicant, VILLAGE OF PECATONICA, by and through its corporate authorities did apply to amend zoning classification for the property from its current classification as R1, single family residential, to CD, Commercial District; and

**WHEREAS**, all current uses on the subject property were lawfully adopted preexisting uses and are therefore permitted uses subject to Section 153.008 of the Village Code for property zoned C Commercial pursuant to Title XV, Chapter 153 of the Village Code; and

**WHEREAS**, on January 17, 2020 a hearing on the Application for Zoning Map Amendment was conducted by the Village Planning and Zoning Commission, said hearing having been properly noticed and conducted pursuant to state statute and applicable provisions of Title XV, Chapter 153 of the Village Code.

**WHEREAS**, on January 17, 2020 the Village Planning and Zoning Commission did recommended approval of said Map Amendment by a vote of 6 ayes, 0 nays and 1 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 3123 N. Pecatonica Road, Pecatonica, Illinois, PIN: 09-33-151-012, is hereby amended from R-1 Single Family Residential to CD, Commercial, 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 CD Commercial.

**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 by the Board of Trustees this \_\_\_\_\_ day of February, 2020.

APPROVED by the President of the Board of Trustees this \_\_\_\_\_ day of  
February, 2020.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

BY: \_\_\_\_\_  
WILLIAM SMULL, Village President  
Village of Pecatonica, Illinois

ATTEST:

\_\_\_\_\_  
GWENN SHIRLEY, Village Clerk  
Village of Monroe Center

EXHIBIT "A"

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