

ORDINANCE NO. 2020-36

AN ORDINANCE AUTHORIZING ZONING MAP AMENDMENT FOR PROPERTY COMMONLY KNOWN AS “908 WASHINGTON STREET, PECATONICA, WINNEBAGO COUNTY, ILLINOIS”, P.I.N. 09-28-312-001

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 applicant, B & E ENTERPRISES, INC., an Illinois Corporation, was the owner of record of certain real estate commonly known as “908 WASHINGTON STREET, PECATONICA, ILLINOIS”, P.I.N. 09-28-312-001 and legally described as:

LOT FIVE (5) IN BLOCK FIVE (5) AS DESIGNATED UPON THE PLAT OF NELSON REED’S ADDITION TO THE TOWN OF PECATONICA, WHICH PLAT IS RECORDED IN BOOK 37 OF DEEDS ON PAGE 23 IN THE RECORDER’S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS

at the time it filed an Application for Map Amendment and at the time and date of hearing on the Application for Map Amendment before the Village of Pecatonica Planning and Zoning Commission on July 9, 2020; and

WHEREAS, the applicant, B & E ENTERPRISES, did convey the property commonly known as “908 Washington Street, Pecatonica, Illinois” to the current owners of record, ROBERT L. ENDRES, LAURA E. ENDRES, and BRADY F. ENDRES, by corporate warranty deed, Winnebago County Recorder’s Document No. 20201019490, on July 15, 2020; and

WHEREAS, B & E ENTERPRISES, INC., through its corporate secretary did apply to amend zoning classification for the property from its current classification as R-1, Residential Single-Family District, to R-2, Residential Two-Family District; and

WHEREAS, the current use of the subject property is a permitted use for property zoned R-2, Residential Two-Family District, pursuant to Title XV, Chapter 153, of the Village Code; and

WHEREAS, on July 9, 2020 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 July 9, 2020 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, one (1) nays and one (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 908 Washington Street, Pecatonica, Illinois, PIN: 09-28-312-001, is hereby amended from R-1, Residential Single-Family District, to R-2, Residential Two-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-2 Residential Two-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 _____, 2020.

APPROVED by the President of the Board of Trustees this _____ day of _____, 2020.

AYES: _____

NAYS: _____

ABSTAIN: _____

ADOPTED this _____ day of _____, 2020.

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

ATTEST:

GWENN SHIRLEY
Village Clerk, Village of Pecatonica