

ORDINANCE NO.2020-47

ORDINANCE APPROVING VARIANCE TO MINIMUM SIDE YARD SETBACK FROM 20 FEET TO 12 FEET AT PROPERTY COMMONLY KNOWN AS 633 REED 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, FIRST CONGREGATIONAL UNITED CHURCH OF CHRIST, is the owner of record for the property commonly known as "633 Reed 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:

******PLEASE SEE TRACTS 2 & 3 ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE******

(Hereinafter "Parcel")

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

WHEREAS, the applicant owner has proposed a variance to minimum side yard setback requirement in districts zoned residential as required by Title 153, Section 153.025(F)(5)(1) for churches located on an interior lot from 20 feet to 12 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 October 15, 2020, and said meeting having been properly noticed to adjacent property owners, posted and published as required by law, and a quorum of said public body answering present when roll was called; and

WHEREAS, on October 15, 2020 the Village Planning and Zoning Commission did hold a hearing on the application for Variance requested by the owner of record for a variance to the minimum side yard setback requirement for churches in districts zoned R-1 and located on an interior lot from 20 feet to 12 feet at 633 Reed Street, Pecatonica, Illinois, and the Village Planning and Zoning Commission having considered and made findings of fact as required by law did recommended approval of said Variance by a vote of six (6) ayes, zero (0) nays and zero (0) absent or abstaining.

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 side yard setback requirement from 20 feet to 12 feet at 633 Reed Street, Pecatonica, Illinois, P.I.N. 09-29-427-005, 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 _____, 2020.

APPROVED by the Village President this _____ day of _____, 2020.

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

ATTEST:

GWENN SHIRLEY, Village Clerk
Village of Pecatonica, Illinois

PLAT OF SURVEY
LOTS 9 & 10, BLOCK 2,
MAP OF THE VILLAGE OF PECATONICA,
VILLAGE OF PECATONICA,
WINNEBAGO COUNTY, ILLINOIS

DESCRIPTIONS
TRACT 1
 The North one-half (1/2) of Lots Nine (9) and Ten (10) in Block Two (2) as designated upon the Map of Pecatonica, the Plat of which is recorded in Book Y of Deeds on Page 488 in the Recorder's Office, in Winnebago County, Illinois. The Southern line of said tract being parallel with the Northern line of said tract situated in the County of Winnebago and State of Illinois.


TRACT 2
 Lots Nine (9) and Ten (10) in Block Two (2) as designated upon the Map of Pecatonica, the Plat of which is recorded in Book Y of Deeds on Page 488 in the Recorder's Office, in Winnebago County, Illinois. The Southern line of said tract being parallel with the Northern line of said tract situated in the County of Winnebago and State of Illinois.

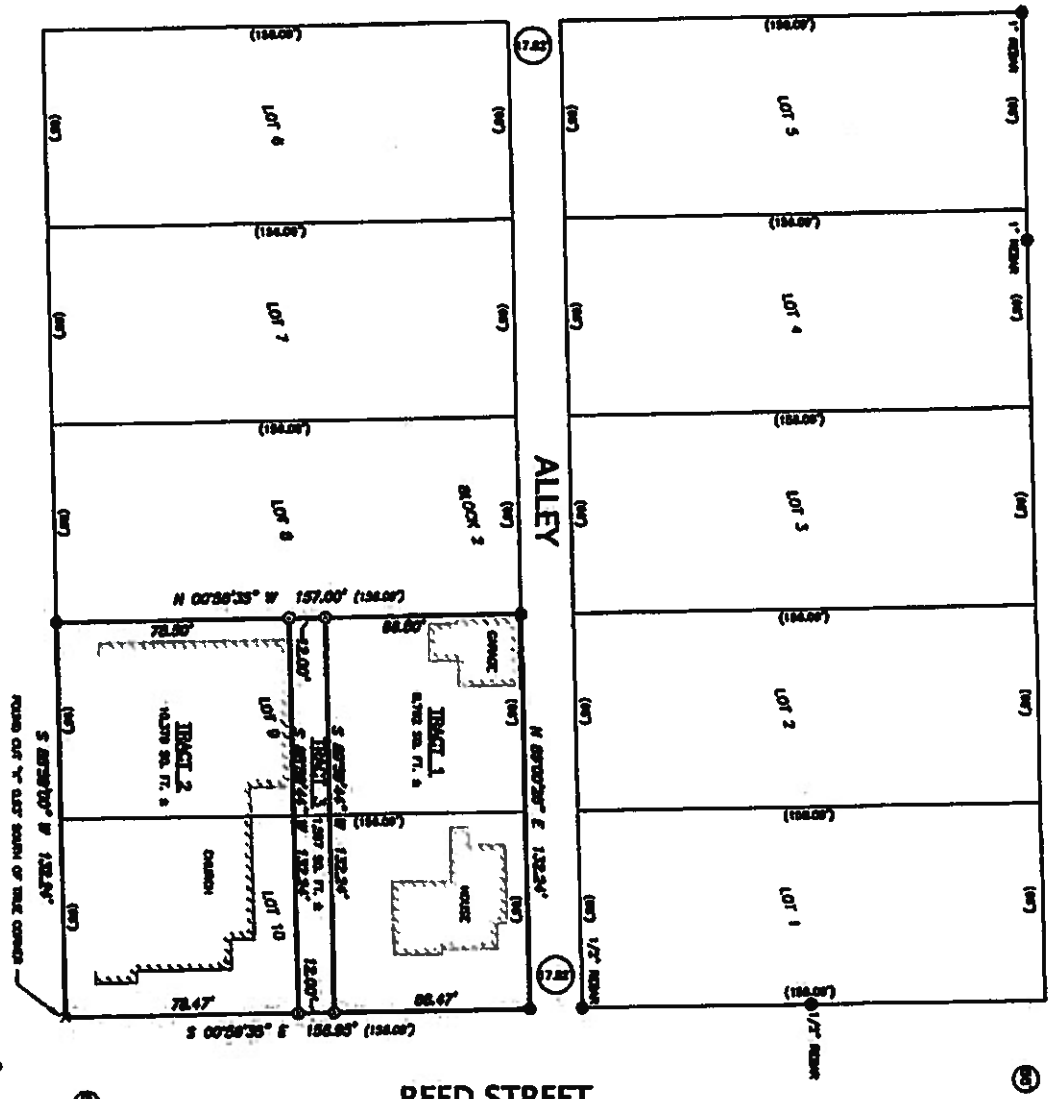
TRACT 3 (TRACT 1 IS CONTIGUOUS TO TRACT 2)
 The South 1/2 of the North one-half (1/2) of Lots Nine (9) and Ten (10) in Block Two (2) as designated upon the Map of Pecatonica, the Plat of which is recorded in Book Y of Deeds on Page 488 in the Recorder's Office, in Winnebago County, Illinois. The Southern line of said tract being parallel with the Northern line of said tract situated in the County of Winnebago and State of Illinois.

SURVEYOR'S STATEMENT:
 I, Nicholas A. Gilbride, a Professional Land Surveyor in the State of Illinois, having been duly sworn, do hereby certify that I have personally and independently surveyed the above described premises and that the dimensions shown on this plat conform to the original plat of said premises as shown in the field and records of a plat upon said plat. I further state that I have made no independent search of the public records for assessments, encumbrances, liens, or any other facts which an accurate and correct plat search may disclose, as part of the survey, but rely upon the materials supplied to me by the owner or the owner's representative.
 Signed at Freeport, Illinois, this 5th day of October, 2020

Nicholas A. Gilbride
 Nicholas A. Gilbride
 Professional Land Surveyor No. 28-3822
 Current expiration date: November 30, 2020

LEGEND
 FOUND 5/07'S BOUND (UNLESS NOTED OTHERWISE)
 SET 5/8'S BOUND W/BLUE CAP
 SET CUI " "
 PROPERTY LINE
 LOT LINE
 RIGHT-OF-WAY BOUND
 PREVIOUSLY RECORDED AS


 REGISTERED PROFESSIONAL LAND SURVEYOR
 NICHOLAS A. GILBRIDE
 NO. 28-3822
 STATE OF ILLINOIS



SIXTH STREET

FIFTH STREET

ALLEY

DIVISION STREET

REED STREET

EXHIBIT A

C 17120 CO PT

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JOB NUMBER: 20-032
SHEET NUMBER: 1 of 1