

ORDINANCE NO. 2021-08

AN ORDINANCE AUTHORIZING ZONING MAP AMENDMENT FOR PROPERTY COMMONLY KNOWN AS “17135 SUMNER ROAD, PECATONICA, WINNEBAGO COUNTY, ILLINOIS”, P.I.N. 09-29-327-002

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 applicants, DAVID J. DULANEY and SARAH E. DULANEY, are the owners of record of certain real estate commonly known as “17135 SUMNER ROAD, PECATONICA, ILLINOIS”, P.I.N. 09-29-327-002 and legally described as:

PART OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 29, TOWNSHIP 27 NORTH RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED TO-WIT: BEGINNING AT A POINT IN THE MIDDLE OF THE RIVER ROAD, FIVE HUNDRED TWENTY SEVEN AND EIGHT-TENTHS (527.8) FEET WESTERLY FROM THE INTERSECTION OF THE MIDDLE OF SAID ROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER (1/4); THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION; SIX HUNDRED SEVENTY TWO AND NINE-TENTHS (672.9) FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER (1/4) SECTION THREE HUNDRED EIGHTEEN AND TWO-TENTHS (318.2) FEET; THEN SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, SIX HUNDRED NINETY SIX AND ONE-TENTH (696.1) FEET TO THE MIDDLE OF SAID ROAD; THENCE EASTERLY ALONG THE MIDDLE OF SAID ROAD, THREE HUNDRED NINETEEN AND THREE-TENTHS (319.3) FEET TO THE PLACE OF BEGINNING; 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; and

WHEREAS, the applicants, DAVID J. DULANEY and SARAH E. DULANEY, are the owners of record of the subject property as evidenced by a warranty deed recorded with the Winnebago County Recorder’s Office by Document No. 373547, on August 7, 2003; and

WHEREAS, DAVID J. DULANEY and SARAH E. DULANEY did apply to amend zoning classification for the property from its current classification as R-1, Residential Single-Family District, to AD, Agricultural District; and

WHEREAS, the current use of the subject property is a permitted use for property zoned R-1, Residential Single Family District, and for property zoned AD, Agricultural District, pursuant to Title XV, Chapter 153, of the Village Code; and

WHEREAS, on January 14, 2021 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 January 14, 2021 the Village Planning and Zoning Commission did consider relevant facts and testimony as to the Application for Amendment to zoning classification and did recommended approval of said Application for Amendment by a vote of six (6) ayes, zero (0) nays and zero (01) absent/abstentions.

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 “17135 Sumner Road, Pecatonica, Illinois”, PIN: 09-28-312-001, is hereby amended from R-1, Residential Single-Family District, to AD, Agricultural 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 AD Agricultural 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 by the Village Board of Trustees this _____ day of _____, 2021.

APPROVED by the President of the Board of Trustees this _____ day of _____, 2021.

AYES: _____ ; NAYS: _____ ; ABSTAIN: _____

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

ATTEST:

GWENN SHIRLEY
Village Clerk, Village of Pecatonica