

ORDINANCE NO. 2022-11

AN ORDINANCE APPROVING ZONING MAP AMENDMENT FOR PROPERTY COMMONLY KNOWN "xxx WASHINGTON STREET, PECATONICA, ILLINOIS", P.I.N, 09-28-104-003, VILLAGE OF 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 applicants, GREG R. MANUEL and PATSY S. MANUEL, are titleholders to the property commonly known as "xxx Washington Street, Pecatonica, Winnebago County, Illinois", PIN: 09-28-104-003, and is legally described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, said parcel owners have filed an Application for Zoning Map Amendment pursuant to Title XV, Chapter 153, Sections 153.004(B) and 153.009(A) of the Village Code, and requesting that zoning for the Parcel be amended from R-1, Residential Single Family District, to ID, Industrial District; and

WHEREAS, the proposed use of the subject parcel as a self-storage facility is a permitted special use for property zoned ID pursuant to Title XV, Chapter 153, Section 153.040(B)(51) of the Village Code; and

WHEREAS, pursuant to applicable state statutes and village code provisions pertaining to notice of like applications the Planning and Zoning Commission did convene a hearing on April 21, 2022 at 6:00 pm at Village Hall at 405 Main Street, Pecatonica, IL to consider the application, conduct a hearing, take testimony from the applicant and/or any interested party or concerned citizen in attendance, deliberate based on the testimony and evidence produced and the application filed by the owner of record and consider findings of facts as required by law;

WHEREAS, on April 21, 2022, at 6:00 p.m. the Village Planning and Zoning Commission did find that the proposed zoning for industrial use was consistent with surrounding uses and therefore met the spirit and purposes of the village's zoning code, and did recommended approval of said Map Amendment application request by a vote of six (6) ayes, zero (0) 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 the property commonly known as "xxx Washington Street, Pecatonica, Illinois", PIN: 09-28-104-033 is hereby amended from

R-1, Residential Single Family, to ID, Industrial District, and said property shall be subject to all ordinances and regulations of and for districts zoned ID, Industrial 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.

ADOPTED by the Board of Trustees this _____ day of _____, 2022.

APPROVED by the Village President this _____ day of _____, 2022.

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

ATTEST:

GWENN SHIRLEY, Village Clerk
Village of Pecatonica, Illinois

MOTION MADE BY: _____

MOTION SECONDED BY: _____

AYES: _____

NAYS: _____

ABSTAIN: _____

EXHIBIT 'A'

Ordinance 2022-11

Legal Description for PIN 09-28-104-003

80109786
Tx:40065374

2021040195
Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
11/08/2021 11:30:41 AM
DEED Pages: 2
ST STAMP FEE 21.50
CO STAMP FEE 10.75
RECORDING FEE 36.00
RHSP FEE 9.00

**TRUSTEE'S DEED -
JOINT TENANTS**

THIS INDENTURE, made this
November 2, 2021, between

21,500

MARGARET A. BAUCH, Trustee of **THE WILLIAM H. BAUCH FAMILY TRUST**, dated January 12, 2011, Grantor, and Grantees, **GREG R. MANUEL** and **PATSY S. MANUEL**, husband and wife, **NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS**

THE PROPERTY COMMONLY KNOWN AS: Washington Street, Pecatonica, IL 61063

PROPERTY CODE: 09-28-104-003

WITNESSETH, That Grantor in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said Grantees, the following described real estate, situated in the County of Winnebago, and State of Illinois, to-wit:

Part of the West Half (1/2) of Block Twenty-two (22) as designated upon the Map of the Village of Pecatonica, which Map is recorded in Book Y of Deeds on Page 496 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at a point in the West line of said Block, 99 feet South of the Northwest corner of said Block; thence East parallel with the North line of said Block, 165 feet to the East line of the West Half (1/2) of said Block; thence South, parallel with the West line of said Block, 80 feet; thence West, parallel with the North line of said Block, 165 feet to the West line of said Block; thence North along the West line of said Block; 80 feet to the place of beginning, in Winnebago County, Illinois.

ALSO DESCRIBED AS the Southerly 80 feet of the Northerly 179 feet of the Westerty Half (1/2) of Block Twenty-two (22) in the Plat of the Village of Pecatonica; situated in the County of Winnebago and State of Illinois.

together with the hereditaments, tenements and appurtenances thereunto belonging.

SUBJECT TO: Restrictions, covenants, and easements of record, if any, and general real estate taxes for the year 2021 and thereafter situated in Winnebago County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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