

ORDINANCE NO.2022-13

ORDINANCE GRANTING VARIANCE TO MINIMUM FRONT YARD SETBACK FROM 25 FEET TO 10 FEET AT PROPERTY COMMONLY KNOWN AS "XXX WASHINGTON STREET, PECATONICA, ILLINOIS, P.I.N. 09-28-104-003

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 PATSDY S. MANUEL, are the owners of record for the property commonly known as "xxx Washington Street, Pecatonica, Illinois", PIN: 09-28-104-003, 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 in Exhibit "A", attached hereto and incorporated herein by reference; and

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

WHEREAS, the applicant owners have proposed a variance to minimum front yard setback requirement in districts zoned Industrial as required by Title 153, Section 153.027(B) from 25 feet to 10 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 April 21, 2022, at 6:00m p.m. 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 April 21, 2022, at 6:00 p.m. 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 front yard setback requirement in districts zoned Industrial, ID, from 25 feet to 10 feet at "xxx Washington Street, Pecatonica, Illinois, P.I.N. 09-28-104-003, 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 one (1) 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 front yard setback requirement from 20 feet to 12 feet, as required by Section 153.027(B) of the Village Zoning Code at "xxx Washington Street, Pecatonica, Illinois, P.I.N. 09-28-104-003, 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 of the Village of Pecatonica, Illinois this _____ day of _____, 2022.

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

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

ATTEST:

GWENN SHIRLEY, Village Clerk
Village of Pecatonica, Illinois

EXHIBIT "A"

Ordinance 2022-13

Legal Description of P.I.N. 09-28-104-003

80109786
Tx:40065374

AD



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
RMSP FEE 9.00

THIS INDENTURE, made this
November 2, 2021, between
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**

21,500

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 Westerly 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.

TJAWW300816COM

TO HAVE AND TO HOLD the same unto said Grantees, and their heirs and assigns forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, said Grantor, as trustee, has hereunto set her hands and seal the day and year first above written.

Margaret A. Bauch
Margaret A. Bauch, Not Personally,
but as Trustee As Aforesaid

AFFIX TRANSFER TAX STAMP OR Exempt under provisions of Paragraph (b) of 35 ILCS 200/31-45, Real Estate Transfer Tax Law. ____ Date Buyer, Seller or Representative
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STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) I, the undersigned, a Notary Public, in
DO HEREBY CERTIFY THAT: MARGARET A. BAUCH, who is personally known
to me to be the same person whose name is subscribed to the foregoing instrument, as
having executed the same, appeared before me this day in person and acknowledged that
she signed, sealed and delivered the said instrument as her free and voluntary act for the
purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 2nd day of November 2021.



Jayda Gosch
Notary Public

Return to and Future Taxes to: Greg R. Manuel and Patsy S. Manuel,

7923 Kelana Dr, Rockford, IL 61101

This Instrument Prepared By: Reese & Reese Attorneys, 979 North Main Street,
Rockford, IL 61103 815/968-8851

WINNEBAGO COUNTY RECORDER

VILLAGE OF PECATONICA

April 2022

MONTHLY REPORT FOR WATER, WASTEWATER, & PUBLIC WORKS

WATER DEPARTMENT

	<u>Well # 1</u>	<u>Well # 2</u>	<u>Total</u>
Gallons Pumped	2,323,000	2,441,000	4,764,000
Chlorine Used	33.2	32.4	
Fluoride Used	70.0	79.0	

Gallons Not Billed:	225,000
Gallons Metered:	3,453,470
Total Gallons Accounted For:	3,678,470
Water Loss Percentage:	23%

Hours on Water Management	29.6
Hours on Water Operations	272.0
Hours on Water Line Repairs	21.0
Water Overtime	10.5

WASTEWATER DEPARTMENT

Gallons Treated:	10,574,000
Gallons Billed:	3,845,397
Bay Valley Flow Total:	503,300
Gallons Of Sludge Pressed:	100,635
Gallons Of Sludge Accepted From Other Facilities:	23,200
Gallons Accepted From Other Facilities (Septic):	15,000

<u>N.P.D.E.S. Permit Limits</u>		
<u>Waste Water</u>	<u>Avg</u>	<u>Max</u>
Flow MGD	0.600	1.650
TSS mg/L	12.0	24.0
Fecal Coli		400
Cbod	10.0	20.0

<u>D.M.R. Reported Values</u>		
<u>Waste Water</u>	<u>Avg</u>	<u>Max</u>
Flow MGD	0.352	0.472
TSS mg/L	4.5	10.5
Fecal Coli		0
Cbod	2.4	3.6

Hours on Wastewater Management	29.6
Hours on Wastewater Operations	173.0
Hours on Wastewater Line Repairs	0.0
Wastewater Overtime	9

PUBLIC WORKS / STREETS DEPARTMENT

Street Management	14.8
Street Repair	3.0
Shop & Miscellaneous Repair	103.5
Mowing	0.0
Street Cleaning/Sweeping	0
Street Projects	0.0
Snow Removal	3.0
Snow Removal Overtime	0.0
Street Overtime	9

WATER DEPARTMENT:	333.1
WASTEWATER DEPARTMENT:	211.6
STREETS DEPARTMENT:	133.3
TOTAL	678.0