

**ORDINANCE NO. 2015-19**

**AN ORDINANCE AUTHORIZING ZONING MAP AMENDMENT FOR PROPERTY COMMONLY KNOWN AS 203 MAIN 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 but less than 50,000 inhabitants; and

**WHEREAS**, the Jon E. Bolen and Beth J. Bolen are the owners of record of certain real estate commonly known as "203 MAIN STREET, PECATONICA, ILLINOIS", P.I.N. 09-29-230-017 and legally described as:

THE EAST HALF (1/2) OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO LONE ONE (1) AND ALL OF LOT ONE (1) IN BLOCK NINE (9) AS DESIGNATED UPON THE MAP OF THE VILLAGE OF PECATONICA, THE PLAT OF WHICH IS RECORDED IN BOOK Y OF DEEDS ON PAGE 496 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS

**WHEREAS**, the applicants, JON E. BOLEN and BETH J. BOLEN, did apply to amend zoning classification for the property from its current classification as CD, Commercial District, to R-1, Single Family Residential; and

**WHEREAS**, the current use of the subject property is a permitted use for property zoned R-1, Single Family Residential, pursuant to Article Thirteen, Chapter Eleven, of the Village Code; and

**WHEREAS**, on June 15, 2015 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 Article Thirteen of the Village Code.

**WHEREAS**, on June 15, 2015 the Village Planning and Zoning Commission did recommended approval of said Map Amendment by a vote of \_\_\_ ayes, \_\_\_ nays and \_\_\_ 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 203 Main Street, Pecatonica, Illinois, PIN: 09-29-230-017, is hereby amended from CD, Commercial District, to R-1, Single Family Residential, 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-1 Single Family Residential.

**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 \_\_\_\_\_, 2015.

APPROVED by the President of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
DANIEL BARBER, President  
Board of Trustees  
Village of Pecatonica, Illinois

ATTEST:

\_\_\_\_\_  
CARA WARKENTIEN  
Village Clerk, Village of Monroe Center