

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

Ordinance No.
2018-17

AN ORDINANCE REZONING CERTAIN PROPERTY COMMONLY KNOWN AS 2848 HARRY LAND ROAD
FROM VR-2 RESIDENTIAL TO VA-1 AGRICULTURAL

CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2018-17, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on September 17, 2018.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 17th day of September, 2018.



Dawn Reynolds
Dawn Reynolds, Village Clerk

ORDINANCE NO. 2018-17

**AN ORDINANCE REZONING CERTAIN PROPERTY COMMONLY
KNOWN AS 2848 HARRY LAND ROAD FROM
VR-2 RESIDENTIAL TO VA-1 AGRICULTURAL**

WHEREAS, a petition has been filed with the Village Clerk of the Village of Mt. Zion and referred to the Planning Commission and Zoning Board of Appeals requesting the rezoning for certain real estate, as set forth below, and the request has been processed in accordance with the Village of Mt. Zion Code of Ordinances, as amended; and

WHEREAS, the Planning Commission and Zoning Board of Appeals held a public hearing on September 5, 2018 on whether the rezoning should be recommended, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said September 5, 2018, public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Mt. Zion Region News, a newspaper of general circulation in this Village; and

WHEREAS, the Planning Commission and Zoning Board of Appeals has filed its report of findings and recommendation that the requested rezoning be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report, findings and recommendations.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, AS FOLLOWS:**

SECTION 1: On the 5th day of September 2018, the Mt. Zion Planning Commission and Zoning Board of Appeals, upon due notice held a Public Hearing for Roy B. Mosser, Jr. to rezone the property located at 2848 Harry Land Road and legally described as follows:

Part of Lot 95 as designated upon the plat of Craycroft at Southlake Second Addition as per plat recorded in Book 1832, Page 854 of the Records in the Recorder's Office of Macon County, Illinois, situated in Macon County, Illinois, and part of Lot 62 of Craycroft at Southlake as per plat recorded in Book 1832, page 656 of the Records in the Recorder's Office of Macon County, Illinois, situated in Macon County, Illinois, except that part described as follow to-wit:

Beginning at the Northeast corner of Lot 95 of Craycroft at Southlake Second Addition, said point also being the Southeast corner of Lot 25 of Craycroft at South Lake: thence South 07 degrees 58 minutes 17 seconds

West along the West line of Lots 4 and 3 of said A Resubdivision of Lots 84, 85, 86, 87 and 91 of Craycroft at Southlake Second Addition as per plat recorded Book 1832, Page 941 of the Records in the Recorder's Office of Macon County, Illinois, situated in Macon County, Illinois, a distance of 140.00 feet to a point, thence South 21 degrees 13 minutes 47 seconds East along the West line of said Lots 3 and 5 of said Resubdivision of Lots 84, 85, 86, 87 and 91 of Craycroft at Southlake Second Addition, a distance of 250.68 feet to the South corner of said Lot 3, said point also being the Northwest corner of Lot 92 of said Craycroft at Southlake Second Addition; thence South 06 degrees 06 minutes 02 seconds East along the West line of said Lot 92, a distance of 191.07 feet to the Northeast corner Lot 94 of said Craycroft at Southlake Second Addition; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 94, a distance of 101.00 feet of the Northwest corner of said Lot 94; thence South 00 degrees, 28 minutes 12 seconds West along the West line of said Lot 94, a distance of 219.96 feet to the Southwest corner of said Lot 94; thence Southwesterly on a curve to the right having a radius of 275 feet, an arc distance of 69.62 feet, a chord distance of 69.43 and a chord bearing of South 83 degrees 45 minutes 07 seconds W; thence South 03 degrees 24 minutes 16 seconds East, a distance of 50.13 feet to the Northwest corner of Lot 76 of said Craycroft at Southlake Second Addition; thence South 29 degrees 33 minutes 18 seconds East along the West line of said Lot 76, a distance of 292.69 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 525.91 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 674.72 feet; thence North 70 degrees 46 minutes 08 seconds West, a distance of 84.71 feet; thence North 04 degrees 53 minutes 37 seconds East along the East line of Lot 33 of said Craycroft at South Lake, a distance of 230.89 feet to the Southwest corner of Lot 26 of said Craycroft at South Lake; thence North 86 degrees 05 minutes 23 seconds East along the South line of said Lot 26, a distance of 288.24 feet; thence Northeasterly on a curve to the right having a radius of 770.22 feet, an arc distance of 150.25 feet, a chord distance of 148.83, and a chord bearing of North 02 degrees 51 minutes 39 seconds East to the Southwest corner of Lot 25 of Craycroft at South Lake; thence South 88 degrees 20 minutes 04 seconds East, a distance of 224.11 feet to the point of beginning.

Said part of Lot 95 containing 85.56 acres, more or less.

SECTION 2: The Mt. Zion Planning Commission and Zoning Board of Appeals have recommended rezoning the property from VR-2 Residential to VA-1 Agricultural.

SECTION 3: The Petition to Rezone to VA-1 Agricultural is hereby granted to the Petitioner Roy B. Mosser, Jr. The Rezoning petition will be subject to the

applicable provisions and regulations of the Zoning and Building Code in the Code of Ordinances.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 17th DAY OF SEPTEMBER, 2018.

Kernan YEA

Mose YEA

Fritzsche YEA

Ritchie YEA

Johnson YEA

Scales YEA

Reynolds
Village Clerk

APPROVED:

Markley
Village President

ATTEST:

Reynolds
Village Clerk