

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

Ordinance No.
2017-7

REZONING CERTAIN PROPERTY COMMONLY KNOWN AS 240, 244 & 318 WOODLAND LANE
FROM VR-1 SUBURBAN RESIDENTIAL TO VO-1 APARTMENT

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. 2017-7, 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 April 17, 2017.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 17th day of April, 2017.



Dawn Reynolds
Dawn Reynolds, Village Clerk

ORDINANCE NO. 2017- 7

AN ORDINANCE REZONING CERTAIN PROPERTY COMMONLY
KNOWN AS 240, 244 & 318 WOODLAND LANE
FROM
VR-1 SUBURBAN RESIDENTIAL TO VO-1 APARTMENT

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 April 4, 2017 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 April 4, 2017, public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Decatur Herald & Review, 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 4th day of April, 2017, the Mt. Zion Planning Commission and Zoning Board of Appeals, upon due notice held a Public Hearing for Four Corners Development, LLC to rezone the property located at 240, 244 and 318 Woodland Lane and legally described as follows:

The West ½ of Lots One (1), Two (2) & Three (3) of Gustin's Subdivision of Lot 3 of Assessor's Subdivision of Lot 3 in the Northeast ¼ of Section 4, Township 15 North, Range 3 East of the 3rd P.M., as per Plat recorded in Book 683. Page 22 of the Records in the Recorder's Office of Macon County, Illinois, except that part deeded to the People of the State of Illinois in Warranty Deed dated May 2, 1972 and recorded June 27, 1972 in Book 1740, Page 187 as Document No. 918893. Situated in Macon County, Illinois.

And

Lots One (1) and Two (2) of R.L. Smith First Addition as per Plat recorded in Book 1832 on Page 820 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

And

Lots Three (3) and Four (4) of R.L. Smith First Addition as per Plat recorded in Book 1832 on Page 820 of the Records in the Recorder's Office of Macon County, Illinois.

SECTION 2: The Mt. Zion Planning Commission and Zoning Board of Appeals have recommended rezoning the property from VR-1 Suburban Residential to VO-1 Apartment to allow for the development of duplexes for income restricted seniors 55+.

SECTION 3: The Petition to Rezone to VO-1 Apartment is hereby granted to Petitioners Four Corners Development, LLC. 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 APRIL, 2017.

Mendenhall YEA

Mose ABSENT

Fritzsche YEA

Marshall YEA

Johnson YEA

Scales YEA

Reynolds
Village Clerk

APPROVED:

[Signature]
Village President

ATTEST:

Reynolds
Village Clerk