

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

Ordinance No.  
2024-2

AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED WITHIN  
THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS

**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. 2024-2, 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 January 16, 2024.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 16<sup>th</sup> day of January, 2024.

Seal

  
\_\_\_\_\_  
Dawn Reynolds, Village Clerk

## **ORDINANCE 2024-2**

### **AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

**WHEREAS**, the Village of Mt. Zion, Macon County, Illinois (the “Village” is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, the Village of Mt. Zion has heretofore adopted Zoning Regulations, as amended from time to time as Chapter 119: Zoning of the Mt. Zion Code of Ordinances; and

**WHEREAS**, the petitioner, Baltimore Development, has filed an application to rezone Property described in Section 1 of this Ordinance; and

**WHEREAS**, the petitioner, Baltimore Development, has requested to rezone property located within the Village of Mt. Zion corporate limits from VB-2 Community Business to VR-5 Mixed Residential; and

**WHEREAS**, the administrative procedures of the zoning code allow for the rezoning of property within the Village of Mt. Zion and the Zoning Officer has determined that the proposed rezoning request meets the requirements for administrative approval and is recommended for approval to the President and Board of Trustees; and

**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 2nd day of January 2024, the Mt. Zion Planning Commission and Zoning Board of Appeals met to review the rezoning request, presented by the

owner Baltimore Development and legally described as follows:

A part of Lot 1 of Wilder's Mt. Zion Subdivision, reference made to Book 1832, Page 542, in the Macon County Recorder's Office, Macon County, Illinois, being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, being an iron pin; Thence, S 89° 13' 48" W, all bearings are referenced to the Illinois State Plane Coordinate System East Zone Datum of 1983, along the South line of said Lot 1, to the Southwest corner of said Lot 1, a distance of 320.04 feet, to an iron pin; Thence, N 00° 16' 59" E, along the West line of said Lot 1, a distance of 637.10 feet, to the POINT OF BEGINNING, being an iron pin; Thence, continuing N 00° 16' 59" E, along the West line of said Lot 1, to the South Right-of-Way line of Harry Land Road, a distance of 513.18 feet, to an iron pin; Thence, N 89° 10' 09" E, along the South Right-of-Way line of Harry Land Road to the West Right-of-Way line of Baltimore Avenue, a distance of 525.44 feet, to an iron pin; Thence, S 63° 22' 30" E, along the East line of said Lot 1, a distance of 11.04 feet, to a Right-of-Way marker; Thence, S 00° 32' 07" E, along the East line of said Lot 1, a distance of 232.17 feet, to an iron pin; Thence, Southwesterly along the East line of said Lot 1, being a curve to the Right having a radius of 1869.86 feet, an arc length of 287.21 feet, a chord bearing of S 03° 55' 42" W, and a chord length of 286.93 feet, to an iron pin; Thence, N 89° 43' 01" W, a distance of 520.31 feet, to the POINT OF BEGINNING and containing 6.36 acres, more or less.

**SECTION 2:** The Mt. Zion Planning Commission and Zoning Board of Appeals held a public hearing and reviewed the rezoning request.

**SECTION 3:** The Mt. Zion Planning Commission and Zoning Board of Appeals has recommended the approval of the rezoning request.

**SECTION 4:** The rezoning request is hereby approved and granted to Baltimore Development subject to the provisions and regulations of the Zoning and Building Code of Ordinances in the Village of Mt. Zion, and the laws of the State of Illinois.

**SECTION 5:** 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 16th DAY OF JANUARY 2024.**

Doty            YEA

Siudyla       YEA

Kernan        YEA

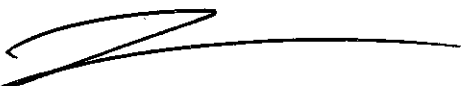
Patrick        YEA

Scales         ABSENT

Tibbs          YEA

  
\_\_\_\_\_  
Village Clerk

APPROVED:

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk