

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

Ordinance No.
2021-23

AN ORDINANCE APPROVING THE REZONING AND A SPECIAL USE PERMIT REQUEST TO ALLOW A
VEHICLE SERVICE CENTER FOR CERTAIN PROPERTY LOCATED AT 640 N. STATE HIGHWAY 121
WITHIN THE VILLAGE OF MT. ZION, ILLINOIS

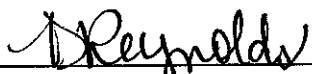
CERTIFICATE

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. 2021-23, 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 December 20, 2021.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 20th day of December, 2021.

Seal



Dawn Reynolds, Village Clerk

ORDINANCE NO. 2021-23

AN ORDINANCE APPROVING THE REZONING AND A SPECIAL USE PERMIT REQUEST TO ALLOW A VEHICLE SERVICE CENTER FOR CERTAIN PROPERTY LOCATED AT 640 N STATE HIGHWAY 121 WITHIN THE VILLAGE OF MT. ZION, 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 Title XV: Land Usage – 150 Zoning Code; and

WHEREAS, the petitioner, Dylan Jensen, has requested to rezone 640 N State Highway 121, legally described below, from VR-1 Residential to VB-3 Highway Commercial; and

WHEREAS, the petitioner, Dylan Jensen, has requested a special use permit to operate a vehicle/auto repair business at 640 N State Highway 121, legally described below; and

WHEREAS, Section 150.020 Administrative Procedures provides the procedures for any person, corporation, firm or agent thereof, or a public official of the village wishing to petition to rezone a land use classification or to seek relief from the provisions of the zoning code. The zoning officer has determined that the petitioner meets the requirements and has followed the steps and procedures required and is recommended for approval to the President and Board of Trustees.

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 7TH Day of December 2021 the Mt. Zion Planning Commission and Zoning Board of Appeals, upon due notice held a public hearing on the petition for a Rezoning and Special Use Permit to allow a vehicle service center at the property legally described as follows:

S 03 R 153E S 5 A W 598.2 N 652.8 lying E of the S B S 121 NW ¼ SW ¼ (EXC HIWY ROW) situated in Macon County, Illinois. Containing 4.84 acres, more or less. More commonly known as 640 State Route 121, Mt. Zion, Illinois 62549.

SECTION 2: The Mt. Zion Planning Commission and Zoning Board of Appeals has recommended approving the rezoning request from VR-1 Residential to VB-3 Commercial as requested.

SECTION 3: The Mt. Zion Planning Commission and Zoning Board of Appeals has recommended the granting of the Special Use Permit as requested.

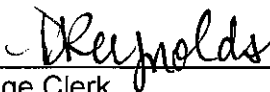
SECTION 4: Following a full and complete review of the evidence presented to the Mt. Zion Planning Commission and Zoning Board of Appeals and after careful consideration of the law, the Mt. Zion Village Board of Trustees has approved the Rezoning from VR-1 Residential to VB-3 Commercial and the Special Use Permit for 640 N State Highway 121.

SECTION 5: The Special Use Permit granted hereby is made subject to all other applicable requirements of the Zoning Code of Mt. Zion, Illinois and is non-transferable.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.


PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILALGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 20th DAY OF DECEMBER 2021.

Suidyla	<u>YEA</u>	Fritzsche	<u>ABSENT</u>
Mose	<u>ABSENT</u>	Scales	<u>YEA</u>
Kernan	<u>YEA</u>	Ritchie	<u>YEA</u>



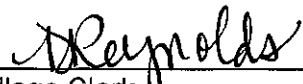
Village Clerk

APPROVED:



Village President

ATTEST:



Village Clerk