

**ORDINANCE NO. 2025-8**

**AN ORDINANCE PERMITTING A VARIANCE FOR CERTAIN PROPERTY LOCATED AT  
1515 GREENWOOD COURT, MT. ZION, ILLINOIS**

**WHEREAS**, On the 6th day of May 2025, the Mt. Zion Planning Commission & Zoning Board of Appeals, upon notice held a public hearing on the petition for a Variance for Christopher and Angela Thunder for property located at 1515 Greenwood Court within the corporate limits of Mt. Zion, Illinois and legally described below in connection with a Petition for a Variance to allow a 27 foot driveway and encroach 3-feet on the 3-foot side yard setback to construct an accessory structure; and

LOT 32 NORTHRIDGE ESTATES 3<sup>RD</sup> ADDITION AS PER RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. MORE COMMONLY DESCRIBED AS 1515 GREENWOOD COURT, MT. ZION, IL 62549.

**WHEREAS**, public notice of the aforesaid meeting of the Mt. Zion Planning Commission and Zoning Board of Appeals was duly given as required by law; and

**WHEREAS**, Section 119-86 permits the Village Board to approve variations from the Zoning Code; and

**WHEREAS**, the Village of Mt. Zion Board of Trustees has received and considered the summary findings of the Mt. Zion Planning Commission and Zoning Board of Appeals and the recommendation of approval by the Zoning Administrator, and the Village Board of Trustees believes that sufficient circumstances exist to warrant the granting of such variation, and that the granting of such variation is in the best interest of the Village.

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

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated into and made part of this Ordinance as if fully set forth in this Section 1.

**SECTION 2: Findings of Fact**

**A. Special Circumstances Not Found Elsewhere.** The property has a unique condition, one not typically found in the same zoning district, relating to the width,

depth or shape of the lot, its topography, or other exceptional circumstances not created by an owner or the application.

- B. Unnecessary Hardship.** The strict application of the Zoning Ordinance and setback requirement would result in practical difficulties, as distinguished from a mere inconvenience, which would deprive the owner of the reasonable use of the property.
- C. Preserves Rights Conferred By The Village.** It is likely that the use and value of real estate adjacent to the subject site will not be affected in a substantially adverse manner by allowing the requested variance.
- D. Necessary For Use Of The Property.** Accessory buildings are allowed in all residential zones.
- E. Consistency With Local Area And Comprehensive Plan.** Granting the variance is consistent with principles provided in the Comprehensive Plan. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.
- F. Minimum Variance Recommended.** The petitioner may construct a 27-foot wide driveway and an accessory structure no closer than zero (0) feet to the side property line.

**SECTION 3:** The Mt. Zion Planning Commission and Zoning Board of Appeals recommended to the Village Board of Trustees the approval of the requested variance to allow a 27-foot driveway be installed and an encroachment of three (3) feet on the three (3) foot setback for the erection of an accessory structure at 1515 Greenwood Court.

**SECTION 4:** The variance is hereby granted to Christopher and Angela Thunder to allow for the construction of a 27-foot driveway and an accessory structure within zero (0) feet of the side property line as described by the applicant and as attached in Exhibit A.

**SECTION 6:** The variance granted herein are contingent and subject to the following conditions:

**A.** The driveway and accessory structure shall be constructed in a manner consistent with Exhibit A.

**SECTION 7:** This variance is hereby granted and is made subject to the applicable provisions and regulations of the Zoning and Building Codes as contained in the Code of Ordinances.

**SECTION 8:** This Ordinance shall be in full force and effect from and after its passage, approval, and publications as required by law.

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 19<sup>th</sup> DAY OF MAY 2025.

DOTY      YEA

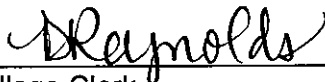
TIBBS      YEA

PATRICK      YEA

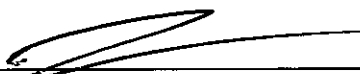
WEST      YEA

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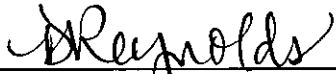
VANCE      YEA

  
Village Clerk

APPROVED:

  
Village President

ATTEST:

  
Village Clerk



1515 Greenwood Court



4/29/2025, 10:30:52 AM

- ☐ Override 1
- ☐ Parcels
- ☐ Macon Co Address Points
- ☐ Village Limits
- ☐ Streets

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Village of Mt. Zion  
Village of Mt. Zion, Illinois & Macon County, Illinois