

ORDINANCE NO. 2022-618

AN ORDINANCE OF THE VILLAGE OF ST. JACOB, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, ADOPTING THE FINDINGS OF FACT FROM THE HEARING OFFICER, AND AMENDING THE ZONING CODE TO REFLECT THE REZONING OF A PARCEL TO CLASSIFICATION B-1, COMMUNITY BUSINESS

WHEREAS, on or about November 24, 2021, the Village of St. Jacob ("Village") received an application from Josh Hancock ("Applicant") to rezone Parcel ID 05-2-23-09-20-401-007, with mailing address 212 N. Douglas (aka, 209 Blumer Ln.), St. Jacob, Illinois 62281 (the "Subject Property"), to the zoning classification B-1, community business; and

WHEREAS, on about February 2, 2022, the Zoning Hearing Officer for the Village held a public hearing at the St. Jacob Village Hall, 213 N. Douglas, St. Jacob, Illinois 62281, pursuant to the St. Jacob Zoning Code (the "Code"), § 40-10-30, *et seq.*, and the laws, relevant to that application; and

WHEREAS, the hearing officer prepared a Recommendation of the Hearing Officer, with included findings of fact, which is attached hereto as Exhibit A, and incorporated herein, and adopted by the Board of Trustees; and

WHEREAS, on February 16, 2022, the Village Board of Trustees held a hearing, to review the Recommendation of the Hearing Officer, and to hear comments from the public; and

WHEREAS, the Village Board of Trustees has determined that the rezoning sought by the applicant would be in the best interests of the community, and in considering all the factors set out in the Code at § 40-10-33, that the proposed use for the Subject Property is consistent with those factors on balance; and

WHEREAS, to the extent that the Code may impose a minimum of 1-acre requirement for the B-1 classification, the Village Board of Trustees is exercising its power to amend the code in this situation (without setting a future precedent relating to this section of the Code).

WHEREAS, the Board of Trustees understands that the Applicant has filed the necessary paperwork to have Lot No. 10 on the same block of real estate (currently bundled with the address of 206 N. Douglas Street.) re-platted, and incorporated with Parcel ID 05-2-23-09-20-401-007, it is understood that by granting rezoning to Parcel ID 05-2-23-09-20-401-007, this incorporates the building on Lot No. 10, if or when it in the future is incorporated into that Parcel ID number, and made a part of the Parcel at 212 N. Douglas.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE VILLAGE OF ST. JACOB, ILLINOIS that the Zoning Code is amended, as requested, and as discussed in the Recommendations of the Hearing Officer, and the Village Clerk is instructed to amend the Code accordingly and in all necessary manner to reflect an amendment to the Zoning Code, identifying Parcel ID 05-2-23-09-20-401-007, with mailing address 212 N. Douglas, St. Jacob, IL 62281, as classified as B-1, Community Business.

[THIS SECTION LEFT INTENTIONALLY BLANK]

ADOPTED this 16th day of February, 2022, pursuant to a roll call vote by the Board of Trustees of the Village of St. Jacob, Madison County, Illinois.

| TRUSTEE | AYE | NAY | ABSENT |
|-------------------------|----------|-------|--------|
| <u>Derek Ashoff</u> | <u>X</u> | _____ | _____ |
| <u>Tim Elliott</u> | <u>X</u> | _____ | _____ |
| <u>George Gavlick</u> | _____ | _____ | _____ |
| <u>Guideon Richeson</u> | <u>X</u> | _____ | _____ |
| <u>Dawn Ross</u> | <u>X</u> | _____ | _____ |
| <u>Jamie Runyon</u> | <u>X</u> | _____ | _____ |

Adopted this 16th day of February 16, 2022.

APPROVED:

Richard Schieffer, Mayor
Village of St. Jacob, Illinois

George Gavlick
George Gavlick - Pro Tem

ATTEST:

Kathy Becker
Kathy Becker, Village Clerk