

2024R-007005
FILED FOR RECORD IN
MACON COUNTY, ILLINOIS
MARY A. EATON, RECORDER
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FOR RECORDING PURPOSES

**AN ORDINANCE AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY TO
THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

ORDINANCE 2024-21

AN ORDINANCE AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY TO THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS

WHEREAS, the Village of Mt. Zion ("Village") County of Macon, is a non-home rule body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

WHEREAS, the Landowners of certain parcels of land with property identification numbers (referred to as "the Landowners") have initiated a petition to annex and rezone 7.29 acres of property located at 1001 S. Henderson St. (12-17-09-400-026) and legally described as follows:

SEC9-T15N-R3E~POC SE COR NW1/4 SE1/4 SEC9. S89-21-39W 32. N01-18-52W 293.5 POB. S89-35-50W 558.42. S89-34-13W 278.39. N06-01-22W 387.9. S88-40-41E 868.27. S01-18-52E 81.96 TO POB AND CONTAINING 7.29 acres more or less.

WHEREAS, upon proper notice a public hearing was held on the proposed annexation on August 19, 2024; and

WHEREAS, the Mayor and Village Board have determined that it is in the best interest of the Village of Mt. Zion that the Village annex the above legally described property.

NOW THEREFORE BE IT ORDAINED by the Mayor and Village Board of the Village of Mt. Zion, Macon County, Illinois, as follows:

Section 1. The above-described property shall be zoned VR-1 Residential in accordance with the existing land use and adjacent land uses.

Section 2. This ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.


PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 19th DAY OF AUGUST 2024.

PATRICK	<u>YEA</u>	KERNAN	<u>YEA</u>
SCALES	<u>YEA</u>	SUIDYLA	<u>ABSENT</u>
DOTY	<u>YEA</u>	TIBBS	<u>YEA</u>



Village Clerk

APPROVED:



Village President

ATTEST:



Village Clerk



1400 Mt. Zion Parkway
Mt. Zion, IL 62549
www.mtzion.com
Office: 217-864-5424
Fax: 217-864-5935

ANNEXATION APPLICATION (UNOCCUPIED)

TO BE COMPLETED BY THE APPLICANT:

Fees Paid: \$ 275.⁰⁰

Location of Subject Property (please provide all three)

- 1. Address: 1001 S. Henderson St. Mt. Zion, IL
- 2. PIN Number: 12-17-09-400-026
- 3. Legal Description (Attached, as additional page and email a copy (Microsoft Word) to applicable Planning Staff)

Present Use of Subject Property: Vacant lot / Building home

Present Zoning District: R-1 Proposed Zoning District: VA-1

Has the property ever been part of a force annexation petition? Yes No

Applicant Name: Cody & Jessica Buckley

Address: 160 Covington Ave. Mt. Zion, IL

Phone Number: 217-433-5868 Fax: _____

Email: Buxisu@hotmail.com

Owner Name (if different than applicant)

Name: _____

Owner Address: _____

Phone Number: _____ Fax: _____

Email: _____

Proof of Standing provided: County records
(Please attach proof of ownership, control, authorization, etc.)

TO THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, ILLINOIS:

The undersigned, under oath, respectfully represent as follows:

1. That the petitioner is the owner of record of all the property herein described and attached to this Petition.
2. That the property herein described is not within the corporate limits of any municipality.
3. That the property herein described is contiguous to the Village of Mt. Zion, a municipal corporation.
4. That there are no electors residing on the property.
5. That the petitioner requests that the Village of Mt. Zion, a municipal corporation, annex the following described property:

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT A)

WHEREFORE, Petitioner respectfully requests that the Corporate Authorities annex the above described property to the Village of Mt. Zion by ordinance, in accordance with the provisions of the Petition and pursuant to 65 ILCS 5/7-1-8 of the Illinois Municipal Code of the State of Illinois, as amended.

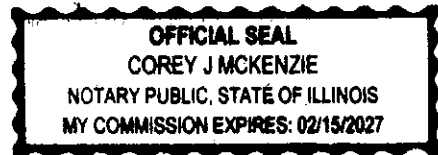
Dated this 29 day of July, 2024.

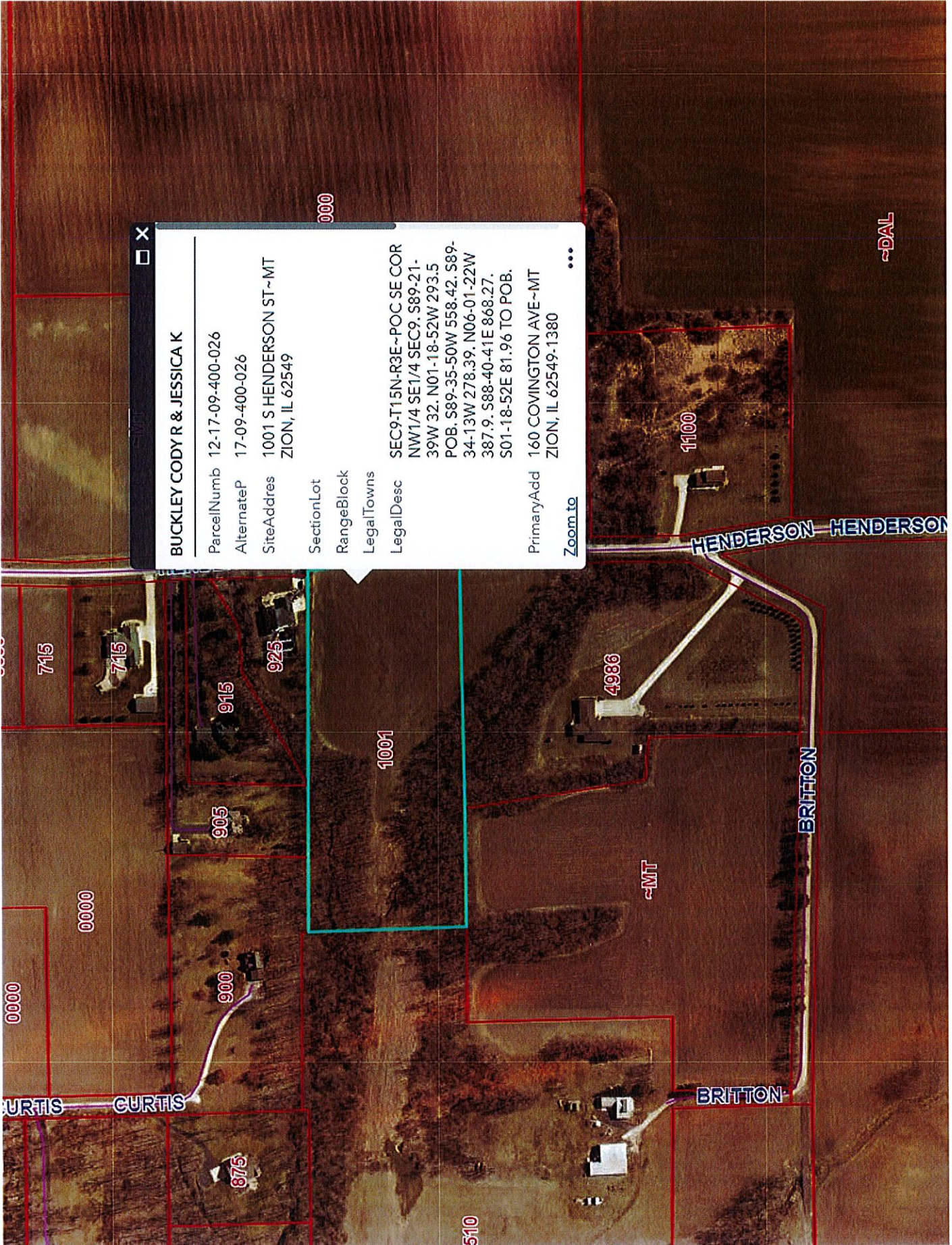
OWNERS

C. J. Buckley
Jessica Buckley

Subscribed and sworn to
Before me this 29 Day of July, 2024.

[Signature]
Notary Public





BUCKLEY CODY R & JESSICA K

ParcelNumb 12-17-09-400-026

AlternateP 17-09-400-026

SiteAddress 1001 S HENDERSON ST~MT

ZION, IL 62549

SectionLot

RangeBlock

LegalTown

LegalDesc

SEC9:T15N-R3E~POC SE COR
NW1/4 SE1/4 SEC9, S89.21-
39W 32. N01-18-52W 293.5
POB, S89-35-50W 558.42, S89-
34-13W 278.39, N06-01-22W
387.9, S88-40-41E 868.27,
S01-18-52E 81.96 TO POB.

PrimaryAdd 160 COVINGTON AVE~MT
ZION, IL 62549-1380

Zoom to



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~DAL

715

715

915

925

905

1001

4986

900

875

510

1100

HENDERSON HENDERSON

BRITTON

~MT

BRITTON

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CURTIS

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**NOTICE OF PUBLIC HEARING ON POTENTIAL ANNEXATION AND RELATED MATTERS WITH THE
VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

PUBLIC NOTICE is hereby given that as part of the regular Village Board Meeting of the Village of Mt. Zion to be held on August 19, 2024 at 5:15 p.m. at Mt. Zion Village Hall, 1400 Mt. Zion Parkway, Mt. Zion, Illinois, 62549, for the purpose of considering and hearing testimony as to an ordinance authorizing the annexation in regards to the annexation petition of Cody and Jessica Buckley of property comprising of approximately 7.29 acres of land located at 1001 S. Henderson St. (12-17-09-400-026), and described as follows:

SEC9-T15N-R3E~POC SE COR NW1/4 SE1/4 SEC9. S89-21-39W 32. N01-18-52W 293.5
POB. S89-35-50W 558.42. S89-34-13W 278.39. N06-01-22W 387.9. S88-40-41E 868.27.
S01-18-52E 81.96 TO POB AND CONTAINING 7.29 ACRES MORE OR LESS.

It is proposed that the subject property be zoned VR-1 Residential. That an accurate map of the subject parcel to be proposed to be subject to potential annexation is on file with the Village Clerk of the Village of Mt. Zion, Illinois.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard, which public hearing shall be conducted in accordance with the law applicable in such circumstances.

Village of Mt. Zion, Illinois
By: Dawn Reynolds, Village Clerk
July 30, 2024