

CITY OF NEWTON, ILLINOIS

ORDINANCE NO. 19 - 02

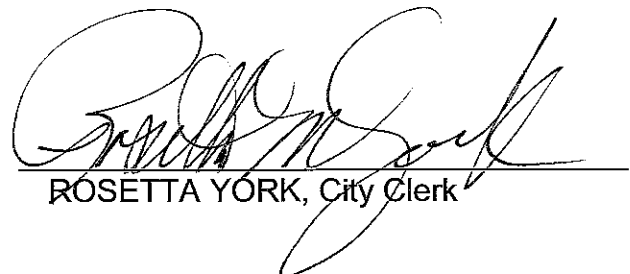
AN ORDINANCE TO AMEND THE ZONING MAP OF THE
ZONING CODE TO THE
CITY OF NEWTON, JASPER COUNTY, ILLINOIS

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF NEWTON, ILLINOIS
THIS 2ND DAY OF APRIL, 2019

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF
THE CITY COUNCIL OF THE CITY OF NEWTON,
JASPER COUNTY, ILLINOIS
THIS 2ND DAY OF APRIL, 2019

CERTIFICATE OF PUBLICATION

I, ROSETTA YORK, the duty qualified City Clerk of the City of Newton, Illinois, and the official custodian of records of said City do hereby certify that this Ordinance was published in pamphlet form by authority of the City Council on the 2nd day of April, 2019.


ROSETTA YORK, City Clerk

ORDINANCE NO. 19-02

AN ORDINANCE TO AMEND THE ZONING MAP OF THE
ZONING CODE TO THE
CITY OF NEWTON, JASPER COUNTY, ILLINOIS

WHEREAS, a public hearing was held on March 25, 2019 at 6:00 o'clock p.m. before Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a request to change Zone District Classification was presented requesting amendment to the Zoning Code as set forth on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the Corporate Authorities of Newton, Illinois concur in the aforesaid findings and recommendations of the Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON, ILLINOIS:

Section 1: Amendments. The proposed Zoning Amendment to change the Zone District Classification of the property described in Exhibit A attached, is hereby granted changing the Zone Classification of the described property from SR-2 to B-1.

Section 2: Severability of Provisions. Each section, paragraph, sentence, clause and provision of this Ordinance is severable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of the Ordinance, nor any part thereof, other than that part affected by such decision.

Section 3: Effective. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

BE IT FURTHER ORDAINED that the City Clerk shall record in the Office of the Recorder of Jasper County, Illinois, a duly certified copy of this Ordinance.

Upon roll call vote the following Alderpersons voted yea: **Robert Reisner, Eric Blake, Marlene Harris, Gayle Glumac, David Brown and Larry Brooks**

Upon roll call vote the following Alderperson voted nay: **None**

Passed, approval, published in pamphlet form and deposited and filed in the Office of the City Clerk Newton, Illinois the 2nd day of April, 2019.



ATTEST:


ROSETTA M. YORK, CITY CLERK


MARK BOLANDER, MAYOR

EXHIBIT A

ADVISORY REPORT
REQUEST FOR ZONING MAP AMENDMENT

TO THE MEMBERS OF THE NEWTON CITY COUNCIL:

A public hearing was held on March 25, 2019 at 6:00 P.M. in the City Council Meeting Room, City Hall, 108 North Van Buren, Newton, IL by the Zoning Board of Appeals to consider an amendment to the City of Newton zoning ordinance.

The request is to change the zone district classification of Lot 8 & N 1/16 Lot 7 Block 3 in Martin's Addition plus 6' vacated alley AND Lot 5 & 6 in Martin's Addition and Lot 8 Block 4 in Martin's Addition from SR-2 (present zoning classification) to B-1 (zoning classification requested) to permit construction of a lot parking lot for auto sales.

After considering the testimony presented at the hearing, the Zoning Board of Appeals makes the following findings of fact.

- A. The subject Property: 800 South Jackson now has a dilapidated home on the lot. It would be demolished.
- B. Surrounding area is a mix of business and residential.
- C. Present zoning of the Area is SR-2 single family district.
- D. Suitability: As currently zoned a parking lot could not be contemplated. The request for rezoning is being made by CPP Prosperities LLC of Salem, the owners of Pennington Ford. Pennington Ford already has an open lot on property at 804 S. Jackson in addition to the main location at 807 S. Van Buren.
- E. Proposed Use: Parking lot for cars to be sold.
- F. No impact on this proposal to Governmental Services.

The Zoning Board of Appeals recommends by a vote of 5 to 0 and 1 abstentions that Lot 8 & N 1/16 Lot 7 Block 3 in Martin's Addition plus 6' vacated alley AND Lot 5 & 6 in Martin's Addition and Lot 8 Block 4 in Martin's Addition be rezoned from SR-2 (present zoning classification) to B-1 (zoning classification requested) to permit construction of a lot parking lot for auto sales.

Respectfully submitted.



SECRETARY ZONING BOARD OF APPEALS