

ORDINANCE NO. 2019-

**AN ORDINANCE RECLASSIFYING AND REZONING REAL ESTATE
LETICIA MARTINEZ and ALEXANDRO MARTINEZ, OWNERS
PROPERTY ADDRESS: 909-911 SOUTH HUGH STREET, PLANO, ILLINOIS**

WHEREAS, LETICIA MARTINEZ and ALEXANDRO MARTINEZ are the Owners of the real estate hereinafter described, situated in the City of Plano, Kendall County, Illinois, to-wit:

Legal Description:

THAT PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN A LINE DRAWN PARALLEL WITH AND 240 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES) THE SOUTHERLY LINE OF ROCK STREET IN THE CITY OF PLANO, SAID POINT BEING 7.3 FEET EASTERLY OF THE CENTER LINE OF HUGH STREET IN SAID CITY AND HEREINAFTER REFERRED AS POINT "A"; THENCE SOUTH 74 DEGREES 30 MINUTES WEST ALONG SAID PARALLEL LINE 137 FEET TO A POINT 477.3 FEET EASTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE CENTER LINE OF BILL STREET IN SAID CITY; THENCE SOUTH 15 DEGREES 27 MINUTES EAST ALONG THE EXISTING FENCE LINE 1005 FEET TO THE SOUTH END THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES EAST ALONG THE EXISTING FENCE LINE 220 FEET TO THE EAST END THEREOF; THENCE NORTH 15 DEGREES 27 MINUTES WEST 236.7 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 15 DEGREES 27 MINUTES WEST 125 FEET; THENCE WESTERLY 75 FEET TO A POINT SOUTH 15 DEGREES 27 MINUTES EAST 700.7 FEET FROM SAID POINT "A"; THENCE SOUTH 15 DEGREES 27 MINUTES EAST 125 FEET; THENCE EASTERLY 75 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF PLANO, COUNTY OF KENDALL, IN THE STATE OF ILLINOIS.

Common Address: 909-911 South Hugh Street
Plano, Illinois

PIN: 01-27-253-011

being an improved parcel of real estate situated at 909-911 South Hugh Street, Plano, Illinois; and

WHEREAS, said real estate is improved with a residential duplex structure and is currently zoned R-5, General Residence District, under the Zoning Ordinance of the City; and

WHEREAS, the Owners have heretofore filed with the Corporate authorities of the CITY OF PLANO an Application for Rezoning seeking to rezone and reclassify the real estate from R-5, General Residence District, to R-6, Duplex Residential District, under the Zoning Ordinance of the City; and

WHEREAS, the Combined Plan Commission and Zoning Board of Appeals (the "Commission") of the City of Plano, Kendall County, Illinois, has heretofore conducted a Public Hearing on the Petition and the Commission has made its recommendations regarding rezoning as required by Ordinance and Statute, which said recommendations have been reviewed by the City Council, pursuant to which the Combined Plan Commission and Zoning Board of Appeals has recommended to the City Council the requested rezoning; and

WHEREAS, the Application has been presented in accordance with the Zoning Ordinance of the City of Plano; and

WHEREAS, the City Council of the City of Plano has considered said Application and has considered the findings of the Commission which recommends the rezoning and reclassification of the real estate to bring the actual use of the real estate into conformity

with the Zoning Ordinance of the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Plano, Kendall County, Illinois, as follows:

Section 1. That the real estate herein described shall be and the same is hereby rezoned and reclassified from the R-5, General Residence District, to R-6, Duplex Residence District, under the Zoning Ordinance of the City, being Title 5 of the Plano City Code.

Section 2. The City Council finds that the duplex residential structure situated on the real estate is a lawfully existing building and is a legal non-conforming use qualifying for Exemptions under Section 5-9-7 of the Plano City Code.

Section 3. Clerk is herewith authorized and directed to amend the zoning map of the City to reflect the rezoning and reclassification herein granted.

Section 4. The City Council expressly adopts restates the recommendations of the Combined Planning Commission and Zoning Board of Appeals, which are attached hereto and made a part hereof.

Section 5. All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby superceded insofar as such conflict exists and insofar as they are applicable to the real estate specifically described herein.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval as provided by Law.

PASSED by the City Council of the City of Plano, Kendall County, Illinois, on the 25th day of March, 2019.

SIGNED and APPROVED by the Mayor of the City of Plano, Kendall County,
Illinois, on the 25th day of March, 2019.

Mayor

ATTEST:

City Clerk

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