

CITY OF NEWTON, ILLINOIS

ORDINANCE NO. 20-187

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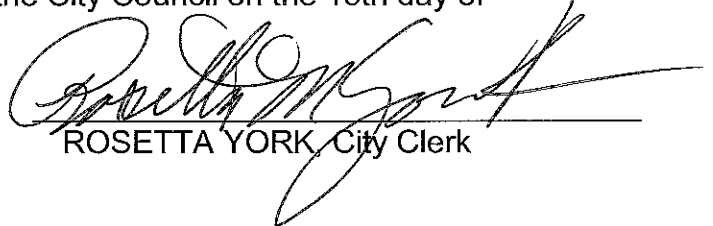
AN ORDINANCE TO AMEND THE ZONING MAP OF THE
ZONING CODE TO THE
CITY OF NEWTON, JASPER COUNTY, ILLINOIS

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF NEWTON, ILLINOIS
THIS 15th DAY OF DECEMBER, 2020

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF
THE CITY COUNCIL OF THE CITY OF NEWTON,
JASPER COUNTY, ILLINOIS
THIS 15th DAY OF DECEMBER, 2020

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 15th day of December, 2020.


ROSETTA YORK, City Clerk

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 December 9, 2020 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 B attached, is hereby granted changing the Zone Classification of the described property from B-3 to SR-2.

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, 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 15th day of December, 2020.


MARK BOLANDER, MAYOR

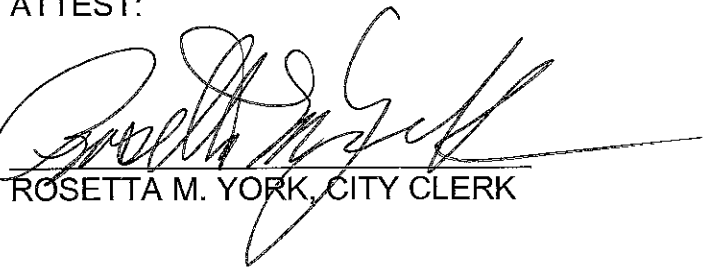
ATTEST:

ROSETTA M. YORK, CITY CLERK



EXHIBIT A

ADVISORY REPORT REQUEST FOR ZONING MAP AMENDMENT

TO THE MEMBERS OF THE NEWTON CITY COUNCIL:

A public hearing was held on December 8, 2020 at 6:00 P.M. in the auditorium of the Newton Community High School by the Zoning Board of Appeals to consider an amendment to the City of Newton zoning ordinance.

The request is to change the zoning district classification for the property with a common street address of 1401 Clayton Avenue from B-3 (highway business) to SR-2 (single family residence). The request will allow for the sale of the property to the Jasper County Community Unit District #1. The JCCUD #1 will use this property for the education programs now at Ste. Marie, Illinois.

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

A. The subject Property: The building at 1401 Clayton Avenue presently serves as the local community center. The property is being sold to the Jasper County Community Unit District #1 contingent up the property being rezoned SR-2, single family residence.

B. Surrounding area is a mix of business, residential, and government offices.

C. Present zoning of the Area is B-3; highway business.

D. Suitability: As currently zoned schools are not permitted; by special use nor variance. The property being requested to be rezoned ideally suits the needs of Jasper County Community Unit District #1. The property would allow for the school district to have a smaller footprint in the county allowing for greater efficiencies and increased safety for the students.

E. Proposed Use: Current building will be divided with offices and classrooms. A 2nd building will be constructed on the property. A proposed 8800 sq. ft. building would have 6 new classrooms, 2 of which will offer storm shelter support.

F. No impact on this proposal to Governmental Services. John Stone said any changes to the property would be minimal to any storm water/run off concerns. Chris Parr from the transportation department outlined how they would transport from north to south on the property, minimizing any traffic disruptions.

The Zoning Board of Appeals recommends by a vote of 5 to 0 and no abstentions that 1401 Clayton Avenue be reclassified from B-3 (highway business) to an SR-2 (single family residence).

Respectfully submitted,



SECRETARY ZONING BOARD OF APPEALS

EXHIBIT B

Parcel 90-12-12-200-066, Pt. Sub-Lot 3 Block C Southtown Addition to City of Newton

Parcel 90-12-12-200-069, Pt. NW ¼ NE ¼ S12 T6 R9

more particularly described as follows:

TRACT I: A part of Lot Three (3) of Southtown Estates Addition, Block "C" , in the City of Newton, Jasper County, Illinois, as shown on the Survey of Michael R. Connor, IPLS, dated December 13, 1995, recorded in Subdivision Map Record 2 at Page 87, and designated as Tract 1, and described as follows:

Beginning at the N.E. Corner of Lot 3 Southtown Estates Addition, Block "C" in the City of Newton, Illinois, thence S-00°-32'-52"-E 200.00 feet along the East line of said Lot 3, thence N-89°-32'-52"-W 202.00 feet along the South line of said Lot 3, thence N-06°-05'-26"-E 225.09 feet to the South line of Eaton Avenue, thence S-82°-47'-49"-E 176.38 feet along the South line of Eaton Avenue to the point of beginning.

TRACT II: The following described real estate being located in the Northwest Quarter of the Northeast Quarter of Section Twelve (12), Township Six (6) North, Range Nine (9) East of the Third Principal Meridian, Jasper County, Illinois: Beginning at the Southwest corner of Lot Fifteen (15), Block B of the Southtown Estates Subdivision to the City of Newton, Illinois, thence S-00 degrees 54'-30"-E (assumed) 50.00 feet, thence N-90 degrees 00'-00"-E 75.00 feet to the West line of Clayton Avenue, thence S-00 degrees 54'-30"-E 150.00 feet along the West line of Clayton Avenue, thence S-87 degrees 48'-58"-W 180.00 feet, thence S-40 degrees 43'-11"-W 156.65 feet to the Northerly right-of-way line of Illinois Route 130, thence N-49 degrees 36'-55"-W 307.63 feet along said Northerly Right-of-Way line, thence continue along said Northerly Right-of-Way line along a curve to the right having a radius of 971.00 feet, the chord of said curve bears N-43 degrees -08'-46"-W 207.56 feet, thence N-90 degrees 00'-00"-E 579.60 feet to the West line of said Southtown Estates Subdivision, thence S-00 degrees 54'-30"-E 25.00 feet along said West line to the point of beginning.

EXCEPT the following: Beginning at the Southwest corner of Lot 3 in Block C of Southtown Estates Addition to the City of Newton, Illinois, thence N-90°-00'-00"-E 208.00 feet along the South line of said Lot 3, thence S-00°-00'-00"-E 52.00 feet, thence S-43°-29'-02"-W 118.04 feet to the North ROW line of Illinois Route 130, thence Northwesterly along said ROW line, along a curve to the right having a radius of 971.00 feet and a chord bearing N-42°-38'-46"-W 187.13 feet to the point of beginning, containing 0.39 acres, more or less, as per survey of Jon W. Earnest, Illinois Professional Land Surveyor No. 2794, dated April 14, 1999, recorded in Subdivision Map Record 2, Page 174.

Street Address: 1401 Clayton Avenue, Newton, Illinois 62448