

**ORDINANCE of the City of
Knoxville**

THIS DOCUMENT PREPARED
BY:

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RETURN TO:

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ORDINANCE NO. 2026-_____

**AN ORDINANCE OF THE CITY OF KNOXVILLE, KNOX COUNTY, ILLINOIS, REZONING
CERTAIN PARCELS FROM RA RURAL AGRICULTURAL DISTRICT TO R-2 SINGLE AND
MULTI-FAMILY RESIDENCE DISTRICT**

AFFECTING THE FOLLOWING PARCELS OF LAND:

PINs: 10-33-102-008 & 10-33-102-007

BRIEF LEGAL DESCRIPTIONS:

CAVES SUB LOTS 1 AND 2 NW SEC33 T11 R2

COMMONLY KNOWN AS 832 AND 834 SWEDENBURG ROAD

WHEREAS, the owners of the adjacent real properties commonly known as 832 Swedenburg Road (PIN 10-33-102-008) and 834 Swedenburg Road (PIN 10-33-102-007), Knoxville, Illinois, PIN (hereinafter, collectively, the "Properties") have petitioned for an amendment of the City of Knoxville's zoning map, rezoning the Properties from Classification RA Rural Agricultural to R-2 Single and Multi-Family Residence District; and

WHEREAS, after a public hearing held on April 14, 2026 pursuant to duly published notice, the Zoning Board of Appeal of the City of Knoxville has recommended approval of the rezoning of the Properties to R-2 Single and Multi-Family Residence District per their owners' request; and

WHEREAS, after considering all relevant factors, the City Council of the City of Knoxville finds that the proposed rezoning is in the best interests of the City and its residents. Without dismissing or minimizing the importance of any relevant factors not enumerated or otherwise set forth herein, the City Council makes the following special findings:

- a. The Properties are located in an area that is primarily residential;

b. The City has no comprehensive use plan, but the rezoning of the Properties will serve important City goals of promoting development, increasing the availability of multi-family housing within the City, increasing the tax base of the City, and bringing the use of the Properties into harmony with surrounding uses.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Knoxville, Knox County, Illinois as follows:

Section 1: The recitals hereinabove set forth are adopted and found to be true.

Section 2: The zoning classification of the Properties (832 Swedenburg Road, PIN 10-33-102-008, and 834 Swedenburg Road, PIN 10-33-102-007, with the abbreviated legal description of CAVES SUB LOTS 1 AND 2 NW SEC33 T11 R2) is hereby changed from "RA Rural Agricultural District" to "R-2 Single and Multi-Family Residence District."

Section 3: Upon the effective date of this Ordinance, the change in zoning classification hereby adopted shall be marked on the official zoning map of the City of Knoxville.

Section 4: This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and, in the event of such conflict, the provisions hereof shall govern.

Section 5: This Ordinance is hereby ordered to be published in pamphlet form by the Knoxville City Clerk, and the City Clerk is hereby ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 6: This Ordinance shall be in full force and effect upon its adoption, approval and publication as provided by law.

PASSED by the City Council of the City of Knoxville, Knox County, Illinois, in regular and public session this ____th day of May, 2026.

Mayor

ATTEST:

City Clerk

Ayes: _____ Noes: _____ Absent: _____

CERTIFICATE OF CITY CLERK

STATE OF ILLINOIS)
COUNTY OF KNOX) SS
CITY OF KNOXVILLE)

I, BARBARA KIRCHGESSNER, do hereby certify that I am the duly qualified City Clerk of the City of Knoxville, Knox County, Illinois, and that as such City Clerk have the custody and control of the books and records of such City;

I further certify that on May _____, 2026, the Corporate Authorities of such municipality passed and approved Ordinance No. 2026-_____, titled **AN ORDINANCE OF THE CITY OF KNOXVILLE, KNOX COUNTY, ILLINOIS, REZONING CERTAIN PARCELS FROM RA RURAL AGRICULTURAL DISTRICT TO R-2 SINGLE AND MULTI-FAMILY RESIDENCE DISTRICT**, a copy of said Ordinance being attached hereto.

Ordinance No. 2026-_____, including the Ordinance and any cover sheet thereof, was published in pamphlet form and a copy of such Ordinance was posted in the City Hall, commencing on May _____, 2026, and continuing for at least ten (10) days thereafter.

City Clerk
City of Knoxville
Knox County, Illinois

(CITY SEAL)