

**ORDINANCE of the City of
Knoxville**

THIS DOCUMENT PREPARED
BY:

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RETURN TO:

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Peoria, Illinois 61602

ORDINANCE NO. 2026-_____

**AN ORDINANCE OF THE CITY OF KNOXVILLE, KNOX COUNTY,
ILLINOIS, GRANTING A ZONING LOT VARIANCE FOR PURPOSES OF
CONSTRUCTING AN ACCESSORY USE BUILDING**

AFFECTING THE FOLLOWING PARCELS OF LAND:

**LOTS 9 AND 10, WHISPERING OAKS SUBDIVISION,
CITY OF KNOXVILLE, KNOX COUNTY, ILLINOIS
PINs 10-33-276-038 AND 10-33-276-037**

WHEREAS, the owners of the adjacent real properties commonly known as Whispering Oaks Subdivision Lot 9, Knoxville, Illinois, PIN 10-33-276-038, and 117 Country Court, Knoxville, Illinois, PIN 10-33-276-037 (hereinafter, collectively, the "Properties") have petitioned for a zoning lot variance in order to treat the adjoining Properties as a single parcel for the purpose of constructing an accessory use building on the lot adjoining the owners' existing residence; 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 zoning lot variance; and

WHEREAS, the City Council of the City of Knoxville finds that the proposed variance is appropriate and in the best interests of the City and its residents;

a. The proposed use of the property is necessary or desirable at the Property to provide a service of facility which will further the public convenience and contribute to the general welfare of the community;

b. The proposed use will not be detrimental to the value of other properties or improvements;

e. The proposed use shall conform to any regulations established for special uses as established for specific special uses as provided by the City of Knoxville's Zoning Ordinance (Chapter 31 of the Knoxville City Code).

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: A variance is granted to treat the Properties as a single lot for purposes of constructing an accessory use building on the lot adjoining the existing residence on the Properties, subject to the following conditions:

a. Except as expressly modified by this variance, the accessory use building shall comply with all regulations governing accessory uses set forth in the City of Knoxville's Zoning Ordinance (Chapter 31 of the Knoxville City Code); and

b. The Properties shall not be sold separately so long as an accessory use building exists on Whispering Oaks Subdivision Lot 9, Knoxville, Illinois, PIN 10-33-276-038; and

c. To prevent the separate sale of the Properties, the Owners shall execute and record a deed, in substantially similar in substance to Exhibit A to this Ordinance, as required by Section 31-8-2 of the Knoxville City Code. The Owners shall provide proof of recording said deed before any permit will issue allowing the construction of any accessory building on Whispering Oaks Subdivision Lot 9, Knoxville, Illinois, PIN 10-33-276-038; and

d. The variance granted by this Ordinance will expire and be void if no accessory building contemplated by this Ordinance is not constructed within eighteen (18) months of this Ordinance's effective date.

Section 3: 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 4: 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 5: 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, GRANTING A ZONING LOT VARIANCE FOR PURPOSES OF CONSTRUCTING AN ACCESSORY USE BUILDING**, 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)

QUIT CLAIM DEED

Statutory (Illinois)

MAIL TO: _____

NAME & ADDRESS OF TAXPAYER:

Recorder's Stamp

THE GRANTOR(S) _____

of the _____ of _____ County of _____ State of _____ for and in consideration of

_____ DOLLAR(S) and other good and valuable consideration in hand paid.

CONVEY AND QUIT CLAIM to _____

(GRANTEE'S ADDRESS): _____

of the _____ of _____ County of _____ State of _____ all interest in the

following described Real Estate situated in the County of _____, in the State of Illinois, to wit:

(copies of recorded deeds are attached as exhibits).

The grantee(s) hereby agree and covenant that neither of the above-described lots shall be conveyed separately by him/her/them without the written approval of the
Knoxville City Council.

I/We hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number(s): _____

Property Address: _____

Name(printed) _____ Signature _____

Name(printed) _____ Signature _____

State of Illinois)

Knox County) ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____ personally known to me to be the same person(s) whose names(s) subscribed to the foregoing instrument, appeared before me this day and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and Official Seal, this _____ day of _____ A.D. 20 _____.

Notary Public: _____

This instrument prepared by: _____ of _____ / The above mentioned property has no outstanding unpaid taxes as of this _____ day of _____, AD 20 _____
County Clerk Office: _____