

ORDINANCE NO. 2022-14

AN ORDINANCE APPROVING IL - INDUSTRIAL DISTRICT ZONING UNDER SECTION 82-281 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CHERRY VALLEY, ILLINOIS FOR THE ANNEXED PROPERTY LOCATED IN BOONE COUNTY, ILLINOIS (PIN: 07-06-151-004 and 07-06-151-001) (Mango Creek/Holland)

WHEREAS, the Village of Cherry Valley, Illinois (“Village”) has adopted the Zoning Ordinance of the Village of Cherry Valley; and

WHEREAS, the Village has received a Petition for Annexation for property located in Boone County identified as PIN: 07-06-151-004 and 07-06-151-001 (“Property”); and

WHEREAS, the said Petition for Annexation included a request to have the property zoned IL-Industrial District zoning classification under Section 82-281, which allows warehousing and distribution centers, upon annexation; and

WHEREAS, said zoning request was considered by the Planning and Zoning Commission at a duly noticed public hearing conducted on March 16, 2022; and

WHEREAS, the Planning and Zoning Commission gave a positive recommendation with regards to said zoning request after making the necessary findings.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Cherry Valley, Illinois as follows:

Section 1: The above recitals are incorporated herein and made a part hereof.

Section 2: The Property is hereby granted an IL-Industrial District zoning classification under Section 82-181, which allows warehousing and distribution centers, said Property is legally described as follows:

Part of the Northwest Quarter (1/4) of Section 6, Township 43 North, Range 3, East of the Third Principal Meridian, bounded and described as follows to-wit Beginning at the Southwest corner of the Northwest Quarter of said Section; thence North 89 degrees 55 minutes 5 seconds East, along the South line of the Northwest Quarter of said Section, 1564.61 feet; thence North 3 degrees 20 minutes 50 seconds West, 1827.23 feet to the South line of premises conveyed to the State of Illinois by Final Judgment Order No. 587 by Court Order dated October 26, 1965, Circuit Court, filed October 26, 1965 in Boone County, Illinois; thence Northwesterly, along a circular curve to the right having a radius of 4457.18 feet and whose center lies to the North, and along the South line of said last mentioned premises, and along the South line of premises conveyed to the State of Illinois by instrument recorded as Document No. 5325 in said Recorder's Office to the most Westerly corner of said lost mentioned premises (the chord across the last described circular curve course bears North 87 degrees 4 minutes 33 seconds West,

418.21 feet); thence South 80 degrees 49 minutes 4 seconds West, along the South line of U.S. Route 20 (S.B. I Route 5) as said road is now located and laid out, 713.88 feet to the most Easterly corner of premises conveyed to the State of Illinois by Final Judgment Order No. 16020 by Court Order dated March 15, 1963, Circuit Court, filed November 20, 1972, Boone County, Illinois; thence South 67 degrees 52 minutes 34 seconds West, along the South line of said last mentioned premises, 111.63 feet; thence South 80 degrees 49 minutes 4 seconds West, continuing along said South line, 249.49 feet to the West line of the Northwest Quarter of said Section; thence South 0 degrees 29 minutes 29 seconds East, along the West line of the Northwest Quarter of said Section, 1651.97 feet to the point of beginning; situated in the County of Boone and State of Illinois.

PIN: 07-06-151-004 and 07-06-151-001

Section 3: Attached hereto and marked as Exhibit "A" is a map indicating the exact property being zoned.

Section 4: This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as required by law.

PASSED UPON MOTION BY: NANCY BELT

SECONDED BY: MIKE NEVILLE

BY ROLL CALL VOTE THIS 19TH DAY OF APRIL, 2022

AS FOLLOWS:

VOTING "AYE": NANCY BELT, JEFF FUSTIN, SALLY HOLLEMBEAK,
MIKE NEVILLE, BRANDI PEARSE

VOTING "NAY": NONE

ABSENT, ABSTAIN, OTHER NONE

ATTEST:



KATHY TRIMBLE, CLERK

APPROVED APRIL 19, 2022



DAVID SCHROEDER, PRESIDENT



07-06-151-004
(Mungo Creek)

07-06-151-004
(Mungo Creek)

Zepelák 07-06-151-005

Zepelák 07-06-176-001

Zepelák 07-06-176-004

OS Hřístka