

ORDINANCE NO. 2022-17

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: 07-06-176-001, 07-06-176-002, 07-06-151-005)

(Lucaya Asset Management/Zepelak)

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: 07-06-176-001, 07-06-176-002, 07-06-151-005 ("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 SIX (6), TOWNSHIP FORTY-THREE (43) NORTH, RANGE THREE (3) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN. BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, WHICH BEARS NORTH 89°-55'-05" EAST, 1564.61 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 03°-20'-50" 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 NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 4457.18 FEET AND WHOSE CENTER LINE TO THE NORTH, AND ALONG THE SOUTH LINE OF SAID LAST MENTIONED PREMISES TO A POINT (THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE

BEARS NORTH 88°-37'- 49" EAST, 249.57 FEET); THENCE NORTH 81°-21'-46" EAST. ALONG THE SOUTH LINE OF SAID LAST MENTIONED PREMISES, 564.62 FEET: THENCE NORTH 79°-45"-05" EAST, ALONG THE SOUTH LINE OF SAID PREMISES, 670.33 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°-06'-40" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION. 2032.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°-55'-05" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 1356.82 FEET TO THE POINT OF BEGINNING. SITUATED IN BOONE COUNTY, ILLINOIS.

PIN: 07-06-176-001, 07-06-176-002, 07-06-151-005

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: SALLY HOLLEMBEAK

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



Exhibit "A"