

**ORDINANCE NO. 2022-38**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT UNDER SECTION 82-234(b) SPECIAL USES OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CHERRY VALLEY, ILLINOIS TO ALLOW FOR AUTOMOBILE SALES AND SERVICES, NEW AND USED ON AN OPEN LOT OR WITHIN A BUILDING ON THE PROPERTY COMMONLY KNOWN AS 1949 SOUTH BELL SCHOOL ROAD, ROCKFORD, IL AND LEGALLY DESCRIBED AS PIN: 12-35-176-016 (GROTE AUTOMOTIVE)**

WHEREAS, a zoning request has been filed with the Village of Cherry Valley, Illinois requesting that a Special Use Permit be issued by the Village of Cherry Valley, Illinois to allow for automobiles sales and services, new and used, on an open lot or within a building for the property commonly known as 1949 South Bell School Road, Rockford, Illinois (PIN: 12-35-176-016), and,

WHEREAS, on August 24, 2022 a Special Planning and Zoning Commission meeting was held regarding said request wherein the members of the Planning and Zoning Commission made the necessary findings to allow for the Special Use Permit and by a unanimous vote recommended to the Board of Trustees for the Village of Cherry Valley, Illinois to grant the Special Use Permit as requested; and,

WHEREAS, in order to grant the Special Use to allow for the sale of automobiles and services, new and used, on an open lot, it is necessary to enact an Ordinance.

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

**SECTION 1:** A Special Use Permit under Section 82-234(b) Special Uses of the Code of Ordinances for the Village of Cherry Valley, Illinois, shall and hereby is granted to allow for automobile sales and services, new and used, on an open lot or within a building for the property commonly known as 1949 South Bell School Road, Rockford, Illinois and legally described as

PIN: 12-35-176-016 (Grote Automotive). A copy of a map indicating the exact location of the Special Use Permit is attached hereto and marked as Exhibit "A".

**SECTION 2:** This Ordinance shall be in full force and effect from and after its approval, passage and publication in pamphlet form.

PASSED UPON MOTION BY: NANCY BELT  
SECONDED BY: SALLY HOLLEMBEAK  
BY ROLL CALL VOTE THIS 31<sup>ST</sup> DAY OF AUGUST, 2022

AS FOLLOWS:

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

VOTING "NAY": NONE

ABSENT, ABSTAIN, OTHER: NONE

ATTEST:

APPROVED: AUGUST 31, 2022

  
\_\_\_\_\_  
KATHY TRIMBLE, VILLAGE CLERK

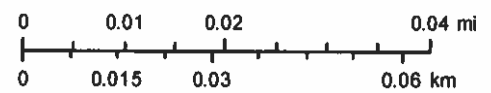
  
\_\_\_\_\_  
DAVID SCHROEDER, VILLAGE PRESIDENT



8/19/2022

Parcel Owner

1:1,200



Winnebago County  
WinGIS

# Exhibit "A"