

ORDINANCE NO. 2022-45

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CONDITIONS UNDER SECTION 82-54 TO SECTION 82-234 CC – COMMERCIAL COMMUNITY DISTRICT OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CHERRY VALLEY, ILLINOIS TO ALLOW OUTDOOR STORAGE ON A SOUTHERN PORTION OF THE PROPERTY PER THE ATTACHED SITE PLAN FOR THE PROPERTY COMMONLY KNOWN AS 7311 CHERRYVALE NORTH BLVD., ROCKFORD, ILLINOIS PIN: 12-35-176-003 (PACK STACK & STORE, INC.)

WHEREAS, the Board of Trustees for the Village of Cherry Valley, Illinois has been presented with a request for a Special Use Permit under Section 82-54 to Section 82-234 CC – Commercial Community District of the Code of Ordinances for the Village of Cherry Valley, to allow outdoor storage on the area indicated on the attached Site Plan “Exhibit A” for the property commonly known as 7311 Cherryvale North Blvd., Rockford, Illinois (Pack, Stack & Store, Inc.) and legally described as PIN: 12-35-176-003; and,

WHEREAS, the Planning and Zoning Commission Committee did convene on September 21, 2022, and discussed the request for a special use permit and recommended unanimously the issuance of the special use permit with conditions after making the necessary findings. Those conditions being:

- 1) Fencing on the East, North, and South storage areas, wherein indicated on “Exhibit B”, will be sight tight privacy fence eight feet (8’) high;
- 2) Maximum outdoor storage spaces is 50;
- 3) Outdoor storage is limited to recreational vehicles i.e. a) motor homes, pull-behind mobile living facilities with nothing stored on the top of the unit, b) trailers for snowmobiles, motorcycles and jet skis must be secured and covered;
- 4) All boats stored outside shall be secured and covered;
- 5) No open trailers;

6) All recreational vehicles of any type must be operational and licensed and there shall be no waste dumped on the premises; and

7) Landscaping in conformity with "Exhibit C".

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 shall and hereby is granted under Section 82-54 to Section 82-234 CC – Commercial Community District with the restrictions set forth above under the Code of Ordinances for the Village of Cherry Valley, Illinois, to allow outdoor storage on the area indicated on "Exhibit B" for the property commonly known as 7311 Cherryvale North Blvd., Rockford, Illinois (Pack, Stack & Store, Inc.) and legally described as PIN: 12-35-176-003.

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: MIKE NEVILLE

SECONDED BY: SALLY HOLLEMBEAK

BY ROLL CALL VOTE THIS 4TH DAY OF OCTOBER, 2022

AS FOLLOWS:

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

VOTING "NAY": NONE

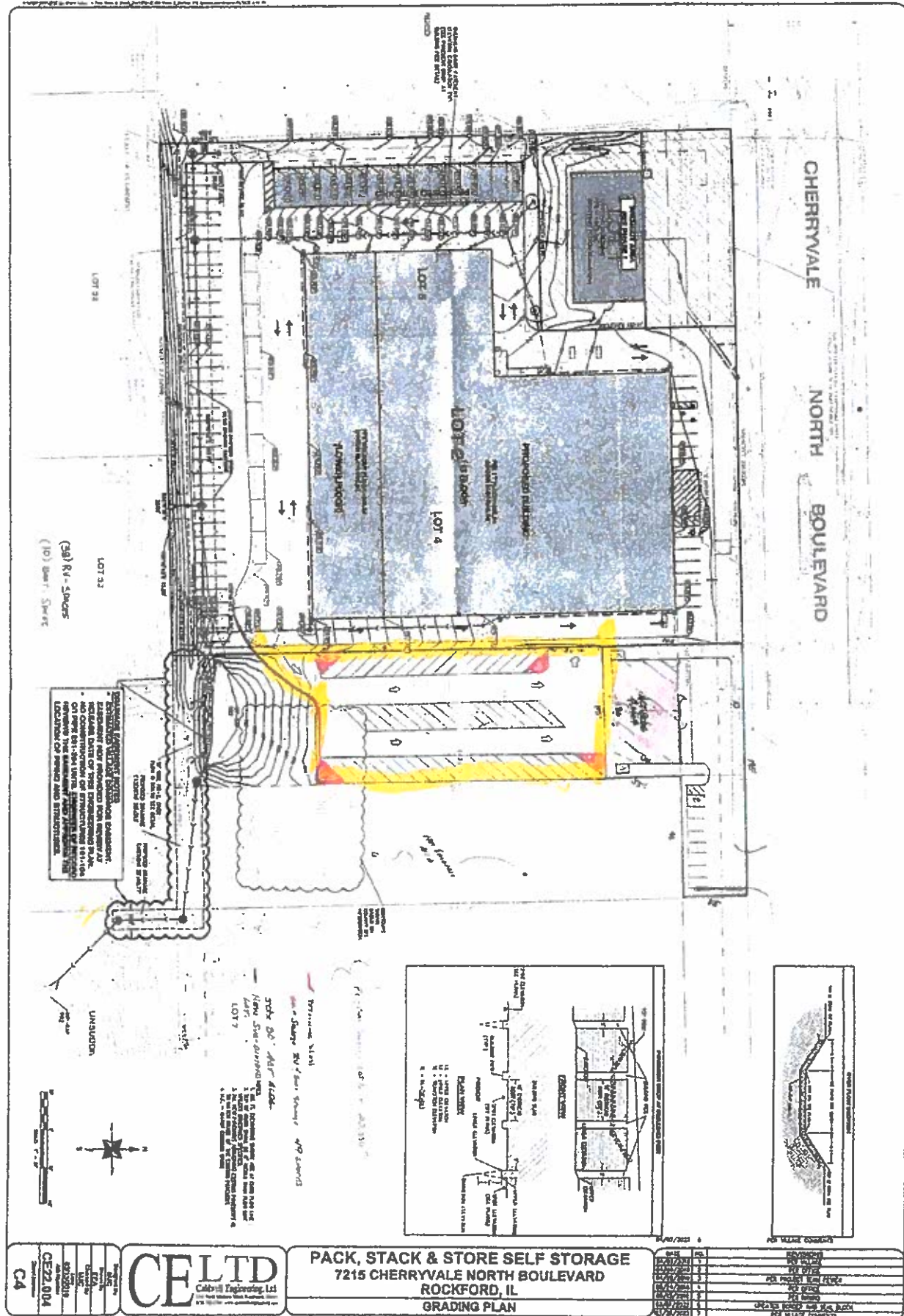
ABSENT, ABSTAIN, OTHER: NANCY BELT

ATTEST:

APPROVED: OCTOBER 4, 2022

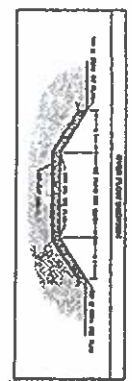
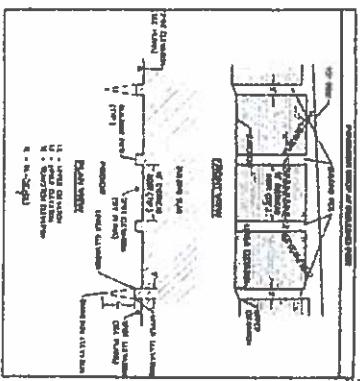

KATHY TRIMBLE, VILLAGE CLERK


DAVID SCHROEDER, VILLAGE PRESIDENT



CHERRYVALE NORTH BOULEVARD

LOT 32
 (3a) Rv - Shops
 (10) Other - Street

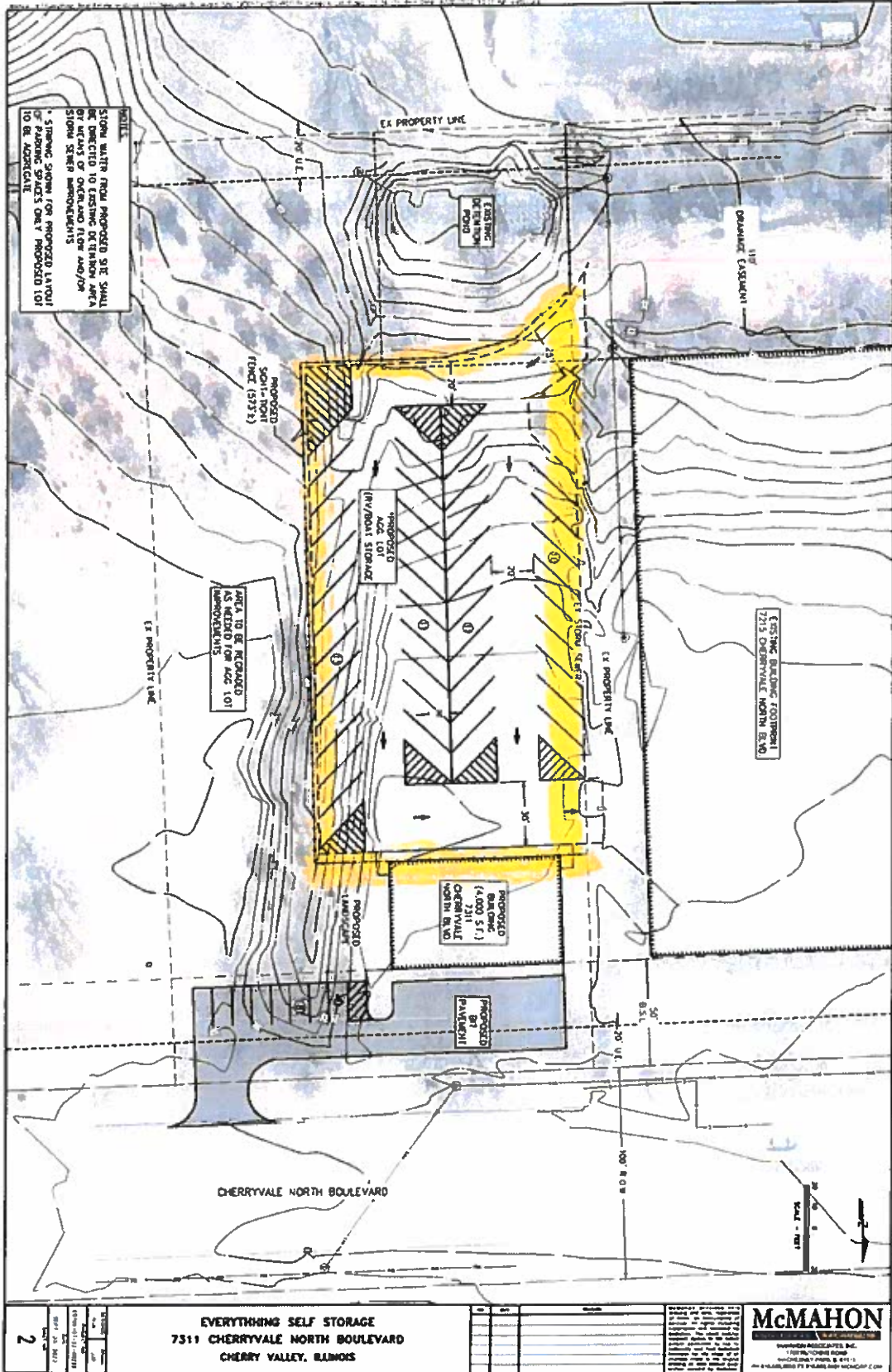


PACK, STACK & STORE SELF STORAGE
 7215 CHERRYVALE NORTH BOULEVARD
 ROCKFORD, IL
GRADING PLAN

PROJECT NO.	CE22.004
DATE	08/20/18
SCALE	AS SHOWN
PROJECT LOCATION	CA

CELTD
 Central Engineering Ltd.
 1111 West Madison Street, Rockford, IL 61101
 (815) 396-1000
 www.celtd.com

Exhibit "A"



STORM WATER FROM PROPOSED SITE SHALL BE DIRECTED TO EXISTING DETENTION AREA BY MEANS OF OVERLAND FLOW AND/OR STORM SEWER IMPROVEMENTS.

STORM SEWER FOR PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE PROPOSED TO BE APPROPRIATE.

AREA TO BE RECHANGED AS NOTED FOR ACC LOT IMPROVEMENTS

PROPOSED BUILDING (4,000 S.F.) 7311 CHERRYVALE NORTH (E.V.O.)

EXISTING BUILDING FOOTPRINT 7311 CHERRYVALE NORTH (E.V.O.)

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EVERYTHING SELF STORAGE
 7311 CHERRYVALE NORTH BOULEVARD
 CHERRY VALLEY, ILLINOIS

NO.	REVISION	DATE

McMAHON
 1100 W. 25TH ST. CHICAGO, ILL. 60616
 (773) 487-1000 FAX (773) 487-1001 WWW.MCMAHON.COM



Exhibit "B"

