

ORDINANCE NO. 2023-23

AN ORDINANCE GRANTING A SPECIAL USE PERMIT UNDER CHAPTER 82 SECTION 82-234(b) CC-COMMERCIAL COMMUNITY DISTRICT - UNDER THE CODE OF ORDINANCES FOR THE VILLAGE OF CHERRY VALLEY, ILLINOIS TO ALLOW A TATTOO AND PIERCING PARLOR IN THE LOWER LEVEL OF THE PROPERTY COMMONLY KNOWN AS 7164 NORTH CHERRYVALE BLVD. SUITE G, ROCKFORD, ILLINOIS (PIN: 12-35-101-006)

WHEREAS, the Village of Cherry Valley, Illinois has received a request to allow a tattoo and piercing parlor that is currently zoned under Chapter 82 Section 82-234 CC – Commercial Community District of the Code of Ordinances for the Village of Cherry Valley, Illinois; and,

WHEREAS, to allow the requested use for a the property that is zoned under Chapter 82 Section 82-234 CC – Commercial Community District of the Code of Ordinances for the Village of Cherry Valley, Illinois, it is necessary to issue a special use permit under Section 82-234(b); and,

WHEREAS, on October 18, 2023 the Planning and Zoning Commission for the Village of Cherry Valley, Illinois, did hear the request for the issuance of the special use permit for the tattoo and piercing parlor; and,

WHEREAS, the Planning and Zoning Commission for the Village of Cherry Valley, Illinois, did convene on October 18, 2023 and did make the necessary findings to recommend the issuance of the special use permit requested (attached Exhibit A); and,

WHEREAS, the Planning and Zoning Commission on October 18, 2023 unanimously recommended the issuance of the special use permit under Section 82-234(b) CC – Commercial Community District, special uses between the hours of 9:00 AM to 9:00 PM seven (7) days a week in Suite G of the property commonly known as 7164 Cherryvale North Blvd, Rockford, Illinois (PIN: 12-35-101-006). Said property being identified on attached Exhibit B.

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 Chapter 82 Section 82-234(b) CC – Commercial Community District under the Code of Ordinances for the Village of Cherry Valley, Illinois, is granted to allow a tattoo and piercing parlor for the property commonly known as 7164 Cherryvale North Blvd, Rockford, Illinois, Suite G at the location indicated on Exhibit B which is attached hereto and made a part hereof, between the hours of 9:00 AM to 9:00 PM seven (7) days a week for PIN: 12-35-101-006.

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: BRANDI PEARSE

BY ROLL CALL VOTE THIS 7TH DAY OF NOVEMBER, 2023

AS FOLLOWS:


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

VOTING "NAY": NONE

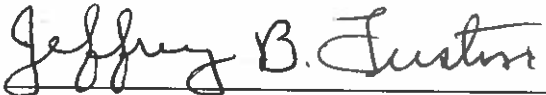
ABSENT, ABSTAIN, OTHER NONE

ATTEST:

APPROVED NOVEMBER 7, 2023



KATHY TRIMBLE
VILLAGE CLERK



JEFFREY B. FUSTIN
VILLAGE PRESIDENT PRO-TEM

**FINDING OF FACTS: SPECIAL USE PERMIT FOR 7164 NORTH CHERRYVALE BLVD.
SUITE G, ROCKFORD, ILLINOIS (PIN 12-35-101-006)**

EXHIBIT A

- a) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
6-AYE 0-NAY 1-ABSENT

- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;
6-AYE 0-NAY 1-ABSENT

- c) The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district;
6-AYE 0-NAY 1-ABSENT

- d) Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;
6-AYE 0-NAY 1-ABSENT

- e) Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and
6-AYE 0-NAY 1-ABSENT

- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
6-AYE 0-NAY 1-ABSENT

The commissioners reviewed each of the Findings of Facts and concluded that the applicant has met all of the required findings for the variance.



EXHIBIT B

