

ORDINANCE NUMBER 2014-08

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FROM SECTION 82-234 CC- COMMERCIAL COMMUNITY DISTRICT TO SECTION 82-208 -R4 - RESIDENTIAL DISTRICT FOR THE PROPERTY COMMONLY KNOWN AS 1918 BELL SCHOOL ROAD, CHERRY VALLEY, IL (BACHRODT PROPERTY)

WHEREAS, the Village of Cherry Valley, Illinois has received a request for a zoning map amendment from Section 82-234 CC-Commercial Community District to Section 82-208 R-4 - Residential District for the property commonly known as 1918 Bell School Road, Cherry Valley, Illinois, and more legally described through Parcel Identification Numbers attached as Exhibit "A"; and,

WHEREAS, during the process of reviewing the request for the zoning map amendment, the Petitioner and the Village of Cherry Valley have agreed that a portion of the property subject to the map amendment shall remain its current zoning as designated under Section 82-234- CC Commercial Community District, said property being described on attached Exhibit "B" and depicted on attached map indicated as Exhibit "C"; and,

WHEREAS, the Planning and Zoning Commission has recommended the requested map amendment as described above as amended for the property described in Exhibit "D"; and,

WHEREAS, in order for this map amendment to be effective, it is necessary that an ordinance be passed.

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

SECTION 1: A zoning map amendment from Section 82-234- CC Commercial Community District to Section 82-208 R-4 Residential District shall and hereby is granted for the property legally described in Exhibit "D" which excludes from the original application for the zoning map amendment the real estate described in Exhibit "B".

SECTION 2: A map of the amended zoning map amendment described in Section above shall and hereby is attached hereto as Exhibit "E".

SECTION 3: 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 6th DAY OF MAY, 2014.

AS FOLLOWS:

VOTING "AYE": Stephen Appell, Nancy Belt, Sally Hollembeak,
JoAnn Hudson, Gary Maitland and David Schroeder

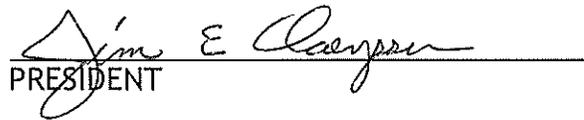
VOTING "NAY": None

ABSENT, ABSTAIN, OTHER: None

ATTEST:

APPROVED: May 6, 2014


CLERK

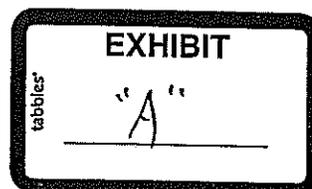

PRESIDENT

BACHRODT PROPERTY
1918 BELL SCHOOL ROAD
CHERRY VALLEY, IL

PIN 12-35-251-019

PIN 12-35-252-007

PIN 12-35-252-008

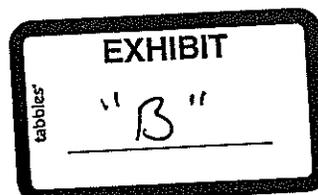


**LEGAL DESCRIPTION
PROPERTY EXCLUDED FROM REZONING PROPOSAL**

PROPERTY DESCRIBED AS: Part of the Northeast Quarter of Section 35, Township 44 North, Range 2 East of the Third Principal Meridian, bounded and described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89°58'09" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 50.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELL SCHOOL ROAD; THENCE NORTH 01°06'28" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF BELL SCHOOL ROAD, A DISTANCE OF 176.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°06'28" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF BELL SCHOOL ROAD, A DISTANCE OF 333.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH CHERRYVALE MALL DRIVE; THENCE NORTH 89°58'09" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTH CHERRYVALE MALL DRIVE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 01°06'28" WEST, A DISTANCE OF 333.33 FEET; THENCE SOUTH 89°58'09" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.147 ACRES, MORE OR LESS, ALL BEING SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

4833-6401-9737, v. 1



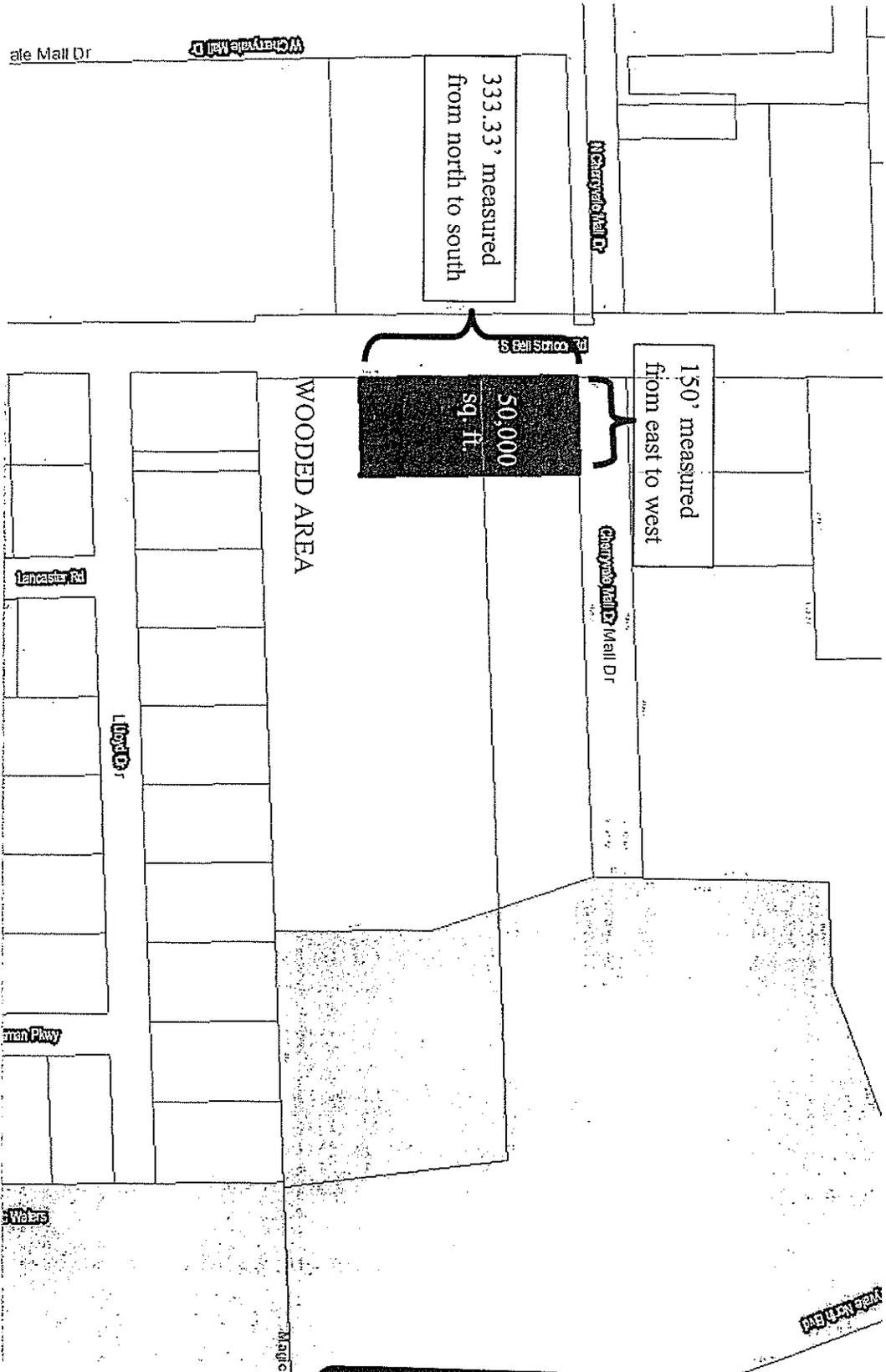


EXHIBIT
 " C "

BACHRODT PROPERTY
1918 BELL SCHOOL ROAD
CHERRY VALLEY, IL

PIN 12-35-251-019

PIN 12-35-252-007

PIN 12-35-252-008

EXCLUDING THE FOLLOWING PROPERTY:

PROPERTY DESCRIBED AS: Part of the Northeast Quarter of Section 35, Township 44 North, Range 2 East of the Third Principal Meridian, bounded and described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89°58'09" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 50.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELL SCHOOL ROAD; THENCE NORTH 01°06'28" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF BELL SCHOOL ROAD, A DISTANCE OF 176.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°06'28" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF BELL SCHOOL ROAD, A DISTANCE OF 333.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH CHERRYVALE MALL DRIVE; THENCE NORTH 89°58'09" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTH CHERRYVALE MALL DRIVE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 01°06'28" WEST, A DISTANCE OF 333.33 FEET; THENCE SOUTH 89°58'09" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.147 ACRES, MORE OR LESS, ALL BEING SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

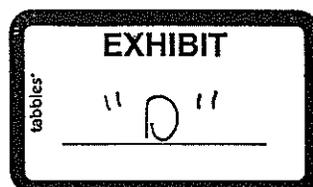


Exhibit "E"

1918 Bell School Road
Cherry Valley, IL 61016

 To Remain

Commercial Zoned area

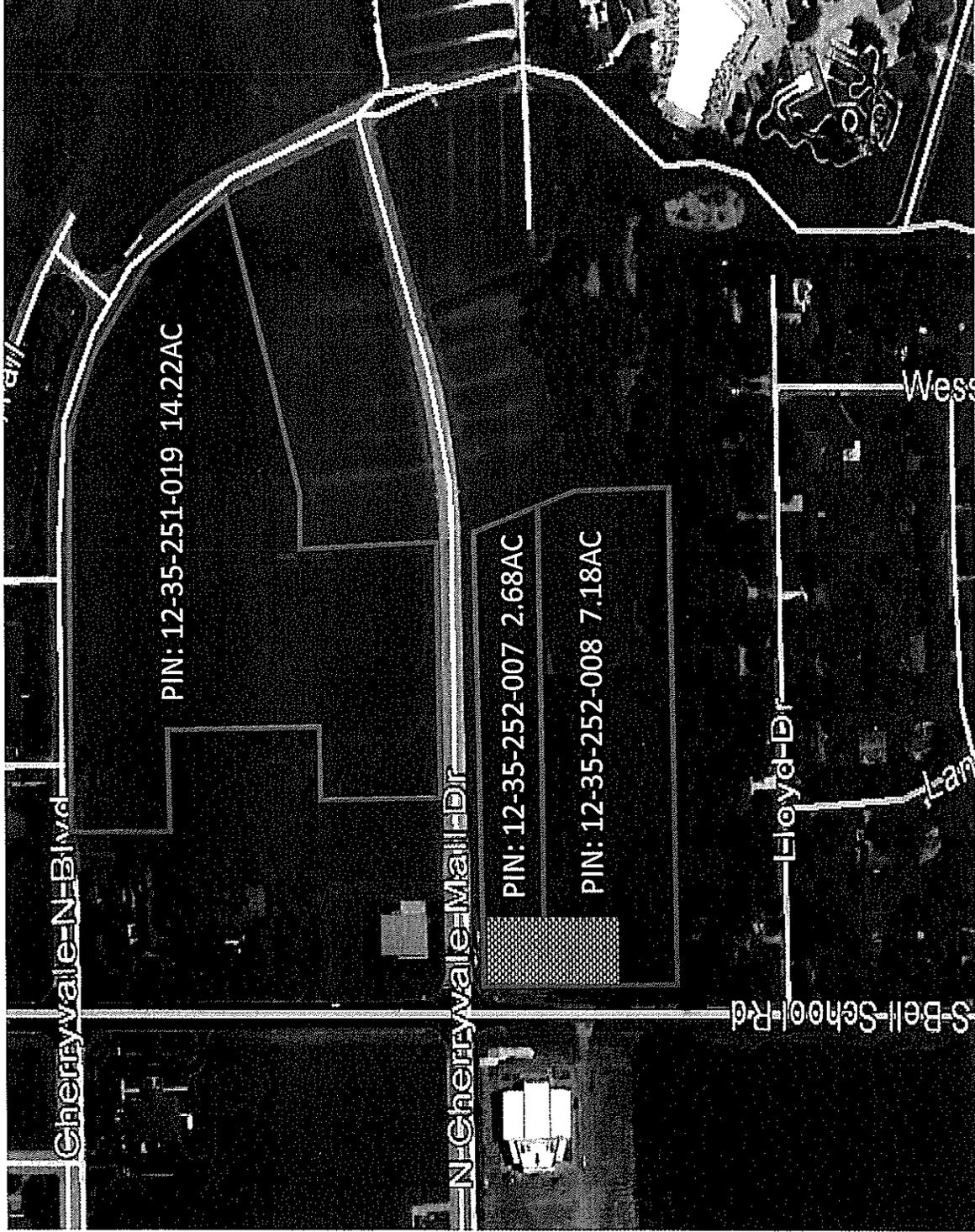


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Cherry Valley, IL 61016

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