ORDINANCE NUMBER: 2014-10

AN ORDINANCE GRANTING A VARIANCE TO THE CODE OF ORDINANCES FOR THE VILLAGE OF CHERRY VALLEY, ILLINOIS, CHAPTER 82, SECTION 82-55(a)(1) FRONT YARD SETBACK REQUIREMENTS. (626 GENOA STREET, CHERRY VALLEY, ILLINOIS)

WHEREAS, the Board of Trustees for the Village of Cherry Valley, Illinois has been presented with a petition for a variance to Chapter 82, Section 82-55(a)(1) requesting a front yard setback allowance of twenty-nine and one-half (29.5') feet versus the thirty-three (33') feet required by Village Ordinance for the property commonly known as 626 Genoa Street, Cherry Valley, Illinois, as PIN: 16-01-401-012; and,

WHEREAS, at the Planning and Zoning Commission Committee Meeting on April 16, 2014, the petitioner presented to said Committee, a site plan showing the proposed front yard setback; and,

WHEREAS, at the Planning and Zoning Commission Committee Meeting on April 16, 2014, the petitioner also submitted evidence to said Committee that the front yard setback was not inconsistent with other buildings located on the same street; and,

WHEREAS, in order to approve this variance, 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 variance, shall and herby is granted to Chapter 82, Section 82-55(a)(1) to allow a front yard setback of twenty-nine and one-half (29.5') feet as set forth on attached "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: Stephen Appell

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

APPROVED: May 6, 2014

ATTEST:

CLERK

PRESIDENT

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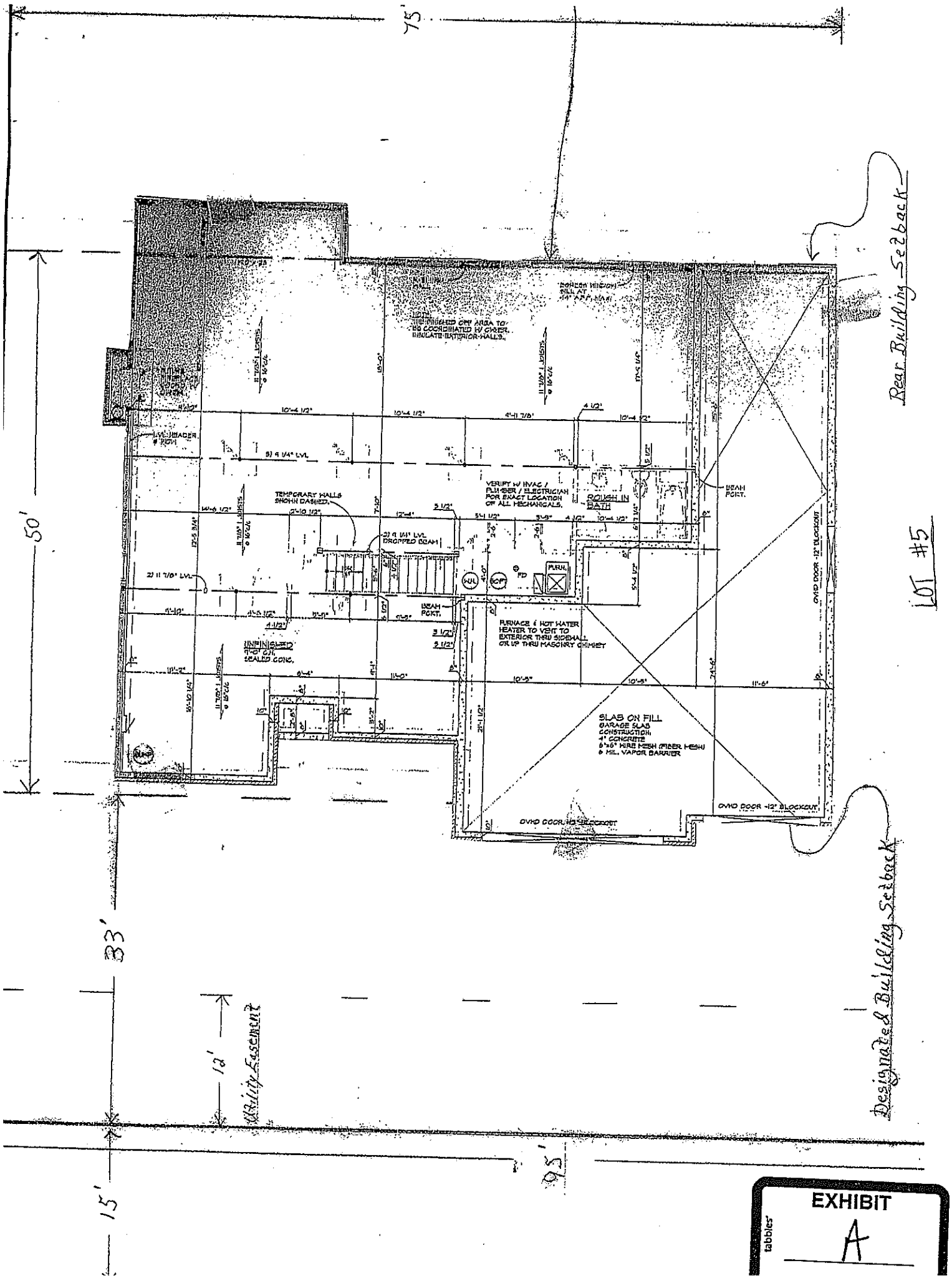
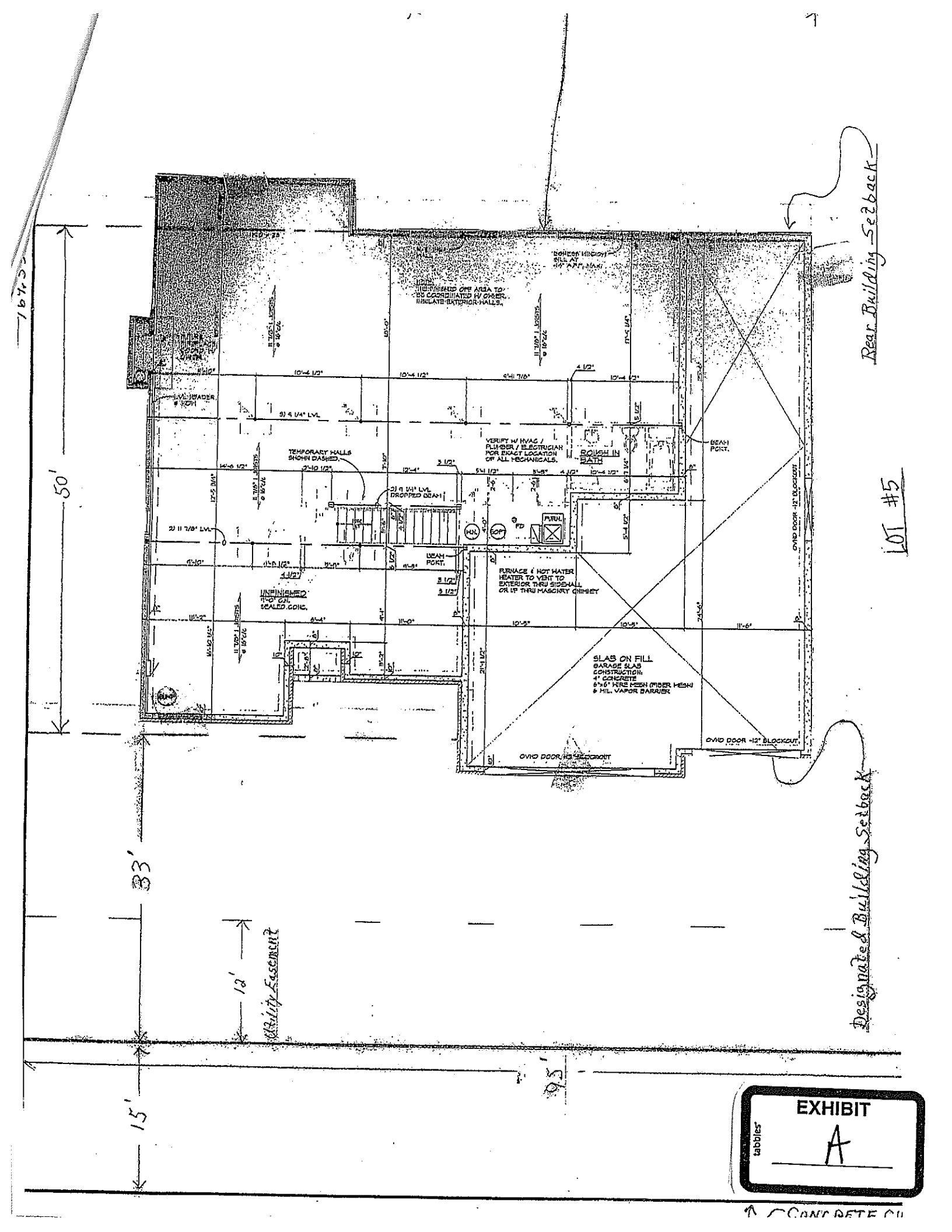

75'
50'
33'
12'
15'
95'
Rear Building Setback
Designated Building Setback
Utility Easement
LOT #5
TEMPORARY WALLS SHOWN DASHED.
VERIFY W/ HVAC / PLUMBER / ELECTRICIAN FOR EXACT LOCATION OF ALL MECHANICALS.
ROUGH IN BATH
BEAM PCKT.
FURN.
FURNACE & HOT WATER HEATER TO VENT TO EXTERIOR THRU SIDEWALL OR UP THRU MASONRY CHIMNEY
UNFINISHED 9'-0" C.H. SEALED CONC.
SLAB ON FILL
GARAGE SLAB CONSTRUCTION:
4" CONCRETE
6"x6" WIRE MESH (FIBER MESH)
6 MIL. VAPOR BARRIER
OVHD DOOR -12" BLOCKOUT
OVHD DOOR -12" BLOCKOUT
SUMP

EXHIBIT

A



EXHIBIT
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