

ORDINANCE NO. 2015-03

**AN ORDINANCE GRANTING A ZONING MAP AMENDMENT
FROM CHAPTER 82 - CG – COMMERCIAL GENERAL DISTRICT UNDER SECTION
82-235 TO IL- INDUSTRIAL DISTRICT UNDER SECTION 82-281
(5100 ROTARY ROAD, CHERRY VALLEY, ILLINOIS)**

WHEREAS, the Village of Cherry Valley, Illinois, has received a request for a zoning map amendment from Chapter 82, CG - Commercial General District under Section 82-235 to IL – Industrial District under Section 82-281 to bring the property in conformity to the other properties in the Baxter Road TIF District, and,

WHEREAS, said petition was heard by the Planning & Zoning Commission on the 18th day of February, 2015, and after having heard testimony from the petitioner, said petition received a vote of four (4) ayes and zero (2) nays with three (3) absents thereby receiving the necessary majority vote for recommendation of the map amendment, and,

WHEREAS, the Board of Trustees for the Village of Cherry Valley, Illinois, has reviewed the testimony and exhibits from the Planning & Zoning Commission hearing, and having discussed the same, is bringing the motion for the map amendment to the Board for final vote.

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 Chapter 82, CG – Commercial General District under Section 82-235 to IL – Industrial District under Section 82-281 for the property commonly known as 5100 Rotary Road, Cherry Valley, Illinois, shall be and here by is granted for the property legally described as follows:

PROPERTY CODE NO.: 12-29-400-002

SECTION 2: A map showing the property subject to the Map Amendment being attached hereto and marked as Exhibit "A".

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 17th DAY OF MARCH, 2015.

AS FOLLOWS:

VOTING "AYE": STEPHEN APPELL, NANCY BELT, SALLY HOLLEMBEAK,
JOANN HUDSON AND GARY MAITLAND

VOTING "NAY": NONE

ABSENT, ABSTAIN, OTHER: DAVID SCHROEDER

ATTEST:

APPROVED MARCH 17, 2015



CLERK, DANA J. WARD



PRESIDENT, JIM E. CLAEYSSEN

EXHIBIT "A"

Legal Description of 5100 Rotary Road, Cherry Valley, Illinois

A part of the following:

Part of the North Half (1/2) of the Southwest Quarter (1/4) of Section 28, and part of the Southeast Quarter (1/4) of Section 29, all in Township 43 North, Range 2 East of the Third (3rd) Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of the Southwest Quarter (1/4) of said Section 28; thence South 00 degrees 41' 06" West, along the East line of the Southwest Quarter (1/4) of said Section 28, a distance of 1326.57 feet to the Southeast corner of the North Half (1/2) of the Southwest Quarter (1/4) of said Section 28; thence North 89 degrees 48' 51" West, along the South line of the North Half (1/2) of the Southwest Quarter (1/4) of said Section 28, a distance of 2652.93 feet to the Southwest corner of the North Half (1/2) of the Southwest Quarter (1/4) of said Section 28; thence North 89 degrees 54' 17" West, along the South line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 29, a distance of 1324.71 feet to the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 29; thence North 04 degrees 25' 50" East, 447.55 feet; thence North 04 degrees 19' 44" West, 301.08 feet to a point on the West line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 29 which bears North 00 degrees 54' 34" East, 746.52 feet from the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 29, (the last two previously described courses being along the East line of premises conveyed by Edwin Phillip and Edna Carlson to the People of the State of Illinois by Warranty Deed dated January 6, 1977 and recorded as Microfilm No. 7701-0634 in the Recorder's Office of Winnebago County, Illinois); thence North 00 degrees 54' 34" East, along the West line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 29, a distance of 460.57 feet to a point which is 115.11 feet South from the Northwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 29; thence North 82 degrees 11' 53" East, 553.18 feet; thence North 00 degrees 00' 00" East, 40.00 feet to the North line of the Southeast Quarter (1/4) of said Section 29, (the last two previously described courses being along the South and East lines of premises conveyed by Edwin Philip and Edna Carlson to the People of the State of Illinois by Warranty Deed dated January 6, 1977 and recorded as Microfilm No. 7701-0634 in said Recorder's Office; thence North 90 degrees 00' 00" East, along the North line of the Southeast Quarter (1/4) of said Section 29, a distance of 436.94 feet to a point which is 340.00 feet West from the Northeast corner of the Southeast Quarter (1/4) of said Section 29; thence South 00 degrees 00' 00" East, at right angles from the North line of the Southeast Quarter (1/4) of said Section 29, a distance of 563.97 feet; thence North 90 degrees 00' 00" East, parallel with the North line of the Southeast Quarter (1/4) of said Section 29, a distance of 516.00 feet to the Southwest corner of premises conveyed by Kenneth F. and Maude E. Kinson to Larry V. and Geneva J. Cole by Warranty Deed dated November 12, 1968 and recorded as Microfilm No. 6824-0940 in said Recorder's Office; thence South 89 degrees 51' 44" East, parallel with the North line of the Southwest Quarter (1/4) of said Section 28, a distance of 1552.00 feet to the Southeast corner of premises conveyed by Kenneth F.

and Maude E. Kinson to Dan C. and Ruth L. Danes by Warranty Deed dated July 5, 1967 and recorded as Microfilm No. 6713-0960 in said Recorder's Office; thence North 00 degrees 08' 16" East, along the East line of said premises so conveyed to Danes as aforesaid, 563.58 feet to the North line of the Southwest Quarter (1/4) of said Section 28; thence South 89 degrees 51' 44" East, along the North line of the Southwest Quarter (1/4) of said Section 28, a distance of 920.70 feet to the point of beginning; situated in the County of Winnebago and State of Illinois, EXCEPTING THEREFROM THE FOLLOWING: Part of North Half (1/2) of the Southwest Quarter (1/4) of Section 28, Township 43 North, Range 2 East of the Third Principal Meridian and part of Lot One (1) as designated upon Final Plat of Subdivision Rock 39, Unit One, part of the South Half (1/2) of Section 28, Township 43 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 48 of Plats on Page 115A in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning on the East line of the Southwest Quarter (1/4) of Section 28, at a point 980.64 feet South of the Northeast corner of said Southwest Quarter (1/4), thence South along said East line, 345.93 feet more or less to the South line of the North Half (1/2) of said Southwest Quarter (1/4), thence West along said South line to a point 499.86 feet East of the West line of said Southwest Quarter (1/4), thence North parallel to the West line of said Southwest Quarter (1/4), 343.42 feet more or less to a point 1668.22 feet North of the South line of said Southwest Quarter (1/4); thence East parallel with the North line of said Southwest Quarter (1/4), 2154.05 feet to the point of beginning; situated in the Village of Cherry Valley, County of Winnebago and State of Illinois.

EXHIBIT "B"

Map of: 5100 Rotary Road, Cherry Valley, Illinois

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General Parcel Information

Parcel Number Alternate Parcel Number
16-29-400-002 281 752A

Legal Description
THAT PT NE1/4 SE1/4 (EXC 1.21A TO STATE OF IL BY 77-01-0634) & (EXC ELY 340 FT NLY 563.97 FT) PT SEC SEC: 29 TWP:
43 RANGE: 2 ACRES: 34.39

Address
5100 ROTARY RD

Property Use
Vacant Farmland - asss (0020)

Tax & Assessment Information

Year	Fair Market Value	Total Tax Bill
2013	\$0.00	\$503.88

Sales History

Date	Sale Type	Amount
5/18/2007	D	\$0.00
11/19/2009	D	\$0.00
11/19/2009	D	\$0.00