

ORDINANCE NO. 2016-14

**AN ORDINANCE GRANTING A ZONING MAP AMENDMENT
FROM CHAPTER 82 – R1 – ONE FAMILY RESIDENTIAL DISTRICT UNDER
SECTION 82-205 TO AG – AGRICULTURAL DISTRICT UNDER SECTION 82-181
(811 EAST STATE STREET, CHERRY VALLEY, ILLINOIS)**

WHEREAS, the Village of Cherry Valley, Illinois, has received a request for a zoning map amendment from Chapter 82, R1 – One Family Residential District under Section 82-205 to AG – Agricultural District under Section 82-181; and

WHEREAS, said petition was heard by the Planning & Zoning Commission on the 16th day of March, 2016, and after having heard testimony from the petitioner, said petition received a vote of six (6) ayes and zero (0) nayses with one (1) absent, 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, R1 –One Family Residential District under Section 82-205 to AG – Agricultural District under Section 82-181 for the property commonly known as 811 East State Street, Cherry Valley, Illinois, shall be and hereby is granted for the property legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED AS

EXHIBIT “A”

PROPERTY CODE NO.: 16-01-276-007

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

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: DAVID SCHROEDER

BY ROLL CALL VOTE THIS 29th DAY OF MARCH, 2016.

AS FOLLOWS:

VOTING "AYE": NANCY BELT, JEFF FUSTIN, DAVID SCHROEDER
AND PRESIDENT JIM E. CLAEYSSEN

VOTING "NAY": NONE

ABSENT, ABSTAIN, OTHER: STEPHEN APPELL, SALLY HOLLEMBEAK
AND GARY MAITLAND

ATTEST:

APPROVED March 29, 2016



CLERK



PRESIDENT

EXHIBIT "A"

Legal Description of 811 East State Street Cherry Valley, Illinois

Part of the East Half (1/2) of the Northeast Quarter (1/4) of Section 1, Township 43 North, Range 2 East of the Third Principal Meridian, Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at a point on the South line of said Northeast Quarter (1/4) Two Hundred Forty (240) feet West of the Southeast corner of the Northeast Quarter (1/4) of said Section and running thence North parallel with the East line of said Northeast Quarter (1/4) of said Section, One Thousand Seven Hundred Nineteen and Fifty-four (1719.54) feet to the centerline (as original located) of the public highway leading from Cherry Valley to Belvidere; thence South 80 degrees 29 minutes 31 seconds West; along said centerline a distance of One Hundred Fifty-one and Seventy-three Hundreths (151.73) feet; thence South parallel with the East line of said Northeast Quarter (1/4) a distance of Four Hundred Fifty-six and Fifty-eight Hundreths (456.58) feet, more or less, to the point of intersection with a line described as follows (said last described course herein designated "Line A"):

Commencing at the point of intersection of the centerline of aforesaid public highway with a line Easterly of and Four Hundred Twelve and Five Tenths (412.5) feet (25 rods) perpendicularly distant from the West line of the East Half (1/2) of the said Northeast Quarter (1/4) and running thence South parallel with the West line of the East Half (1/2) of the said Northeast Quarter (1/4) a distance of Three Hundred Seventy-nine and Twenty-six Hundreths (379.26) feet to a point, said point being the Southwest corner of the premises conveyed to John S. Doig and Jane A. Doig by Warranty Deed recorded in Book 763 on Page 388 in the Recorder's Office, Winnebago County, Illinois; thence Easterly at right angles to the last described course a distance of Five Hundred Seven and One Tenth (507.1) feet, more or less, to the intersection with the aforesaid described "Line A"

And running thence Westerly from said last described point of intersection a distance of Five Hundred Seven and One Tenth (507.1) feet, more or less, to the Southwest corner of the aforesaid premises conveyed to John S. Doig and Jane A. Doig; thence South parallel with the East line of the Northeast Quarter (1/4) of said Section 1 to the South line of said Northeast Quarter (1/4); thence East along the South line of said Northeast Quarter (1/4) to the point of beginning; EXCEPTING that portion of the above described tract conveyed to the Rockford Belvidere Electric Railway Company by Warranty Deed recorded in Book 176 of Deeds on Page 160 in the Recorder's Office of Winnebago County, Illinois, said tract being a strip of land Twenty-five (25) feet in width, the Northerly line of said tract being the Southerly Right-of-Way line of the aforesaid public highway from Cherry Valley to Belvidere; situated in the County of Winnebago and State of Illinois.

EXHIBIT "B"

Map of: 811 East State Street, Cherry Valley, Illinois

Print this page



General Parcel Information

Parcel Number Alternate Parcel Number
16-01-276-007 253A126D

Legal Description

BEGN 240 FT W OF SE COR NE 1/4 TH N 1720.52 FT TO C/L ELGIN ST TH SWLY ALONG C/L 151.73 FT S 456.50 FT W 507.10 FT S 1243.81 FT TO S LINE NE 1/4 TH E 657.02 FT TO POB PT E 1/2 NE 1/4 SEC SEC: 01 TWP: 043 RANGE: 002 ACRES: 20.35

Address

811 E STATE ST

Property Use

Farm+Improve+Non Farm AV (0022)

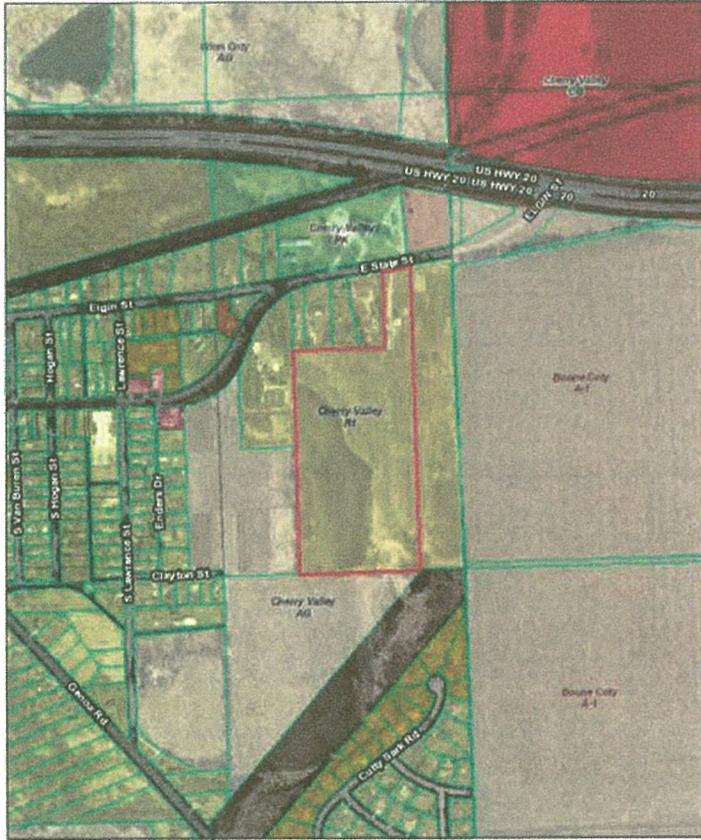
Tax & Assessment Information

Year	Fair Market Value	Total Tax Bill
2014	\$40,020.00	\$1,648.42

Sales History

Date	Sale Type	Amount
9/4/1990	MISC	\$30,000.00

March 28 2016





 All Rights Reserved. All other trademarks are the property of their respective owners.

 This is a screenshot of a web-based application. The content of this page is subject to change without notice.

 All other trademarks are the property of their respective owners.



 SCALE 1:6,000



 Wingis County Geographic Information System