ORDINANCE NO. 2018-03

AN ORDINANCE GRANTING VARIANCES UNDER SECTION 82-55 TO
SECTIONS 82-205(D)(1), (D)(2), AND (C)(1) – R1 ONE-FAMILY RESIDENTIAL DISTRICT
OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CHERRY VALLEY, ILLINOIS
(FRONT YARD SETBACK, SIDE YARD SETBACK, AND LOT SIZE)
(317 GENOA STREET, CHERRY VALLEY, ILLINOIS)

WHEREAS, the Village of Cherry Valley, Illinois has received a request to allow the
following variances on the property commonly known as 317 Genoa Street, Cherry Valley,
Illinois:

i. To allow a front yard setback of 24'6" from 30'.
ii. To allow for a side yard setback of .7' from 7' for the East side of
the property for the existing garage only.
iii. To allow a lot size of 8,661 square feet from 15,000 square feet.

WHEREAS, the Planning and Zoning Commission did convene on February 21, 2018 and
received testimony and exhibits concerning the request for the three (3) variances; and

WHEREAS, the Planning and Zoning Commission did make the findings necessary for the
granting of a variance under Section 82-55 for all requested variances; and

WHEREAS, the Planning and Zoning Commission did recommend by an approval of five
(5) yes’s and zero (0) no’s and two (2) absences to approve the granting of all three (3) variances.

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

SECTION 1: The following variances shall and hereby are granted pursuant to Section
82-55 in R1 – One-Family Residential District is hereby granted as follows:

A. To Section 82-205(d)(1) Yards Front – to allow a front yard setback of
24'6" from 30'.
B. To Section 82-205(d)(2) Yards Side – to allow for a side yard setback of .7'
from 7' for the East side of the property described for the existing garage
only.
C. To Section 82-205(c)(1) Lot Size – to allow for a lot size of 8,661 square
feet from 15,000 square feet.
These three (3) variances are for the property commonly known as 317 Genoa Street, Cherry Valley, Illinois, and are legally described as follows:

PIN: 16-01-180-006

SECTION 2: Attached hereto and marked as “Exhibit A” is a plat of survey referencing Tract A which is made a part hereof depicting the three (3) variances requested.

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: SALLY HOLLEMBEAK
SECONDED BY: JEFF O’HARA
BY ROLL CALL VOTE THIS 19TH DAY OF MARCH, 2018
AS FOLLOWS:
VOTING “AYE”: JEFF FUSTIN, SALLY HOLLEMBEAK, JEFF O’HARA, DAVID SCHROEDER
VOTING “NAY”: NONE
ABSENT, ABSTAIN, OTHER: STEPHEN APPELL, NANCY BELT

ATTEST:  
KATHY TRIMBLE, VILLAGE CLERK

APPROVED MARCH 19, 2018

JIM E. CLAEYSSEN, VILLAGE PRESIDENT