

**ORDINANCE NO. 1069**

**ORDINANCE AUTHORIZING A VARIANCE FOR THE MAXIMUM FENCE HEIGHT FOR PRIVACY AND CHAIN LINK FENCES FROM SIX FEET (6') TO SEVEN FEET (7') AT THE PROPERTY COMMONLY KNOWN AS 501 EAST HALES CORNER ROAD, STILLMAN VALLEY, OGLE COUNTY, ILLINOIS**

**WHEREAS**, the Village of Stillman Valley is a municipality legally formed pursuant to statute, and has a population of more than 500 inhabitants and less than 500,000 inhabitants; and

**WHEREAS**, the applicant, BAP Power LLC, d/b/a Cenergy Power (Tenant), is the Lessee of part of the property commonly known as "501 East Hales Corner Road, Stillman Valley, Ogle County, Illinois", PIN: 11-18-400-003, which leased premises is legally described as:

**See Attachment.**

(Hereinafter "Parcel")

**WHEREAS**, said Tenant has filed an Application for Variance pursuant to Title 4, "Building Regulations", Chapter 4, "Fences", Section 4-4-2(g), "Fence Specifications", of the Village Code to vary the maximum permitted fence height for privacy or chain link fences from six feet (6') to seven feet (7') ; and

**WHEREAS**, pursuant to applicable state statutes and village code provisions pertaining to notice of like applications the Planning and Zoning Commission did convene a hearing on March 25, 2026 at 6:00 pm at Village Hall at 120 N. Walnut Street, Stillman Valley, IL to consider said application, conduct a hearing; take testimony from the applicant and/or any interested party or concerned citizen in attendance, deliberate based on the testimony and evidence produced and the application filed by the owner of record and consider and make findings of fact as required by law;

**WHEREAS**, on March 25, 2026, the Village Planning and Zoning Commission did make said findings of fact on the aforementioned Variance request and recommended approval of said Variance by a vote of six (6) ayes, zero (0) nays and one (1) absent or abstaining.

**BE IT ORDAINED** by the President and the Board of Trustees of Stillman Valley, Illinois.

SECTION 1: The recitals as stated above are fully incorporated herein by reference.

ORDINANCE NO.1069

FENCE VARIANCE FOR 501 EAST HALE CORNERS ROAD, STILLMAN VALLEY

SECTION 2: That a variance for maximum fence height for privacy and chain link fences from six feet (6') to seven feet (7') at 501 East Hales Corner Road, Stillman Valley, Illinois, PIN 11-18-400-003, as proposed in the application is hereby granted.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED by the Board of Trustees this 13 day of April, 2026.

APPROVED by the Village President this 13 day of April, 2026.



BY: Martin Typer  
MARTIN TYPER, Village President  
Village of Stillman Valley, Illinois

ATTEST:

YVONNE DEWEY, Village Clerk  
Village of Stillman Valley, Illinois

MOTION MADE BY: TRUSTEE RUSSELL

MOTION SECONDED BY: TRUSTEE MARSH

AYES: 5

NAYS: 0

ABSTAIN: 1, CONNELL

## LEGAL DESCRIPTION - LEASE PARCEL

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD; THENCE NORTH 84 DEGREES 06 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD, 104.85 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 873.94 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 22 SECONDS EAST, 109.51 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 1248 FEET OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18, 30.96 FEET; THENCE SOUTH 33 DEGREES 00 MINUTES 48 SECONDS WEST, 60.50 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 53 SECONDS WEST, 319.37 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 27 SECONDS EAST, 233.75 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 42 SECONDS EAST, 262.28 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 03 SECONDS EAST, 179.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1248 FEET OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89 DEGREES 23 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 1248 FEET OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18, 266.38 FEET TO A POINT ON THE EAST LINE OF THE WEST 686.5 FEET OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 00 DEGREES 20 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF THE WEST 686.5 FEET OF GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18, 947.02 FEET TO A POINT ON THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD; THENCE NORTH 84 DEGREES 06 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD, 689.84 FEET TO THE POINT OF BEGINNING, IN OGLE COUNTY, ILLINOIS.



# Village of Stillman Valley

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March 27, 2026

Stillman Valley Village Board of Trustees:

The Stillman Valley Zoning Board of Appeals met on March 26, 2026, at 6:00 p.m. to hear the zoning requests of:

- 1) Village of Stillman Valley, Owner/BAP Power LLC dba Cenergy Power, Applicant is requesting a variance of the maximum fence height of 6' - Ordinance No. 665. The applicant seeks a variance from the maximum height requirement for privacy, and the chain-link fence shall be six (6) feet to seven (7) feet tall. Said property is legally described as:

ADDRESS 501 E Hales Corner Road  
PARCEL NUMBER: 11-18-400-003

The Zoning and Planning Commission had a quorum and, and after hearing testimony, having considered the exhibits provided in the meeting packet and upon deliberation and making the requisite findings of fact, a motion was made and seconded by the board who voted 6-0-1 to recommend the approval of a variance from the maximum height requirement for privacy, and the chain-link fence shall be six (6) feet to seven (7) feet tall. Said property is legally described as: ADDRESS 501 E Hales Corner Road PARCEL NUMBER: 11-18-400-003.

Sincerely,

James Leather  
Zoning Board of Appeals Chairman



# Village of Stillman Valley

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March 27, 2026

Village of Stillman Valley  
Martin Typer, Village President  
PO Box 127  
Stillman Valley, IL 61084

Dear Marty,

I wanted to notify you that at the conclusion of the March 26, 2026, Zoning and Planning Commission meeting, the Stillman Valley Zoning Board of Appeals met on March 26, 2026, at 6:00 p.m. to hear the zoning requests of:

- 1) Village of Stillman Valley, Owner/BAP Power LLC dba Cenergy Power, Applicant is requesting a variance of the maximum fence height of 6' - Ordinance No. 665. The applicant seeks a variance from the maximum height requirement for privacy, and the chain-link fence shall be six (6) feet to seven (7) feet tall. Said property is legally described as:

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The Zoning and Planning Commission had a quorum and, and after hearing testimony, having considered the exhibits provided in the meeting packet and upon deliberation and making the requisite findings of fact, a motion was made and seconded by the board who voted 6-0-1 to recommend the approval of a variance from the maximum height requirement for privacy, and the chain-link fence shall be six (6) feet to seven (7) feet tall. Said property is legally described as: ADDRESS 501 E Hales Corner Road PARCEL NUMBER: 11-18-400-003.

Regards,

James Leather  
Zoning Board of Appeals Chairman