

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

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.