

ORDINANCE NO. 84-1

AN ORDINANCE RECLASSIFYING LOTS FOUR (4) AND FIVE (5) IN STEVENS ADDITION TO THE VILLAGE OF CHATHAM AND GRANTING A VARIANCE OF THE REGULATIONS OF SECTION V OF THE ZONING ORDINANCE OF THE VILLAGE OF CHATHAM, ILLINOIS.

WHEREAS, Springfield Marine Bank, as Trustee of Land Trust No. 53-1004-0, heretofore has filed its petition seeking reclassification of Lots Four (4) and Five (5) in Stevens Addition to the Village of Chatham, Chatham, Illinois, from B-2, General Business District, to RO-5, Residence Office District, and for a variance of Section V of the Zoning Code of the Village of Chatham, Illinois; and

WHEREAS, notice of a public hearing was duly posted and published in the Chatham Clarion, a newspaper of general circulation published in Sangamon County, Illinois, and pursuant thereto a public hearing was held before the Zoning Board of the Village of Chatham on the date set forth therein, at which evidence was offered and arguments were made; and

WHEREAS, the Zoning Board has recommended that the petition should be granted and the property reclassified in the RO-5, Residence Office District, and the variance be granted, as requested in said Petition; and

WHEREAS, the Board of Trustees of the Village of Chatham finds that the property in question cannot be economically used or cannot yield a reasonable return if permitted to be used only for the conditions allowed by the regulations. The plight of the owner is due to unique circumstances. The variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality; and

WHEREAS, the Board of Trustees of the Village of Chatham finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance of the Village of Chatham, Illinois;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: The Zoning Ordinance of the Village of Chatham is hereby amended to the extent that the following described real estate; to-wit:

Lots Four (4) and Five (5) in Stevens Addition to the Village of Chatham. Situated in Sangamon County, Illinois.

be and the same hereby is reclassified from the B-2, General Business District, to the RO-5, Residence Office District, in accordance with the Zoning Ordinance of the Village of Chatham.

Section 2: The application of the regulations of Section V, subparagraph entitled "Schedule of Height and Bulk Regulations by Districts", in the Zoning Ordinance of the Village of Chatham is hereby varied to permit construction of a three-unit apartment building to within fifteen (15') feet of the West line of said real estate.

Section 3: All ordinances, resolutions and parts thereof in conflict herewith be and the same hereby are repealed.

Section 4: This Ordinance shall be in full force and effect within the minimum time provided by law after it is passed, signed and published.

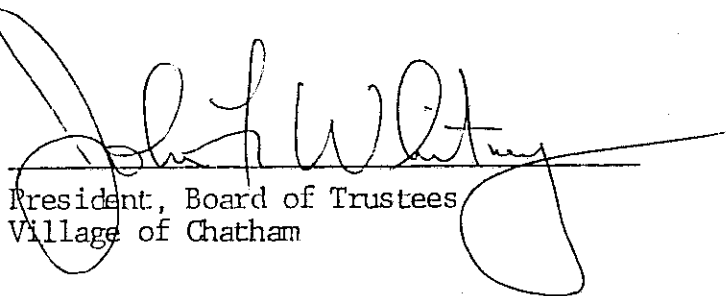
PASSED Feb. 13, 1984

APPROVED Feb. 13, 1984

PUBLISHED _____, 1984

ATTEST:

Donald J. Neelinger
Village Clerk


President, Board of Trustees
Village of Chatham