

ORDINANCE NO. 89-25

AN ORDINANCE GRANTING A VARIANCE OF THE REGULATIONS OF SECTION V OF THE ZONING ORDINANCE OF THE VILLAGE OF CHATHAM, ILLINOIS

WHEREAS, Richard O. Telford heretofore has filed a petition seeking 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, pursuant thereto a public hearing was held on the date set forth therein at which evidence was offered and arguments were made and;

WHEREAS, the Board of Trustees of the Village of Chatham finds the plight of the is due to unique circumstances. The Variance, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality;

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

Section 1: The application of the regulations of Section V of the zoning ordinance of the Village of Chatham, Illinois, relating to schedule of height and bulk regulations as specified therein is hereby specially varied to permit a 150 feet minimum lot width for the following described real estate:

EAST PARCEL:

PARCEL I

Part of the Southeast Quarter of Section 24, Township 14 North, Range 6 West of the Third Principal Meridian, described more particularly as follows: Commencing at a stone marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of the aforementioned Section 24, Thence North 0 degrees 02 minutes 40 seconds East along the Quarter section line a distance of 662.06 ft. to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 657.82 feet to an iron pipe marking the true point of beginning, thence North 00 degrees 01 minutes 25 seconds East a distance of 330.42 feet to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 330.42 feet to an iron pipe, thence North 89 degrees 45 minutes 40 seconds West a distance of 328.91 feet to the true point of beginning, except the West 150 feet thereof.

PARCEL II

Easement for roadway and utility purposes as created by easement dated July 31, 1974 and recorded August 13, 1974 in Volume 677 of Deeds, Page 1 as Document No. 364994 by Thomas L. Holderby and Nigel Holderby over the South 60 feet of part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 14 North, Range 6 West of the Third Principal Meridian, described more particularly as follows: Commencing at a stone marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of the aforementioned Section 24, thence North 00 degrees 02 minutes 40 seconds East along the Quarter Quarter Section Line a distance of 662.06 feet to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 906.33 feet to an iron pipe marking the true point of beginning, thence North 00 degrees 00 minutes 47 seconds East a distance of 330.42 feet to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 328.85 feet to an iron pipe on the East Line of Section 24, thence South 00 degrees 0 minutes 00 seconds West along the East Line of Section 24 a distance of 330.42 feet to an iron pipe, thence North 89 degrees 45 minutes 40 seconds West a distance of 328.91 feet to the true point of beginning.

WEST PARCEL:

PARCEL I

The West 150 feet of the following described parcel: Part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 14 North, Range 6 West of the Third Principal Meridian, described more particularly as follows: Commencing at a stone marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of the aforementioned Section 24, thence North 0 degrees 02 minutes 40 seconds East along the Quarter Quarter section line a distance of 662.06 ft. to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 657.82 feet to an iron pipe marking the true point of beginning, thence North 00 degrees 01 minutes 25 seconds East a distance of 330.42 feet to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 328.85 feet to an iron pipe, thence South 00 degrees 00 minutes 47 seconds West a distance of 330.42 feet to an iron pipe, thence North 89 degrees 45 minutes 40 seconds West a distance of 328.91 feet to the true point of beginning.

PARCEL II

Easement for roadway and utility purposes as created by easement dated July 31, 1974 and recorded August 13, 1974 in Volume 677 of Deeds, Page 1 as Document No. 364994 by Thomas L. Holderby and Nigel Holderby over the South 60 feet of part of the Southeast Quarter of the Southeast Quarter of Section 24,

Township 14 North, Range 6 West of the Third Principal Meridian, described more particularly as follows: Commencing at a stone marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of the aforementioned Section 24, thence North 00 degrees 02 minutes 40 seconds East along the Quarter Quarter Section Line a distance of 662.06 feet to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 906.33 feet to an iron pipe marking the true point of beginning, thence North 00 degrees 00 minutes 47 seconds East a distance of 330.42 feet to an iron pipe, thence South 89 degrees 45 minutes 40 seconds East a distance of 328.85 feet to an iron pipe on the East Line of Section 24, thence South 00 degrees 0 minutes 00 seconds West along the East Line of Section 24 a distance of 330.42 feet to an iron pipe, thence North 89 degrees 45 minutes 40 seconds West a distance of 328.91 feet to the true point of beginning.

Section 2: All ordinance, 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 July 17, 1989
APPROVED July 17, 1989
PUBLISHED July 20, 1989

Carl Oblinger
PRESIDENT, BOARD OF TRUSTEES
VILLAGE OF CHATHAM

ATTEST: Joe M. Miller
VILLAGE CLERK