

9-23-91

Ordinance No. 91-42

AN ORDINANCE REZONING CERTAIN PROPERTY IN THE VILLAGE OF CHATHAM, ILLINOIS AND IMPOSING CONDITIONS THEREON

WHEREAS, on July 1, 1991, a petition for rezoning was filed by Larry and Sharon Reynolds requesting rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property");

The North 198 feet of the Northwest Quarter of the Northwest Quarter of Section 17, and the North 198 feet of the Northeast Quarter of the Northeast Quarter of Section 18, all in Township 14 North, Range 5 West, of the Third Principal Meridian. Said tract contains 12 acres, more or less, all in the County of Sangamon, State of Illinois.

WHEREAS, said petition requested rezoning of the Property from R-3 to R-3 with a special use of private outdoor recreation center;

WHEREAS, notice was given of the petition, the relief requested therein, the name of the petitioner and the time and place of the hearing by posting on petitioner's land, by publishing a notice thereof in a newspaper published within the Village of Chatham, Illinois, and by giving written notice by mail to adjacent property owners, all as required in Section VIII(h) (3) of the Zoning Ordinance of the Village of Chatham;

WHEREAS, on July 24, 1991, the Zoning Board of Appeals held a public hearing regarding the proposed rezoning and voted to recommend disapproval of the zoning change on technical grounds, but expressed no opinion as to the criteria for a special use set forth in the Chatham Zoning Ordinance;

WHEREAS, the Village Board, with due consideration of the recommendation of the Zoning Board of Appeals, has reviewed the evidence presented to the Zoning Board of Appeals and the minutes of the July 24 meeting, and has this day passed an ordinance regulating and licensing zoos, and in view of the evidence and of the regulations to which the Property is subject, finds it to be in the best interest of the Village to grant the requested rezoning;

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 findings in the preamble hereto are hereby adopted.

SECTION 2: The Property is hereby rezoned from its present zoning classification of R-3 to R-3 with a special use of Private Outdoor Recreation Center, with the following conditions:

- a. So long as a zoo is operated on the Property or any part thereof, no part of the Property shall be used for residential purposes other than a residence for the zoo operator and full time zoo employees;
- b. The special use permitted by this Ordinance shall terminate upon sale or subdivision of the Property, and in such event the Property shall revert to straight R-3 zoning;
- c. The special use permitted by this Ordinance shall terminate if the Property ceases to be used as a zoo, and in such event the Property shall revert to straight R-3 zoning.

SECTION 3: This Ordinance is effective upon its passage and approval. The Clerk shall record a copy of this Ordinance with the County Recorder of Deeds.

PASSED this 10 day of SEPTEMBER, 1991.

Carl D. Oblinger
CARL OBLINGER, VILLAGE PRESIDENT

ATTEST:

Pat Schell
Village Clerk

AYES: 6
NAYS: 0

PASSED: 9-10-91
APPROVED: 9-10-91

ABSENT: 0

ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 91-42, adopted by the President and Board of Trustees of said Village on the 10 day of SEPTEMBER, 1991, said Ordinance being entitled:

AN ORDINANCE REZONING CERTAIN PROPERTY IN THE VILLAGE OF CHATHAM, ILLINOIS AND IMPOSING CONDITIONS THEREON

I do further certify that prior to the making of this certificate, the said Ordinance was spread at length upon the permanent records of said Village, where it now appears and remains.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Village this 10 day of SEPTEMBER, 1991.

Pat Schul

Village Clerk

PREPARED BY: AND RETURN TO:
ENV.
John M. Myers
LONG, MORRIS, MYERS & RABIN, P.C.
1300 South Eighth Street
P. O. Box 1858
Springfield, IL 62705-1858
Telephone: 217/528-5604

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GARY ANN LAMM
RECORDER
SANGAMON CO. IL.

'91 SEP 17 PM 2 56

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Pat School
Village Clerk

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