

ORDINANCE NO. 98-24

AN ORDINANCE REZONING REYNOLDS PROPERTY ON EAST WALNUT

WHEREAS, a petition for rezoning was filed by Larry Reynolds requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

Part of the Northwest Quarter of Section 7, Township 14 North, Range 5 West of Third Principal Meridian; described more particularly as follows: Commencing at a stone on the South line of said Quarter Section 1124.97 feet East of the Southwest corner of said Quarter Section; thence South, 95.50 feet along the West line of East Street to an iron pin; thence West, 104.28 feet along the North line of Walnut Street to an iron pin; thence North, 303.81 feet to an iron pin; thence East, 104.28 feet to an iron pin; thence South, 208.72 feet to the point of beginning. Containing 0.73 Acres, more or less.

WHEREAS, said petition requested rezoning of the Property from R-1 to B-2;

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 on 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 3/17/1998 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and is unanimously recommending the rezoning be approved.

WHEREAS, the Village Board has reviewed the recommendation of the Zoning Board of Appeals and finds it to be in the best interest of the Village to rezone the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, 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-1 to B-2.

SECTION 3: This Ordinance is effective upon its passage and approval.


Linda L. Koester, President
Village of Chatham

ATTEST: 
Robert A. Krueger, Village Clerk

AYES: 5

PASSED: 3-24-98

NAYS: 0

APPROVED: 3-24-98

ABSENT: oblinger

VILLAGE OF CHATHAM, ILLINOIS
PETITION FOR LIMITED REZONING AMENDMENT

PAID
FEB 15 1998
VILLAGE OF CHATHAM

TO: Zoning Board of Appeals and
Village Board
Village Hall
Chatham, IL 62629

Date: 2-17-98

(DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY)

Date Set for Hearing 3-17-98

Fee \$ 150.00

Notice Published 2-26-98

Date Paid 2-17-98

Newspaper Chatham

Notice Mailed to Adjacent Landowners 2-20-98

Notice Posted on Subject Property 2-20-98

Zoning Board of Appeals

Recommendation
 Approve Date 3-17-98
 Deny Chairman Initials [Signature]
 Approve with Modification

Village Board Action Date _____
 Denied
 Approved (Ordinance No. _____)

INSTRUCTIONS TO APPLICANTS: All information required by this Application must be completed and submitted herewith. Applicants are encouraged to visit the Village office for any assistance needed in filling out this form.

Normally there are only two primary reasons for change in zoning. There are: (a) the original zoning was in error; (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant re-zoning. The burden of providing substantiating evidence rests with the applicant. See Section 7.09(a) of the 1994 Zoning Ordinance for further details.

NAME OF APPLICANT: LARRY REYNOLDS

ADDRESS OF APPLICANT: 9001 Gordon Dr. Chatham

PHONE NUMBER: 483-4436 (H) 899-3285 (W)

Interest of Applicant in the Subject Property (if not owner): _____

1. This application must be filed with an accurate legal description and a plat map of the property drawn to scale not less than one (1) inch equals Two Hundred (200) feet.

LEGAL DESCRIPTION See attached Plat.

Lot, Block, Subdivision, Metes and Bounds—may be on attachment

2. Street Address of Property 315 E WALNUT, CHATHAM

3. Area of land re-zoning requested for: 9958.74 square feet.

4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): R1 / E1

(b) Requested New Zoning District Classification of subject Property: B-2

5. Present use of Property: lawn

Proposed use of Property: PARKING lot

6. Names, addresses and phone numbers of all owners of record:

LARRY Reynolds, 900 Gordon DR. Chatham 483-4436

7. An amendment is requested to amend the Zone District Classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

DATE: 2-16-98

SIGNATURE: Larry Reynolds

OWNER'S CONSENT

[This part need be signed only if the applicant is different from the owner or if there is more than one owner of record]

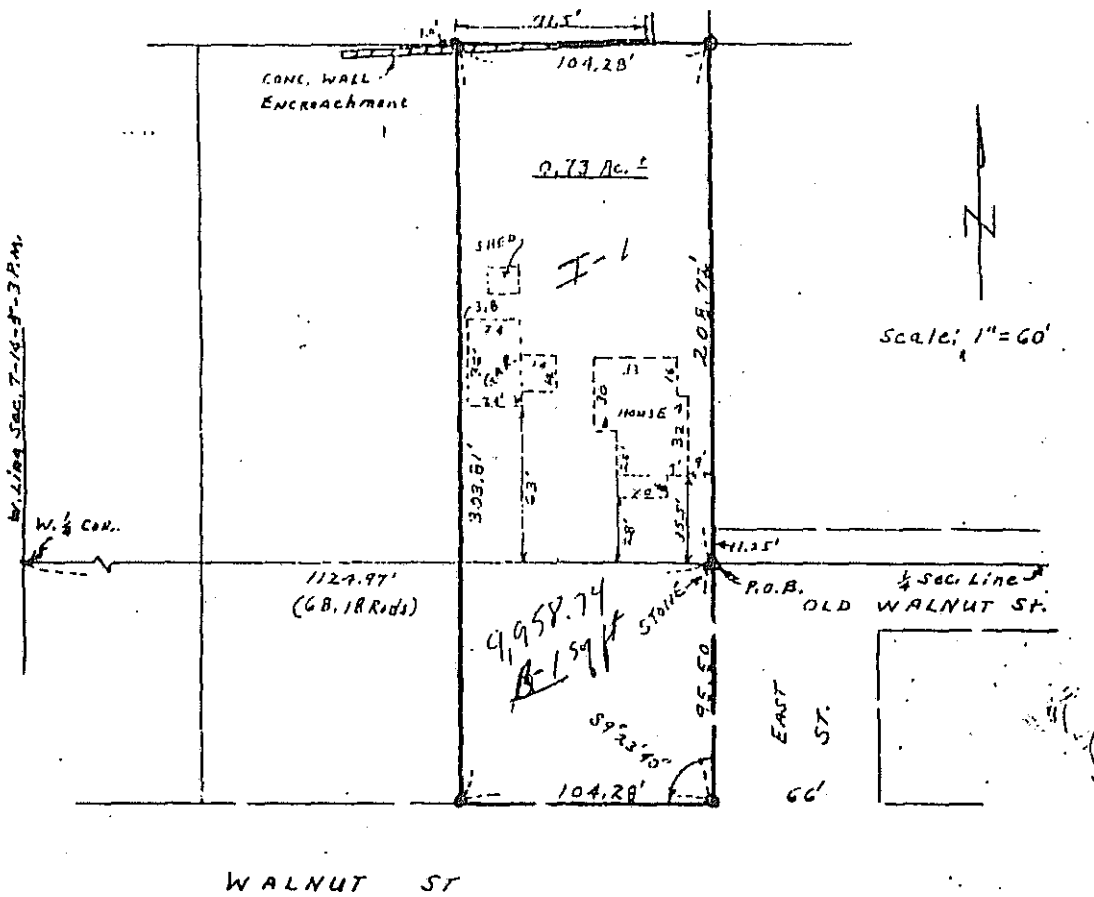
I consent to this requested zoning change

PLAT OF SURVEY

PROPERTY DESCRIPTION

PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION SEVEN (7), TOWNSHIP FORTTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE THIRD (3rd.) PRINCIPAL MERIDIAN, IN THE CITY OF CHATHAM, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

Commencing at a stone on the South line of said Quarter Section 1124.97 feet (68.18 rods) East of the Southwest corner of said Quarter Section; thence South, 95.50 feet along the West line of East Street to an iron pin; thence West, 104.28 feet along the North line of Walnut Street to an iron pin; thence North, 303.81 feet to an iron pin; thence East, 104.28 feet to an iron pipe; thence South, 208.72 feet to the point of beginning. Containing 0.73 Acres, more or less.



- Legend
- Set Iron Pin
 - Found Iron Pipe
 - △ Found Stone

This plat correctly represents a survey made by me or under my direction.

Robert Rentz
Ill. Land Surveyor No. 20178

#302844

ROBERT RENTZ SURVEYING

Phone
217-324-4435



P.O. Box 6
Litchfield, Illinois 62556

FIELD BOOK 6	CLIENT William Jeffreys	DATE Nov. 17, 1983	JOB NO. 066 - 83
-----------------	----------------------------	-----------------------	---------------------



ZONING BOARD OF APPEALS
Chatham, Illinois
March 17, 1998
Minutes

Chair Mark Boozell called the Public Hearing of the Zoning Board of Appeals to order at 7:00 p.m. Roll Call was taken: Members Present: Deb Murphy, Ron Levine, Paul Stivers, John Stutsman and Mark Boozell. Absent: John Moulton. Village Trustee: Rose Miller and Meredith Branham.

Public Hearing participants: Patty Boyce, Larry Reynolds [9001 Gordon Dr, Chatham]

The Zoning Board of Appeals is hearing a request by Mr. Larry Reynolds to have his land rezoned from R-1 to B-2. This parcel is located at 315 E Walnut in Chatham, IL. This parcel of land is approximately 304 ft in depth running North to South. The North 208 feet is already zone I-1. The South 95 feet is zone R-1 and this is the part he wants to re-zone. The land to the North and West of this property is zoned I-1 and to the East and South is zoned R-1.

Mr. Reynolds was present and explained his need. He owns the property adjacent to this parcel. The house and garage are located in I-1 and the front yard is located in R-1. He is hoping to utilize the buildings and wants to turn the front yard into parking for his property.

Paul Stivers asked Meredith Branham if the Village had a concern regarding roadway easement for future expansion of East Walnut. Mr. Branham stated that there is plenty of room when that time comes. There is more concern for the properties to the East of the parcel involved in discussion.

Mr. Reynolds stated that he intends to install new sidewalks across the front of his property.

Ron Levine asked if there are any future plans concerning drainage to the east of the property. Branham stated nothing was on the books or in future plans.

Mr. Reynolds stated he has two entrances from Walnut Street to the property already.

Deb Murphy moved that the Zoning Board of Appeals accept the rezoning. Paul Stivers seconded. Roll: Levine-Yes, Stivers-Yes, Murphy-Yes, Stutsman-Yes. Motion carries.

Motion to adjourn, Ron Levine.

Respectfully submitted,
Candice Stivers, Deputy Clerk

c:\Zoning\ZBA31798.doc

ORDINANCE NO. 98-24

AN ORDINANCE REZONING REYNOLDS PROPERTY ON EAST WALNUT

WHEREAS, a petition for rezoning was filed by Larry Reynolds requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

Part of the Northwest Quarter of Section 7, Township 14 North, Range 5 West of Third Principal Meridian; described more particularly as follows: Commencing at a stone on the South line of said Quarter Section 1124.97 feet East of the Southwest corner of said Quarter Section; thence South, 95.50 feet along the West line of East Street to an iron pin; thence West, 104.28 feet along the North line of Walnut Street to an iron pin; thence North, 303.81 feet to an iron pin; thence East, 104.28 feet to an iron pin; thence South, 208.72 feet to the point of beginning. Containing 0.73 Acres, more or less.

WHEREAS, said petition requested rezoning of the Property from R-1 to B-2;

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 on 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 3/17/1998 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and is unanimously recommending the rezoning be approved.


WHEREAS, the Village Board has reviewed the recommendation of the Zoning Board of Appeals and finds it to be in the best interest of the Village to rezone the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, 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~~-1 to B-2.

SECTION 3: This Ordinance is effective upon its passage and approval.


Linda L. Koester, President
Village of Chatham

ATTEST: 
Robert A. Krueger, Village Clerk

AYES: 5

NAYS: 0

ABSENT: oblinger

PASSED: 3-24-98

APPROVED: 3-24-98

VILLAGE OF CHATHAM, ILLINOIS
PETITION FOR LIMITED REZONING AMENDMENT

PAID
FEB 15 1998
VILLAGE OF CHATHAM

TO: Zoning Board of Appeals and
Village Board
Village Hall
Chatham, IL 62629

Date: 2-17-98

[DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY]

Date Set for Hearing 3-17-98

Fee \$ 150.00

Notice Published 2-26-98

Date Paid 2-17-98

Newspaper Chatham

Notice Mailed to Adjacent Landowners 2-20-98

Notice Posted on Subject Property 2-20-98

Zoning Board of Appeals

Recommendation

Approve Date 3-17-98
 Deny Chairman Initials S. Soren
 Approve with Modification

Village Board Action

Date _____

Denied
 Approved (Ordinance No. _____)

INSTRUCTIONS TO APPLICANTS: All information required by this Application must be completed and submitted herewith. Applicants are encouraged to visit the Village office for any assistance needed in filling out this form.

Normally there are only two primary reasons for change in zoning. There are: (a) the original zoning was in error; (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant re-zoning. The burden of providing substantiating evidence rests with the applicant. See Section 7.09(a) of the 1994 Zoning Ordinance for further details.

NAME OF APPLICANT: LARRY REYNOLDS

ADDRESS OF APPLICANT: 9001 Gordon Dr. Chatham

PHONE NUMBER: 483-4436 (H) 899-3285 (W)

Interest of Applicant in the Subject Property (if not owner): _____

1. This application must be filed with an accurate legal description and a plat map of the property drawn to scale not less than one (1) inch equals Two Hundred (200) feet.

APPENDIX E

LEGAL DESCRIPTION See Attached Plat.
Lot, Block, Subdivision, Metes and Bounds—may be on attachment

2. Street Address of Property 315 E WALNUT, CHATHAM

3. Area of land re-zoning requested for: 9958.74 square feet.

4. (a) Present Zoning District Classification of subject and adjacent properties
(show zone district boundaries on plat): R1 / F1

(b) Requested New Zoning District Classification of subject Property: B-2

5. Present use of Property: lawn

Proposed use of Property: PARKING lot

6. Names, addresses and phone numbers of all owners of record:

LARRY Reynolds, 900 GORDON DR. CHATHAM 483-4436

7. An amendment is requested to amend the Zone District Classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

DATE: 2-16-98

SIGNATURE: Larry Reynolds

OWNER'S CONSENT

[This part need be signed only if the applicant is different from the owner or if there is more than one owner of record]

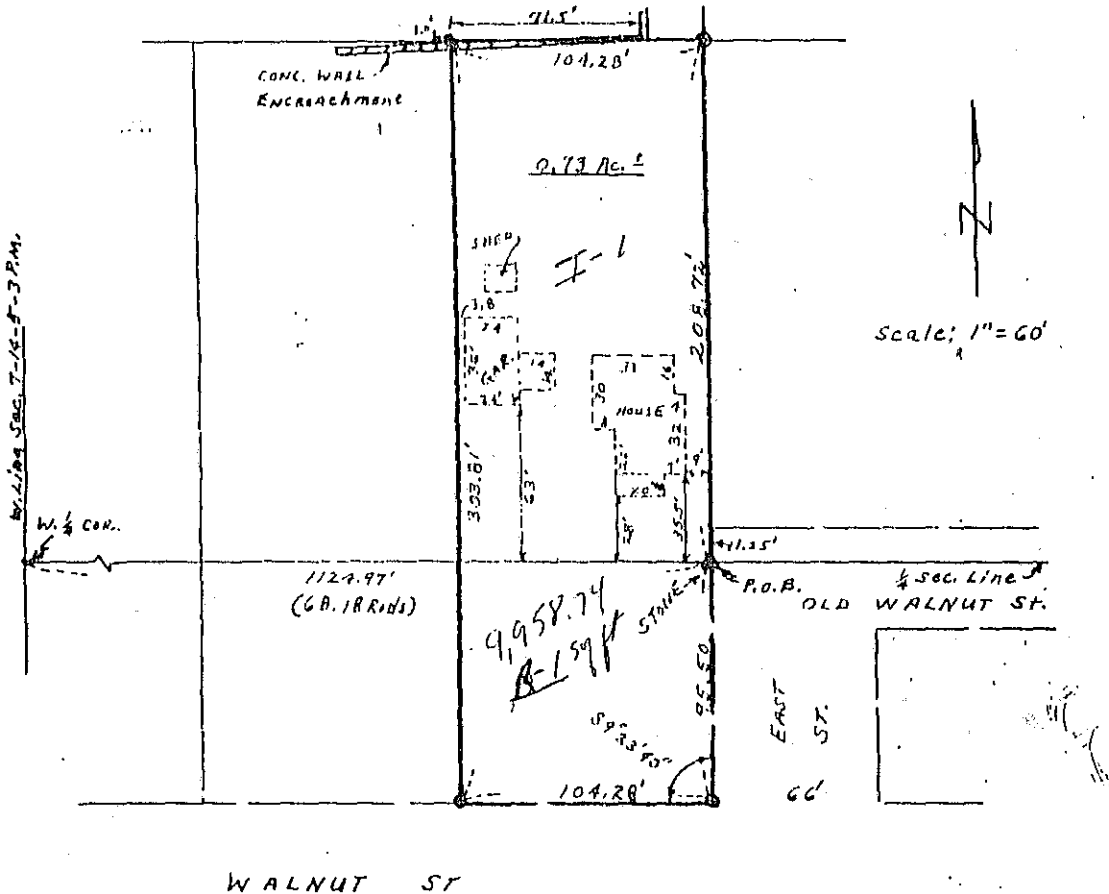
I consent to this requested zoning change

PLAT OF SURVEY

PROPERTY DESCRIPTION

PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION SEVEN (7), TOWNSHIP FORTTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE THIRD (3rd.) PRINCIPAL MERIDIAN, IN THE CITY OF CHATHAM, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

Commencing at a stone on the South line of said quarter Section 1124.97 feet (68.18 rods) East of the Southwest corner of said Quarter Section; thence South, 95.50 feet along the West line of East Street to an iron pin; thence West, 104.28 feet along the North line of Walnut Street to an iron pin; thence North, 303.81 feet to an iron pin; thence East, 104.28 feet to an iron pipe; thence South, 208.72 feet to the point of beginning. Containing 0.73 Acres, more or less.



Legend

- ⊙ Set Iron Pin
- Found Iron Pipe
- △ Found Stone

This plat correctly represents a survey made by me or under my direction.

Robert R. Rentz
Ill. Land Surveyor # 2178

#302844

ROBERT RENTZ SURVEYING

Phone
217-324-4435



P.O. Box 6
Litchfield, Illinois 62556

FIELD BOOK
6

CLIENT
William Jeffreys

DATE
Nov. 17, 1983

JOB NO.
066 - 83

ZONING BOARD OF APPEALS

Chatham, Illinois

March 17, 1998

Minutes

Chair Mark Boozell called the Public Hearing of the Zoning Board of Appeals to order at 7:00 p.m. Roll Call was taken: Members Present: Deb Murphy, Ron Levine, Paul Stivers, John Stutsman and Mark Boozell. Absent: John Moulton. Village Trustee: Rose Miller and Meredith Branham.

Public Hearing participants: Patty Boyce, Larry Reynolds [9001 Gordon Dr, Chatham]

The Zoning Board of Appeals is hearing a request by Mr. Larry Reynolds to have his land rezoned from R-1 to B-2. This parcel is located at 315 E Walnut in Chatham, IL. This parcel of land is approximately 304 ft in depth running North to South. The North 208 feet is already zone I-1. The South 95 feet is zone R-1 and this is the part he wants to re-zone. The land to the North and West of this property is zoned I-1 and to the East and South is zoned R-1.

Mr. Reynolds was present and explained his need. He owns the property adjacent to this parcel. The house and garage are located in I-1 and the front yard is located in R-1. He is hoping to utilize the buildings and wants to turn the front yard into parking for his property.

Paul Stivers asked Meredith Branham if the Village had a concern regarding roadway easement for future expansion of East Walnut. Mr. Branham stated that there is plenty of room when that time comes. There is more concern for the properties to the East of the parcel involved in discussion.

Mr. Reynolds stated that he intends to install new sidewalks across the front of his property.

Ron Levine asked if there are any future plans concerning drainage to the east of the property. Branham stated nothing was on the books or in future plans.

Mr. Reynolds stated he has two entrances from Walnut Street to the property already.

Deb Murphy moved that the Zoning Board of Appeals accept the rezoning. Paul Stivers seconded. Roll: Levine-Yes, Stivers-Yes, Murphy-Yes, Stutsman-Yes. Motion carries.

Motion to adjourn, Ron Levine.

Respectfully submitted,
Candice Stivers, Deputy Clerk

c:\Zoning\ZBA31798.doc