

ORDINANCE NO. 09 - 68
AN ORDINANCE GRANTING ZONING VARIANCES
FOR CRESCENT VILLAS

WHEREAS, on the 14th of October, 2009, a petition for a variance to the Village of Chatham Zoning Ordinance was filed by Crescent Villas, LLC on the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 18, THENCE NORTH 00 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 386.33 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 00 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 870.98 FEET, THENCE NORTH 89 DEGREES 13 MINUTES 27 SECONDS EAST A DISTANCE OF 523.00 FEET, THENCE SOUTH 00 DEGREES 46 MINUTES 33 SECONDS A DISTANCE OF 866.73 FEET, THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST A DISTANCE OF 522.13 FEET TO THE TRUE POINT OF BEGINNING. BASIS OF BEARING IS NORTH 00 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE SECTION LINE. ALL SITUATED IN SANGAMON COUNTY AND COMMONLY KNOWN AS CRESENT VILLAS COMPRISED OF 10.432 ACRES MORE OR LESS ON SOUTH MAIN STREET IN CHATHAM SCAN LEAGAL TO HERE

WHEREAS, said petition requested the reduction in town home lot from 5000 square feet to 3258 square feet and reduction in assisted living lot from 20,000 square feet to 19,829 square feet, reduction in the front yard setback from 30 feet to 10 feet, reduction in the corner side yard from 10 feet to 5 feet, reduction in the rear yard setback from 20 feet to 10 feet, reduction in the town home lot width from 100 feet to 94 feet, and a zero interior lot line for all lots on the above property; and

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 3.05 bulk regulations of the Zoning Ordinance of the Village of Chatham;

WHEREAS, on the 9th of November, 2009 the Zoning Board of Appeals conducted a Public Hearing regarding the proposed variances and is making no recommendation on the proposed variances requested;

WHEREAS, the Planning and Public Works Committee has reviewed the recommendation of the Zoning Board of Appeals and finds it to be in the best interest of the Village to grant the variances requested on the above described property.

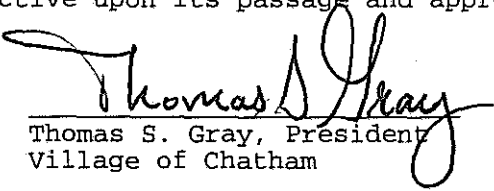
NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, ILLINOIS, AS FOLLOWS:

SECTION 1: The findings in the preamble hereto are hereby adopted.

SECTION 2: The Property is hereby granted the variances to Section 3.05 of the Zoning Ordinance of the Village of Chatham, Illinois to allow the following:

- A. The reduction in R3A multifamily lot from 5000 sf to 3258 sf. per unit
- B. The reduction in R3A multifamily lot assisted living lot from 20,000 sf to 19,829 sf.
- C. The reduction in the front yard setback from 30 feet to 10 feet.
- D. The reduction in the corner side yard from 20 feet to 5 feet and the side yard setback from 10 feet to 5 feet.
- E. The reduction in the rear yard setback from 20 feet to 10 feet.
- F. The reduction in the R3A multifamily lot width from 100 feet to 94 feet.
- G. The allowance of zero interior lot line.

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


 Thomas S. Gray, President
 Village of Chatham

ATTEST


 Pat Schad, Village Clerk

AYES: 5 HERR BOYLE
REYNOLDS KAVANAGH SCHATTEMAN
 NAYS: 1 MAUL
 ABSENT: 0

PASSED: 11-24-09
 APPROVED: 11-24-09

