

ORDINANCE NO. 11 - 54

AN ORDINANCE REZONING BUSINESS  
PROPERTY FOXX CREEK TO R3 AND R2

WHEREAS, a petition for rezoning was filed by Robert Plummer on behalf of RLP Development Co. Inc. requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

Parcel	Legal Description	Current Zone	Proposed Zone
1	Lot 169 containing 1.56 acres	B1	R3
2	Lot 168 containing < .5 acres	B1	R2
3	Lot 167 containing 1.46 acres	B1	R2
4	Lot 151, 152A, 152B containing 2.29 acres	B1	R2
5	Lot 163 containing 2.05 acres	R3	R2

WHEREAS, said petition requested rezoning of the Property from B1 to R-3 and R-2 respectively;

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 11/7/2011 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and is unanimously recommending the rezoning be approved.

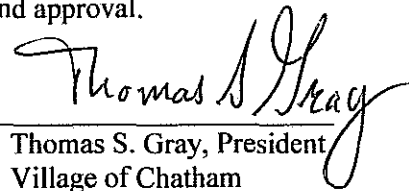
WHEREAS, the Administration Committee has reviewed the recommendation of the Zoning Board of Appeals and finds it to be in the best interest of the Village to rezone the Property.


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 B-1 to R-3 and R-2 respectively.

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

  
Thomas S. Gray, President  
Village of Chatham

ATTEST:   
Pat Schad, Village Clerk

AYES: 6 HERR MAUL BOYLE HOLDIN KAVANAGH

NAYS: 0

ABSENT: 0

PASSED: 11-22-11

APPROVED: 11-22-11

Business  
Community

R2 Duplex

Proposed R2  
Villas/ Multi Fam

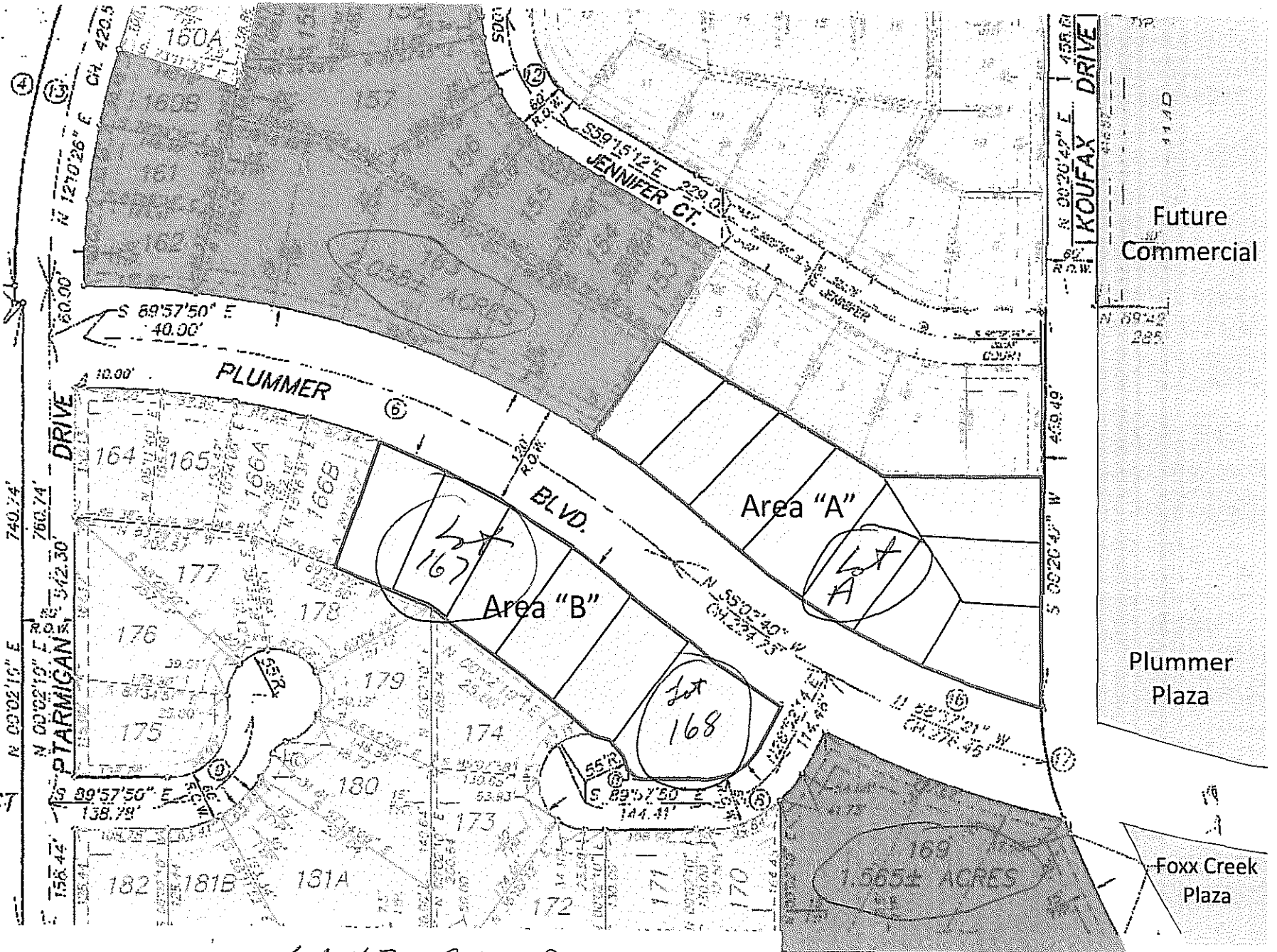
R3 Multi Family

Proposed  
R3 Multi Family

E DETAIL "A"  
E INSTANCES  
BEARINGS FOR  
K'S NEST DRIVE

HAWKS NEST  
DRIVE

Preliminary  
Concept



Lot 169 B-1 to R-3

Lot 168- B-1 to R-2

Lot 167- B-1 to R-2

Lot A- B-1 to R-2

Lot 163- R-3 to R-2

AREA A PROPOSED ZONING

LOT A IN THE SUBDIVISION OF LOTS 151, 152A, AND 152B OF FOXX  
CREEK ESTATES SUBDIVISION PLAT NUMBER 3 AS RECORDED IN THE  
OFFICE OF THE SANGAMON COUNTY RECORDER OF DEEDS.

AREA B PROPOSED ZONING

ALL OF LOT 168 AND ALL OF LOT 167 IN FOXX CREEK SUBDIVISION PLAT NUMBER 3 AS RECORDED IN THE OFFICE OF THE SANGAMON COUNTY RECORDER OF DEEDS: EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED 167, THENCE NORTH 20 DEGREES 18 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF LOT 167 A DISTANCE OF 155.81 FEET TO THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH 15 DEGREES 23 MINUTES 18 SECONDS WEST 156.47 FEET TO THE SOUTH LINE OF LOT 167, THENCE NORTH 69 DEGREES 21 MINUTES 22 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 13.44 FEET TO THE POINT OF BEGINNING.

LOT 163 PROPOSED ZONING  
FROM R-3 TO R-2 VILLAS / MULTI FAMILY

ALL OF LOT 163 IN FOXX CREEK ESTATES SUBDIVISION PLAT NUMBER 3  
AS RECORDED IN THE OFFICE OF THE SANGAMON COUNTY RECORDER OF  
DEEDS.

LOT 169 PROPOSED ZONING  
TO R-3 / MULTI FAMILY

LOT 169 IN FOXX CREEK ESTATES SUBDIVISION PLAT NUMBER 3 AS  
RECORDED IN THE OFFICE OF THE SANGAMON COUNTY RECORDER OR  
DEEDS.