

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 21-20

**AN ORDINANCE AUTHORIZING A VARIANCE TO ALLOW FOR AN ACCESSORY
STRUCTURE SETBACK VARIANCE TO THIRTEEN FEET (13') AT 10493 S. MAIN
ST. IN THE VILLAGE OF CHATHAM**

DAVE KIMSEY, Village President
DAN HOLDEN, Village Clerk

KRISTEN CHIARO
ANDREW DETMERS
MEREDITH FERGUSON
BRETT GERGER
MATT MAU
PAUL SCHERSCHEL
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Chatham

on June 22, 2021

Sorling Northrup – 1 N. Old State Capitol Plaza, Suite 200, P.O. Box 5131, Springfield, IL
62705

ORDINANCE NO. 21- 20

AN ORDINANCE AUTHORIZING A VARIANCE TO ALLOW FOR AN ACCESSORY STRUCTURE SETBACK VARIANCE TO THIRTEEN FEET (13') AT 10493 S. MAIN ST. IN THE VILLAGE OF CHATHAM

WHEREAS, the Village of Chatham, Sangamon County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois; and,

WHEREAS, an application for a variance from the Village of Chatham Zoning Code ("Zoning Code") was filed by Martin Roger Morris, the owner of 10493 S. Main St. in Chatham, Illinois for a variance to allow a thirteen foot (13') setback from the north property line which is located outside of the original building set back line from the principal structure; and,

WHEREAS, a public hearing was noticed by publication on April 22, 2021 and duly held by the Chatham Zoning Board of Appeals on May 13, 2021; and,

WHEREAS, the Zoning Board of Appeals met on May 13, 2021, and unanimously recommended the Village Board approve the variance to the Zoning Code; and,

WHEREAS, Section 158.121 permits the Village Board to approve variations from the Zoning Code to permit a yard of lesser than allowed; and,

WHEREAS, the Village Board of Trustees and the President of the Village of Chatham believe it is in the best interests of the Village to grant the requested variance.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Chatham, Sangamon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. Regarding the need for all of the variations requested by Petitioner, the Board of Trustees find as follows:

- A. **Reasonable Return.** Due to the unique size, shape and location of the lot, the strict application of the regulations set forth in the Zoning Code would result in an unnecessary and undue hardship, and the property could not yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
- B. **Unique Circumstances.** The variance is necessary solely as a result of the location of the lot and is unique to the property.
- C. **Not Alter Local Character.** The lot is located in an R-1 District and is in a rural area of Chatham. Accordingly, the variance, if granted, will not alter the essential character of the locality.

Section 3. Description of the Property. The property is located at 10493 S. Main St. Chatham, Illinois within a R-1 District. The property has a PIN #28-24.0-277-001 and is legally described as follows:

L 9 CASA GRANDE SUB PLAT 1

Section 4. Public Hearing. A public hearing was advertised on April 22, 2021, in the Chatham Clarion and held by the Zoning Board of Appeals May 13, 2021, at which time the Zoning Board of Appeals unanimously recommended approval of the variance requested.

Section 5. Variance. The variations requested in the Petition for Zoning Variance to the Zoning Code, outlined herein, and recommended at the May 13, 2021, Zoning Board of Appeals meeting, is hereby granted as follows:

- A. A variance allowing construction of an accessory structure with a setback of thirteen feet (13') from the north property line which is located outside of the original building set back line from the principal structure.

Section 6. Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

Section 7. Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall

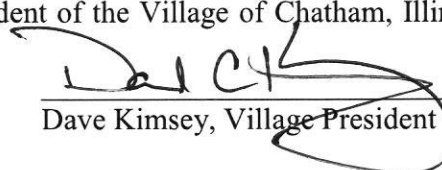
affect any rights, action, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

SO ORDAINED this 22nd day of June, 2021, at Chatham, Sangamon County, Illinois.

	AYE	NAY	ABSTAIN	ABSENT
KRISTEN CHIARO	✓			
ANDREW DETMERS	✓			
MEREDITH FERGUSON	✓			
BRETT GERGER	✓			
MATT MAU	✓			
PAUL SCHERSCHEL	✓			
DAVE KIMSEY				
TOTAL	6			

APPROVED by the President of the Village of Chatham, Illinois this 22 day of June, 2021.



 Dave Kimsey, Village President

Attest:



 Dan Holden, Village Clerk

APPENDIX D: PETITION FOR ZONING VARIANCE

VILLAGE OF CHATHAM, ILLINOIS
PETITION FOR ZONING VARIANCE

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

Date: 4/14/2021

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

Date Set for Hearing 5-13-21 Fee \$ 200.00

Notice published 4-22-21 Date Paid 4-14-21

Newspaper CHATHAM CLARION

Notice Mailed to Adjacent Landowners 27TH APRIL 2021

Notice Posted on Subject Property 5-3-21 RJC

Zoning Board of Appeals

Recommendation

Village Board Action

Date _____

Approve Date _____

Denied

Deny Chairman Initials _____

Approved (Ordinance No. ____-____)

Approve with Modification

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. An applicant for variance must show that (a) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone; (b) the plight of the owner is due to unique circumstances; (c) the variation, if granted, will not alter the essential character of the locality. The burden of providing substantiating evidence is on the applicant. See Section 7.11 of the 1994 Zoning Ordinance for further details.

NAME OF APPLICANT: Martin Roger MORRIS

ADDRESS OF APPLICANT: 10493 South Main St.

PHONE NUMBER: 217 494-2097 (H) _____ (W)

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

- 1. This application must be filed with an accurate legal description and one copy of a plat map of the property showing the location of all existing and proposed structures and setbacks, and structures on all adjacent properties drawn to scale not less than one (1) inch equals Two Hundred (200) feet.

LEGAL DESCRIPTION Lot 9 Casa Grande Sub.
 Lot, Block, Subdivision, Metes and Bounds--may be on attachment

2. Street Address of Property 10493 South Main Street

3. Area of land variance requested for 600 square feet.

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

(b) Nature of requested variance: want to move the building 13' from property line.

5. Present use of Property: RESIDENTIAL YARD

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

Martin and Christa MORRIS
10493 South Main St.
Chatham, IL.
62629

- 7. A variance is requested to vary the requirements of the Zoning Ordinance with respect to the property described herein. A statement of the applicant's described reasons and factual information supporting the requested variance is attached.

DATE: 4/14/2021

SIGNATURE: Martin Roger Morris

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

Date 04/14/2021 Time 03:49 PM
Rec# 00494058 Operator mingels

Village of Chatham
116 E. Mulberry
Chatham, IL 62629
(217) 483-2451

/ 016351
Martin Morris
10493 Main St S
Chatham IL 62629

Zoning and Variances		200.00
<hr/>		
Total		200.00
Cash		0.00
Check	6220	200.00
Change		0.00

Notice of Public Hearing

Thursday, May 13, 2021

The Village of Chatham Zoning Board of Appeals will hold a public hearing on Thursday, May 13, 2021 at 6:00 p.m. at the Chatham Municipal Hall located at 117 East Mulberry Street, Chatham, Illinois. The Zoning Board of Appeals will hear a request from Mr. Martin Morris, to be granted a zoning variance for his property located at 10493 South Main Street. This property is located on the west side of South Main Street, on the southwest corner of South Main Street and El Camino Real. The parcel of land is approximately 1.1 acres and is currently zoned R-1 (Residential). A legal description and plat of survey is on file in the Zoning Administrator's office located at 117 East Mulberry Street and is available for review by the public upon request. The requested zoning variance will consist of allowing an accessory structure to be placed 13 feet from the north property line which is located outside of the original building set back line from the principal structure. Any questions concerning this hearing should be directed to Ryan Crawford at 1-217-697-5802.

ard kickoff return for a score
te in the second quarter.

"We covered and we covered and then he just takes it," Hay added. "He's an exceptional athlete. We had a plan to deal with him and we dealt with him a lot of the night. But the layers find their plays."

Burriss finished with 219 yards rushing on 25 carries. He added 23 yards on 17 carries. The Titans racked up 337 rushing yards on the day, and Bush added 73 yards receiving and a touchdown.

"I think from the very beginning, we felt like we were better prepared and just better conditioned," Lehnen explained. "We work real hard in our offseason and these young men have gone through so much with the academic and everything and they've always been there and always worked, even when they didn't know if they were going to get to play or not, they were there. I don't know if that can be said in every school. That's just a credit to our kids and our community. We have great people."

A cloudy, 60-degree afternoon with sprinkles of rain in the area greeted the teams, and right from the start the Titans took control. An 8-play, 5-yard drive was finished off by a 19-yard touchdown run from Burriss. Arianna Mills, on a perfect 21-of-21 on the season, made the extra point.

On the ensuing kickoff, Jeremiah Auble fumbled, with Layden Small recovering at the 35 with 8:23 left in the first quarter.

Runs by Smith and Burriss were followed by a 26-yard completion to Bush, who took the ball to the 1. Burriss scored from there, putting GHS up

worked through the defense for a 79-yard return. The extra point attempt was blocked, leaving GHS with a 21-13 lead.

Burriss was sacked again on the next GHS possession, leading to a punt. The Senators were driving to possibly tie the game with under a minute to play, but Daniel Brownfield stepped in front of the receiver and intercepted a pass from Rochelle with 31 seconds left.

An illegal block call backed up a long Senators' return on the opening kickoff. Springfield then embarked on a 16-play drive that took 7:24 off the clock to start the third quarter.

On 4th-and-goal from the G7, Rochelle found Kaleb Fowler for an apparent touchdown pass in the back of the end zone. But a holding penalty was called, backing SHS into a 4th-and-goal from the G22.

Rochelle's pass was tipped away by Burriss, who, yes, saw his first snaps of the season on defense.

"It's a six-game season with no playoffs," Hay said. "We don't need Jake Burriss standing on the sideline when he's such a great defensive player as well."

"That was a huge stop," Hay continued. "In any fight, there's certain punches that are thrown that are huge."

The Glenwood offense took over at the 22, and on the first play, Burriss busted off a 68-yard run to the S10. Two plays later, Burriss scored from three yards out to make it 28-13 with 3:23 left in the third quarter.

On the sixth play of Springfield's next possession, Rochelle found Seth Yarrington deep and behind the GHS secondary for a 52-yard touch-

down. The second best team in the CS8 in this shortened, spring 2021 season.

"They're a measuring stick and they've got a good program and done great things over there," Lehnen stated. "We've got to put our best foot forward and go over there and show them what we're made of."

Public Notice

NOTICE OF PUBLIC HEARING THURSDAY, MAY 13, 2021

The Village of Chatham Zoning Board of Appeals will hold a public hearing on Thursday, May 13, 2021 at 6:00 p.m. at the Chatham Municipal Hall located at 117 East Mulberry Street, Chatham, Illinois. The Zoning Board of Appeals will hear a request from Mr. Martin Morris, to be granted a zoning variance for his property located at 10493 South Main Street. This property is located on the west side of South Main Street, on the southwest corner of South Main Street and El Camino Real.

The parcel of land is approximately 1.1 acres and is currently zoned R-1 (Residential). A legal description and plat of survey is on file in the Zoning Administrator's office located at 117 East Mulberry Street and is available for review by the public upon request. The requested zoning variance will consist of allowing an accessory structure to be placed 13 feet from the north property line which is located outside of the original building set back line from the principal structure. Any questions concerning this hearing should be directed to Ryan Crawford at 1-217-697-5809.

McKenna Shanle, in the Culinary Arts program;

Brady VonLehmden, in the Fire Science program;

Brenna Hickman, in the Cosmetology program;

Xander Try, in the Graphic Arts program;

Lukas Lorton, in the Nursing Assistant program;

Leena Jubeilat, in the Nursing Assistant program; and

Cami McKinney, in the Photography program;

Students are selected on the basis of above-average qualities in such areas as ability, attitude, cooperation, initiative and strong work place skills. Students must maintain a B average, good attendance and cannot have received a disciplinary referral at CACC.

Public Notice

NOTICE OF PUBLIC HEARING Thursday, May 20, 2021 at 6 p.m.

The Village of Chatham Planning Commission will hold a public hearing on Thursday, May 20, 2021 at 6 p.m. at the Chatham Municipal Hall located at 117 East Mulberry Street, Chatham, Illinois.

The Planning Commission will meet to hold a public hearing on a text amendment to the Village Zoning Code providing zoning regulations to guide the allowance, installation and operation of Wind and Solar Renewable Energy Systems to accommodate sustainable energy production from renewable energy sources.

Any questions concerning this public hearing should be directed to Patrick McCarthy at 1-217-697-5809. All persons interested may appear and speak at the hearing.

0-3-0, Homeier 1-0-0, Smith 0-2-0, Pilgrim 1-0-0, Helm 0-2-0, Hamrick 0-1-0.

TACKLES FOR LOSS: Glenwood - Knepler 1.5, Sandvos 1.5, Burriss .5, Bush .5, Strahle .5, Dees .5.

Glenwood	14	7	7	14	-	42
Springfield	7	6	6	16	-	35
1ST Q - (G) Burriss 19 run (Mills kick),	8:23.					
1ST Q - (G) Burriss 1 run (Mills kick),	6:38.					
1ST Q - (S) Rochelle 11 run (Langfelder kick),	1:09.					
2ND Q - (G) Bush 24 pass from Burriss (Mills kick),	3:20.					
2ND Q - (S) Rochelle 79 kickoff return (kick blocked),	3:06.					
3RD Q - (G) Burriss 3 run (Mills kick),	3:23.					
3RD Q - (S) Yarrington 52 pass from Rochelle (run failed),	:40.					
4TH Q - (G) Smith 2 run (Mills kick),	10:52.					
4TH Q - (S) Kellus 19 pass from Rochelle (Rochelle pass to DeJaynes),	6:22.					
4TH Q - (G) Burriss 18 run (Mills kick),	1:44.					
4TH Q - (S) Rochelle 23 run (Rochelle pass to Fowler),	:54.					

SEASON STATS

RUSHING: Burriss 104-724 (7.0 avg), Smith 42-265 (6.3), Blaise 21-67, Homeier 7-26.
PASSING: Burriss 48-67, 794 yds, 14 TD, 3 INT.
RECEIVING: Bush 24-351 (14.6), Tedrow 7-168 (24.0), Blaise 4-95, Baxter 4-91, Helm 1-25, Workman 1-24, Randell 2-22.
TOUCHDOWNS: Bush 9, Burriss 8, Blaise 3, Tedrow 3, Smith 1, Moore 1.
PUNTS: Burriss 7-230 (32.9), Bush 4-161 (40.3).
KICKOFF RETURNS: Bush 4-81, Homeier 4-78, Small 2-31, Blaise 2-31, Baxter 2-29, Smith 1-12.
PUNT RETURNS: Moore 2-83, Bush 3-20.
EXTRA POINTS: Mills 21-21.
FIELD GOALS: None.
INTERCEPTIONS: McCue 1, Brownfield 1, Helm 1, Moore 1, Bush 1.
FUMBLE RECOVERIES: Knepler 2, Moore 1, Bush 1, Knudson 1, Small 1, Sandvos 1, Lorton 1.
TACKLES-ASSISTS-SACKS: Moore 12-21-0, Bush 15-17-1, Small 16-12-0, Tedrow 8-18-0, Brownfield 10-15-0, Dees 3-20-0, McCue 10-12-0, Sandvos 5-15-0, Smith 2-17-0, Strahle 3-15-0, Helm 6-10-2, Knepler 5-11-0.
TACKLES FOR LOSS: Sandvos 5, Helm 3.5, Tedrow 2, Small 1.5, Dees 1.5, McCue 1.5.

Village President
Dave Kimsey

Village Clerk
Amy Dahlkamp

VILLAGE OF
CHATHAM
Family. Community. Prosperity.

Village Trustees
Kristen Chiaro
Andrew Detmers
Brett Gerger
Ryan Mann
Matthew Mau
Paul Scherschel

27 April 2021

To: Adjoining Property Owner

From: Ryan Crawford – Zoning Administrator

Re: Public Hearing, Thursday, May 13, 2021 @ 6:00 P.M.

Dear Adjoining Property Owner,

The Village of Chatham Zoning Board of Appeals will hold a public hearing on Thursday, May 13, 2021 at 6:00 p.m. at the Chatham Municipal Hall located at 117 East Mulberry Street, Chatham, Illinois. The Zoning Board of Appeals will hear a request from Mr. Martin Morris, to be granted a zoning variance for his property located at 10493 South Main Street. This property is located on the west side of South Main Street, on the southwest corner of South Main Street and El Camino Real. The parcel of land is approximately 1.1 acres and is currently zoned R-1 (Residential). A legal description and plat of survey is on file in the Zoning Administrator's office located at 117 East Mulberry Street and is available for review by the public upon request. The requested zoning variance will consist of allowing an accessory structure to be placed 13 feet from the north property line which is located outside of the original building set back line from the principal structure. Any questions concerning this hearing should be directed to Ryan Crawford at 1-217-697-5802.

Yours Very Truly,



Ryan Crawford

Zoning Administrator

SENT
4/27/21

Incorporated March 24, 1874

116 E Mulberry, Chatham, Illinois 62629 Phone (217) 483-2451 Fax (217) 483-3574



PUBLIC HEARING

The Village of Chatham Zoning Board of Appeals will hold a public hearing on
MON. MAY 3, 2021 at 6:00PM
 The hearing will be held in the Chatham Municipal Hall located at 117 E
 Mulberry, Chatham, IL. They will take public comment on a petition for
ZONING VARIANCE of this parcel of land
 from _____ to allow ADDED DRIVE
 A legal description and plat of survey are on file in the Zoning Administrators
 Office for review by the public. If you wish to give public comment in this matter,
 please plan to attend the public hearing.
 Posted MON. MAY 3, 2021 By WILSON CRAWFORD
 Zoning Administrator Village of Chatham

POSTED 10:20AM - 5-3-2021

RSC

EL CAMINO REAL

S88° 46' 25"W, 270.04'
270' PLAT

30' BUILDING SETBACK LINE

170' PLAT
S1° 08' 16"E, 170.09'

5' EASEMENT

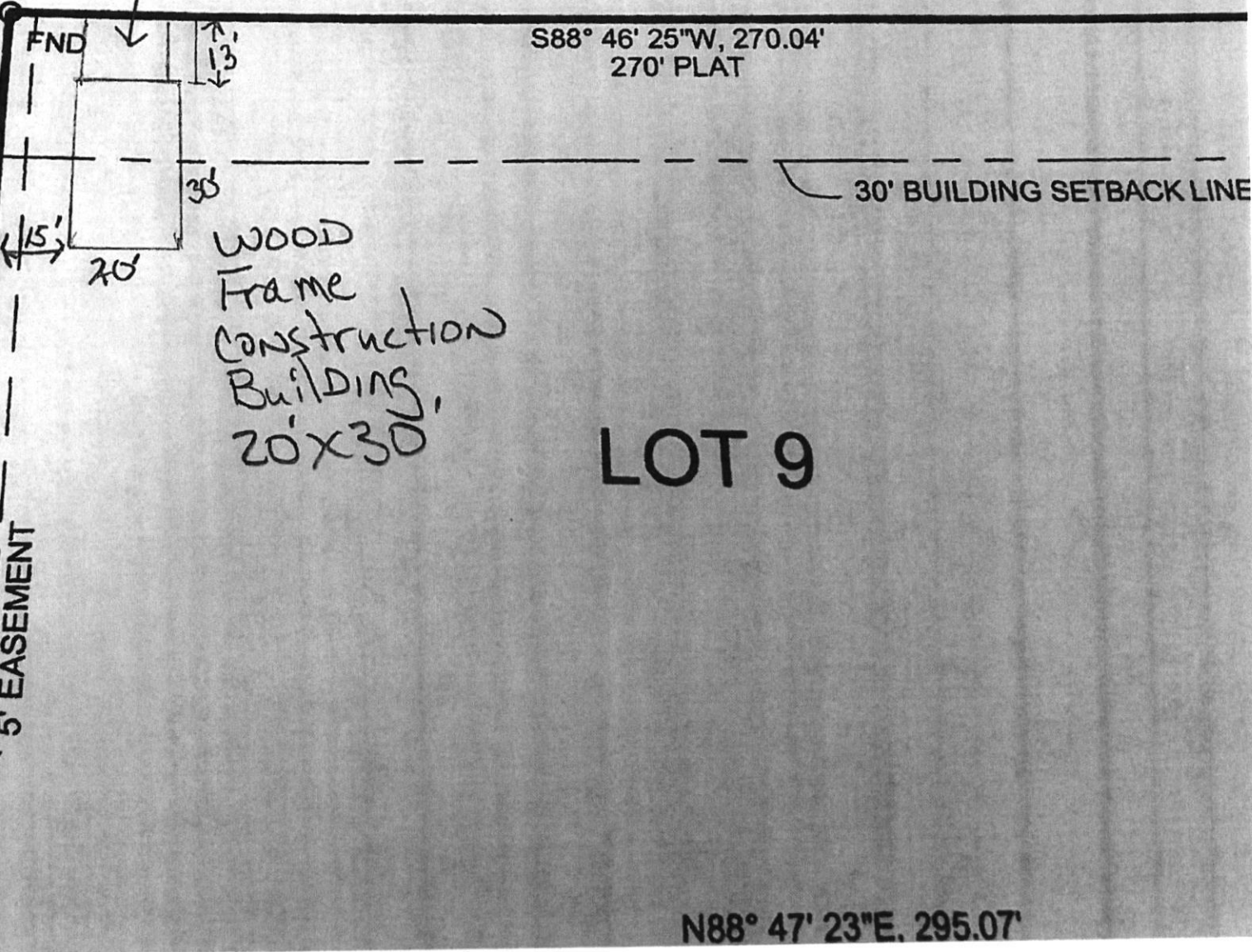
Concrete approach

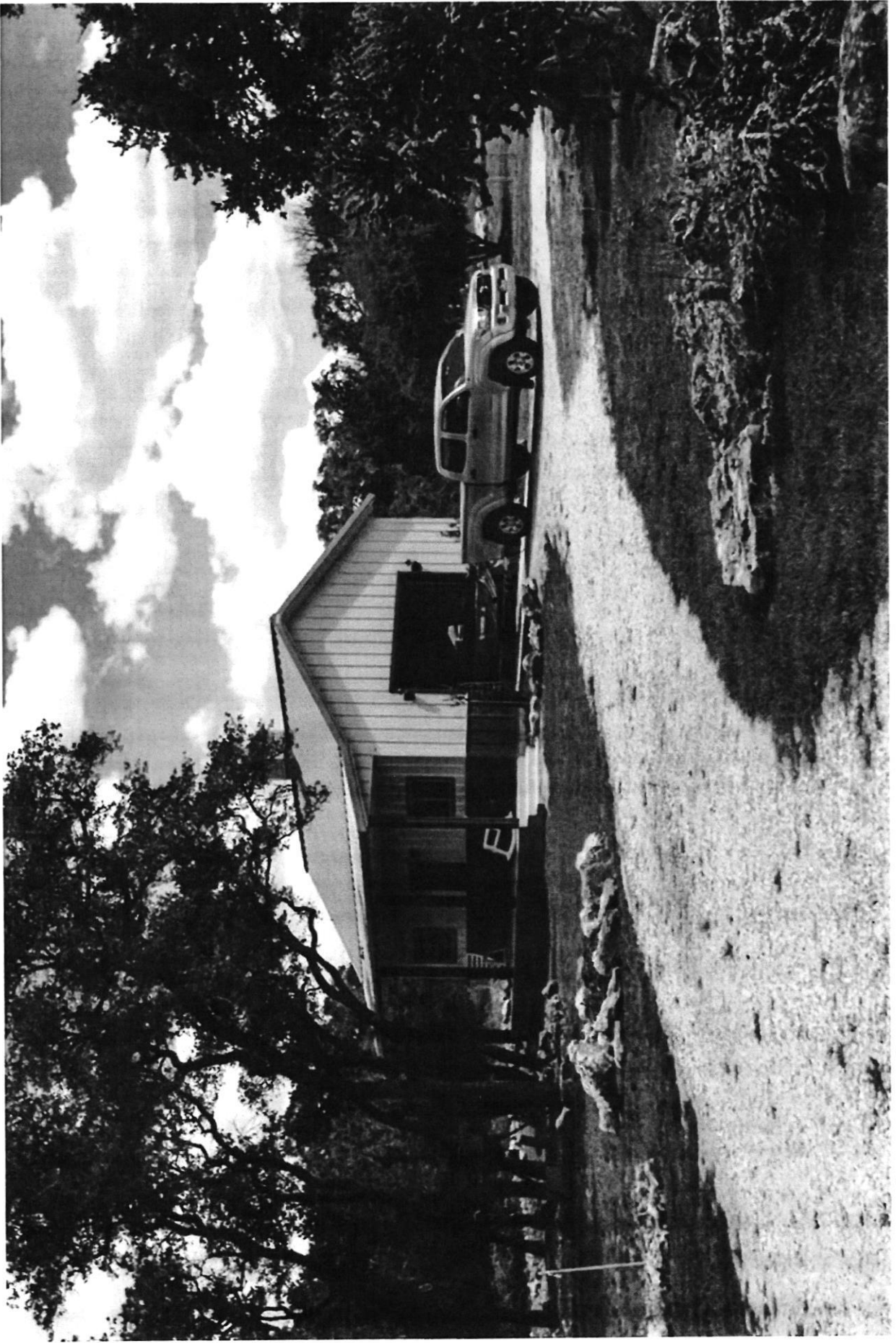
FND

WOOD
Frame
Construction
Building,
20'x30'

LOT 9

N88° 47' 23"E, 295.07'





PICTURE OF PROPOSED STRUCTURE