

ORDINANCE NO. 91-25

AN ORDINANCE REZONING CERTAIN PROPERTY  
IN THE VILLAGE OF CHATHAM, ILLINOIS

WHEREAS, on a petition for rezoning was filed by Michael J. Guzzardo requesting rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

Lot 9 and Lot 10 of Triangle Court  
(See Attached Exhibit)

WHEREAS, said petition requested rezoning of the Property from R3 to B2;

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 04/18/1991 the Village Planning Commission reviewed the proposed zoning change and recommended granting the change in zoning;

WHEREAS, on 05/06/1991 the Zoning Board of Appeals held a public hearing regarding the proposed rezoning and voted to recommend approval of the zoning change;

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 from R3 to B2;

WHEREAS, pursuant to Section VIII (h)(4) of the Village of Chatham Zoning Ordinance a written protest against the proposed amendment been signed and acknowledged by the owners of 20% of

the frontage proposed to be altered, or by the owners of 20% of the frontage immediately adjoining or across from an alley therefrom or by the owners of 20% of the frontage directly opposite the frontage to be altered was duly filed by the Clerk five days prior to the public hearing of the Zoning Board of Appeals, giving rise to a 2/3 majority vote requirement for the requested rezoning.

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 R3 to B2.

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

*Carl D. Oblinger*

CARL OBLINGER, VILLAGE PRESIDENT

ATTEST:

*Pat Schrad*

Village Clerk

AYES: 6

NAYS: 0

PASSED: 5-28-91

APPROVED: 5-28-91

# TRIANGLE COURT FINAL PLAT

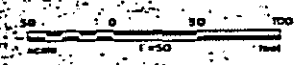
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 14 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT A STONE MARKING  
THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED SECTION 12, THENCE NORTH  
 $00^{\circ}00'00''$  EAST ALONG THE RAIRIE LINE A DISTANCE OF 110.53 FEET, THENCE  
NORTH  $02^{\circ}46'14''$  WEST A DISTANCE OF 101.33 FEET TO AN IRON PIPE MARKING  
THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH  $22^{\circ}05'18''$  WEST  
A DISTANCE OF 545.47 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY  
LINE OF ILLINOIS ROUTE 4, SAID POINT MARKS THE BEGINNING OF A  
2252.00 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER  
BEARS SOUTH  $53^{\circ}32'02''$  EAST, THENCE NORTHEASTERLY ALONG SAID RIGHT-  
OF-WAY CURVE A DISTANCE OF 572.93 FEET TO AN IRON PIPE, THENCE  
NORTH  $50^{\circ}36'30''$  EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF  
356.72 FEET TO AN IRON PIPE MARKING THE BEGINNING OF A 1063.14  
FOOT RADIUS, TANGENT CURVE TO THE LEFT, THENCE NORTHEASTERLY ALONG  
SAID RIGHT-OF-WAY CURVE A DISTANCE OF 239.73 FEET TO AN IRON PIPE  
ON THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER ILLINOIS TERMINAL  
RAILROAD, THENCE SOUTH  $20^{\circ}09'27''$  WEST ALONG SAID WESTERLY RIGHT-  
OF-WAY LINE A DISTANCE OF 912.05 FEET THE TRUE POINT OF BEGINNING.  
SAID TRACT CONTAINS 5.56 ACRES MORE OR LESS, ALL IN THE COUNTY OF  
SANGAMON, STATE OF ILLINOIS.

BASIS OF BEARING IS NORTH  $00^{\circ}00'00''$  EAST ALONG THE RAIRIE LINE.

### OWNERS & SUBDIVIDERS

Jasper T. Guzzardo  
2121 S. Lincoln Avenue  
Springfield, IL

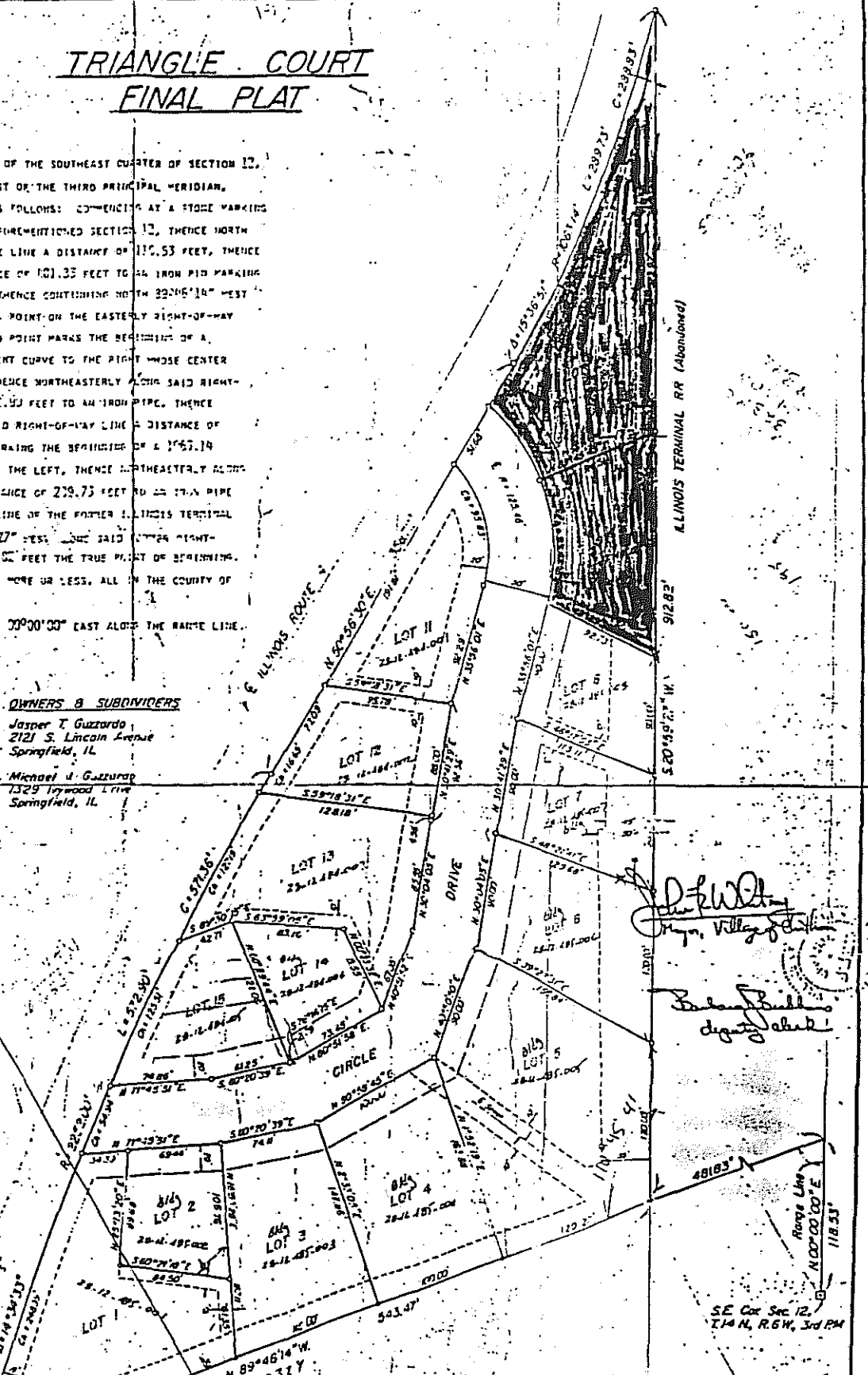
Michael J. Guzzardo  
1329 Ivywood Lane  
Springfield, IL



### LEGEND

- Iron Pin
- Iron Pipe
- Easement Line
- Lot Line
- Building Setback Line
- Stone Monument

*Joseph L. Greene*  
106 37 42



*D. L. White*  
Village of Carlin  
*Brian B. Bickel*  
digitized