

ORDINANCE NO. 94-25

AN ORDINANCE GRANTING A ZONING CHANGE  
IN BRECKENRIDGE SUBDIVISION

**WHEREAS**, on the 21st of March, 1994, a petition for a variance to the Village of Chatham Zoning Ordinance was filed by Mr. Al Young on the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

Part of the Southeast Quarter of Section 7, T14n, R5W, 3 P.M., Sangamon County, Illinois, all the following described property being part of Breckenridge Estates, further described as follows:

Commencing at a stone marking the Southeast corner of said Southeast Quarter, Section 7; thence S 89 degrees 43' 51" W, 1045.29 feet along the South line of said SE 1/4, Section 7; thence N 00 degrees 07' 22" W, 1000.00 feet along the West line of the lots on the West side of Keystone Drive to the centerline of Spruce Street; thence North 89 degrees 43 minutes 51 seconds West 520.29 feet along the centerline of Spruce Street to the intersection of the West line of the lots on the West side of Aspen Drive extended South; thence North 00 degrees 07 minutes 22 seconds West, 1020.00 feet along the West line of the lots on the West side of Aspen Drive to north line of the residential area of Breckenridge Estates; thence North 89 degrees 43 minutes 51 seconds East, 700.00 feet along the North line of Breckenridge residential area to the East line of the Southeast Quarter of said section 7; thence South 44 degrees 48 minutes 14 seconds West, 247.80 feet to the intersection of the centerline of Nederland Lane and Winter Park Drive; thence South 00 degrees 07 minutes 22 seconds East, 845.00 feet to the intersection of Winter Park Drive and Spruce Street; thence North 89 degrees 43 minutes 51 seconds East, 175.00 feet along the centerline of Spruce Street to the East line of the Southeast Quarter of said

ORDINANCE NO. 94-25

AN ORDINANCE GRANTING CERTAIN VARIANCE TO THE  
REGULATIONS OF SECTION V OF THE ZONING ORDINANCE  
IN THE VILLAGE OF CHATHAM, ILLINOIS

WHEREAS, on the 21st of March, 1994, a petition for a variance to the Village of Chatham Zoning Ordinance was filed by Mr. Al Young on the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

Part of the Southeast Quarter of Section 7, T14n, R5W, 3 P.M., Sangamon County, Illinois, all the following described property being part of Breckenridge Estates, further described as follows:

Commencing at a stone marking the Southeast corner of said Southeast Quarter, Section 7; thence S 89 degrees 43'51" W, 1045.29 feet along the South line of said SE 1/4, Section 7; thence N 00 degrees 07' 22" W, 1000.00 feet along the West line of the lots on the West side of Keystone Drive to the centerline of Spruce Street; thence North 89 degrees 43 minutes 51 seconds West 520.29 feet along the centerline of Spruce Street to the intersection of the West line of the lots on the West side of Aspen Drive extended South; thence North 00 degrees 07 minutes 22 seconds West, 1020.00 feet along the West line of the lots on the West side of Aspen Drive to north line of the residential area of Breckenridge Estates; thence North 89 degrees 43 minutes 51 seconds East, 700.00 feet along the North line of Breckenridge residential area to the East line of the Southeast Quarter of said section 7; thence South 44 degrees 48 minutes 14 seconds West, 247.80 feet to the intersection of the centerline of Nederland Lane and Winter Park Drive; thence South 00 degrees 07 minutes 22 seconds East, 845.00 feet to the intersection of Winter Park Drive and Spruce Street; thence North 89 degrees 43 minutes 51 seconds East, 175.00 feet along the centerline of Spruce Street to the East line of the Southeast Quarter of said

section 7; thence South 00 degrees 07 minutes 22 seconds East, 1000.00 feet along the east line of said Southeast Quarter to the point of beginning, containing 36.618 acres, more or less.

**WHEREAS**, said petition requested the zoning class be changed from R-1 and R-2 to R1A on the above described 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 on March 31 and April 7th 1994, 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 April 14, 1994 the Plan Commission, at its regularly scheduled meeting recommended approval of the proposed variance request;

**WHEREAS**, on April 18, 1994 the Zoning Board of Appeals held a public hearing regarding the proposed variance and is recommending approval of the proposed variance request;

**WHEREAS**, the Planning and Economic Development 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 variance request on the above described lots in Breckenridge Subdivision.

**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 zoned R-1A.

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

Linda L. Koester, President  
Village of Chatham

ATTEST:

Penny Moomey  
Penny Moomey, Village Clerk

AYES: 5  
NAYS: 1  
ABSENT: 0

PASSED: 5-10-94  
APPROVED: 5-10-94