

ORDINANCE NO. 95-07

AN ORDINANCE REZONING CERTAIN PROPERTY
IN FOXX CREEK ESTATES

WHEREAS, a petition for rezoning was filed by R.L.P. Development requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

Lots 114, 161, 162, 163, 164, 165, 166, 178, 179, 180, 181, 182 on the Preliminary Plan of Foxx Creek Estates

WHEREAS, said petition requested rezoning of the Property from B-1 to B-2 on lot 114, from B-1 to R-3 on lots 161 through 166, and from R-2 to R-3 on lots 178 through 182;

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 12/15/1994 the Village of Chatham Plan Commission held a Public Hearing regarding the proposed rezoning and is recommending the rezoning be approved.

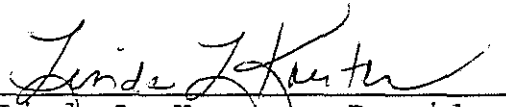
WHEREAS, the Village Board has reviewed the recommendation of the Plan Commission and finds it to be in the best interest of the Village to rezone the Property.

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 on lot 114 to B-2, B-1 on lots 161 through 166 to R-3, and R-2 on lots 178 through 182 to R-3.

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


Linda L. Koester, President
Village of Chatham

ATTEST: 
Penny Mooney, Village Clerk

AYES: 4

NAYS: 2

PASSED: 1-24-95

APPROVED: 1-24-95

PLAN COMMISSION MINUTES VILLAGE OF CHATHAM

December 15, 1994

MEMBERS PRESENT: Monte Law, Chair, Harry Bethke, Pat Boyce, Dan Cole, Tom Gray, Jim Grimes, Steve Hendrix, Bill VanDusen, Bill Warren

OTHERS PRESENT: Meredith Branham, Public Works Director, Rose Miller Village Trustee

REGRETS: Tom Gray (excused), Jim Grimes, Bill VanDusen (excused)

Meeting was called to order at 7:30 p.m. by Monte Law, Chair.

I. NOVEMBER 17 & 28, 1994 MINUTES

Harry Bethke made a motion to accept the minutes from November 17 & 28, 1994, meetings as presented. Seconded by Bill Warren. **MOTION CARRIED.**

II. HARRY HOPKINS

It was noted that a letter has been received from Harry Hopkins, Sangamon County office, requesting a copy of the subdivision ordinance. It was reported that a copy has been hand delivered to his office as well as several copies of the subdivision ordinance.

III. FOXX CREEK ESTATES

At a Public Hearing earlier this evening the Plan Commission accepted a request for zoning changes of parcels 1, 2 and 3 as follows:

<u>PARCEL NO.</u>	<u>LOT NO.</u>	<u>ZONING REQUESTED</u>
1	161-166	R3
2	114	B2
3	178-182	R3

Since the Plan Commission had worked through the questions regarding zoning changes Bill Warren made a motion to recommend to the Village Board that they approve the requested changes in view of the answer to the questions. Seconded by Steve Hendrix. **MOTION CARRIED.**

VI. VILLAGE UPDATE - Rose Miller

Rose Miller, Trustee, reported that AC&R has petitioned for a variance and special use in order to construct a Heliport. The Plan Commission will rule the Zoning Board of Appeals will have to hear the request. It has been approved by the State.

There will be a Public Hearing January 19, 1995, at 6:30 p.m. (prior to the regular meeting for January) to hear a zoning change request from Judson Baptist Church (B1 to B2) and Oak Brook Estates first plat will be presented.

Planning Commission
December 15, 1995
Page Two

Other Business

Trustee Miller stated that, according to the by-laws a new Chairperson should be elected every two years and recommended that the committee act on this guideline.

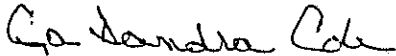
Pat Boyce made a motion that Steve Hendrix serve as Chair. Seconded by Bill Warren.
MOTION CARRIED.

Steve Hendrix made a motion to publicly thank Monty Law for his years of service as Chair of the Plan Commission. Seconded by Bill Warren. **MOTION CARRIED.**

Bill Warren made a motion to adjourn. Seconded by Dan Cole. **MOTION CARRIED.**

Meeting adjourned at 8:30 pm.

Respectfully Submitted,



CaSandra Cole
Recorder

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on December 15, 1994 at 7:00 p.m. at the Village of Chatham Village Hall, the Village of Chatham Planning Commission shall conduct a public hearing to consider the rezoning of certain property within the Village of Chatham. The rezoning has been requested by RLP Development Company and pertains to certain properties located in as-yet unplatted portions of Foxx Creek Estates Subdivision. Legal Descriptions of the land to be rezoned are set forth below as Parcels 1, 2 and 3. The parcels correspond to lots set forth in the approved Preliminary Plan for Foxx Creek Estates Subdivision, and rezoning is being sought, as follows:

Parcel Number	Lot Numbers	Present Zoning	Zoning Sought
1	161 through 166	B-1	R-3
2	114	B-1	B-2
3	178 through 182	R-2	R-3

The public is invited to attend the public hearing and present any comments or testimony regarding the requested rezoning.

PUBLISHED BY ORDER OF THE CHAIRMAN OF THE VILLAGE OF CHATHAM
PLANNING COMMISSION

PARCEL NO. 1

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 1, Township 14 North, Range 6 West of the Third Principal Meridian; described more particularly as follows:

Commencing at an iron pin marking the Southwest corner of the Southeast Quarter of the aforementioned Section 1, thence South 89 degrees 58 minutes 16 seconds East along the section line a distance of 601.32 feet, thence North 00 degrees 02 minutes 10 seconds East a distance of 1765.67 feet to the true point of beginning, thence continuing North 00 degrees 02 minutes 10 seconds East a distance of 195.68 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 187.51 feet, thence South 00 degrees 02 minutes 10 seconds West a distance of 53.42 feet to a point marking the beginning of a 180.00 foot radius curve to the left, thence Southeasterly 186.26 feet along said curve whose long chord bears South 29 degrees 36 minutes 31 seconds East for a distance of 178.06 feet, thence South 59 degrees 15 minutes 12 seconds East a distance of 229.03 feet, thence South 34 degrees 15 minutes 00 seconds West a distance of 130.24 feet, thence North 59 degrees 15 minutes 12 seconds West a distance of 464.39 feet to the true point of beginning. Said parcel contains 1.983 acres, more or less, all in the County of Sangamon, State of Illinois.

PARCEL NO. 2

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 1, Township 14 North, Range 6 West of the Third Principal Meridian; described more particularly as follows:

Commencing at an iron pin marking the Southwest corner of the Southeast Quarter of the aforementioned Section 1, thence South 89 degrees 58 minutes 16 seconds East along the section line a distance of 1750.52 feet, thence North 00 degrees 25 minutes 05 seconds West a distance of 864.32 feet to the true point of beginning, thence North 89 degrees 57 minutes 50 seconds West a distance of 112.45 feet to a point marking the beginning of a 1000.00 foot radius curve to the right, thence Northwesterly 137.95 feet along said curve whose long chord bears North 86 degrees 00 minutes 54 seconds West for a distance of 137.84 feet, thence North 00 degrees 20 minutes 42 seconds East a distance of 504.45 feet, thence South 89 degrees 42 minutes 08 seconds East a distance of 243.18 feet, thence South 00 degrees 25 minutes 05 seconds East a distance of 512.84 feet to the true point of beginning. Said parcel contains 2.900 acres, more or less, all in the County of Sangamon, State of Illinois.

PARCEL NO. 3

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 1, Township 14 North, Range 6 West of the Third Principal Meridian; described more particularly as follows:

Commencing at an iron pin marking the Southwest corner of the Southeast Quarter of the aforementioned Section 1, thence South 89 degrees 58 minutes 16 seconds East along the section line a distance of 1146.60 feet, thence North 00 degrees 02 minutes 10 seconds East a distance of 633.73 feet to the true point of beginning, thence North 89 degrees 57 minutes 50 seconds West a distance of 417.55 feet, thence North 00 degrees 02 minutes 10 seconds East a distance of 389.38 feet, thence South 53 degrees 05 minutes 42 seconds East a distance of 254.26 feet, thence South 19 degrees 36 minutes 09 seconds West a distance of 55.00 feet, thence South 00 degrees 02 minutes 10 seconds West a distance of 25.00 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 144.41 feet to a point marking the beginning of a 100.00 foot radius curve to the left, thence Northeasterly 74.51 feet along said curve whose long chord bears North 68 degrees 41 minutes 25 seconds East for a distance of 72.80 feet, thence South 42 degrees 39 minutes 32 seconds East a distance of 30.00 feet, thence South 00 degrees 02 minutes 10 seconds West a distance of 164.45 feet to the true point of beginning. Said parcel contains 2.247 acres, more or less, all in the County of Sangamon, State of Illinois.

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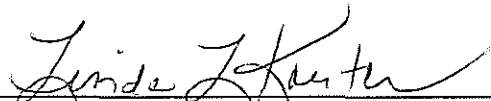
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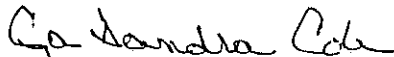
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