

ORDINANCE NO. 95-08

AN ORDINANCE REZONING CERTAIN PROPERTY  
FROM B-1 TO R-2 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"):

Part of the Southeast Quarter in 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 281.50 feet, thence North 00 degrees 02 minutes 10 seconds East a distance of 503.84 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 865.10 feet to the true point of beginning, thence North 00 degrees 02 minutes 10 seconds East a distance of 130.00 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 400.82 feet, thence South 25 degrees 19 minutes 48 seconds East a distance of 143.87 feet, thence North 89 degrees 57 minutes 50 seconds West a distance of 462.46 feet to the point of beginning. Said tract containing 1.288 acres, more or less, all in the County of Sangamon, State of Illinois. Basis of bearing is South 89 degrees 58 minutes 16 seconds East along the section line.

**WHEREAS**, said petition requested rezoning of the Property from B-1 to R-2;

**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 1/19/1995 the Village of Chatham Plan Commission held a Public Hearing regarding the proposed rezoning and is recommending the rezoning be approved.

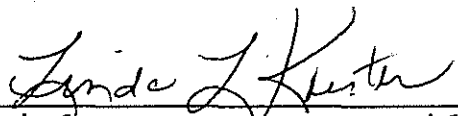
WHEREAS, the Village Board has reviewed the recommendation of the Plan Commission and finds it to be in the best interest of the Village to rezone the Property.

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 to R-2.

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

  
\_\_\_\_\_  
Linda L. Koeser, President  
Village of Chatham

ATTEST:   
\_\_\_\_\_  
Penny Moomey, Village Clerk

AYES: 6

NAYS: 0

PASSED: 1-24-95

APPROVED: 1-24-95

VILLAGE OF CHATHAM, ILLINOIS  
PETITION FOR ZONING AMENDMENT

TO: Planning Commission and  
Village Board  
Village Hall  
Chatham, IL 62629

Date: 1-19-95

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

Date Set for Hearing 1-19-95

Fee \$ 200.00

Notice Published 12-29-94

Date Paid 1-19-95

Newspaper Clarion

Notice Mailed to Adjacent Landowners N/A

Notice Posted on Subject Property 12-29-94

Planning Commission

Recommendation 1-19-95

Approve

Deny

Approve with Modification

Village Board Action Date \_\_\_\_\_

Denied

Approved (Ordinance No. \_\_\_\_\_)

*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.*

*Normally there are only two primary reasons for change in zoning. There are: (a) the original zoning was in error; (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant re-zoning. The burden of providing substantiating evidence rests with the applicant. See Section 7.05 of the 1994 Zoning Ordinance for further details.*

NAME OF APPLICANT: RLP Development Co. Inc.

ADDRESS OF APPLICANT: 514 E. Vandalia, Edwardsville, IL

PHONE NUMBER: (618) 692-0795 (H) (618) 656-1514 (W)

Interest of Applicant in the Subject Property (if not owner): \_\_\_\_\_

1. This application must be filed with an accurate legal description and a plat map of the property drawn to scale not less than one (1) inch equals Two Hundred (200) feet.

LEGAL DESCRIPTION

See Attached

Lot, Block, Subdivision, Metes and Bounds—may be on attachment

2. Street Address of Property unknown

3. Area of land re-zoning requested for: 1.288 ~~ACRES~~ Acres.

4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): B-1

(b) Requested New Zoning District Classification of subject Property: R-2

5. Present use of Property: undeveloped

Proposed use of Property: residential/duplex

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

N/A

7. An amendment is requested to amend the Zone District Classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

DATE: JAN 19 1995

SIGNATURE: R.L.P DEV. DB

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]*

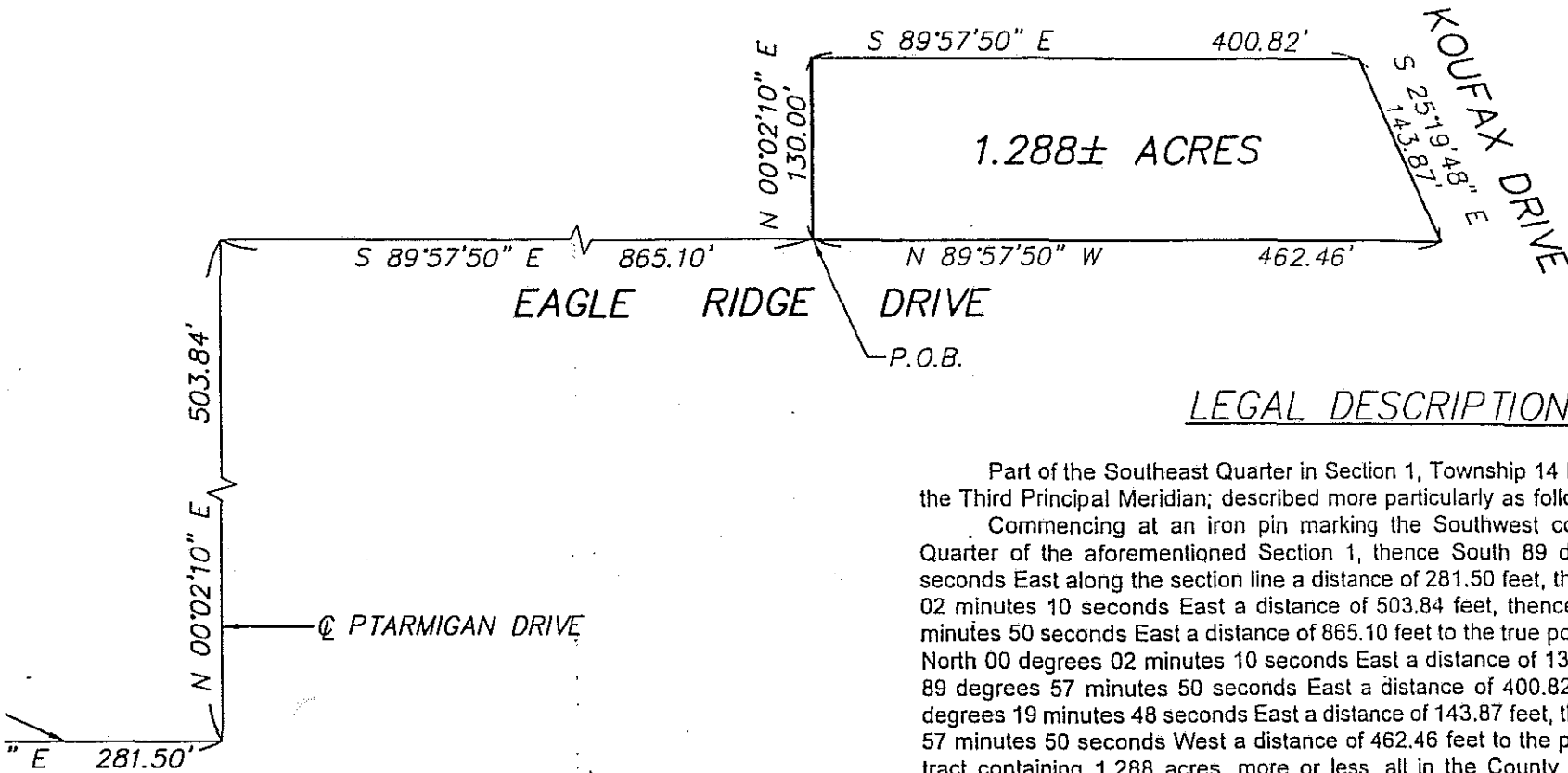
I consent to this requested zoning change

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This zoning request represents an change in the original zoning due to the market demand. Since there is duplex immediately to the west along Eagle Ridge Drive, it is desired that the street maintain duplex lots and not the current business zoning B-1.

# ZONING PLAT

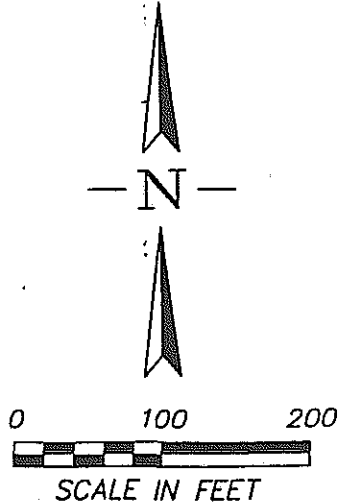
ZONING CHANGE IS FROM B-1 TO R-2



, S.E. 1/4, SEC. 1,  
6W., 3rd P.M.

the month of DECEMBER, 1994  
ove described property and the  
resents the results of said

ID SURVEYOR #1915



## LEGAL DESCRIPTION

Part of the Southeast Quarter in 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 281.50 feet, thence North 00 degrees 02 minutes 10 seconds East a distance of 503.84 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 865.10 feet to the true point of beginning, thence North 00 degrees 02 minutes 10 seconds East a distance of 130.00 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 400.82 feet, thence South 25 degrees 19 minutes 48 seconds East a distance of 143.87 feet, thence North 89 degrees 57 minutes 50 seconds West a distance of 462.46 feet to the point of beginning. Said tract containing 1.288 acres, more or less, all in the County of Sangamon, State of Illinois.

Basis of bearing is South 89 degrees 58 minutes 16 seconds East along the section line.

| REVISIONS | DATE | BY |
|-----------|------|----|
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |



**GREENE & BRADFORD, INC.**  
OF SPRINGFIELD

CONSULTING ENGINEERS  
3501 CONSTITUTION DRIVE  
SPRINGFIELD, ILLINOIS 62707  
(217) 793-8844, (217) 793-6227 FAX

|                   |              |
|-------------------|--------------|
| DATE              | 12/28/94     |
| DRAWN             | CRUM         |
| PROJ. NO.         | 94-282       |
| FIELD BOOK        |              |
| COMPUTER FILE NO. | 94282ZP4-100 |

ORDINANCE NO. 95-08

AN ORDINANCE REZONING CERTAIN PROPERTY  
FROM B-1 TO R-2 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"):

Part of the Southeast Quarter in 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 281.50 feet, thence North 00 degrees 02 minutes 10 seconds East a distance of 503.84 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 865.10 feet to the true point of beginning, thence North 00 degrees 02 minutes 10 seconds East a distance of 130.00 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 400.82 feet, thence South 25 degrees 19 minutes 48 seconds East a distance of 143.87 feet, thence North 89 degrees 57 minutes 50 seconds West a distance of 462.46 feet to the point of beginning. Said tract containing 1.288 acres, more or less, all in the County of Sangamon, State of Illinois. Basis of bearing is South 89 degrees 58 minutes 16 seconds East along the section line.

**WHEREAS**, said petition requested rezoning of the Property from B-1 to R-2;

**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 1/19/1995 the Village of Chatham Plan Commission held a Public Hearing regarding the proposed rezoning and is recommending the rezoning be approved.

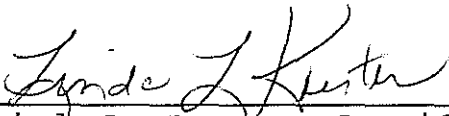
WHEREAS, the Village Board has reviewed the recommendation of the Plan Commission and finds it to be in the best interest of the Village to rezone the Property.

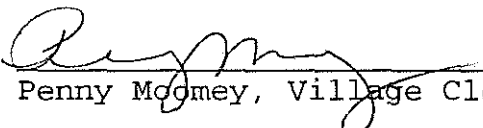
NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, ILLINOIS, AS FOLLOWS:

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 to R-2.

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

  
\_\_\_\_\_  
Linda L. Koester, President  
Village of Chatham

ATTEST:   
\_\_\_\_\_  
Penny Moomey, Village Clerk

AYES: 6

NAYS: 0

PASSED: 1-24-95

APPROVED: 1-24-95



VILLAGE OF CHATHAM, ILLINOIS  
PETITION FOR ZONING AMENDMENT

TO: Planning Commission and  
Village Board  
Village Hall  
Chatham, IL 62629

Date: 1-19-95

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

Date Set for Hearing 1-19-95

Fee \$ 200.00

Notice Published 12-29-94

Date Paid 1-19-95

MUB

Newspaper Clarion

Notice Mailed to Adjacent Landowners N/A

Notice Posted on Subject Property 12-29-94

Planning Commission

Recommendation 1-19-95

Village Board Action Date

- Approve  
 Deny  
 Approve with Modification

- Denied  
 Approved (Ordinance No. \_\_\_\_\_)

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.

Normally there are only two primary reasons for change in zoning. There are: (a) the original zoning was in error; (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant re-zoning. The burden of providing substantiating evidence rests with the applicant. See Section 7.05 of the 1994 Zoning Ordinance for further details.

NAME OF APPLICANT: RLP Development Co. Inc.

ADDRESS OF APPLICANT: 514 E. Vandalia, Edwardsville, IL

PHONE NUMBER: (618) 692-0795 (H) (618) 656-1514 (W)

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

1. This application must be filed with an accurate legal description and a plat map of the property drawn to scale not less than one (1) inch equals Two Hundred (200) feet.

LEGAL DESCRIPTION See Attached  
Lot, Block, Subdivision, Metes and Bounds—may be on attachment

2. Street Address of Property unknown

3. Area of land re-zoning requested for: 1.288 ~~1.288~~ Acres.

4. (a) Present Zoning District Classification of subject and adjacent properties  
(show zone district boundaries on plat): B-1

(b) Requested New Zoning District Classification of subject Property: R-2

5. Present use of Property: undeveloped

Proposed use of Property: residential/duplex

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

N/A

7. An amendment is requested to amend the Zone District Classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

DATE: JAN 19 1995 SIGNATURE: R.L.P DEV. DB

**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]*

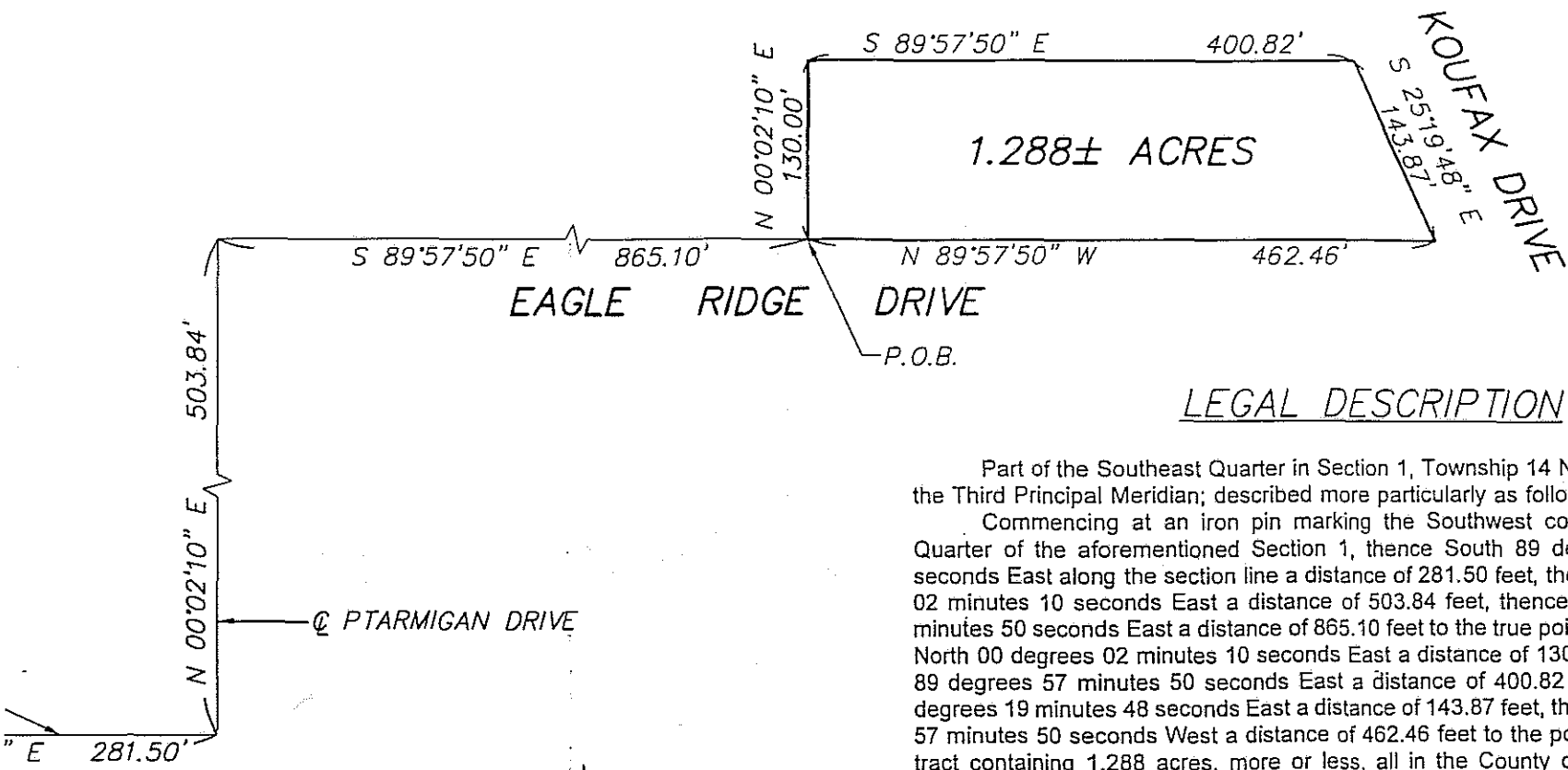
I consent to this requested zoning change

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This zoning request represents an change in the original zoning due to the market demand. Since there is duplex immediately to the west along Eagle Ridge Drive, it is desired that the street maintain duplex lots and not the current business zoning B-1.

# ZONING PLAT

ZONING CHANGE IS FROM B-1 TO R-2



1.288± ACRES

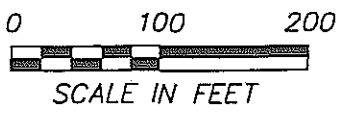
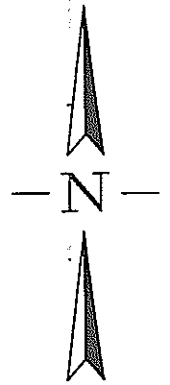
## LEGAL DESCRIPTION

Part of the Southeast Quarter in 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 281.50 feet, thence North 00 degrees 02 minutes 10 seconds East a distance of 503.84 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 865.10 feet to the true point of beginning, thence North 00 degrees 02 minutes 10 seconds East a distance of 130.00 feet, thence South 89 degrees 57 minutes 50 seconds East a distance of 400.82 feet, thence South 25 degrees 19 minutes 48 seconds East a distance of 143.87 feet, thence North 89 degrees 57 minutes 50 seconds West a distance of 462.46 feet to the point of beginning. Said tract containing 1.288 acres, more or less, all in the County of Sangamon, State of Illinois.

Basis of bearing is South 89 degrees 58 minutes 16 seconds East along the section line.

, S.E. 1/4, SEC. 1, 6W., 3rd P.M.



the month of DECEMBER, 1994  
have described property and the  
represents the results of said

*me*  
D SURVEYOR #1915

| REVISIONS | DATE | BY |
|-----------|------|----|
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |



**GREENE & BRADFORD, INC.**  
OF SPRINGFIELD

CONSULTING ENGINEERS  
3501 CONSTITUTION DRIVE  
SPRINGFIELD, ILLINOIS 62707  
(217) 793-8844, (217) 793-6227 FAX

|                   |              |
|-------------------|--------------|
| DATE              | 12/28/94     |
| DRAWN             | CRUM         |
| PROJ. NO.         | 94-282       |
| FIELD BOOK        |              |
| COMPUTER FILE NO. | 94282ZP4-100 |