

VILLAGE OF CHATHAM, ILLINOIS

ORDINANCE NO. 00 - 07

AN ORDINANCE REZONING BUSINESS PROPERTY
IN FOXX CREEK TO RESIDENTIAL

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
CHATHAM, ILLINOIS THIS 25TH DAY OF JANUARY, 2000

Published in pamphlet form by the authority of the President and
Board of Trustees of the Village of Chatham, Sangamon County,
Illinois, this 25TH day of January, 2000.

ORDINANCE NO. 00- 07

**AN ORDINANCE REZONING BUSINESS PROPERTY
IN FOXX CREEK TO RESIDENTIAL**

WHEREAS, a petition for rezoning was filed by Dave on behalf of RLP Development Co. Inc. requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

PART OF THE RIGHT-OF-WAY OF JENNIFER COURT AND ALL OF LOTS 151 152B AND PART OF LOT 152A OF FOXX CREEK ESTATES SUBDIVISION, PLAT NO. 3 AS RECORDED IN THE OFFICE OF THE SANGAMON COUNTY RECORDER OF DEEDS; DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 152B, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF KOUFAX DRIVE A DISTANCE OF 624.00 FEET TO AN IRON PIPE, THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST A DISTANCE OF 185.19 FEET TO AN IRON PIPE, THENCE NORTH 59 DEGREES 15 MINUTES 55 SECONDS WEST A DISTANCE OF 310.58 FEET TO AN IRON PIPE, THENCE NORTH 34 DEGREES 15 MINUTES 07 SECONDS EAST A DISTANCE OF 130.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JENNIFER COURT, THENCE NORTH 00 DEGREES 55 MINUTES 57 SECONDS EAST A DISTANCE OF 69.14 FEET TO AN IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF JENNIFER COURT, THENCE NORTH 59 DEGREES 15 MINUTES 55 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF- WAY LINE A DISTANCE OF 194.68 FEET TO AN IRON PIPE MARKING THE BEGINNING OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID RIGHT-OF-WAY LINE WITH SAID CURVE HAVING A LONG WITH A COURSE OF NORTH 29 DEGREES 33 MINUTES 55 SECONDS WEST AND A DISTANCE OF 118.73 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 06 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 53.46 FEET TO AN IRON PIPE MARKING THE SOUTHERLY RIGHT-OF-WAY LINE OF INDEPENDENCE BOULEVARD, THENCE SOUTH 89 DEGREES 57 MINUTES 07 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 248.42 FEET TO AN IRON PIPE MARKING THE BEGINNING OF A 1040.00 FOOT RADIUS CURVE TO THE LEFT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE WITH SAID CURVE HAVING A LONG CHORD WITH A COURSE OF NORTH 84 DEGREES 57 MINUTES 11 SECONDS EAST AND A DISTANCE OF 184.89 FEET TO AN IRON PIPE MARKING THE BEGINNING OF A 960.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE WITH SAID CURVE HAVING A LONG CHORD WITH A COURSE OF NORTH 85 DEGREES 05 MINUTES 46 SECONDS EAST AND A DISTANCE OF 175.44 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 6.128 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

BASIS OF BEARING IS SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF KOUFAX DRIVE.

WHEREAS, said petition requested rezoning of the Property from B1 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 1/10/2000 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and is unanimously recommending the rezoning be approved.


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 rezone the Property.

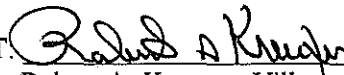
NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, ILLINOIS, AS FOLLOWS:

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: 
Robert A. Krueger, Village Clerk

AYES: 6

PASSED: 1-25-00

NAYS: 0

APPROVED: 1-25-00

ABSENT: 0

ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the Ordinance attached hereto is a full, true, and exact copy of Ordinance No. 00-___, adopted by the President and Board of Trustees of said Village on the 25th day of January, 2000, said Ordinance being entitled:

AN ORDINANCE REZONING BUSINESS PROPERTY
IN FOXX CREEK TO RESIDENTIAL

I do further certify that prior to the making of this certificate, the said Ordinance was spread at length upon the permanent records of said Village, where it now appears and remains.

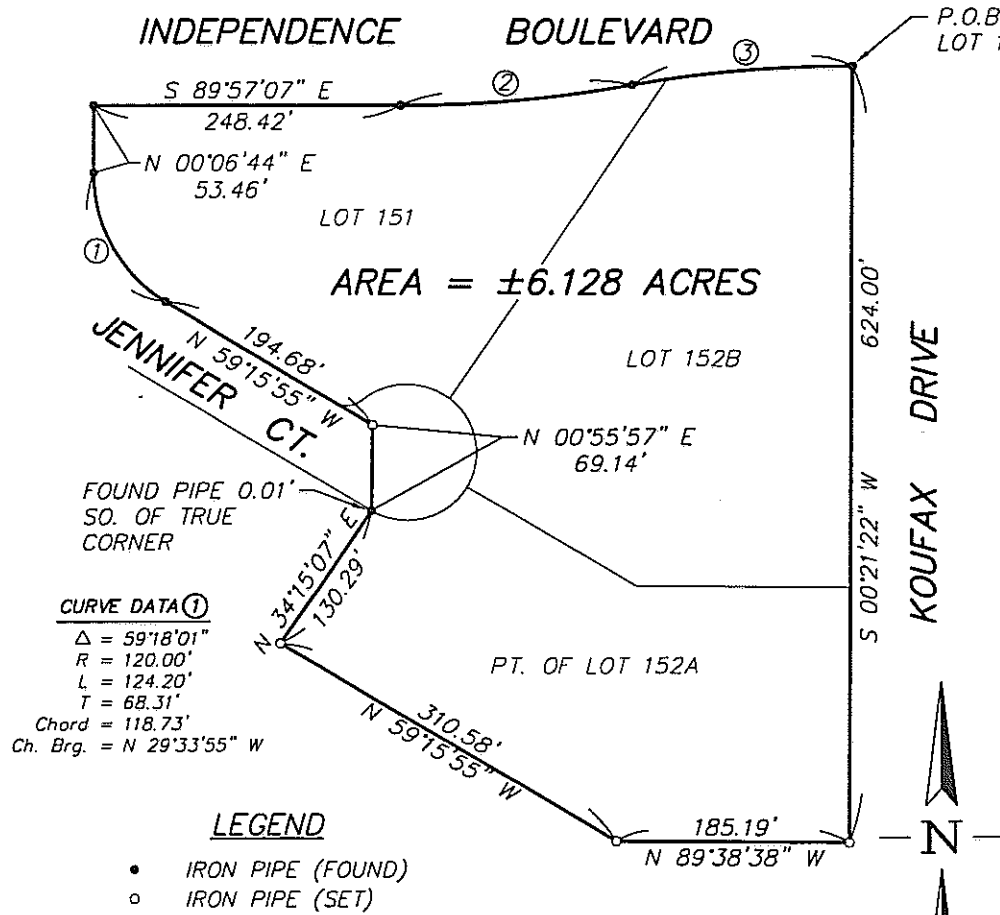
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Village this 25th day of January, 2000.

Robert A. Krueger, Village Clerk

ZONING PLAT

ZONING CHANGE IS FROM B-1 TO R-2

OWNER
R.L.P. DEVELOPMENT CO. INC.
TOWNSHIP
CHATHAM TWP.



LEGAL DESCRIPTION

PART OF THE RIGHT-OF-WAY OF JENNIFER COURT AND ALL OF LOTS 151, 152B AND PART OF LOT 152A OF FOXX CREEK ESTATES SUBDIVISION, PLAT NO. 3 AS RECORDED IN THE OFFICE OF THE SANGAMON COUNTY RECORDER OF DEEDS; DESCRIBED MORE PARTICULARLY AS FOLLOWS:

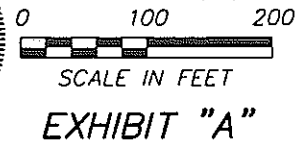
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BASIS OF BEARING IS SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF KOUFAX DRIVE.

I DO HEREBY CERTIFY THAT IN THE MONTH OF JANUARY, 2000 THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY DIRECT SUPERVISION AND THE FOREGOING PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY.

Greg S. Humphrey

ILLINOIS PROFESSIONAL LAND SURVEYOR # 3248



REVISIONS	DATE	BY

GREENE & BRADFORD, INC.
OF SPRINGFIELD

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

DATE	01/20/00
DRAWN	CRUM
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