

VILLAGE OF CHATHAM, ILLINOIS

ORDINANCE NO. 00 - 57

AN ORDINANCE REZONING KOESTER
PROPERTY ON EAST WALNUT

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
CHATHAM, ILLINOIS THIS 10th DAY OF OCTOBER, 2000

Published in pamphlet form by the authority of the President and
Board of Trustees of the Village of Chatham, Sangamon County,
Illinois, this 10th day of October 2000.

ORDINANCE NO. 00-57

AN ORDINANCE REZONING KOESTER PROPERTY ON EAST WALNUT

WHEREAS, a petition for rezoning was filed by Ted Koester requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

410 East Walnut Street, Chatham, Illinois.

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

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;

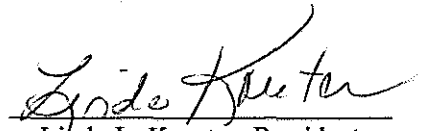
WHEREAS, on 10/09/2000 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and is unanimously recommending the rezoning be approved.

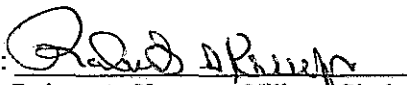
NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, ILLINOIS, AS FOLLOWS:

SECTION 1: The findings in the preamble hereto are hereby adopted..

SECTION 2: The Property is hereby rezoned from its present zoning classification of R-1 to B-1.

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

NAYS: 0

ABSENT: 0

PASSED: 10/10/00

APPROVED: 10/10/00

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 10th day of October, 2000, said Ordinance being entitled:

AN ORDINANCE REZONING KOESTER
PROPERTY ON EAST WALNUT

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 10th day of October 2000.

Robert A. Krueger, Village Clerk

From: PDSCLS@aol.com <PDSCLS@aol.com>
To: ruda@fgi.net <ruda@fgi.net>; Jmoul537@aol.com <Jmoul537@aol.com>;
John_Stutsman@ieee.org <John_Stutsman@ieee.org>; CPFT@aol.com
<CPFT@aol.com>
Date: Monday, October 09, 2000 10:37 PM
Subject: ZBA minutes of 10-9-00

Zoning Board of Appeals
Minutes
October 9, 2000 6:30 p.m.
Municipal Building Chatham, IL

Present: Deb Murphy, Ron Levine, John Moulton, Tim Scott, Paul Stivers
Absent: John Stutsman, Dave Johnson
Citizens: Ken Bentley, Linda Loffland Crain (by letter), Ted & Linda
Koester (property owners).

Property to be considered belongs to Linda and Ted Koester. 410 E Walnut
Street, Chatham, IL.

Clerk Stivers read the written statement from citizen Linda Loffland Crain
(unable to be present at hearing) stating that she wanted the neighborhood to
remain just that ,void of another business. Felt that another commercial
business would be detrimental to the area.

Chair Levine reiterated that the area being discussed this evening was only
the lot with the residence at 410 E Walnut, having nothing to do with
property located further east, previously dealt with concerning zoning

Mr. Ted Koester came before the board and stated that the property has been
for sale for 3 years. Not a good location for a family but would be suitable
for a low impact business. An insurance company wants to purchase the
property (contingent on zone change) to have an office. Requesting a
commercial zoning be applied.

Surrounding area consists of "Patty Cakes" bakery to the West, just across
the street from a small strip mall, a couple of houses behind the property as
well as a duplex.

Mr. Ken Bentley (42 Covered Bridge, Chatham, IL)(owner of property to the
west) stated he felt this area was not a safe area for a residence. Traffic
concerns on Walnut St. Felt this would be better zoning for safety issues.

Paul Stivers stated that all new properties have been allocating a "buffer
zone" for commercial, since there is already a history of commercial
properties along Walnut Street it would make sense that this would be allowed.

Deb Murphy questioned the setback issue what would be expected. Meredith Branham stated that as long as the property (buildings on it) remained it would not have the new setbacks affixed to it. However, if a future owner chooses to tear down the buildings then the new set back laws would apply. That would leave a very narrow strip for a building to exist upon. He also stated that in B1 the businesses applicable to this property is very limited. (small insurance business or possibly a hairdresser)

No other questions from the Zoning Board of Appeals, Deb Murphy moved and Paul Stivers seconded the motion to rezone the property at 410 E Walnut to become commercial B1. Voice vote: Tim Scott-Yes, John Moulton-Yes, Deb Murphy-yes, Paul Stivers-Yes. No negative votes. Motion carried.

Paul Stivers moved and Deb Murphy seconded the motion to adjourn.

Respectfully submitted,
Candice Stivers
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FYI: Email addresses for Stutsman, Scott, Stivers, Moulton, Branham
Minutes will be mailed to Levine, Johnson, Murphy