

VILLAGE OF CHATHAM, ILLINOIS

ORDINANCE NO. 01 - 09

AN ORDINANCE REZONING REYNOLDS
PROPERTY ON NORTH MAIN

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
CHATHAM, ILLINOIS THIS 20th DAY OF FEBRUARY, 2001

Published in pamphlet form by the authority of the President and
Board of Trustees of the Village of Chatham, Sangamon County,
Illinois, this 20th day of February 2001.

ORDINANCE NO. 01-__

AN ORDINANCE REZONING REYNOLDS PROPERTY ON NORTH MAIN

WHEREAS, a petition for rezoning was filed by Larry Reynolds requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"): **1210 North Main Street, Chatham, Illinois.**

WHEREAS, said petition requested rezoning of the Property from B-1 to B-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 1/29/2001 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 B-1 to B-2.

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

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

ATTEST:

ATTEST: *Robert A. Krueger*
Robert A. Krueger, Village Clerk

AYES: _____ PASSED: 2/20/01

NAYS: _____ APPROVED: 2/20/01

ABSENT: _____

ZONING PLAT

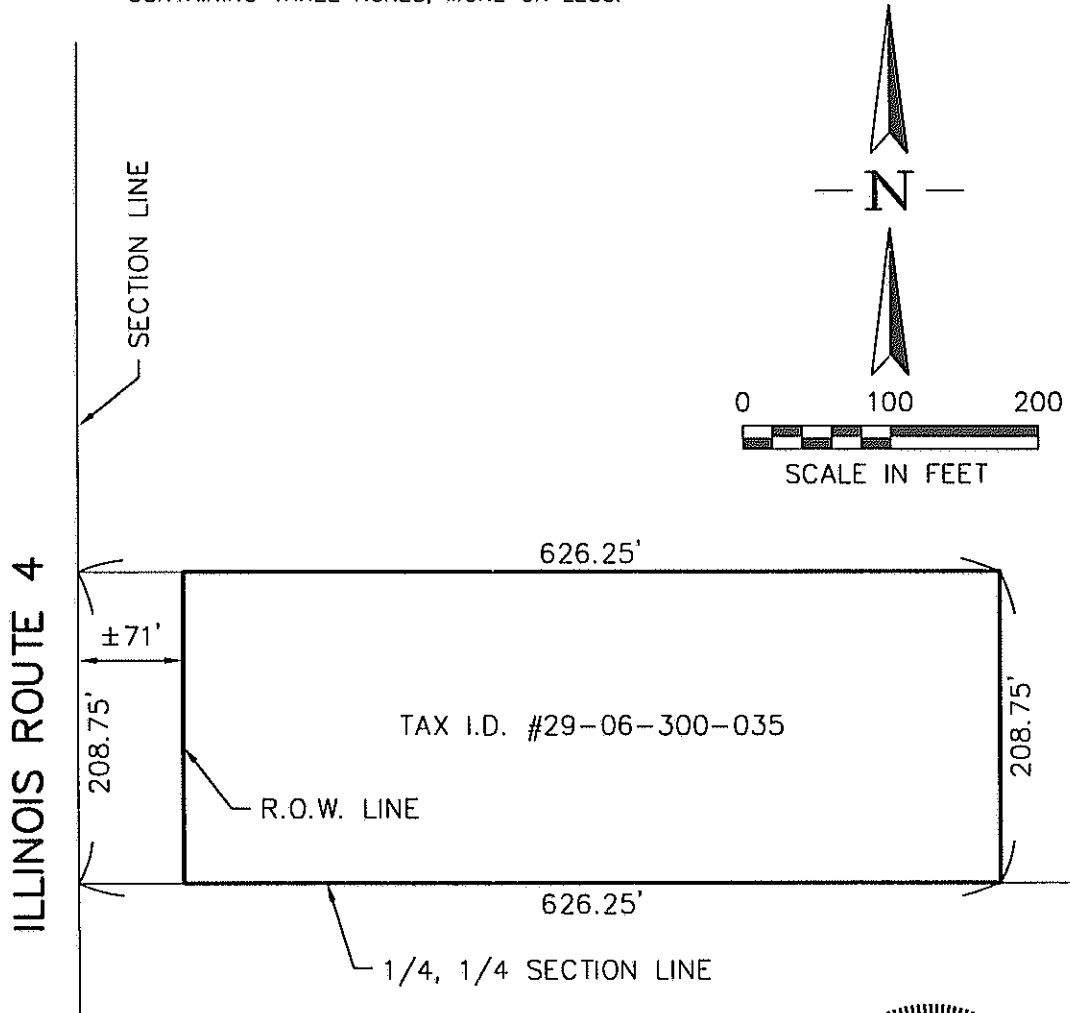
OWNER : LARRY REYNOLDS
TOWNSHIP : CHATHAM

ZONING CHANGE IS FROM B-1 TO B-2

LEGAL DESCRIPTION

PART OF NORTH ONE HALF OF SOUTHWEST ONE FOURTH, SECTION SIX, TOWNSHIP 14 NORTH, RANGE 5 WEST. MORE PARTICULARLY DESCRIBED AS:

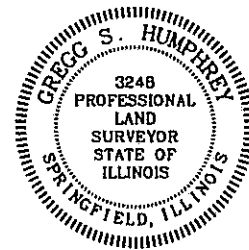
THE WEST 626.25 FEET OF THE SOUTH 208.75 FEET OF THE NORTHWEST ONE FOURTH OF THE SOUTHWEST ONE FOURTH OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE 3rd PRINCIPAL MERIDIAN, EXCEPT ANY PART DEDICATED TO THE ROW OF ILLINOIS ROUTE 4, OFF THE WEST END OF SAID PROPERTY, AND CONTAINING THREE ACRES, MORE OR LESS.



THE ABOVE DESCRIBED PLAT CORRECTLY REPRESENTS THE PARCEL OF LAND TO BE REZONED IN THE VILLAGE OF CHATHAM, ILLINOIS

Greg S.

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	01/04/01
DRAWN	CRUM
PROJ. NO.	01-001
FIELD BOOK	NONE
COMPUTER FILE NO.	01001ZP1-100

PROFESSIONAL LAND SURVEYING FIRM NO. 048-000098

Zoning Board of Appeals January 29, 2001

Chairman Levine call the meeting to order at 7:05 P.M.

Roll call: members present were Paul Stivers, David Johnson, John Stutsman. Also present was Chairman Ron Levine. Debra Murphy, John Moulton and Tim Scott were absent.

Chairman Levine stated that the purpose of this meeting was to look at the requested zoning for Larry Reynolds on Route 4 on the north side of Chatham.

Larry Reynolds spoke stating that all of the property around this property was B2 except for the Church which was B1. Larry also said that his property once was B2 but was rezoned by the board when Moore was President. Larry said that he would like to have the property rezoned to B2.

Paul Stivers asked Larry what the current use was.

Larry said the current use was grandfathered as a non-conforming use but was conforming when it was built.

Pat Boyce was concerned with non-conforming use but was hoping that Larry would go with the lower end of the B2 uses.

Chairman Levine ask if Pat was against the rezone.

Pat said that she was not against the rezone.

Chairman Levine said that business would look at Route 4 and Route 4 was the place for business.

Meredith asked Pat if her property was R05.

Pat said she had some R05.

Chairman Levine ask if Pat was going to look at B2 for her property.

Pat said that she would at some point in time.

David Johnson made a motion to approve the change from B1 to B2, second by John Stutsman.

Chairman Levine called for the vote.

Motion passed 4 yes 0 no.

Motion to adjourn by Paul Stivers, second by John Stutsman.

Motion approved by voice vote 4 yes 0 no.

These minutes were transcribed on February 9, 2001 by Clerk Krueger and are not a verbatim account of the meeting.

Robert A. Krueger, Village Clerk

ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

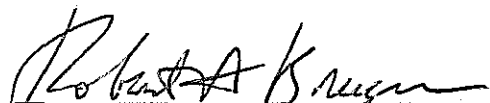
I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the Ordinance attached hereto is a full, true, and exact copy of Ordinance No. 01-09, adopted by the President and Board of Trustees of said Village on the 20th day of February, 2001, said Ordinance being entitled:

**AN ORDINANCE REZONING REYNOLDS
PROPERTY ON NORTH MAIN**

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 20th day of February 2001.



Robert A. Krueger, Village Clerk