

ORDINANCE NO. 04 - 05

AN ORDINANCE REZONING THE WILLOWS SUBDIVISION

WHEREAS, a petition for rezoning was filed by Greg Sgro requesting the rezoning of the following legally described property, commonly referred to as Willows Subdivision, located within the corporate limits of the Village of Chatham, Illinois (the "Property")

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE CENTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 224.74 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 38 SECONDS WEST A DISTANCE OF 35.01 FEET; THENCE NORTH 53 DEGREES 12 MINUTES 05 SECONDS WEST A DISTANCE OF 22.85 FEET TO AN IRON PIPE; THENCE NORTH 27 DEGREES 49 MINUTES 51 SECONDS WEST A DISTANCE OF 91.62 FEET TO AN IRON PIPE; THENCE NORTH 28 DEGREES 33 MINUTES 37 SECONDS WEST A DISTANCE OF 200.38 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 42 MINUTES 04 SECONDS WEST A DISTANCE OF 70.37 FEET TO AN IRON PIPE; THENCE NORTH 19 DEGREES 03 MINUTES 57 SECONDS WEST A DISTANCE OF 84.57 FEET TO AN IRON PIN; THENCE NORTH 21 DEGREES 35 MINUTES 53 SECONDS WEST A DISTANCE OF 82.08 FEET TO AN IRON PIN; THENCE NORTH 31 DEGREES 07 MINUTES 22 SECONDS WEST A DISTANCE OF 98.52 FEET TO AN IRON PIN; THENCE NORTH 18 DEGREES 59 MINUTES 50 SECONDS WEST A DISTANCE OF 46.79 FEET TO AN IRON PIN; THENCE NORTH 05 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 130.47 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF DEERFIELD ROAD; THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 109.99 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST A DISTANCE OF 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEERFIELD ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 40.00 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST A DISTANCE OF 120.08 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 980.73 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00 DEGREES 24 MINUTES 52 SECONDS WEST ALONG THE QUARTER QUARTER SECTION LINE A DISTANCE OF 1705.70 FEET TO A DISK; THENCE NORTH 89 DEGREES 57 MINUTES 55 SECONDS EAST A DISTANCE OF 1339.60 FEET TO AN IRON PIPE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1706.49 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST A DISTANCE OF 173.29 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST A DISTANCE OF 290.03 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 174.20 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 669.53 FEET TO THE POINT OF BEGINNING; CONTAINING 59.757 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

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

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;

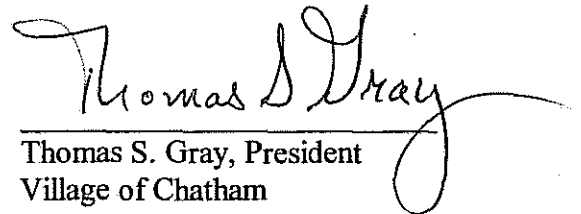
WHEREAS, on 2/16/2004 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and is unanimously recommending the rezoning be approved.

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-2 to R-1A.

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


Thomas S. Gray, President
Village of Chatham

ATTEST: 
Pat Schad, Village Clerk

AYES: 6 HERR McADAMS BOYLE
McARTHUR McGRATH KAUNAEH
NAYS: 0
ABSENT: 0

PASSED: 2-24-04
APPROVED: 2-24-04



ZONING BOARD OF APPEALS MINUTES

Municipal Building
Chatham, IL. 62629

February 16, 2004
Monday, 7:00 p.m.

Chairman Dave Johnson called the meeting to order and asked the clerk to call roll.

Present: Deborah Murphy, Paul Stivers, John Stutsman, Dave Johnson, Bob Strothmann, and B.J. Murray

Absent: John Moulton,

Others Present: Meredith Branham

Agenda

Hearing to accept or deny a request by Greg Sgro to have his parcel of land rezoned from R-2 Duplex to R-1A Single Family. This property is located on Gordon Drive just North of Kings Point subdivision and is the site of his new subdivision known as the Willows subdivision.

Paul Stivers made a motion to accept the rezoning request for an R-1A classification. Deborah Murphy seconded. Clerk called for a vote, Debbie Murphy-yes, Paul Stivers-yes, Dave Johnson-yes, John Stutsman-yes, Bob Strothmann-yes, and B.J. Murray-yes, motion carried.

With there being no further business, Chairman Dave Johnson closed the meeting.
Meeting adjourned at 7:05 p.m.

Respectfully Submitted,
Karl E. Todt, Deputy Clerk