

VILLAGE OF CHATHAM, ILLINOIS

---

ORDINANCE NO. 08 - 09

AN ORDINANCE REZONING ROSE PROPERTY ON EAST WALNUT

---

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF  
CHATHAM, ILLINOIS THIS 26<sup>TH</sup> DAY OF FEBRUARY, 2008

---

Published in pamphlet form by the authority of the President and  
Board of Trustees of the Village of Chatham, Sangamon County,  
Illinois, this 26<sup>th</sup> day of February, 2008.

ORDINANCE NO. 08-09

AN ORDINANCE REZONING ROSE PROPERTY ON EAST WALNUT

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

404 East Walnut 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 2/11/2008 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and reached no decision on 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.

\_\_\_\_\_  
Thomas S. Gray, President  
Village of Chatham

ATTEST:

  
Pat Schad, Village Clerk

AYES:

McGRATH  
5 HERR SCHATTMAN BOYLE REYNOLDS

PASSED:

2-26-08

NAYS:

0

APPROVED:

2-26-08

ABSENT:

1 KAVANAGH

VILLAGE OF CHATHAM, ILLINOIS  
PETITION FOR LIMITED REZONING AMENDMENT

TO: Zoning Board of Appeals and  
Village Board  
Village Hall  
Chatham, IL 62629

Date: 1-21-08

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

Date Set for Hearing 2-11-08

Fee \$ 150.00

Notice Published 1-24-08

Date Paid 1-21-08  
MVB

Newspaper Chatham Clarion

Notice Mailed to Adjacent Landowners 1-22-08

Notice Posted on Subject Property 1-22-08

Zoning Board of Appeals

<u>Recommendation</u>	<u>Village Board Action</u>	<u>Date</u>
<input type="checkbox"/> Approve Date <u>2-11-08</u>	<input type="checkbox"/> Denied	
<input checked="" type="checkbox"/> Deny Chairman Initials <u>EF</u>	<input type="checkbox"/> Approved (Ordinance No. _____)	
<input type="checkbox"/> Approve with Modification	<u>3-1 To approve did not have majority of 3</u>	

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 7.09(a) of the 1994 Zoning Ordinance for further details.

Start NAME OF APPLICANT: PAUL E. FRITZ

ADDRESS OF APPLICANT: 18865 PERRY DR. VIROEN, IL 62690

PHONE NUMBER: (217) 965-5739 (H) (217) 741-2134 (W)

Interest of Applicant in the Subject Property (if not owner): WANTING TO LEASE PROPERTY

- 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 Tax ID 2907032600B  
Lot, Block, Subdivision, Metes and Bounds—may be on attachment

2. Street Address of Property 404 E. WALNUT
3. Area of land re-zoning requested for: 1500 square feet.
4. (a) Present Zoning District Classification of subject and adjacent properties  
(show zone district boundaries on plat): B-1 - B-1, B-2, F-1  
R-1
- (b) Requested New Zoning District Classification of subject Property: B-2
5. Present use of Property: VACANT
- Proposed use of Property: RECORDING STUDIO + MEDIA DUPLICATION
6. Names, addresses and phone numbers of all owners of record:

Johanne & Lawrence Rose  
141 Bardsdale Ave.  
Oxnard, Ca. 93035  
805-985-1131

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: 1/16/2008

SIGNATURE: Paul E. [Signature]

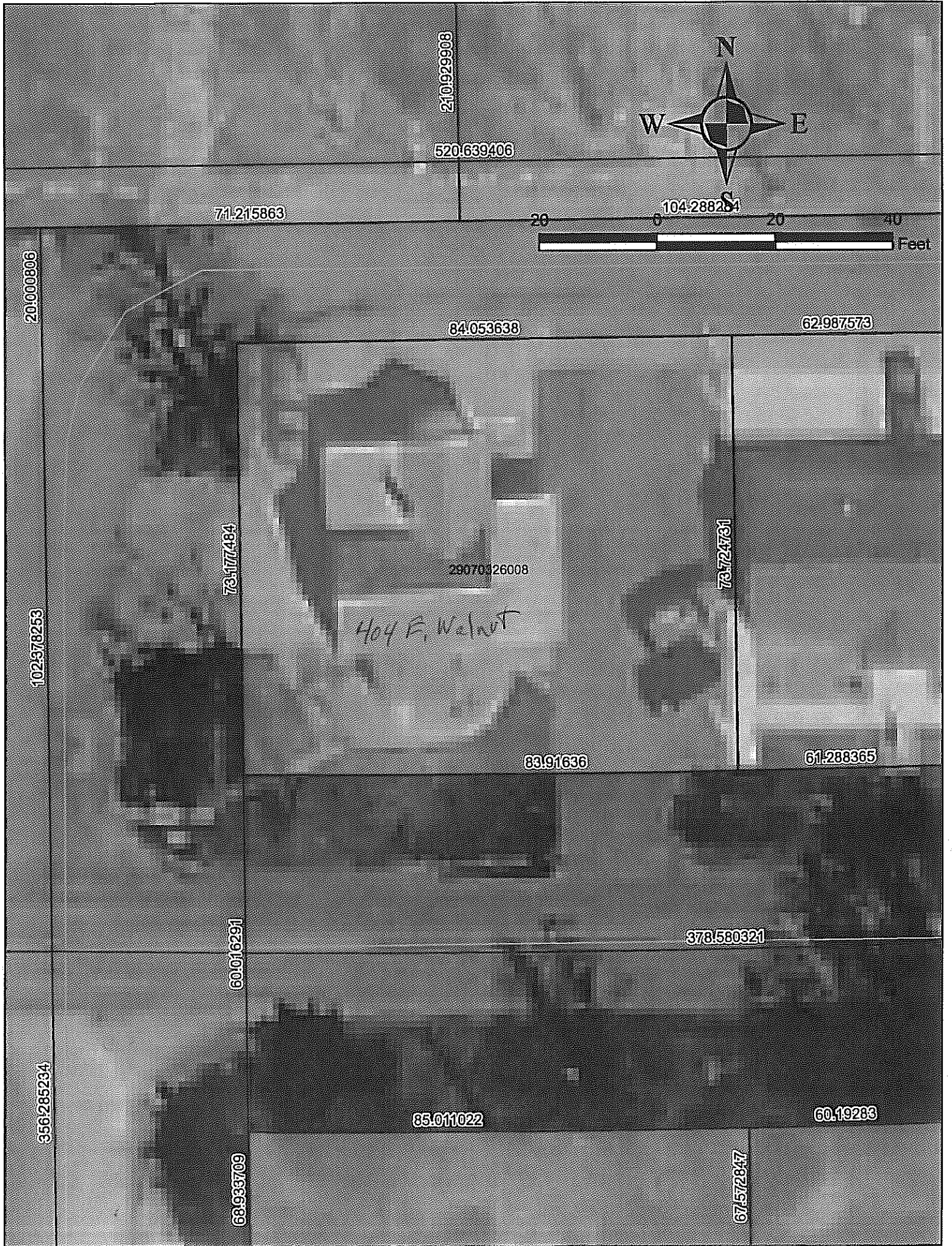
**OWNER'S CONSENT**

*[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

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





20.000806

102.978253

356.285284

71.215863

73.177484

60.016291

68.933709

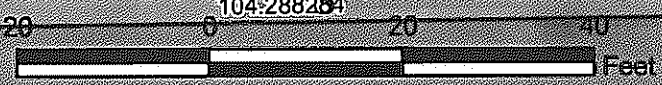
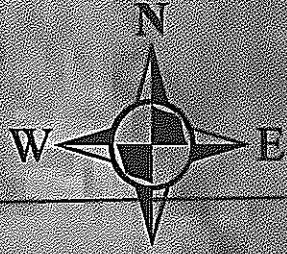
210.929908

520.639406

84.053638

29070426008

85.011022



104.288284

73.1724731

378.580321

67.572847

62.987573

61.288365

60.19283

404 E. Walnut

**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. 08 - *09*, adopted by the President and Board of Trustees of said Village on the 26<sup>th</sup> day of February, 2008, said Ordinance being entitled:

**AN ORDINANCE REZONING ROSE 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 26<sup>th</sup> day of February, 2008.



*Pat Schad*  
Pat Schad, Village Clerk

VILLAGE OF CHATHAM, ILLINOIS

---

ORDINANCE NO. 08 - 09

AN ORDINANCE REZONING ROSE PROPERTY ON EAST WALNUT

---

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, ILLINOIS THIS 26<sup>TH</sup> DAY OF FEBRUARY, 2008

---

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Chatham, Sangamon County, Illinois, this 26<sup>th</sup> day of February, 2008.





**ORDINANCE NO. 08-\_\_**

**AN ORDINANCE REZONING ROSE PROPERTY ON EAST WALNUT**

**WHEREAS**, a petition for rezoning was filed by Johanne and Lawrence Rose requesting the rezoning of the following real property located within the corporate limits of the Village of Chatham, Illinois (the "Property"):

404 East Walnut 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 2/11/2008 the Village of Chatham Zoning Board of Appeals held a Public Hearing regarding the proposed rezoning and reached no decision on 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.

\_\_\_\_\_  
Thomas S. Gray, President  
Village of Chatham

ATTEST: \_\_\_\_\_  
Pat Schad, Village Clerk

AYES: \_\_\_\_\_

PASSED: \_\_\_\_\_

NAYS: \_\_\_\_\_

APPROVED: \_\_\_\_\_

ABSENT: \_\_\_\_\_

VILLAGE OF CHATHAM, ILLINOIS  
PETITION FOR LIMITED REZONING AMENDMENT

TO: Zoning Board of Appeals and  
Village Board  
Village Hall  
Chatham, IL 62629

Date: 1-21-08

(DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY)

Date Set for Hearing 2-11-08

Fee \$ 150.00

Notice Published 1-24-08

Date Paid 1-21-08

Newspaper Chatham Courier

MVB

Notice Mailed to Adjacent Landowners 1-22-08

Notice Posted on Subject Property 1-22-08

Zoning Board of Appeals

Recommendation

Approve Date 2-11-08

Deny Chairman Initials DF

Approve with Modification

Village Board Action

Date \_\_\_\_\_

Denied

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

3-1 To approve did not have majority of Quorum

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 7.09(a) of the 1994 Zoning Ordinance for further details.

\* NAME OF APPLICANT: PAUL E. FRITZ

ADDRESS OF APPLICANT: 18865 PERRY DR VIKOEN, IL 62690

PHONE NUMBER (217) 965-5739 (H) (217) 741-2134 (W)

Interest of Applicant in the Subject Property (if not owner): WANTING TO LEASE PROPERTY

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.

APPENDIX E

LEGAL DESCRIPTION TAX ID 2907032600B

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

2. Street Address of Property 404 E. WALNUT
3. Area of land re-zoning requested for: 1500 square feet.
4. (a) Present Zoning District Classification of subject and adjacent properties  
(show zone district boundaries on plat): B-1 - B-1, B-2, F-1  
R-1
- (b) Requested New Zoning District Classification of subject Property: B-2
5. Present use of Property: VACANT
- Proposed use of Property: RECORDING STUDIO + MEDIA DUPLICATION

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

Johanne & Lawrence Rose  
141 Bardsdale Ave.  
Ornard, Ca. 93035  
805-985-1131

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: 1/16/2008

SIGNATURE: Paul E. [Signature]

**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

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



**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.

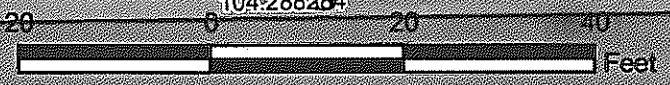
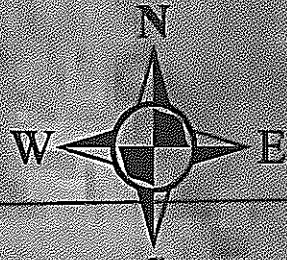
I do further certify that the Ordinance attached hereto is a full, true, and exact copy of Ordinance No. 08 -    , adopted by the President and Board of Trustees of said Village on the 26<sup>th</sup> day of February, 2008, said Ordinance being entitled:

**AN ORDINANCE REZONING ROSE 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 26<sup>th</sup> day of February, 2008.

Pat Schad, Village Clerk



20.000306

102.376253

356.285234

210.929908

520.639406

71.215863

104.288284

84.053638

62.987573

73.177484

29070326008

404 E WALNUT

73.724761

83.91636

61.288365

60.016291

378.580321

85.011022

60.19283

68.933709

67.572347