

**AN ORDINANCE ANNEXING CERTAIN PROPERTY
TO THE VILLAGE OF CHATHAM AND ZONING IT
IN ACCORDANCE WITH AN ANNEXATION AGREEMENT**

WHEREAS, a Petition for Annexation and a proposed annexation agreement have been tendered to the Village of Chatham to annex the following described property (the "Property") according to the terms and conditions of the proposed annexation agreement:

The southeast quarter of Section 7, Township 14 North, Range 5 West of the Third Principal Meridian, except the north 330 feet and the south 87.42 feet of the north 417.42 feet of the east 417.42 feet thereof, in Sangamon County, Illinois;

WHEREAS, the property is depicted on an annexation plat, Exhibit A hereto;

WHEREAS, all requirements for annexation under Sections 7-1-1 and 7-1-8 of the Illinois Municipal Code, Ill.Rev.Stat., Ch. 24, have been met;

WHEREAS, on September 24, 1992, at 7:00 p.m., a public hearing was conducted by the President and Board of Trustees of the Village of Chatham and by the Planning Commission of the Village of Chatham regarding the proposed annexation, annexation agreement and zoning upon annexation;

WHEREAS, comments from the public were received at such meeting and the Planning commission has recommended zoning the property as set forth in the annexation agreement;

WHEREAS, the President and Board of Trustees of the Village of Chatham find it in the best interest of the Village to annex

said property and to zone it according to the zoning plat attached hereto as Exhibit B.

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

SECTION 1: The Property is hereby annexed to the Village of Chatham, Illinois.

SECTION 2: The Property is hereby zoned in accordance with the zoning plat, Exhibit B hereto.

SECTION 3: This annexation and rezoning shall be governed by that certain annexation agreement by and between the Village of Chatham and Breckenridge Development Corporation of even date hereof.

SECTION 4: The Clerk is directed to file with the Recorder of Deeds of Sangamon County a certified copy of this Ordinance, together with the plat of annexation which is attached hereto as Exhibit A.

SECTION 5: This Ordinance is effective immediately.

PASSED this 27 day of OCTOBER, 1992.


CARL OBLINGER, VILLAGE PRESIDENT

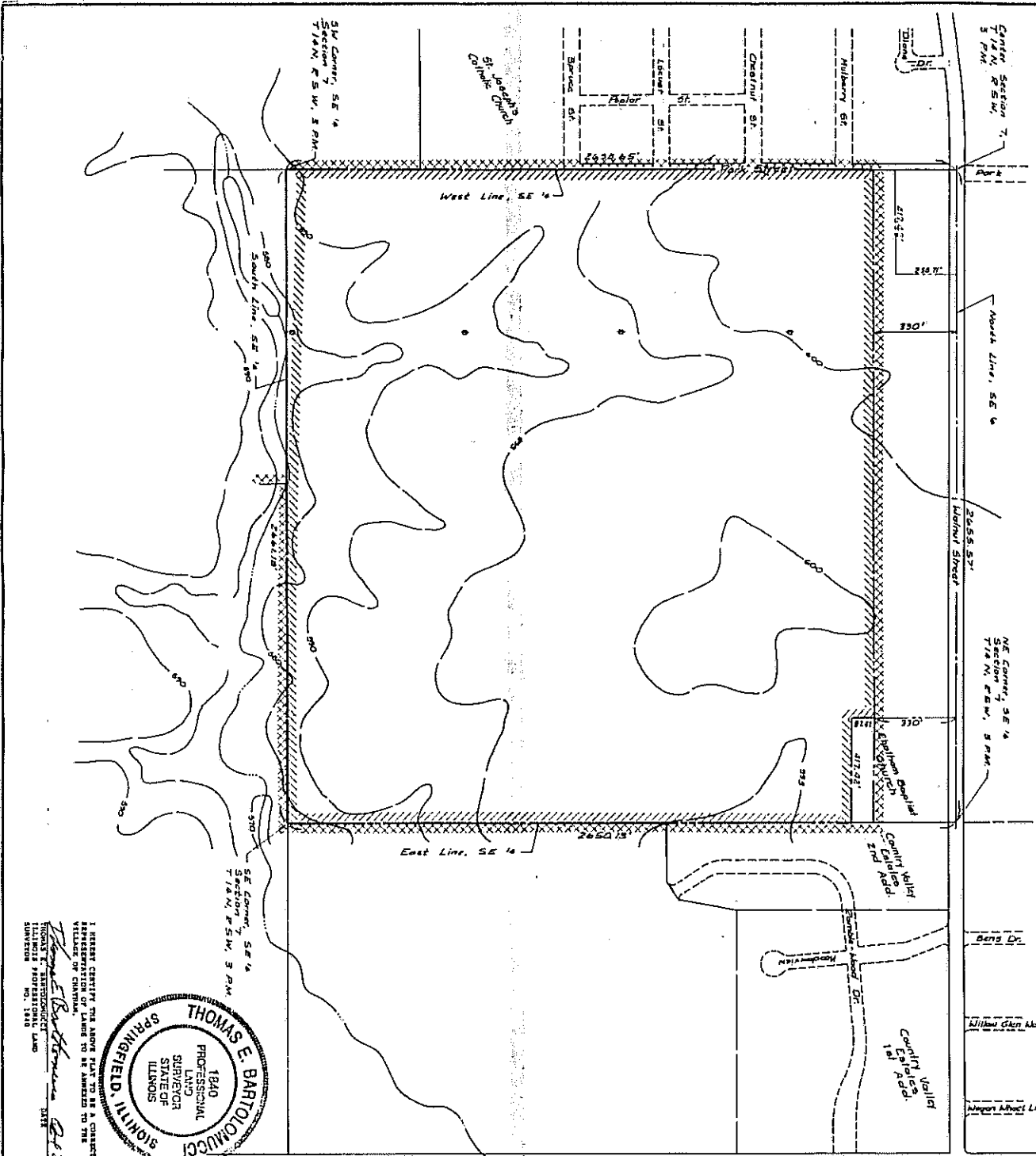
ATTEST


Village Clerk

AYES: 5
NAYS: 0

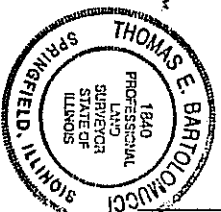
PASSED: 10-27-92
APPROVED: 10-27-92

ABSENT: 0



I HEREBY CERTIFY THE ABOVE PLAN TO BE A CORRECT REPRESENTATION OF LAND TO BE ANNEXED TO THE VILLAGE OF CARLHAM.

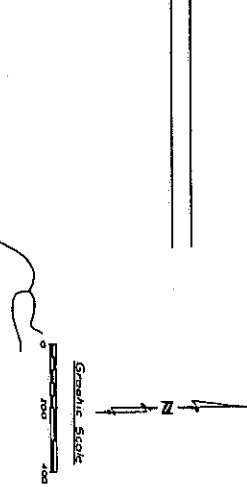
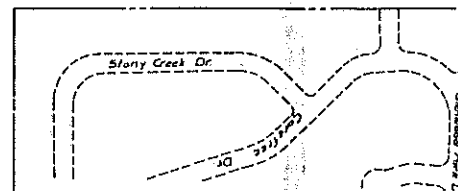
Thomas E. Bartolomucci
 PROFESSIONAL SURVEYOR
 STATE OF ILLINOIS
 LICENSE NO. 1214
 DATE 12/26/1992



DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 3 WEST, COUNTY OF SANGAMON COUNTY, ILLINOIS, BEING 160.43 ACRES, MORE OR LESS, SITUATED IN SANGAMON COUNTY, ILLINOIS.

XXXXXXXXXX
 INDICATES EXISTING VILLAGES OF CARLHAM LIMITS.
 // // // // //
 INDICATES AREA OF PROPOSED ANNEXATION TO THE VILLAGES OF CARLHAM.



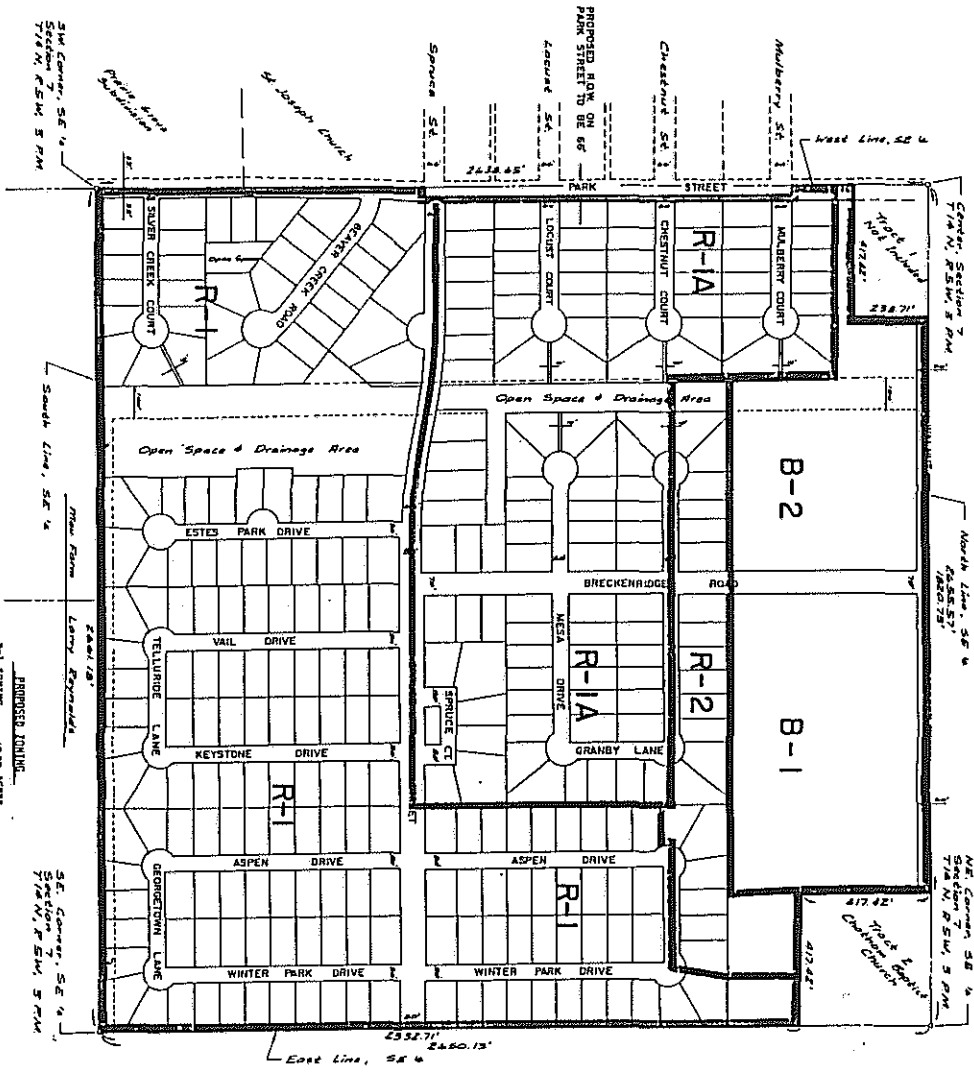
| NO. | DATE | BY | REVISION |
|-----|----------|-----|--------------------------|
| 1 | 12/26/92 | THB | PROPOSED ANNEXATION PLAT |

PROPOSED ANNEXATION PLAT

Drackemadge Estates
 Part of the 964 Section 7, T. 13 N.,
 R. 3 W., S. 1/4 PM
 Sangamon County, IL

Client: George Steller & Al Young

Surveyed by: *Thomas E. Bartolomucci*
 Date: 12/26/92
 Scale: 1" = 40'



PROPOSED ZONING

| | |
|--------------|-----------------|
| R-1 ZONING | 1280 ACRES |
| R-1A ZONING | 939 ACRES |
| R-1A ZONING | 181 LOTS |
| R-2 ZONING | 107 LOTS |
| B-1 ZONING | 12 LOTS |
| TOTAL | 310 LOTS |

DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, PANE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM THE ABOVE DESCRIBED LAND, THE FOLLOWING TRACTS:

TRACT 1, THE WEST 117.42 FEET OF THE NORTH 1/4 OF THE NORTH 1/4 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 2, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 3, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 4, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 5, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 6, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 7, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 8, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 9, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 10, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 11, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 12, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 13, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 14, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 15, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 16, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 17, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 18, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 19, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

TRACT 20, THE NORTH 117.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN.

EXHIBIT B

| | |
|----------------------------------------------------------------------------------------|---------------|
| PROPOSED ZONING PLAT | |
| BRECKENRIDGE ESTATES | |
| PART OF THE SOUTHWEST QUARTER OF SECTION 7, T14N, R3W, 37E, S. SHAMON COUNTY, ILLINOIS | |
| CLIENT: AL TONG - GEORGE STELLE | |
| REALTORS: [Signature] | |
| DATE | JUNE 03, 1992 |
| SCALE | 1" = 100' |
| DATE | JUNE 03, 1992 |
| SCALE | 1" = 100' |
| DATE | JUNE 03, 1992 |
| SCALE | 1" = 100' |

**Greene &
Bradford, Inc.**
of Springfield

1305 Wabash, Suite G
Springfield, Illinois 62704
(217) 793-8844

CONSULTING ENGINEERS

November 6, 1992

Mr. Mike Williamson
Village of Chatham
116 East Mulberry
Chatham, IL 62629

RE: Breckenridge Estates - Plat 1
Final Review

Dear Mr. Williamson:

Per your meeting with Al Young, Meredith Branham and Harold Bell, we concur with the proposed method of water main installation(s) for Breckenridge Estates (as well as future developments).

By looping the water main around the cul de sac, it will eliminate the need for installing taps under the pavement. All other water main services will be bored by the Village when required by the builder/owner. The Developer's engineer should re-submit 2 copies each of Sheet W-1 and W-2 showing the revised water main route(s). Please disregard our September 29, 1992 letter - Item #12.

Also, we have reviewed the detention computations and cross sections received on October 29. We recommend that the three weirs be eliminated and one be installed at Spruce Street (eg. future fill for Spruce Street). We suggest that their Engineer recalculate and install a system that is similar as indicated on the attached sheet. Please resubmit your Sheet E-3 and all swale grades shall be a minimum of 0.5%.

Finally we recommend a letter of credit/bond be posted for \$263,000.00 to the Village of Chatham per their subdivision ordinance. (See attached sheets.)

With the above comments, we recommend the Village approve Plat I.

Respectfully,

GREENE & BRADFORD, INC.


Jay Jessen, P.E.

Attachments

cc: John Myers
Tom Bartolomucci - Auby, Oglesby, & Bartolomucci
Al Young - Remax
Del McCord - Village of Chatham

EXHIBIT A



GREENE & BRADFORD, INC.
OF SPRINGFIELD

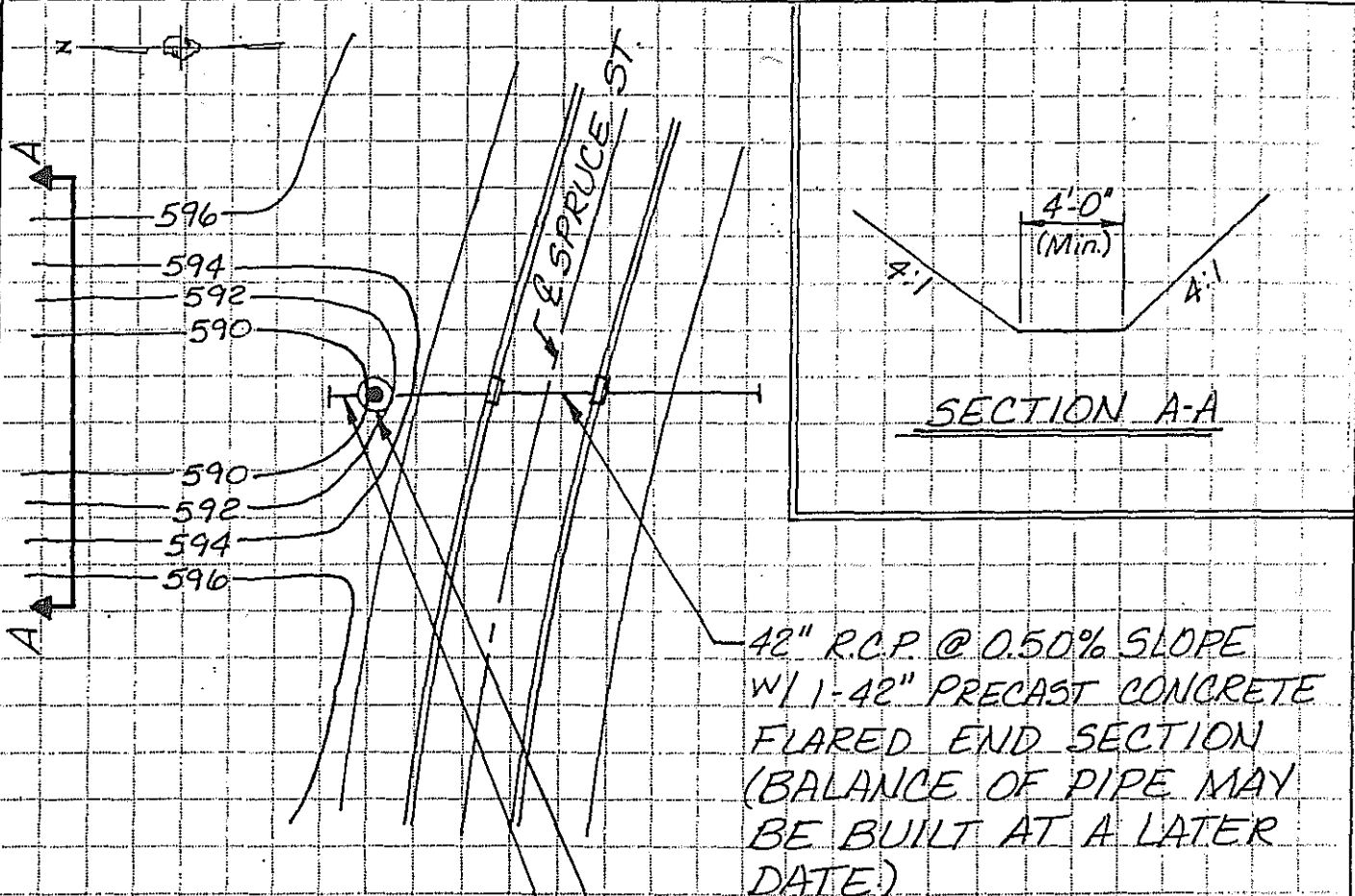
CONSULTING ENGINEERS
1305 WABASH SUITE G
SPRINGFIELD, ILLINOIS 62704
(217-793-8844, FAX 217-793-6227)

JOB VILLAGE OF CHATHAM

CALCULATED BY BOTT DATE _____

CHECKED BY JESSEN DATE _____

SCALE NONE



42" R.C.P. @ 0.50% SLOPE
W/ 1-42" PRECAST CONCRETE
FLARED END SECTION
(BALANCE OF PIPE MAY
BE BUILT AT A LATER
DATE)

36" R.C.P. @ 0.50% SLOPE -
8 LF (MIN.)
W/ 1-36" PRECAST
CONC. FLARED END
SECTION
EL. = 589.00

5' MANHOLE TY A W/ OPEN
GRATE (OPTIONAL)
RIM EL = 593.00
36" EL = 588.95
42" EL = 588.90

BRECKENRIDGE ESTATES

753-6288

BRECKENRIDGE ESTATES

SUMMARY OF QUANTITIESBID SCHEDULE A - SANITARY SEWERS

| | | | | |
|-------|----|--------------------------------------------|------------------|---------------------|
| 1962 | LF | 8" San. 8'-12' depth | @ <u>13.75</u> | \$ <u>26,977.50</u> |
| 9 | EA | Std. Manholes 8' depth | @ <u>1000.00</u> | \$ <u>9,000.00</u> |
| 15.5* | LF | Manholes, extra depth | @ <u>90.00</u> | \$ <u>1,395.00</u> |
| 1 | EA | Connect to existing manhole (9'± depth) | @ <u>880.00</u> | \$ <u>880.00</u> |
| 3 | EA | Tap existing manhole | @ <u>500.00</u> | \$ <u>1,500.00</u> |
| .895 | LF | 4" House Laterals | @ <u>6.90</u> | \$ <u>13,075.50</u> |
| 301 | CY | Granular Cradle | @ <u>13.00</u> | \$ <u>3,913.00</u> |
| 894 | CY | Granular Backfill | @ <u>11.00</u> | \$ <u>9,834.00</u> |
| | | TOTAL | | \$ <u>66,575.00</u> |

Includes 5.5' raise for existing manhole "D".

BID SCHEDULE B - STORM SEWERS

| | | | | |
|-----|----|-------------------|-----------------|---------------------|
| 186 | LF | 12" Conc. | @ <u>14.90</u> | \$ <u>7,241.40</u> |
| 3 | EA | 12" End Sections | @ <u>330.00</u> | \$ <u>990.00</u> |
| 60 | CY | Granular Cradle | @ <u>13.00</u> | \$ <u>780.00</u> |
| 17 | CY | Granular Backfill | @ <u>11.00</u> | \$ <u>187.00</u> |
| 5 | EA | Inlets, Ty. A | @ <u>475.00</u> | \$ <u>2,375.00</u> |
| 1 | EA | Inlet, Ty. B | @ <u>490.00</u> | \$ <u>490.00</u> |
| | | TOTAL | | \$ <u>12,063.40</u> |

BID SCHEDULE C - STREET PAVING

37 SY 1 3/4" Class I surface on

TOTAL \$ 12,063.40

BID SCHEDULE C - STREET PAVING

| | | | | |
|-----|----|-------------------------------------------------------------------------------------------------------|----------------|----------------------|
| 237 | SY | 1 3/4" Class I surface on 1 3/4" Class I (A binder) on 6" Crushed stone base CA-6, pugmilled | @ <u>10.20</u> | \$ <u>73,812.40</u> |
| 133 | LF | Curb & Gutter, Valley type | @ <u>6.50</u> | \$ <u>26,214.50</u> |
| | | | TOTAL | \$ <u>100,031.90</u> |

BID SCHEDULE D - WATER MAIN

| | | | | |
|-----|----|--------------------------------------|------------------|---------------------|
| 175 | LF | 6" Water Main | @ <u>8.75</u> | \$ <u>18,165.00</u> |
| 4 | EA | Fire Hydrant | @ <u>1275.00</u> | \$ <u>5,100.00</u> |
| 9 | EA | 6" Gate Valve | @ <u>326.67</u> | \$ <u>2,940.00</u> |
| 3 | EA | 6" 90° Bend | @ <u>145.00</u> | \$ <u>435.00</u> |
| 1 | EA | 6" x 6" x 6" Tee | @ <u>290.00</u> | \$ <u>290.00</u> |
| 1 | EA | 6" Plug | @ <u>100.00</u> | \$ <u>100.00</u> |
| 4 | EA | 10" x 6" Tapping Sleeve and Valve | @ <u>575.00</u> | \$ <u>2,300.00</u> |
| 30 | CY | Granular Backfill | @ <u>11.00</u> | \$ <u>2,530.00</u> |
| | | | TOTAL | \$ <u>31,860.00</u> |

TOTAL BID: \$ 210,530.30

x 1.25
263,000



Lawrence C. Auby
Lawrence C. Auby No. 20532

Jay Jensen 11/6/92
Recommended Village Engineer

First of America Bank -
Springfield, N.A.
One Old Capitol Plaza North
Springfield, Illinois 62794-9268
Telephone 217-753-7100

IRREVOCABLE LETTER OF CREDIT
FOA NO. 92031
November 10, 1992

TO: Village of Chatham
117 East Mulberry
Chatham, Illinois 62629



Gentlemen:

We hereby issue our Irrevocable Letter of Credit FOA No. 92031 in favor of Village of Chatham, its successors and assigns (hereinafter referred to as "Beneficiary"), for the account of Breckenridge Development Corporation, (hereinafter referred to as "the Account Party"), in the amount of TWO HUNDRED SIXTY-THREE THOUSAND AND NO/100---DOLLARS (\$263,000.00).

Funds under this Irrevocable Letter of Credit are available to Beneficiary by its draft, payable at sight, drawn on FIRST OF AMERICA BANK - SPRINGFIELD, N.A., Springfield, Illinois, accompanied by an affidavit of the Village Engineer stating:

"There has been an Event of Default in connection with the completion of the following improvements to the Breckenridge Estates Subdivision: Sanitary sewers, storm sewers, street paving and/or water main."

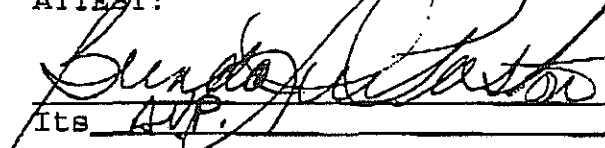
Except as otherwise expressly stated herein, this credit is subject to the provisions of the Uniform Customs and Practice for Documentary Credits, 1983 revision, ICC Publication n° 400.

We hereby agree with the drawers, endorsers and good faith holders of drafts drawn under and in compliance with the terms of this Letter of Credit that such drafts will be duly honored upon presentation to us on or before the close of business on November 10, 1993. This Letter of Credit shall be automatically extended for additional periods of one year from the expiration date unless sixty (60) days prior to such date the Bank shall notify you in writing, by registered mail at the above address, that we elect not to renew this Letter of Credit for such additional period. All documents are to be forwarded to us by mail or hand delivered to us at our offices, Attention: Real Estate Department, One Old Capitol Plaza North, Springfield, Illinois 62794-9268. Each draft presented pursuant to the terms of this Irrevocable Letter of Credit must bear the clause "Drawn under Irrevocable Letter of Credit FOA No. 92031."

FIRST OF AMERICA BANK - SPRINGFIELD, N.A.

BY 
TERRY A. SCHAD, Vice President

ATTEST:


Its AVP