

Ordinance No. 04-30

**AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION  
OF MANOR HILL SUBDIVISION PLAT 5**

WHEREAS, on MAY 20, 2004, the Planning Commission of the Village of Chatham reviewed and recommended approval of Plat 5 of Manor Hill Subdivision.

WHEREAS, proper security for Plat 5 in an amount approved by the consulting engineer for the Village has been tendered by the Developer of Plat 5 of Manor Hill Subdivision.

*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 final plat of subdivision of Manor Hill Subdivision Plat 5 and documents thereto attached are hereby approved.

**SECTION 2:** The Village President is authorized and directed to sign said Plat 5 on behalf of the Village.

**SECTION 3:** As recommended by the Consulting Engineer for the Village pursuant to Exhibit A hereto, surety in the amount of \$142,000 for construction of the public improvements in Manor Hill Subdivision Plat 5 is hereby approved. Letter of Credit No. 475 in that amount issued by Illini Bank on June 8, 2004, attached as Exhibit B, is approved as surety therefor.

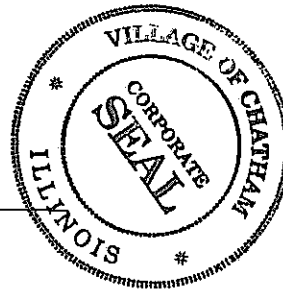
**SECTION 4:** This Ordinance is effective immediately.

PASSED this 8th day of June, 2004

*Thomas D Gray*  
\_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST:

*Pat Schaal*  
\_\_\_\_\_  
Village Clerk



YES: 5 HERR, McADAMS, BOUCE, Mc CARTHY, Mc GRATH  
NO: 0

PASSED: June 8, 2004

APPROVED: June 8, 2004

ABSENT: 1 KAUNAGH

**GREENE & BRADFORD, INC.**

3501 Constitution Drive  
Springfield, Illinois 62707  
(217) 793-8844  
(217) 793-6227 Fax  
www.greeneandbradford.com



June 1, 2004

Mr. Meredith Branham  
Village of Chatham  
116 East Mulberry  
Chatham, IL 62629

RE: Manor Hill – Plat 5  
G&B# 00382

Dear Meredith:

I am in receipt of Coombe Bloxdorf's letter of credit and concur with the initial amount to be set at \$142,000.00.

If you have any questions, please contact me at our office.

Respectfully,  
GREENE & BRADFORD, INC.

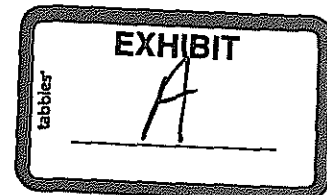
A handwritten signature in cursive script that reads "Jay Jessen".

Jay Jessen, P.E.

cc: Coombe-Bloxdorf  
John Myers

JJ/dd

J:\00382\CORRES\LTR TO BRANHAM - 06-01-04.DOC



COOMBE - BLOXDORF, P.C.  
Engineers/Land Surveyors/Planners

2173448483 P.03/03

755 South Grand Avenue West • Springfield, Illinois 62704

(217) 544-8477 • Fax (217) 544-8483

May 17, 2004

Jay Jessen, P.E.  
Greene & Bradford, Inc.  
3501 Constitution Drive  
Springfield, Illinois 62707

RE: Plat 5  
Manor Hill Subdivision  
Chatham, Illinois

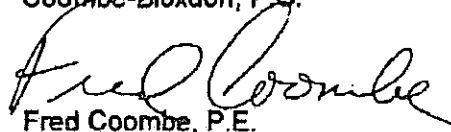
Enclosed are Following is an estimate of the cost to complete public improvements in the proposed plat. All of the costs, with the exception of sidewalks, are based upon bids received by contractors for the work.

Sanitary Sewer	Completed
Storm, Water & Erosion Control	Completed
Road	\$ 88,456.68
Sidewalks 11,000 s.f. x \$2.25/s.f.	<u>24,750.00</u>
Total Cost of Public Improvements	\$113,206.68

Required security =  $\$113,206.68 \times 1.25 = \$141,508.35$

We are requesting approval of a security deposit in the amount of \$142,000.00 for the completion of public improvements in Plat 5.

Very Truly Yours,  
Coombe-Bloxdorf, P.C.

  
Fred Coombe, P.E.

cc: Tip Tippett, Charles Robbins Realtors

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**Illini Bank**

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P.O. Box 13257 Springfield, IL 62791 Phone (888) 455-4641 Fax (217) 547-9672

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**IRREVOCABLE LETTER OF CREDIT**

**# 475**

June 8, 2004

Village of Chatham  
116 E. Mulberry  
Chatham, Illinois 62629

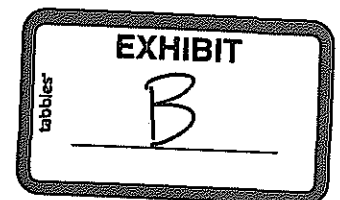
RE: Manor Hill Subdivision – Plat 5

Gentlemen:

We hereby establish our IRREVOCABLE LETTER OF CREDIT NUMBER 475 in your favor for the account of Charles E. Robbins and Maurice Tippet/ Manor Hill Subdivision for the amount of \$ 142,000.00, available by your drafts at sight, drawn on the ILLINI BANK, Springfield Illinois accompanied by:

- (a) Copy of final inspection letter from the Municipality to Developer detailing work to be completed including cost estimate.
  
- (b) Statement signed by the Engineer of the Village of Chatham, Illinois certifying that the public improvements for which this Letter of Credit is security have not been completed as required by Article III, Chapter 33A of the code of the Village of Chatham, and releasing ILLINI BANK of liability under this Letter of Credit to the extent of each draw.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Commercial Code as adopted in the State of Illinois.



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Village of Chatham  
June 8, 2004

We hereby agree with the drawers, endorsers and bona fide holders of drafts drawn under and in compliance with the terms of this debt, that such drafts will be duly honored on due presentation to the drawee on or before June 8, 2006. All parties hereto agree that the outstanding obligation hereunder may be released only upon written authorization of the Engineer of said Village of Chatham. This Letter of Credit shall be automatically extended for additional periods of one year from the expiration date or each future 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 at the end of said 60 day period, provided however, that nothing contained herein shall be construed to limit the right of Village of Chatham to make drafts against this letter until its initial expiry date or any date to which said letter is automatically extended as described above.

ILLINI BANK

BY: Ronald E. Wenger

Ronald E. Wenger, Senior Vice President

ATTEST: James McGuire

James McGuire, Corporate Banker

**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. 04-30 adopted by the President and Board of Trustees of said Village on the June 8, 2004, said Ordinance being entitled:

**AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION  
OF MANOR HILL SUBDIVISION PLAT 5**

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 8 day of JUNE, 2004.



  
\_\_\_\_\_  
Village Clerk