

2005 FEB 23 12:45

03/11/2005 09:51AM

SANGAMON COUNTY
ILLINOIS

\$36.00
11
CHRISTINE

MARY ANN LAMM
SANGAMON COUNTY RECORDER

This Space for Recorder of Deeds

Ordinance No. 05-07

**AN ORDINANCE ANNEXING CERTAIN LAND
TO THE VILLAGE OF CHATHAM, ILLINOIS, APPROVING A
PRELIMINARY PLAN WITH RESPECT TO THE LAND, AND ZONING THE
LAND IN ACCORDANCE WITH AN ANNEXATION AGREEMENT
(South Park Commons Subdivision)**

WHEREAS, the Village of Chatham has this date approved an annexation agreement with Southpark Development, Inc. and Bank One Trust Company, N.A., as Trustee under the Last Will and Testament of Julia F. Richards, deceased, ("Owner"); the annexation agreement included a Petition for Annexation pursuant to Section 7-1-8 of the Illinois Municipal Code filed by the Owner;

WHEREAS, the property sought to be annexed (the "Property") is depicted on a plat attached hereto as Exhibit A and legally described as follows:

Part of the west half of Section 18, Township 14 north, range 5 west of the Third Principal Meridian; described more particularly as follows:

Beginning at an iron pipe over a stone marking the southwest corner of the aforementioned section 18, thence north 00 degrees 50 minutes 03 seconds west along the section line a distance of 2241.31 feet to a mag nail, thence north 89 degrees 13 minutes 27 seconds east a distance of 1367.18 feet to an iron pipe, thence north 00 degrees 43 minutes 26 seconds east a distance of 1095.07 feet to an iron pipe, thence north 89 degrees 06 minutes 04 seconds east a distance of 1154.63 feet to an iron pipe on the quarter section line, thence south 00 degrees 50 minutes 49 seconds east along the quarter section line a distance of 3318.28 feet to an iron pipe marking the south quarter corner of section 18, thence south 88 degrees 45 minutes 30 seconds west along the section line a distance of 2524.72 feet to the point of beginning. Said tract contains 158.382 acres, more or less, all in the County of Sangamon, State of Illinois.

Basis of bearing is north 00 degrees 50 minutes 03 seconds west along the section line.

WHEREAS, the Owner has submitted, and the Village of Chatham Planning Commission has recommended approval of, a Preliminary Plan attached hereto as Exhibit B;

WHEREAS, the Petition for Annexation states that the Petitioner comprises all of the owners of record of the land sought to be annexed and that no electors reside on the Property;

WHEREAS, the Owner has requested, and the Village of Chatham Planning Commission has recommended, initial zoning of the property upon annexation as follows:

Lots 1 through 79:	R1A
Lots 80 through 99	R-2
Lots 100 through 137	R1A

Lots 138 through 251	R1A with a variance for 7.5 ft side yard setback
Lots 252 through 291:	R-2
Lots 292, 296	R-3 with following limitations: --Maximum density of 5,000 square ft. per dwelling unit ("D.U.") --Maximum 4 D.U. per building --subject to future large scale review (Section 155.130 et seq. of Village Code of Ordinances)
Lots 293, 295	R-3 with following limitations: --Maximum density of 3,500 square ft. per D.U. --Maximum 8 D.U. per building --subject to future large scale review
Lot 294:	B-2, subject to future large scale review
Lot 297:	R-3 with following limitations: --Maximum density of 5,000 square ft. per D.U. --Maximum 4 D.U. per building --subject to future large scale review --retirement community covenants
Lots 298 through 305	R-2

WHEREAS, pursuant to notice duly published in a newspaper of general circulation within the Village, the necessary public hearing has been conducted by the Chatham Planning Commission with respect to the zoning, and the necessary public hearing has been conducted by the Chatham Village Board with respect to the annexation agreement;

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

SECTION 1: The Property is hereby annexed to the Village of Chatham and zoned as follows:

Lots 1 through 79:	R1A
Lots 80 through 99	R-2
Lots 100 through 137	R1A
Lots 138 through 251	R1A with a variance for 7.5 ft side yard setback
Lots 252 through 291:	R-2
Lots 292, 296	R-3 with following limitations: --Maximum density of 5,000 square ft. per dwelling unit ("D.U.") --Maximum 4 D.U. per building --subject to future large scale review (Section 155.130 et seq. of Village Code of Ordinances)
Lots 293, 295	R-3 with following limitations: --Maximum density of 3,500 square ft. per D.U. --Maximum 8 D.U. per building --subject to future large scale review
Lot 294:	B-2, subject to future large scale review
Lot 297:	R-3 with following limitations: --Maximum density of 5,000 square ft. per D.U. --Maximum 4 D.U. per building --subject to future large scale review --retirement community covenants
Lots 298 through 305	R-2

SECTION 2: The Preliminary Plan attached hereto is approved.

SECTION 3: This annexation and rezoning is subject to the terms and conditions of the Annexation Agreement.

SECTION 4: The Village Clerk shall forthwith cause this Ordinance to be recorded with the Recorder of Deeds of Sangamon County and with the County Clerk of

Sangamon County, and shall send a copy by registered mail to the post office branch serving the territory.

SECTION 5: This Ordinance is effective immediately

PASSED this 22 day of FEB, 2005.

Thomas S Gray
VILLAGE PRESIDENT

ATTEST:

Pat Schenk
Village Clerk



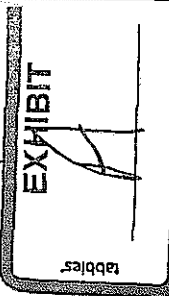
AYES: 5 HERR McADAMS BOYLE McGRATH KAVANAGH

NAYS: 1 MCCARTHY

PASSED: 2-22-05

APPROVED: 2-22-05

ABSENT: 0



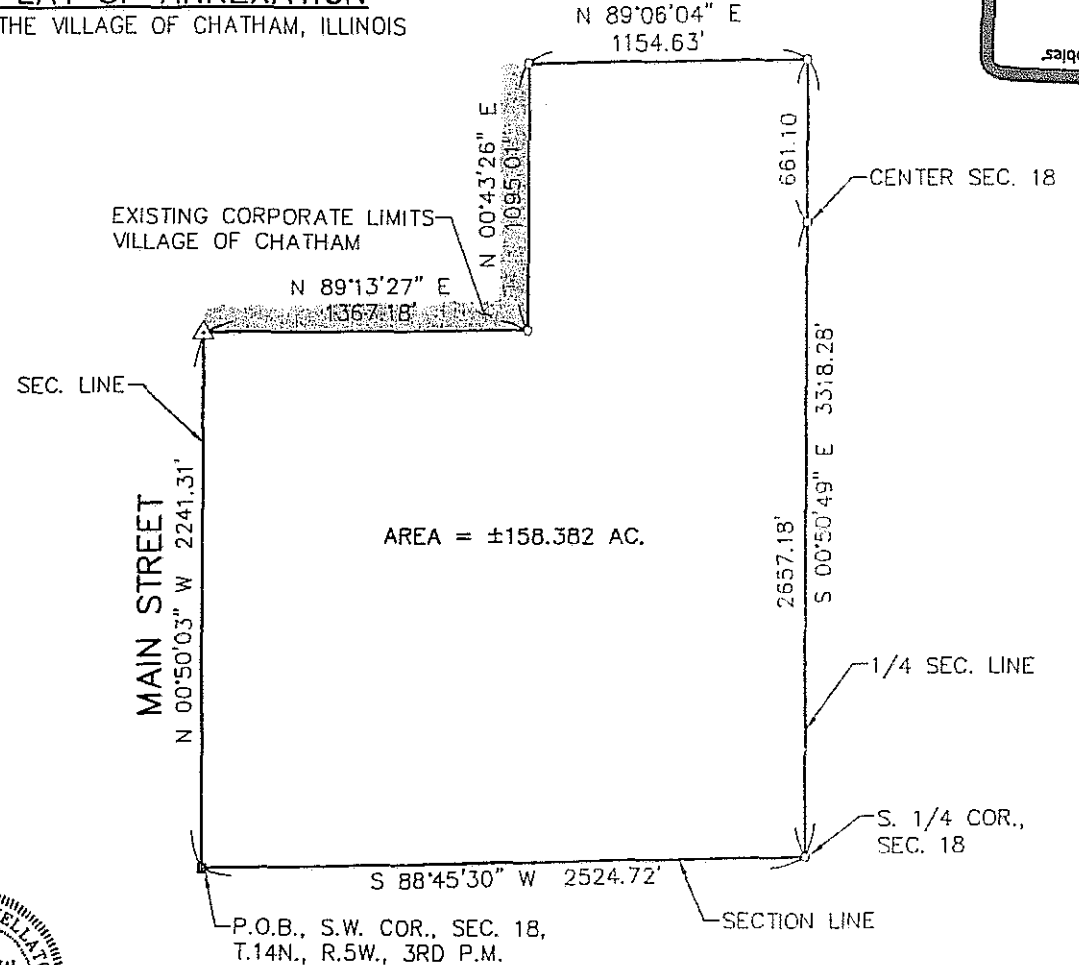
**PLAT OF ANNEXATION
TO THE VILLAGE OF CHATHAM, ILLINOIS**

LEGAL DESCRIPTION

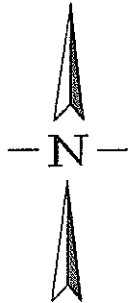
PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIPE OVER A STONE MARKING THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 18, THENCE NORTH 00 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 2241.31 FEET TO A MAG NAIL, THENCE NORTH 89 DEGREES 13 MINUTES 27 SECONDS EAST A DISTANCE OF 1367.18 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 1095.01 FEET TO AN IRON PIPE, THENCE NORTH 89 DEGREES 06 MINUTES 04 SECONDS EAST A DISTANCE OF 1154.63 FEET TO AN IRON PIPE ON THE QUARTER SECTION LINE, THENCE SOUTH 00 DEGREES 50 MINUTES 49 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 3318.28 FEET TO AN IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SECTION 18, THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 2524.72 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 158.382 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

BASIS OF BEARING IS NORTH 00 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE SECTION LINE.



OWNER: SOUTHPARK DEVELOPMENT, INC.
TAX I.D. NO.: 29-18-100-008
29-18-300-001
29-18-300-002
TOWNSHIP: CHATHAM & BALL



LEGEND

- ▣ PIPE OVER STONE (FOUND)
- IRON PIPE (SET)
- △ MAG NAIL (SET)

THE ABOVE DESCRIBED PLAT CORRECTLY REPRESENTS THE PARCEL TO BE ANNEXED TO THE VILLAGE OF CHATHAM, ILLINOIS.

Richard Tonellato
ILLINOIS PROFESSIONAL LAND SURVEYOR # 2590
12-2-04
DATE SIGNED



EXPIRES: 11/30/06

REVISIONS	DATE	BY



GREENE & BRADFORD, INC.
OF SPRINGFIELD

CONSULTING ENGINEERS
3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62707
(217) 793-8844, (217) 793-6227 FAX
PROFESSIONAL LAND SURVEYING FIRM NO. 048-000098

DATE	12-02-04
DRAWN	BAILEY
PROJ. NO.	04-095
FIELD BOOK	-
COMPUTER FILE NO.	04095ANX2.dwg

PLOT SCALE 1" = 500'

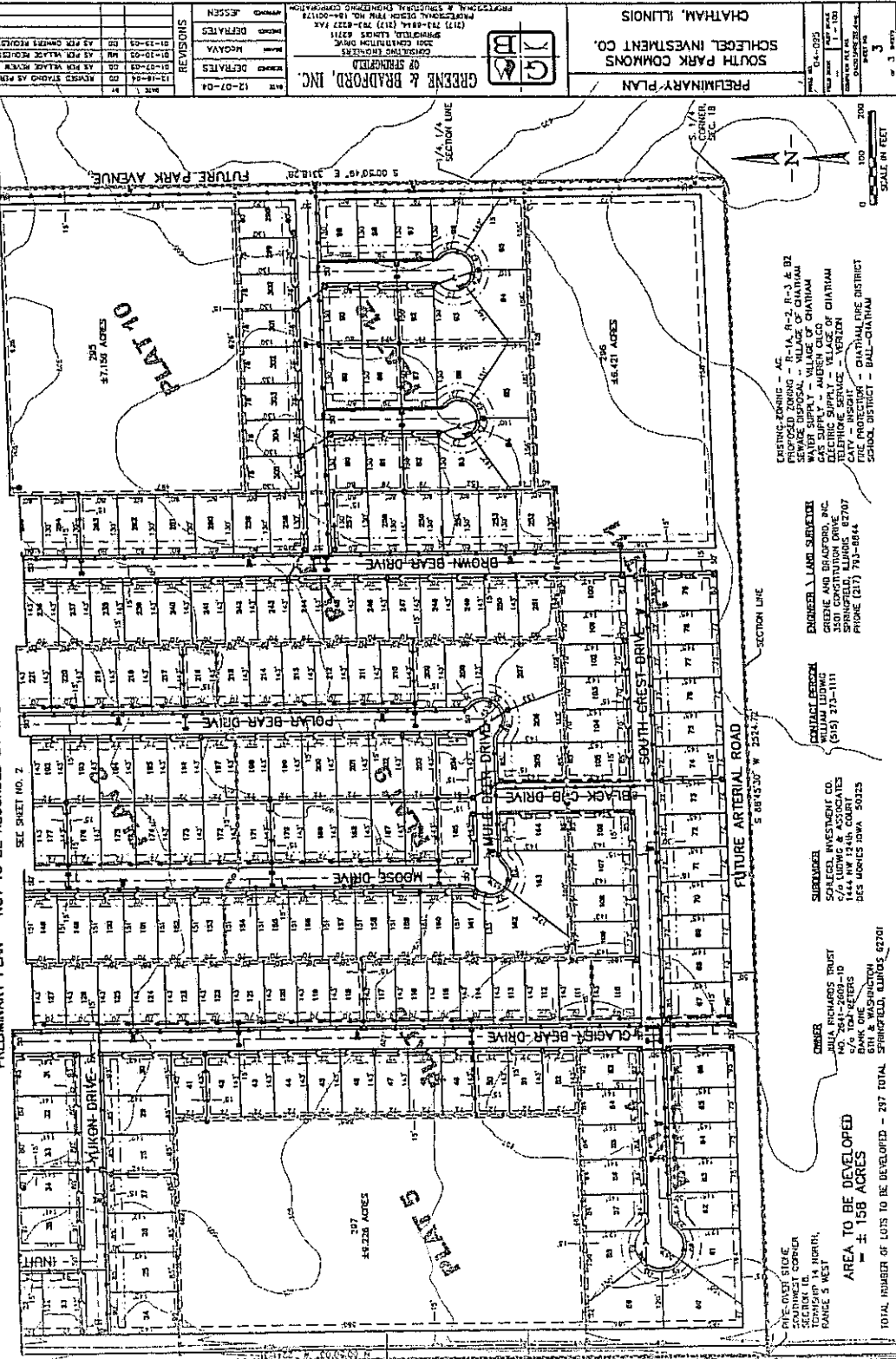
J:\04095\DRAWINGS\04095ANX2.dwg Thu, 12/2/2004 2:41pm

PRELIMINARY PLAN SOUTH PARK COMMONS

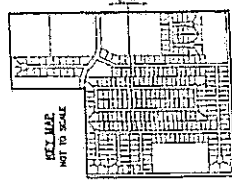
LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER AND PART OF THE THIRDO QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN.

PRELIMINARY PLAN - NOT TO BE RECORDED BY THE RECORDER OF DEEDS

SEE SHEET NO. 2



tabbles
EXHIBIT B



- LEGEND**
- SETBACK LINE
 - EASEMENT LINE
 - WATER MAIN
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER
 - SANITARY MANHOLE
 - STORM SEWER
 - STORM BILETS
 - CONTOUR INTERVAL 1.0 FOOT

AREA TO BE DEVELOPED
± 158 ACRES
TOTAL NUMBER OF LOTS TO BE DEVELOPED - 297 TOTAL

OWNER
JULIA RICHARDS TRUST
NO. 2641-2609-10
C/O TOM WEBER
611 & WASHINGTON
SPRINGFIELD, ILLINOIS 62701

SUBDIVIDER
SCHLEGEL INVESTMENT CO.
C/O LUDWIG & ASSOCIATES
DES MONTELS BLDG. 50125

CONTACT PERSON
WILLIAM LUDWIG
(312) 213-1111

ENGINEER - LAND SURVEYOR
GREENE AND BRADFORD, INC.
3501 GORDON AVENUE, SUITE 207
ALTOONA, ILLINOIS 62707
PHONE (317) 793-8844

- FERTILIZING - AC
- PROPOSED ZONING - R-1A, R-2, R-3 & D2
- SEWAGE DISPOSAL - VILLAGE OF CHATHAM
- WATER SUPPLY - VILLAGE OF CHATHAM
- WASTE DISPOSAL - VILLAGE OF CHATHAM
- ELECTRIC SUPPLY - VILLAGE OF CHATHAM
- TELEPHONE SERVICE - VERIZON
- CITY INSPECTION - CHATHAM FIRE DISTRICT
- SCHOOL DISTRICT - BALL-CHATHAM

NO.	DATE	DESCRIPTION
1	12-07-04	REVISED STANDARD PLOT DIMENSIONS
2	01-27-05	AS PER WALKER REVIEW
3	01-27-05	AS PER WALKER REVIEW
4	01-27-05	AS PER WALKER REVIEW
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99	01-27-05	AS PER WALKER REVIEW
100	01-27-05	AS PER WALKER REVIEW

PRELIMINARY PLAN
SOUTH PARK COMMONS
SCHLEGEL INVESTMENT CO.
CHATHAM, ILLINOIS



GREENE & BRADFORD, INC.
CONSULTING ENGINEERS
OF SPRINGFIELD, ILLINOIS
3001 CENTURION BLVD.
SPRINGFIELD, ILLINOIS 62711
(317) 793-8844 (317) 793-8833 FAX
PROFESSIONAL DESIGNER LICENSE NO. 184-00178
PROFESSIONAL ENGINEERING CORPORATION

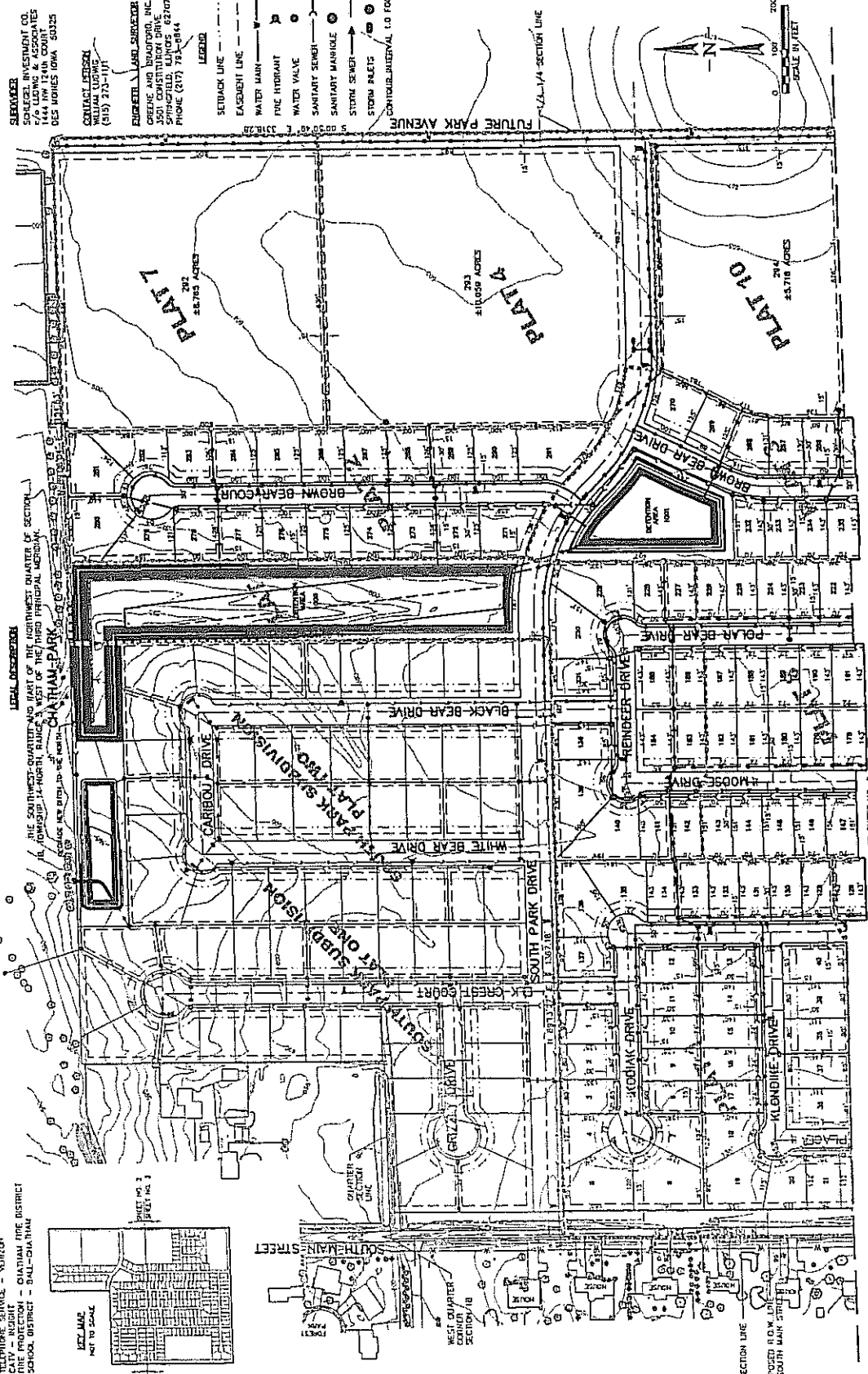
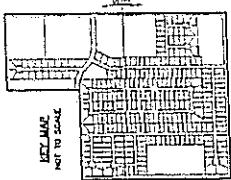
DATE: 04-09-05
SCALE: AS SHOWN
SHEET NO. 3 OF 3

PRELIMINARY PLAN SOUTH PARK COMMONS

AREA TO BE DEVELOPED
= ± 1.58 ACRES
TOTAL NUMBER OF LOTS TO BE DEVELOPED - 237 LOTS

"PRELIMINARY PLAN - NOT TO BE RECORDED BY THE RECORDER OF DEEDS"

- EXISTING ZONING - AC
PROPOSED ZONING - R-1A, R-2, R-3 & D-2
SEWER DISPOSAL - VILLAGE OF CHATHAM
WATER SUPPLY - VILLAGE OF CHATHAM
GAS SUPPLY - AMERICAN GAS CO.
ELECTRIC SUPPLY - VILLAGE OF CHATHAM
CITY - WASHINGTON
FIRE PROTECTION - CHATHAM FIRE DISTRICT
SCHOOL DISTRICT - DALL-CHATHAM



OWNER
JULIA RICHARDS TRUST
100 N. 7TH STREET
BANK ONE
6TH & WASHINGTON
SPRINGFIELD, ILLINOIS 62701

ENGINEER
SOUTHWEST INVESTMENT CO.
200 W. 12TH STREET
1444 11th 12th COURT
DES MOINES IOWA 50325

CONTACT PERSON
WILLIAM LUDWIG
(515) 273-1111

ENGINEER & LAND SURVEYOR
GREENE & BRADFORD, INC.
3501 CONSTITUTION DRIVE
DES MOINES IOWA 50317
PHONE (515) 733-0844

NO.	DATE	DESCRIPTION
1	12-07-04	PRELIMINARY PLAN
2	12-07-04	REVISIONS
3	12-07-04	REVISIONS
4	12-07-04	REVISIONS
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99	12-07-04	REVISIONS
100	12-07-04	REVISIONS

PRELIMINARY PLAN
SOUTH PARK COMMONS
SCHUEGL INVESTMENT CO.
CHATHAM, ILLINOIS



GREENE & BRADFORD, INC.
CONSULTING ENGINEERS
3501 CONSTITUTION DRIVE
DES MOINES IOWA 50317
PHONE (515) 733-0844

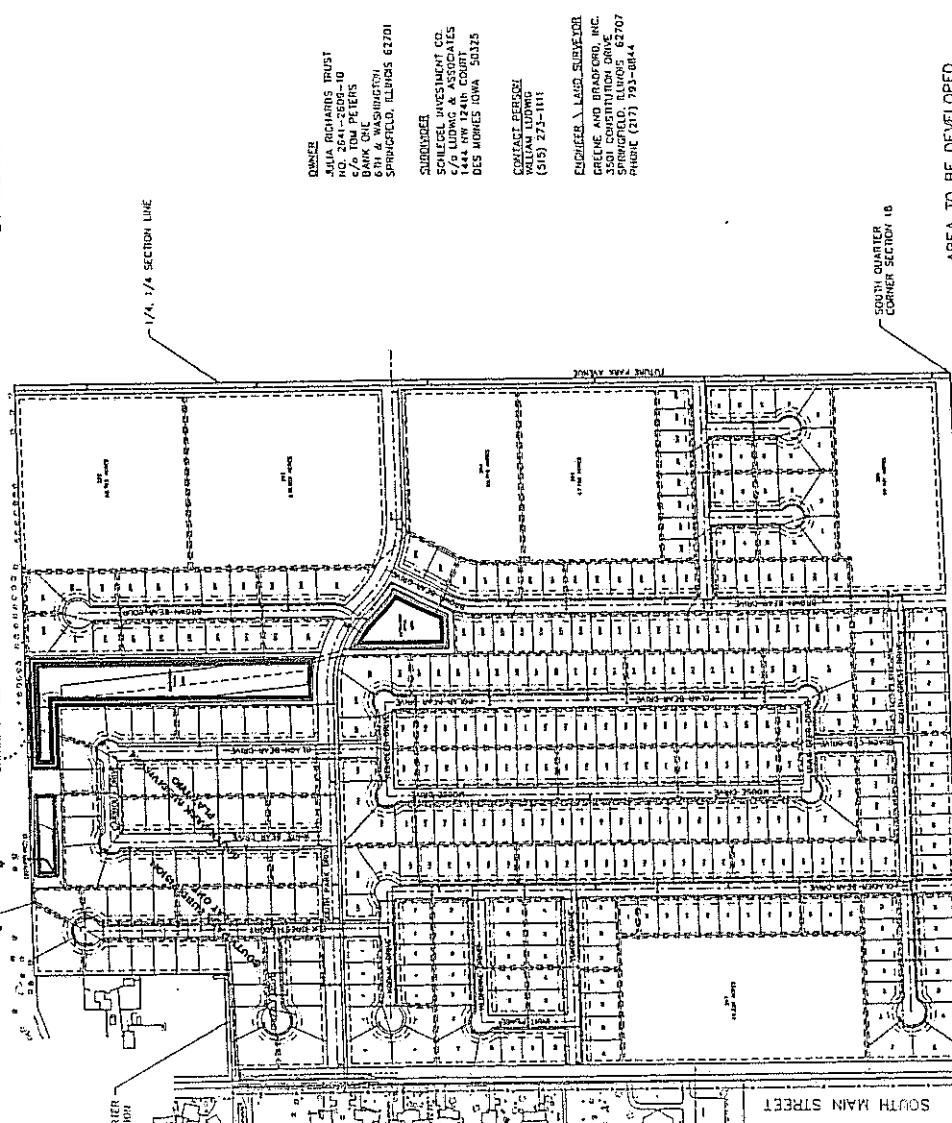


DATE: 04-09-05
SCALE: AS SHOWN
SHEET NO. 2
SEE SHEET NO. 3

PRELIMINARY PLAN SOUTH PARK COMMONS

LEGAL DESCRIPTION
 THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION
 16, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN

"PRELIMINARY PLAN - NOT TO BE RECORDED
 BY THE RECORDER OF DEEDS"

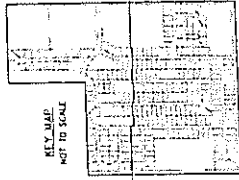


AREA TO BE DEVELOPED
 = ± 158 ACRES

TOTAL NUMBER OF LOTS TO BE DEVELOPED - 287 TOTAL

PRELIMINARY PLAN SOUTH PARK COMMONS SCHLEGEL INVESTMENT CO. CHATHAM, ILLINOIS		SCALE IN FEET 0 200 400 NORTH ARROW
SHEET NO. 3 OF 3 SHEETS	DATE: 12-07-04 BY: [Signature]	PROJECT NO.: 04-005 PROJECT NAME: SOUTH PARK COMMONS TOTAL ACRES: ± 287 TOTAL LOTS: 287
REVISIONS: 01-07-05 AS PER MILLAGE REVIEW 01-20-05 AS PER MILLAGE REVIEW 01-29-05 AS PER MILLAGE REVIEW	DEFERRALS: 12-07-04	PREPARED BY: GREENE & BRADFORD, INC. CONSULTING ENGINEERS 1320 CHESTERMAN DRIVE SPRINGFIELD, ILLINOIS 62707 (317) 281-8844, (317) 393-6272 FAX PROFESSIONAL DESIGN NO. 18-00112
CHECKED BY: JESSIE	APPROVED BY: [Signature]	PROFESSIONAL ENGINEERING CORPORATION 1320 CHESTERMAN DRIVE SPRINGFIELD, ILLINOIS 62707 (317) 281-8844, (317) 393-6272 FAX PROFESSIONAL DESIGN NO. 18-00112

- DUNDEE**
 ANNA RICHARDS TRUST
 HQ. 2641-2609-10
 C/O TOM PETERS
 614 W. WASHINGTON
 SPRINGFIELD, ILLINOIS 62701
- SUBRODDEE**
 SCHLEGEL INVESTMENT CO.
 1444 HWY 240N, COBURN ILS
 025 WOODS TOWN, 50325
- CONTRACT PERSONNEL**
 WALTER LUDWIG
 (317) 275-1111
- ENGINEER & LEGAL SUPERVISOR**
 GREENE AND BRADFORD, INC.
 3501 CONSTITUTION DRIVE
 SPRINGFIELD, ILLINOIS 62707
 PHONE (317) 393-0844



- EXISTING ZONING - AG
 PROPOSED ZONING - R-1, R-1.5, R-2, R-3, R-3.5, R-4
 PROPOSED AEROSOL - VILLAGE OF CHATHAM
 WATER SUPPLY - VILLAGE OF CHATHAM
 GAS SUPPLY - VILLAGE OF CHATHAM
 ELECTRIC SUPPLY - VILLAGE OF CHATHAM
 CATASTROPHIC LOSS - VILLAGE OF CHATHAM
 FIRE PROTECTION - CHATHAM FIRE DISTRICT
 SCHOOL DISTRICT - DALL-CHATHAM

SEE OVER SHEET
 SOUTHWEST CORNER
 SECTION 16,
 TOWNSHIP 14 NORTH,
 RANGE 5 WEST

WEST QUARTER
 CORNER
 SECTION 16

QUARTER
 CORNER
 LINE

PROPOSED RIGHT-OF-WAY
 ONE SOUTH MAIN STREET

SECTION LINE

SOUTH MAIN STREET

SECTION LINE

SOUTH QUARTER
 CORNER SECTION 16

1/4 SECTION LINE

CHATHAM PARK

DUNDEE PARK AVENUE

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. 05-07, adopted by the President and Board of Trustees of said Village on the 22 day of FEB., 2005, said Ordinance being entitled:

**AN ORDINANCE ANNEXING CERTAIN LAND
TO THE VILLAGE OF CHATHAM, ILLINOIS, APPROVING A
PRELIMINARY PLAN WITH RESPECT TO THE LAND, AND ZONING THE
LAND IN ACCORDANCE WITH AN ANNEXATION AGREEMENT
(South Park Commons Subdivision)**

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 22 day of FEB., 2005.



Village Clerk



PREPARED BY/RETURN TO:

John M. Myers

RABIN, MYERS, HANKEN & DURR, P.C.

1300 South Eighth Street

Springfield, IL 62703

217.544.5000

fax: 217.544.5017