

2005 APR 17 4 56

05/05/2005 03:34PM

SANGAMON COUNTY
ILLINOIS

\$32.00

7

CHRISTINE

MARY ANN LAHM
SANGAMON COUNTY RECORDER

This Space for Recorder of Deeds

Ordinance No. 05-18

**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
(Manor Hill II Subdivision)**

WHEREAS, the Village of Chatham has this date approved an annexation agreement with Illinois National Bank, as Trustee of Trust Number 05-048 dated April 6, 2005 and not personally ("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:

The Northeast Quarter Of The Northwest Quarter Of Section 17, Township 14 North, Range 5 West Of The Third Principal Meridian, Except The West 200.00 Feet Thereof, Sangamon County, Illinois, Containing 34.72 Acres, more or less.

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 as R-1 with a variance permitting a 20-foot side lot setback on all corner lots as depicted on the preliminary plan;

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 R-1 with a variance permitting a 20-foot side lot setback on all corner lots as depicted on the preliminary plan.

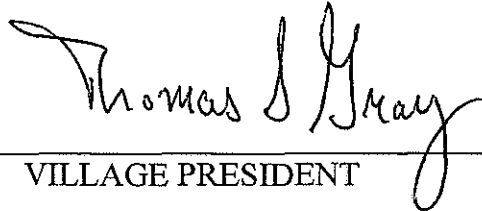
SECTION 2: The Preliminary Plan attached hereto is approved.

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 26 day of APRIL, 2005.



VILLAGE PRESIDENT

ATTEST:



Village Clerk

AYES: 6 HEER SCATTEMAN BOLLE
MCCARTHY McGRATH KAUPNAGH

NAYS: 0

PASSED: 4-26-05

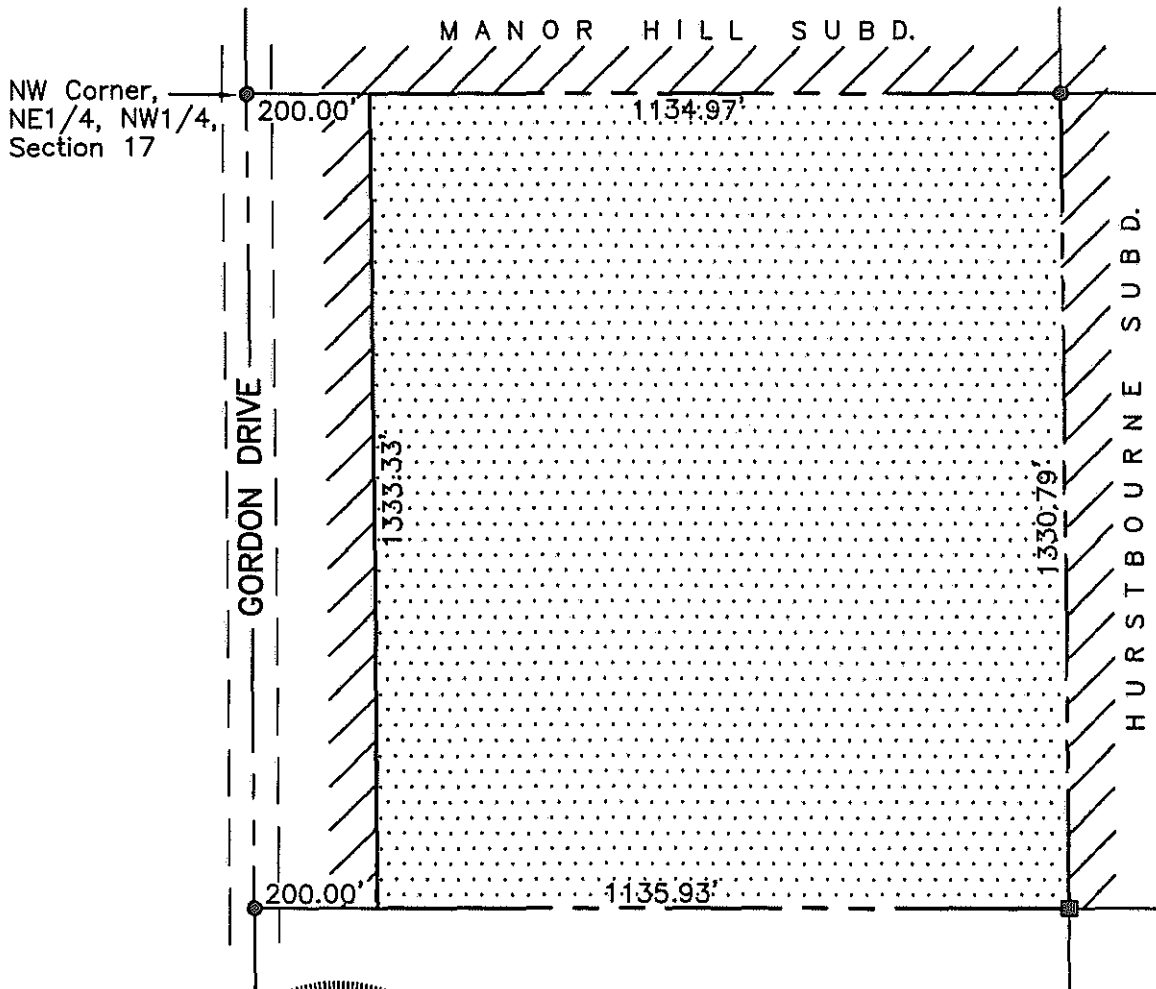
APPROVED: 4-26-05

ABSENT: 0



PLAT OF ANNEXATION TO THE VILLAGE OF CHATHAM, ILLINOIS

The Northeast Quarter of the Northwest Quarter of Section 17,
Township 14 North, Range 5 West of the Third Principal Meridian,
EXCEPT the West 200.00 feet thereof, Sangamon County, Illinois.
Containing 34.72 acres, more or less.



NW Corner,
NE1/4, NW1/4,
Section 17

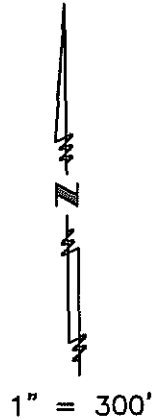


EXHIBIT
A



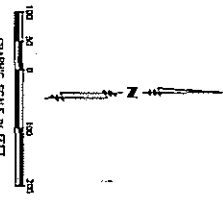
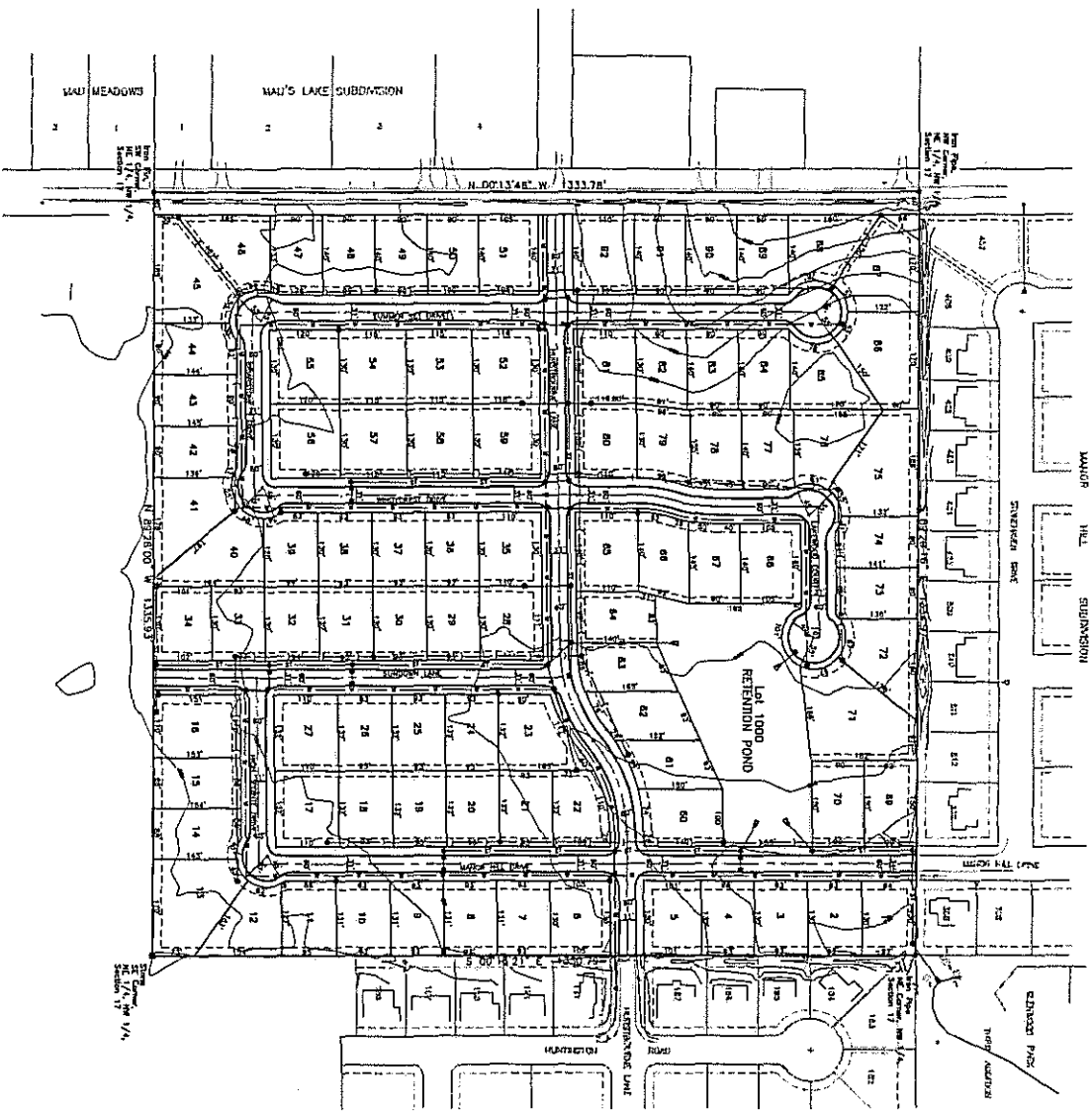
This plat correctly represents the lands to be annexed to the Village of Chatham, Illinois.

Illinois Professional Land Surveyor No. 2877 Date
License Expires 11-30-06

- LEGEND**
- Found Iron Pin or Pipe
 - Found Stone
 - ▤ Area to be Annexed
 - ▨ Existing Corporate Limits

COOMBE-BLOXDORF P.C.
Engineers / Land Surveyors
755 South Grand Avenue West
Springfield, Illinois
Design Firm License No. 184-002703

MANOR HILL II
 THE NE 1/4, NW 1/4, SECTION 17
 SANGAMON COUNTY, ILLINOIS
 40.840 ACRES



LEGEND

- Existing Sanitary Sewers
- Proposed Sanitary Sewers
- Existing Storm Sewers
- Proposed Storm Sewers
- Existing Inlets
- Proposed Inlets
- Existing Flood End Section
- Proposed Flood End Section
- Existing Watermain
- Proposed Watermain
- Existing Easements
- Proposed Easements

GENERAL NOTES

EXISTING ZONING: COUNTY - A
 PROPOSED ZONING: VILLAGE OF CHATHAM - R-1 & R-2
 PROPOSED ZONE SHALL BE SUBJECT TO THE VILLAGE OF CHATHAM ORDINANCES AND RESOLUTIONS, 92 UNITS
 EXISTING UTILITY LINES SHALL BE SHOWN AS DASHED LINES. ALL UTILITY LINES SHALL BE SHOWN AS DASHED LINES.
 WATER & ELECTRIC SERVICE: VILLAGE OF CHATHAM
 GAS SERVICE: ALBERTSON'S
 CABLE TV: BIRCHWOOD COMMUNICATIONS
 FIRE PROTECTION: VILLAGE OF CHATHAM
 SCHOOL: DISTRICT: BALL CHATHAM DISTRICT NO. 5

STAGING PLAN

PLAT	LOTS
1	65-68, 71-92
2	35-59
3	1-5, 60-64, 69-70
4	6-34

OWNER & SUBDIVIDER
 CHARLES E. ROBBINS
 MAURICE D. TIPPETT
 2144 South Woodlark Boulevard
 Springfield, IL 62704

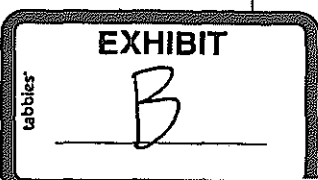
ENGINEER & SURVEYOR
 Coombe-Bloodorf, P.C.
 755 South Grand Avenue West
 Springfield, IL 62702
 1/7/5, 4/2/87
 CONTACT: Fred Coombe, P.E.

This Preliminary Plan of Subdivision is prepared in accordance with the provisions of the Illinois Subdivision Act, Chapter 127, Illinois Compiled Statutes (625 ILCS 127). It is subject to the approval of the Final Plat and is not to be recorded.
 By: _____
 Chairman, Planning Commission
 Date: _____

PRELIMINARY PLAN
 (NOT TO BE RECORDED OR RECORDED OR DEEDS)
 THE NE 1/4, NW 1/4, SECTION 17
 SANGAMON COUNTY, ILLINOIS
 40.840 ACRES

COOMBE-BLOODORF P.C.
 Engineers / Land Surveyors
 Springfield, Illinois
 State License No. 161-005705

DATE: 1/7/5
 DRAWN BY: F.C.
 CHECKED BY: F.C.
 1



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 05-18, adopted by the President and Board of Trustees of said Village on the 26 day of APRIL, 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
(Manor Hill II 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 26 day of APRIL, 2005.



Village Clerk



PREPARED BY/RETURN TO:

John M. Myers

RABIN, MYERS & HANKEN, P.C.

1300 South Eighth Street

Springfield, IL 62703

217.544.5000

fax: 217.544.5017