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2006R48613

12/18/2006 11:43AM
 REC FEE: 20.00
 REC REST FEE: 4.00
 GIS FEE: 9.00
 GIS REST FEE: 1.00
 TOTAL: \$34.00
 PAGES: 9
 DELLA
 MARY ANN LAMM
 SANGAMON COUNTY RECORDER

FILED

DEC 15 2006

Joe Aiello
 Sangamon County Clerk

This Space for Recorder of Deeds

Ordinance No. 06-69

**AN ORDINANCE ANNEXING CERTAIN LAND
 TO THE VILLAGE OF CHATHAM, ILLINOIS, AND ZONING THE LAND IN
 ACCORDANCE WITH AN ANNEXATION AGREEMENT
 (Bumgardner Property)**

WHEREAS, the Village of Chatham has this date approved an annexation agreement with Ann Charland, as attorney-in-fact for Dorothy Bumgardner pursuant to a power of attorney executed on November 20, 2006 ("Owner") and Apartment Mart of Springfield, Inc., an Illinois corporation; (the "Annexation Agreement");

WHEREAS, 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 of Annexation attached hereto as Exhibit A and legally described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE
AFOREMENTIONED SECTION 1, THENCE SOUTH 89 DEGREES 19
MINUTES 45 SECONDS WEST ALONG THE SECTION LINE A
DISTANCE OF 722.34 FEET TO A MAG NAIL MARKING THE TRUE
POINT OF BEGINNING, THENCE SOUTH 01 DEGREES 04
MINUTES 10 SECONDS EAST A DISTANCE OF 660.53 FEET TO AN
IRON PIPE, THENCE NORTH 89 DEGREES 19 MINUTES 51
SECONDS EAST A DISTANCE OF 660.52 FEET TO AN IRON PIPE
ON THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 4,
THENCE SOUTH 00 DEGREES 52 MINUTES 44 SECONDS EAST
ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 128.05 FEET
TO AN IRON PIN, THENCE SOUTH 00 DEGREES 45 MINUTES 55
SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE
OF 292.82 FEET TO AN IRON PIN, THENCE SOUTH 00 DEGREES 00
MINUTES 11 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE
A DISTANCE OF 257.04 FEET TO AN IRON PIN, THENCE SOUTH 01
DEGREES 46 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-
OF-WAY LINE A DISTANCE OF 759.32 FEET TO AN IRON PIN,
THENCE SOUTH 01 DEGREES 08 MINUTES 37 SECONDS EAST
ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 92.07 FEET
TO AN IRON PIPE, THENCE SOUTH 16 DEGREES 48 MINUTES 30
SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE
OF 323.67 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES
15 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY
LINE A DISTANCE OF 145.15 FEET TO AN IRON PIPE ON THE
QUARTER SECTION LINE, THENCE SOUTH 89 DEGREES 22
MINUTES 38 SECONDS WEST ALONG THE QUARTER SECTION
LINE A DISTANCE OF 1473.25 FEET TO AN IRON PIPE, THENCE
NORTH 01 DEGREES 18 MINUTES 01 SECONDS WEST A
DISTANCE OF 2642.36 FEET TO AN IRON PIPE OVER A STONE ON
THE SECTION LINE, THENCE NORTH 89 DEGREES 19 MINUTES
45 SECONDS EAST ALONG THE SECTION LINE A DISTANCE OF
931.28 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL
CONTAINS 85.205 ACRES, MORE OR LESS, ALL IN THE COUNTY
OF SANGAMON, STATE OF ILLINOIS.

EXCEPT FOR THE NORTH 300.00 FEET THEREOF.

BASIS OF BEARING IS SOUTH 89 DEGREES 19 MINUTES 45
SECONDS WEST ALONG THE SECTION LINE.

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 follows, with the several parcels being depicted on a zoning plat, Exhibit B hereto:

<u>Parcel</u>	<u>Approximate Acreage</u>	<u>Desired Zoning</u>
A	9.071	R1A
B	20.319	R3, restricted to not more than 28 buildings with not more than 8 dwelling units per building, and containing not more than 224 dwelling units in the aggregate plus an office community center, a maintenance/storage garage and 68 garages to be rented to residents.
C	32.285	B2
D	2.416	B2
E	5.997	B2, restricted to use as detention area
F	7.849	R-2
G	7.637	R-1, restricted to use as park

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:

<u>Parcel</u>	<u>Approximate Acreage</u>	<u>Desired Zoning</u>
A	9.071	R1A
B	20.319	R3, restricted to not more than 28 buildings with not more than 8 dwelling units per building, and containing not more than 224 dwelling units in the aggregate plus an office community center, a maintenance/storage garage and 68 garages to be rented to residents.
C	32.285	B2
D	2.416	B2
E	5.997	B2, restricted to use as detention area
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G	7.637	R-1, restricted to use as park

SECTION 2: This annexation and initial zoning upon annexation is subject to the terms and conditions of the Annexation Agreement.

SECTION 3: 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 28 day of NOV, 2006.

Thomas J Gray

VILLAGE PRESIDENT



ATTEST:

Pat Schmal

Village Clerk

AYES: 4 HERR SCHATTEMAN BOYLE McGRATH

NAYS: 1 KAVANAGH

PASSED: 11-28-06

APPROVED: 11-28-06

ABSENT: 0

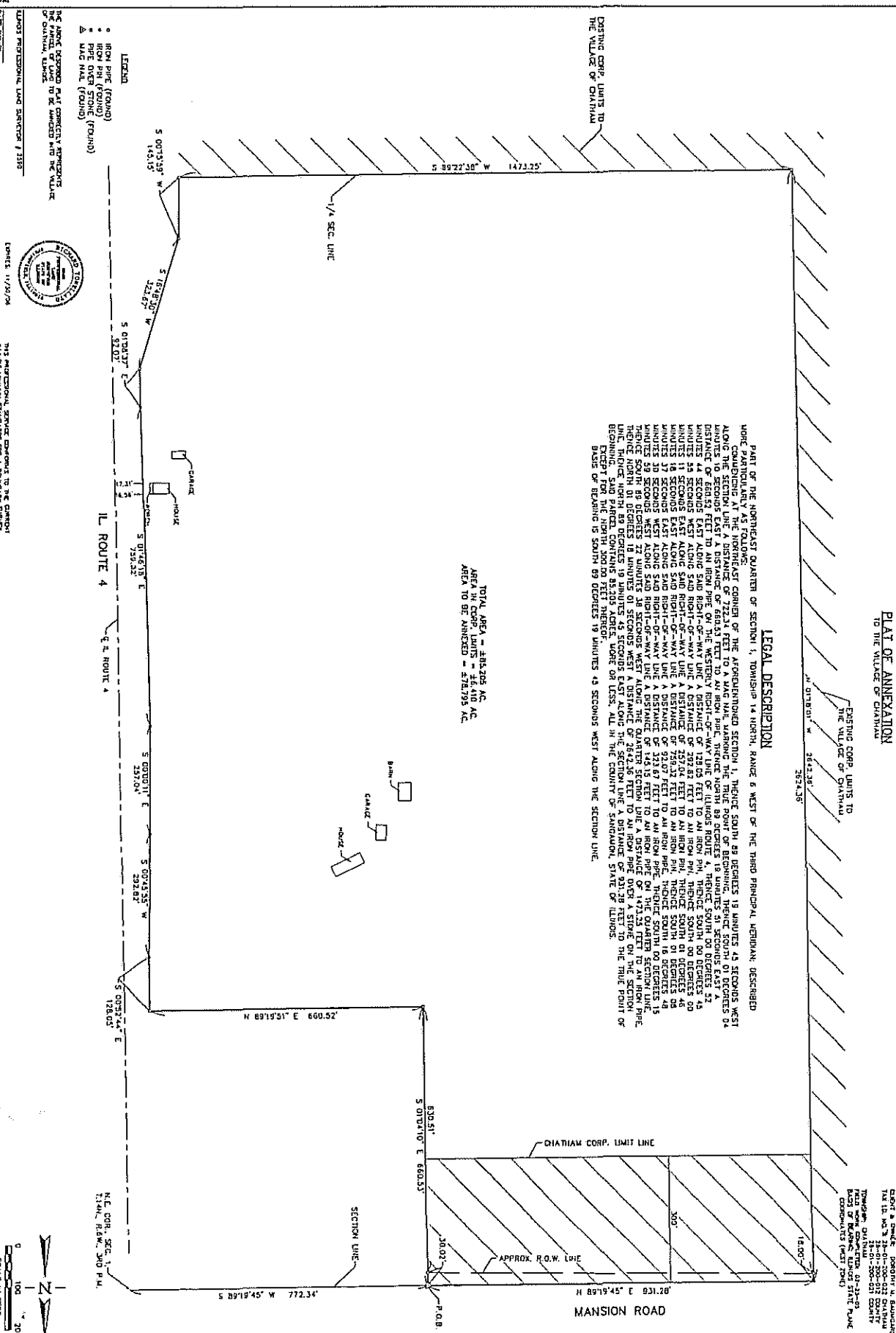
PLAT OF ANNEXATION
TO THE VILLAGE OF CHATHAM

EXISTING CORP. LIMITS TO
THE VILLAGE OF CHATHAM

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED WORK COMMENCING AT THE NORTHEAST CORNER OF THE APPROXIMATE SECTION 1, THENCE SOUTH 89 DEGREES 19 MINUTES 43 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 722.34 FEET TO A MAG NAIL MARKING THE TRUE POINT OF BEGINNING, THENCE SOUTH 01 DEGREES 54 MINUTES 10 SECONDS EAST A DISTANCE OF 660.52 FEET TO AN IRON PIPE, THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 660.52 FEET TO AN IRON PIPE ON THE WESTERN RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 4, THENCE SOUTH 02 DEGREES 12 MINUTES 53 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.04 FEET TO AN IRON PIPE, THENCE SOUTH 01 DEGREES 45 MINUTES 15 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.04 FEET TO AN IRON PIPE, THENCE SOUTH 01 DEGREES 45 MINUTES 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 133.87 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 15 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 142.15 FEET TO AN IRON PIPE ON THE QUARTER SECTION LINE, THENCE SOUTH 88 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 142.15 FEET TO A RIGHT PIPE OVER 72 INCHES ON THE SECTION LINE, THENCE NORTH 89 DEGREES 19 MINUTES 45 SECONDS EAST ALONG THE SECTION LINE A DISTANCE OF 231.28 FEET TO THE TRUE POINT OF BEGINNING, SAID PLOT CONTAINS 85,109 SQUARE FEET OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS. EXCEPT FOR THE NORTH 300.00 FEET THEREOF.

TOTAL AREA = 285,205 AC.
AREA IN CORP. LIMITS = 26,410 AC.
AREA TO BE ANNEXED = 258,795 AC.



EXISTING CORP. LIMITS TO THE VILLAGE OF CHATHAM

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EXISTING CORP. LIMITS TO THE VILLAGE OF CHATHAM

- LEGEND
- IRON PIPE (FOUND)
 - IRON PIPE (FOUND)
 - PIPE OVER STONE (FOUND)
 - ▲ MAG NAIL (FOUND)

THE ABOVE DESCRIBED PLAT CORRECTLY REPRESENTS THE PART OF LAND TO BE ANNEXED INTO THE VILLAGE OF CHATHAM, ILLINOIS.

ALDOUS PROFESSIONAL LAND SURVEYOR # 3180

EXPIRES 11/28/24

THIS MECHANICAL SERVICE COMPLIES TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.

PLAT OF ANNEXATION
PT. OF THE N.E. 1/4
OF SECTION 1,
4N., R. 6W., 3RD P.M.,
SANGAMON COUNTY, ILLINOIS

GREENE & BRADFORD, INC.
OF SPRINGFIELD
CONSULTING ENGINEERS
3300 COMMERCE DRIVE
SPRINGFIELD, ILLINOIS 62711
PROFESSIONAL DESIGN FIRM NO. 048-001179
PROFESSIONAL LAND SURVEYING FIRM NO. 048-000098

REVISIONS

NO.	DATE	BY	REVISION
01-01-05			
02-01-05			
03-01-05			
04-01-05			
05-01-05			
06-01-05			
07-01-05			
08-01-05			
09-01-05			
10-01-05			
11-01-05			
12-01-05			

EXHIBIT A

ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

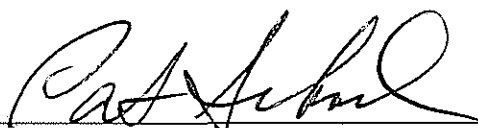
I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 06-69 adopted by the President and Board of Trustees of said Village on the 28 day of NOV, 2006, said Ordinance being entitled:

**AN ORDINANCE ANNEXING CERTAIN LAND
TO THE VILLAGE OF CHATHAM, ILLINOIS, AND ZONING THE LAND IN
ACCORDANCE WITH AN ANNEXATION AGREEMENT
(Bumgardner Property)**

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 28 day of NOV, 2006.



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

RETURN TO

PAT SCHAID

836 OXFORD

CHATHAM, IL.

62629