

Ordinance No. 10- 32

**AN ORDINANCE ZONING CERTAIN NONCONTIGUOUS LAND IN  
ACCORDANCE WITH AN ANNEXATION AGREEMENT  
(Christofilakos Property)**

WHEREAS, on 5-11-10 the Village of Chatham approved an amended annexation agreement with Harold Christofilakos, Lillian Christofilakos, Norman Soler and Susan Soler (the "Amended Annexation Agreement");

WHEREAS, the property sought to be annexed (the "Property") is legally described as follows:

THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN SANGAMON COUNTY, ILLINOIS.

Together with all public roadways adjacent thereto.

WHEREAS, the Property is not contiguous to the Village but because it is the subject of an annexation agreement, is subject to the Village's zoning jurisdiction pursuant to Section 11-15.1-2.1 of the Illinois Municipal Code;

WHEREAS, the Owner has requested, and the Village of Chatham Planning Commission has recommended certain initial zoning of the Property as depicted on a zoning plat, Exhibit A hereto;

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 requested zoning;

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

**SECTION 1:** After annexation of the Property, and pursuant to the Village's zoning authority under Section 11-15.1-2 of the Illinois Municipal Code, pending annexation of the Property, the Property shall have the zoning as set forth on the Zoning Plat, with the following special use permits:

<b>Area</b>	<b>Zoning</b>
Area 1 (8.264 acres)	B-1 with special uses for: Community Center
Area 2 (7.346 acres)	B-2 with special uses for: Private outdoor recreation Public outdoor recreation
Area 3 (12.875 acres)	B-2 with special uses for: Private outdoor recreation Public outdoor recreation
Area 4 (46.762 acres):	P-1 with special uses for: Golf Course Private outdoor recreation Public outdoor recreation Public swimming pool

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

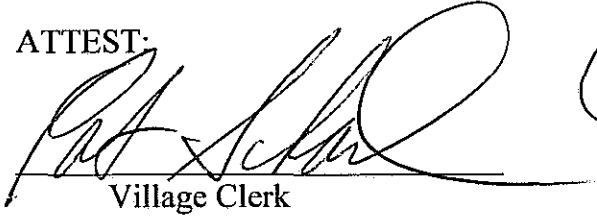
**SECTION 3:** This Ordinance is effective immediately.

PASSED this 11 day of MAY, 2010.

Thomas J Gray

VILLAGE PRESIDENT

ATTEST:

  
Village Clerk

SCHATTEMAN

AYES: 6 HERR MAU BOYLE REYNOLDS KAVANAGH

NAYS: 0

PASSED: 5-11-10

APPROVED: 5-11-10

ABSENT: 0



**ZONING PLAT**

OWNER: HAROLD CHRISTOFILAKOS  
 ILLIAN CHRISTOFILAKOS  
 NORMAN SOLER  
 SUSAN SOLER  
 TAX ID. NO.: 29-05-100-003  
 VILLAGE: CIATHAM  
 FIELDWORK COMPLETED: 03/23/10  
 BASIS OF BEARING: ASSUMED MERIDIAN

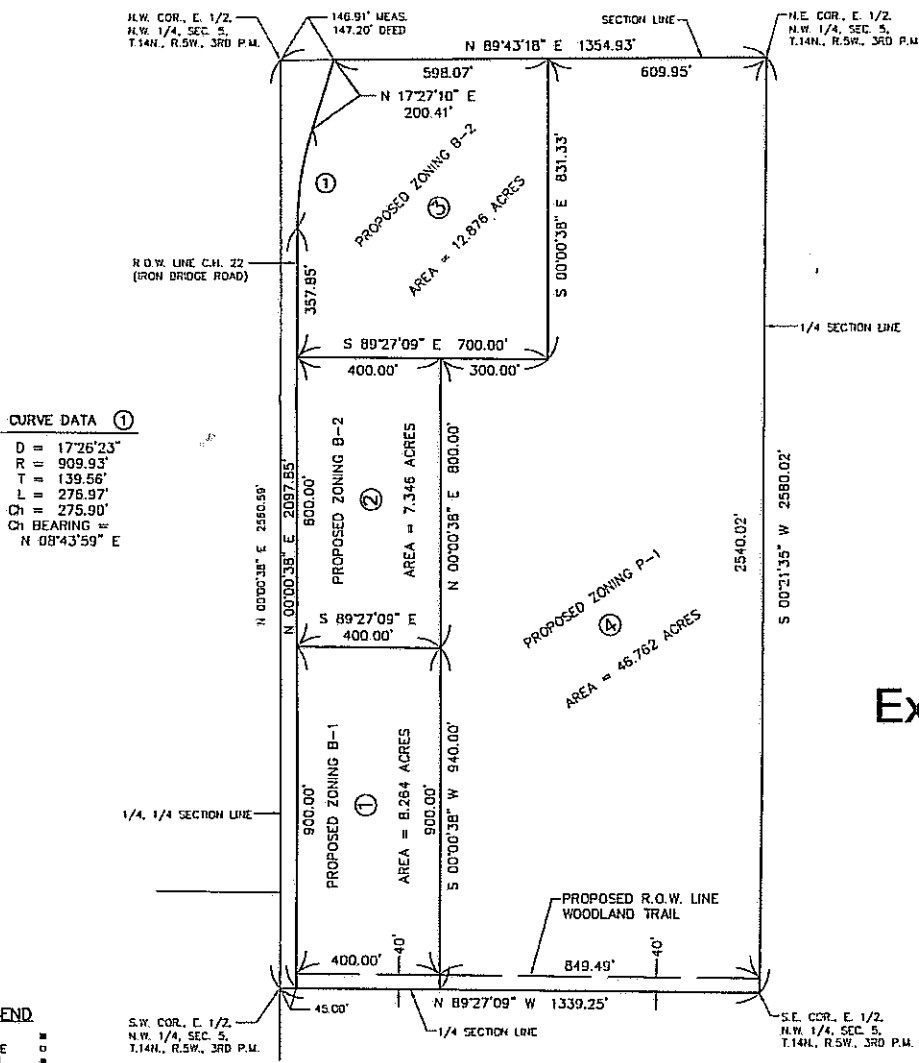
**LEGAL DESCRIPTION**

**PARCEL 1**  
 THE EAST 400 FEET OF THE WEST 445 FEET OF THE NORTH 900 FEET OF THE SOUTH 940 FEET TO THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS.

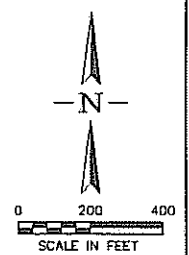
**PARCEL 2**  
 THE EAST 400 FEET OF THE WEST 445 FEET OF THE NORTH 800 FEET OF THE SOUTH 1740 FEET TO THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS.

**PARCEL 3**  
 ALL THAT PART OF THE WEST 745 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS, LYING EAST OF THE EAST RIGHT OF WAY LINE OF SANGAMON COUNTY HIGHWAY 22 EXCEPT THE SOUTH 1740 FEET THEREOF.

**PARCEL 4**  
 THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS. EXCEPT THE WEST 445 FEET OF THE SOUTH 1740 FEET THEREOF AND EXCEPT THE WEST 745 FEET LYING NORTH OF THE SOUTH 1740 FEET THEREOF.



**Exhibit A**



NOTE:  
 BOUNDARY INFORMATION FROM  
 PLAT OF SURVEY BY CARL NAIL

THE ABOVE DESCRIBED PLAT REPRESENTS THE PARCEL OF LAND TO BE REZONED.  
*Carl Nail*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR # 1015  
 DATE SIGNED 4-16-10



DATE	BY



**GREENE & BRADFORD, INC.**  
 OF SPRINGFIELD  
 COOPERATING ENGINEERS  
 3301 CROFTVIEW DRIVE  
 SPRINGFIELD, ILLINOIS 62711  
 (317) 793-0844 (217) 793-6227 FAX  
 PROFESSIONAL LAND SURVEYING FROM 1905-03-02-09

DATE	03/23/10
DRAWN	BISHOP
PROJ. NO.	10-001.09
FIELD BOOK	X
CORRECTION FILE NO.	1000-0527.dwg
PLAT SCALE	1" = 200'

ILLINOIS PROFESSIONAL LAND SURVEYORS (CSP) 02/17/09 8:28am  
 03/23/10

**ORDINANCE CERTIFICATE**

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF SANGAMON     )

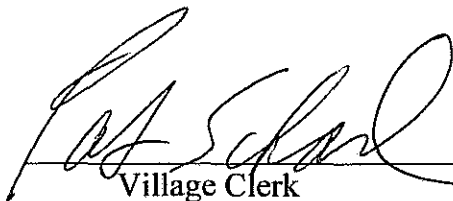
I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 10-31, adopted by the President and Board of Trustees of said Village on the 11 day of MAY, 2010, said Ordinance being entitled:

**AN ORDINANCE ZONING CERTAIN NONCONTIGUOUS LAND IN  
ACCORDANCE WITH AN ANNEXATION AGREEMENT  
(Christofilakos 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 11 day of MAY, 2010.

  
Village Clerk

