



\* 2 0 1 3 R 1 5 7 9 4 \*

2013R15794

05/15/2013 08:43AM

REC FEE: 31.00

TOTAL: \$31.00

PAGES: 6

CHRISTINE

JOSHUA A. LANGFELDER  
SANGAMON COUNTY RECORDER

*This Space for Recorder*

ORDINANCE 13- 09

**AN ORDINANCE ANNEXING CERTAIN LAND TO THE VILLAGE OF CHATHAM,  
ZONING IT R-1 AND GRANTING VARIANCES OF THE SUBDIVISION AND  
ZONING ORDINANCES IN ACCORDANCE WITH AN ANNEXATION AGREEMENT  
(Ironbridge Estates Subdivision)**

WHEREAS, as part of an annexation agreement approved by the corporate authorities of the Village of Chatham on April 23, 2013, a Petition for Annexation pursuant to Section 7-1-8 of the Illinois Municipal Code was filed by Moughan Development, Inc.;

WHEREAS, the property sought to be annexed is that property which is legally described in Exhibit A hereto and is depicted in a Plat of Annexation attached as Exhibit B, together with all public roadways within such property or adjacent thereto (the "Property");

WHEREAS, the Petition for Annexation states that the Petitioner comprises all of the owners of record of the land sought to be annexed, and the petition has been joined in by such electors as reside in the territory;

WHEREAS, the Village of Chatham does not provide fire protection or a public library, such that the Trustees of the Chatham Fire Protection District and Chatham Public Library District need not be served with notice;

WHEREAS, the corporate authorities of the Village of Chatham find it in the best interest of the Village of Chatham to annex the Property and to grant the R-1 zoning and variances from the Zoning and Subdivision Ordinances as set forth in the annexation agreement;

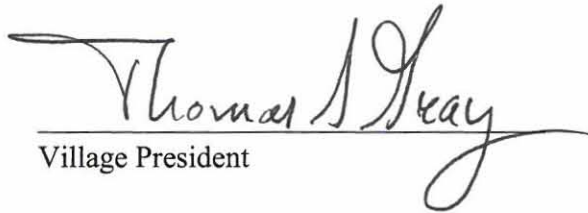
*NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:*

**SECTION 1:** The Property is hereby annexed to the Village of Chatham.

**SECTION 2:** This annexation is subject to an annexation agreement of even date herewith.

**SECTION 3:** Consistent with the annexation agreement, the Property is hereby zoned R-1 under the Zoning Ordinance of the Village, with a variance of Section 158.034 of the Zoning Ordinance to allow corner lots in Ironbridge Estates to have a 20 foot setback on one side rather than 30 feet, as set forth in the annexation agreement. The Village also grants the variances of the Subdivision Ordinance as set forth in the annexation agreement.

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

  
Village President

ATTEST:

  
Village Clerk

PASSED: 4-23-13

APPROVED: 4-23-13

AYES: 5 HERR MAW BOYCE HOLDEN SCHATTMAN

NAYS: 0

ABSENT: 0

ABSTAIN: 1 KAVANAGH

Prepared By:

Return To:

John M. Myers  
Rabin & Myers, PC  
1300 South 8th Street  
Springfield, IL 62703  
217-544-5003

OWNER: MOUGHAN DEVELOPMENT INC.  
3140 COCKRELL LANE  
SPRINGFIELD, ILLINOIS 62711



**MARTIN ENGINEERING COMPANY** of Illinois

CONSULTING ENGINEERS/LAND SURVEYORS  
(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)  
3223 S. MEADOWBROOK RD., SPRINGFIELD, ILLINOIS 62711

Phone : (217) 698-8900, Fax : (217) 698-8922, E-Mail : mecmail@martinengineeringco.com

## LEGAL DESCRIPTION

Part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 32, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at an axle found at the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 88 degrees 44 minutes 14 seconds East, a distance of 165.57 feet; thence South 00 degrees 55 minutes 36 seconds East, a distance of 594.20 feet; thence North 88 degrees 15 minutes 20 seconds East, a distance of 330.00 feet; thence South 00 degrees 40 minutes 20 seconds East, a distance of 660.00 feet; thence North 89 degrees 19 minutes 01 seconds East, a distance of 263.10 feet; thence South 00 degrees 23 minutes 09 seconds East, a distance of 79.31 feet; thence South 88 degrees 38 minutes 57 seconds West, a distance of 881.33 feet; thence South 88 degrees 46 minutes 31 seconds West, a distance of 1200.12 feet; thence North 00 degrees 49 minutes 20 seconds West, a distance of 23.49 feet to a point on the East right of way line of Iron Bridge Road; thence North 16 degrees 33 minutes 40 seconds East on said East right of way line, a distance of 39.37 feet to a point at the beginning of a curve concave to the West having a radius of 999.93 feet; thence Northeasterly on said curve left and said East right of way line, a chord bearing of North 07 degrees 44 minutes 42 seconds East, a chord distance of 306.48 feet to the end of said curve; thence North 01 degrees 04 minutes 10 seconds West on said East right of way line, a distance of 1381.66 feet; thence North 88 degrees 55 minutes 57 seconds East, a distance of 1271.83 feet; thence South 00 degrees 55 minutes 36 seconds East, a distance of 407.09 feet to the point of beginning. Containing (2,707,395.14 s.f.) 62.15 acres, more or less.

SHEET 2 OF 2 SHEETS

OWNER: MOUGHAN DEVELOPMENT INC.  
 3140 COCKRELL LANE  
 SPRINGFIELD, ILLINOIS 62711



**MARTIN ENGINEERING COMPANY**

*of Illinois*

CONSULTING ENGINEERS/LAND SURVEYORS

(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)

3223 S. MEADOWBROOK RD., SPRINGFIELD, ILLINOIS 62711

Phone: (217) 698-8900, Fax: (217) 698-8922, E-Mail: mecmec@martineengineeringco.com

WOODSIDE TOWNSHIP

P.I.N. 22-32-376-015

22-32-376-016

22-32-451-001

500' 250' 0 500'



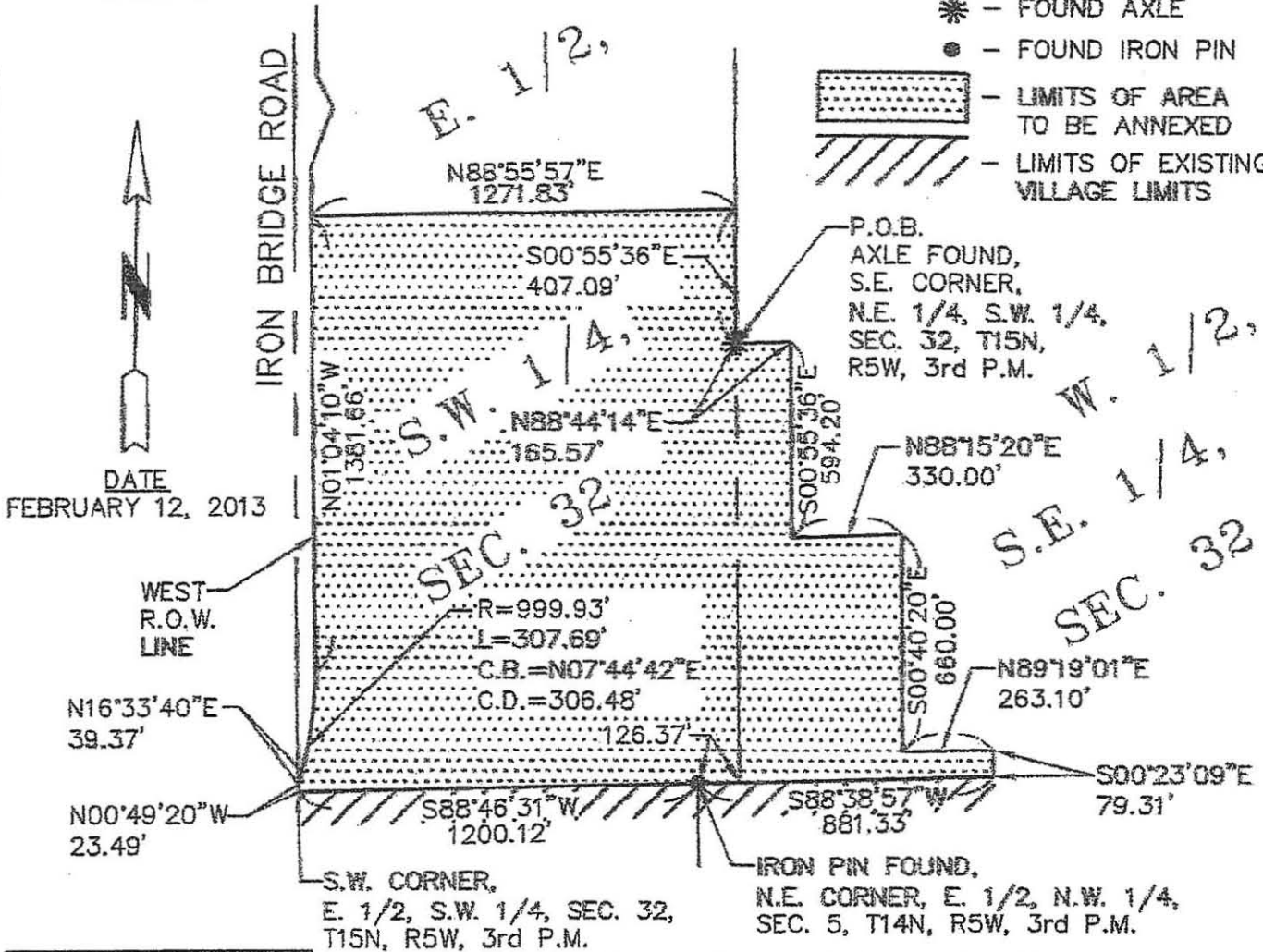
SCALE: 1" = 500'

**ANNEXATION PLAT**

(SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION)

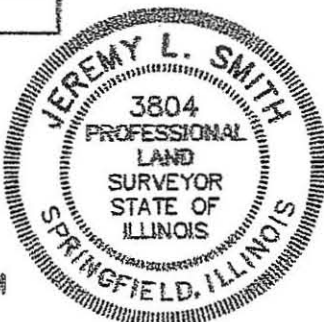
**LEGEND**

- \* - FOUND AXLE
- - FOUND IRON PIN
- [Dotted pattern] - LIMITS OF AREA TO BE ANNEXED
- [Hatched pattern] - LIMITS OF EXISTING VILLAGE LIMITS



DATE  
 FEBRUARY 12, 2013

AREA TO BE ANNEXED  
 = 62.15 ACRES ±



I HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS AND IDENTIFIES THE AREA TO BE ANNEXED TO THE VILLAGE OF CHATHAM, ILLINOIS.

*Jeremy L. Smith*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804  
 DATE SIGNED : FEBRUARY 12, 2013  
 LICENSE EXP. DATE : NOV. 30, 2014

SHEET 1 OF 2 SHEETS

**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. 13- 09, adopted by the President and Board of Trustees of said Village on the 23 day of APRIL, 2013, said Ordinance being entitled:

**AN ORDINANCE ANNEXING CERTAIN LAND TO THE VILLAGE OF CHATHAM  
ZONING IT R-1 AND GRANTING VARIANCES OF THE SUBDIVISION AND  
ZONING ORDINANCES IN ACCORDANCE WITH AN ANNEXATION AGREEMENT  
(Ironbridge Estates 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 23 day of APRIL, 2013.

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

FILED  
BY DAWN CAPRONICA  
(MYERS LAW OFFICE)

---

*This Space for Recorder*

ORDINANCE 13- 09

**AN ORDINANCE ANNEXING CERTAIN LAND TO THE VILLAGE OF CHATHAM,  
ZONING IT R-1 AND GRANTING VARIANCES OF THE SUBDIVISION AND  
ZONING ORDINANCES IN ACCORDANCE WITH AN ANNEXATION AGREEMENT  
(Ironbridge Estates Subdivision)**

WHEREAS, as part of an annexation agreement approved by the corporate authorities of the Village of Chatham on April 23, 2013, a Petition for Annexation pursuant to Section 7-1-8 of the Illinois Municipal Code was filed by Moughan Development, Inc.;

WHEREAS, the property sought to be annexed is that property which is legally described in Exhibit A hereto and is depicted in a Plat of Annexation attached as Exhibit B, together with all public roadways within such property or adjacent thereto (the "Property");

WHEREAS, the Petition for Annexation states that the Petitioner comprises all of the owners of record of the land sought to be annexed, and the petition has been joined in by such electors as reside in the territory;

WHEREAS, the Village of Chatham does not provide fire protection or a public library, such that the Trustees of the Chatham Fire Protection District and Chatham Public Library District need not be served with notice;