

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 22 - 30

**AN ORDINANCE APPROVING THE PRELIMINARY PLAN AND SKETCH
MAP FOR HANNAH'S POINT MINOR SUBDIVISION IN CHATHAM, IL**

DAVE KIMSEY, Village President
DAN HOLDEN, Village Clerk

KRISTEN CHIARO
MEREDITH FERGUSON
JOHN FLETCHER
BRETT GERGER
TIM NICE
CARL TRY
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of

Chatham
on 0-14-12, 2022

Sorling Northrup – 1 N. Old State Capitol Plaza, Suite 200, P.O. Box 5131, Springfield, IL
62705

Ordinance No. 22-_____

AN ORDINANCE APPROVING THE PRELIMINARY PLAN AND SKETCH MAP FOR HANNAH'S POINT MINOR SUBDIVISION IN CHATHAM, IL

WHEREAS, the Village of Chatham ("Village"), Sangamon County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the section 65 ILCS 5/11-12-8 of the State of Illinois Municipal Code provides that municipalities may make reasonable requirements for public lands within a proposed subdivision and make approval of a proposed plat contingent on the whether such proposed plat complies with said requirements; and,

WHEREAS, Section 155.032 of the Village Code requires a preliminary plan to be submitted to the Planning Commission and approved by the Village Board; and,

WHEREAS, on June 16, 2022, the Planning Commission reviewed the Hannah's Point Sketch Map and Location Map as attached hereto as **Exhibit A**; and,

WHEREAS, after discussion, the Planning Commission voted to approve the Sketch Map and Location Map as presented subject to compliance with engineer recommendations; and,

WHEREAS, the Village Board has received and discussed recommendations from the Village Engineers, CMT, regarding Hannah's Point Subdivision Sketch Map and Location Map; and,

WHEREAS, the Village Board of Trustees and the President of the Village of Chatham believe it is in the best interests of the Village to approve the Sketch Map and Location Map of Hannah's Point Minor Subdivision as presented subject to the engineers' recommendations.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Chatham, County of Sangamon, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2: Approval of Plat. The Sketch Map and Location Map of Hannah’s Point Minor Subdivision as attached hereto as **Exhibit A**, is hereby approved by the Village.

Section 3. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this ordinance.

Section 5. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

	AYE	NAY	ABSTAIN	ABSENT
KRISTEN CHIARO				
MEREDITH FERGUSON				
JOHN FLETCHER				
BRETT GERGER				
TIM NICE				
CARL TRY				
DAVE KIMSEY				
TOTAL	6	0	0	0

APPROVED by the President of the Village of Chatham, Illinois this 12 day of July, 2022.


Dave Kimsey, Village President

Attest:


Dan Holden, Village Clerk

EXHIBIT A
HANNAH'S POINT MINOR SUBDIVISION



June 16, 2022

Village of Chatham
116 E. Mulberry Street
Chatham, Illinois 62629

Attention: Mr. Patrick McCarthy- Village Administrator

**Re: Hannah's Point- Minor Subdivision
Preliminary Plan review**

Pat,

In advance of the villages' June Planning Commission meeting, CMT has conducted a comprehensive review of the preliminary plan sketch as submitted to the village. Overall, I have no objections with the proposed layout, however the following items will need to be addressed/discussed contingent upon approval.

- *Identify lot sizes, total acreage has been provided*
- *Coordination of utility services have been made with the village and the Metro District, including water, sewer and electric. This information shall be presented as the plan develops further.*
- *Anticipated highwater elevations for the waterway along the eastern lot has been previously provided. Ensure that elevational restrictions for potential walkout foundations are noted in the design plans.*
- *Access for Lots 1, 2 and 3 shall be served as single driveways off of Walnut and shall drain away from the roadway through the limits of the side road ditches. Access to Lot 4 shall be from Bowling Green Drive and sufficient curbing shall be provided to discourage access across Lot 4 to Lots 2 or 3 unless common ownership is provided.*

If you have any questions or comments about, please give me a call at (217) 572-1055.

Sincerely,

CRAWFORD, MURPHY & TILLY, INC.

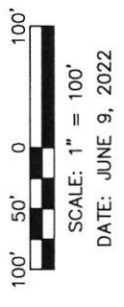
James M. Michael, P.E.

Project Manager/ Village Engineer

BALL TOWNSHIP
P.I.N. 29-08-176-011

HANNAH'S POINT MINOR SUBDIVISION

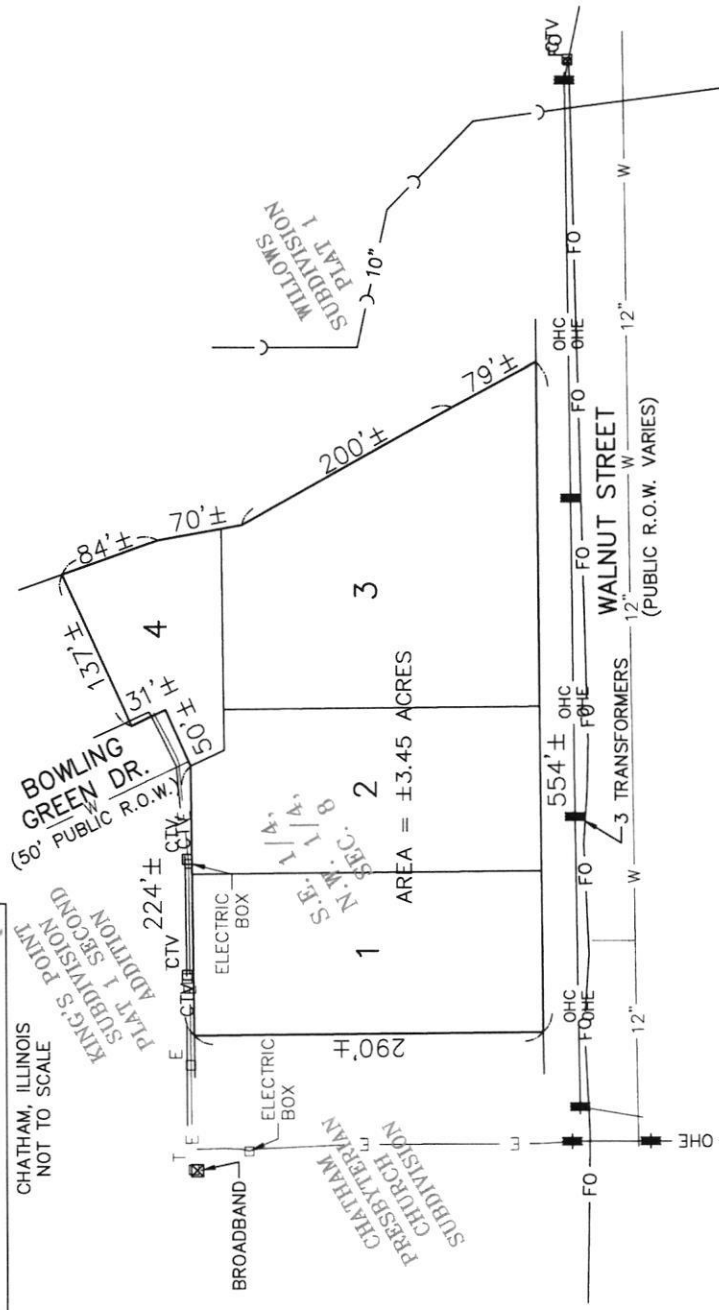
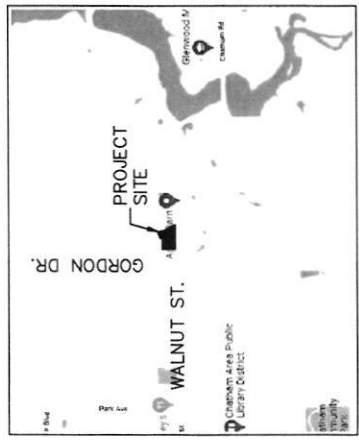
LOCATION MAP



TOTAL AREA TO BE DEVELOPED
±3.45 ACRES

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 14 North, Range 5 West of the Third Principal Meridian, Chatham, Sangamon County, Illinois.



EXISTING ZONING: R2
 PROPOSED ZONING: R2
 LAND USE : RESIDENTIAL - SINGLE FAMILY AND TWO-FAMILY, LOW DENSITY
 NO. OF LOTS : 4
 SEWAGE DISPOSAL : VILLAGE OF CHATHAM
 WATER SUPPLY : VILLAGE OF CHATHAM
 ELECTRIC SERVICE : VILLAGE OF CHATHAM
 FIRE PROTECTION : CHATHAM FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT : BALL CHATHAM C.U.S.D. #5

LEGEND

-) — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- E — EXISTING UNDERGROUND ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC
- FO — EXISTING FIBER OPTIC
- OHC — EXISTING OVERHEAD CABLE TV
- CTV — EXISTING UNDERGROUND CABLE TV



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