

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 23-23

**AN ORDINANCE APPROVING THE FINAL PLAT FOR MANOR HILL II
PLAT 2 SUBDIVISION IN CHATHAM, ILLINOIS**

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 June 27, 2023

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

**AN ORDINANCE APPROVING THE FINAL PLAT FOR MANOR HILL II
PLAT 2 SUBDIVISION IN CHATHAM, ILLINOIS**

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 Village has adopted a Comprehensive Plan addressing zoning matters within the corporate boundaries of the Village of Chatham and applicable within 1.5 miles of the unincorporated area surrounding the Village; and

WHEREAS, Terry Brown (hereinafter, “Developer”) has submitted an application for approval of the final plat for the Subdivision known as Manor Hill II Plat 2 Subdivision (“Subdivision”), located within the corporate boundaries of the Village of Chatham; and

WHEREAS, on April 20, 2023, the Village of Chatham Plan Commission conducted the public hearing to determine whether the request complied with the Village of Chatham Code of Ordinances; and

WHEREAS, the Plan Commission unanimously recommended approving the final plat for the subdivision; and

WHEREAS, the final plat of the Subdivision manifests substantial compliance with the design and improvements standards of the Subdivision Code and the Official Map; and

WHEREAS, to the Village Board’s knowledge and belief, the final plat complies with all pertinent requirements of Illinois law; and

WHEREAS, per agreement with the Developer, two letters of credit (Nos. 499604, 499607) have been provided from Carrolton Bank naming the Village as Beneficiary to guarantee the satisfactory completion and dedication of all required improvements.

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 final plat of Manor Hill II Plat 2 Subdivision with Certifications 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. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 27 day of June, 2023.

	YES	NO	ABSENT	PRESENT
KRISTEN CHIARO	✓			
MEREDITH FERGUSON	✓			
JOHN FLETCHER	✓			
BRETT GERGER			✓	
TIM NICE	✓			
CARL TRY	✓			
DAVE KIMSEY				
TOTAL	5	—	1	—

APPROVED by the President of the Village of Chatham, Illinois this ___ day of
June, 2023.



Dave Kimsey, Village President

Attest:



Dan Holden, Village Clerk

**EXHIBIT A
FINAL PLAT
MANOR HILL II PLAT 2 SUBDIVISION**

MANOR HILL II PLAT 2

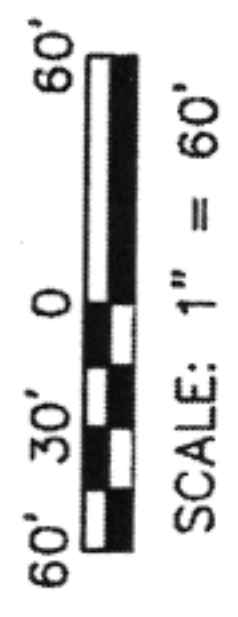
GENERAL LEGAL DESCRIPTION
Part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 14 North, Range 5 West of the Third Principal Meridian, Chatham, Sangamon County, Illinois. Containing (481,257.299 square feet) 11.048 acres, more or less.

CERTIFICATES ATTACHED
THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE VILLAGE BOARD FOR APPROVAL BY THE CHATHAM PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN § 155.073.

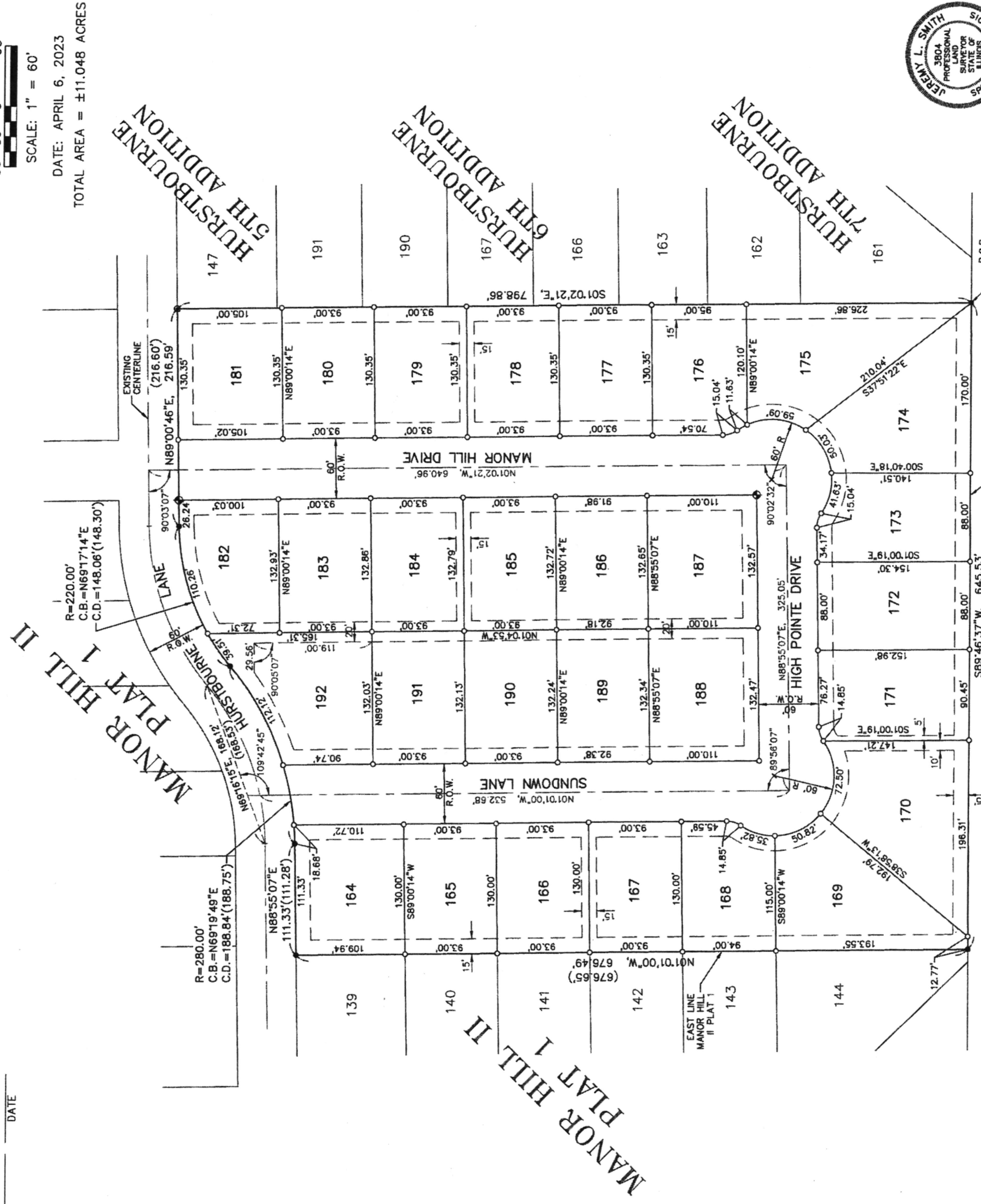
BY: _____ CHAIRMAN — CHATHAM PLANNING COMMISSION _____ DATE _____
 _____ VILLAGE PRESIDENT _____ DATE _____
 _____ VILLAGE CLERK _____ DATE _____



BALL TOWNSHIP



DATE: APRIL 6, 2023
TOTAL AREA = ±11.048 ACRES



LOT AREA CHART

LOT	SQUARE FEET	ACRES
139	109.94	± 0.250 ±
140	130.00	± 0.300 ±
141	130.00	± 0.300 ±
142	130.00	± 0.300 ±
143	130.00	± 0.300 ±
144	130.00	± 0.300 ±
145	130.00	± 0.300 ±
146	130.00	± 0.300 ±
147	130.00	± 0.300 ±
148	130.00	± 0.300 ±
149	130.00	± 0.300 ±
150	130.00	± 0.300 ±
151	130.00	± 0.300 ±
152	130.00	± 0.300 ±
153	130.00	± 0.300 ±
154	130.00	± 0.300 ±
155	130.00	± 0.300 ±
156	130.00	± 0.300 ±
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186	130.00	± 0.300 ±
187	130.00	± 0.300 ±
188	130.00	± 0.300 ±
189	130.00	± 0.300 ±
190	130.00	± 0.300 ±
191	130.00	± 0.300 ±
192	130.00	± 0.300 ±

- LEGEND**
- STONE FOUND
 - IRON PIN FOUND
 - PIPE FOUND
 - 5/8" IRON PIN SET
 - IRON PIN SET IN CONCRETE
 - MEASURED DISTANCE (THIS SURVEY)
 - RECORD OR DEED DISTANCE
 - UTILITY CATV AND/OR DRAINAGE EASEMENT
 - CENTERLINE
 - SECTION LINE
- NOTES**
- ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
 - ALL STREET RIGHT OF WAY WIDTHS ARE 60.00 FEET UNLESS NOTED OTHERWISE.
 - ALL EASEMENTS ALONG STREET R.O.W. ARE 15.00 FEET UNLESS NOTED OTHERWISE.
 - ALL EASEMENTS ON INTERIOR LOT LINES ARE CENTERED ON THE LOT LINE UNLESS NOTED OTHERWISE.
 - NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0420F, (EFFECTIVE DATE: AUGUST 2, 2007).
 - ALL RADII ON STREET RIGHT OF WAY SHALL BE 25' UNLESS NOTED OTHERWISE.
 - SETBACKS ARE PER THE VILLAGE OF CHATHAM ZONING REGULATIONS, LATEST EDITION.
 - SETBACKS PER ANY MANOR HILL II PLAT 2 COVENANTS, IF MORE RESTRICTIVE, SHALL SUPERSEDE THE VILLAGE OF CHATHAM ZONING REGULATIONS.
 - NO LOT SHALL HAVE ACCESS ONTO HURSTBOURNE LANE.
 - ANY HOUSES BUILT ON LOTS 164, 181, 182 AND 192 SHALL FACE SUNDOWN LANE OR MANOR HILL DRIVE ONLY.
 - LOTS 170 THROUGH 174 SHALL CONTACT THE VILLAGE OF CHATHAM FOR DIRECTION TO UTILITY SERVICE, AS SOME SERVICES MAY BE PROVIDED BY OTHERS.

FIELD WORK COMPLETED APRIL, 2023.
BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM. (NAD 83 - WEST ZONE - U.S. SURVEY FEET)
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."
I HEREBY CERTIFY THAT, IN THE MONTH OF APRIL, 2023, I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804
DATE SIGNED: April 6, 2023
LICENSE EXP. DATE: NOV. 30, 2024

P.O.B. STONE AT SE COR. NE 1/4, NW 1/4, SEC. 17, T14N, R5W, 3 P.M. DOC. NO. 200624188

SOUTH LINE, NE 1/4, NW 1/4, SEC. 17, T14N, R5W, 3 P.M. (645.87)

OWNER AND SUBDIVIDER
TSSR, LLC
P.O. BOX 535
CHATHAM, ILLINOIS 62629
CONTACT: TERRY BROWN (217) 971-3048

ENGINEER & LAND SURVEYOR
MARTIN ENGINEERING COMPANY
3695 SOUTH SIXTH STREET FRONTAGE ROAD WEST
SPRINGFIELD, IL 62703
CONTACT: PHIL MARTIN (217) 698-8900

CERTIFICATE OF SURVEYOR

I hereby certify that the plat attached hereto correctly represents a survey made by me of a Subdivision to be known as **MANOR HILL II PLAT 2** being described as follows:

Part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 14 North, Range 5 West of the Third Principal Meridian, Chatham, Sangamon County, Illinois, more particularly described as follows:

Beginning at an stone found at the Southeast corner of said Northeast Quarter of the Northwest Quarter, shown on Document Number 2006R24188 recorded in the Sangamon County Recorder's Office; thence South 89 degrees 46 minutes 37 seconds West on the South line of said Northeast Quarter of the Northwest Quarter, a distance of 645.53 feet to an iron pin found at the Southeast corner of Lot 144 in Manor Hill II Plat 1; thence North 01 degrees 01 minutes 00 seconds West on the East line of said Manor Hill II Plat 1, a distance of 676.49 feet to an iron pin found at the Northeast corner of Lot 139 in said Manor Hill II Plat 1, said point being on the South right of way line of Hurstbourne Lane; thence North 88 degrees 55 minutes 07 seconds East on said South right of way line, a distance of 111.33 feet to an iron pin found at the beginning of a curve concave to the Northwest having a radius of 280.00 feet; thence Northeasterly on said curve left and said South right of way line, a chord bearing of North 69 degrees 19 minutes 49 seconds East, a chord distance of 188.84 feet to an iron pin found at the end of said curve and the beginning of a new curve concave to the Southeast having a radius of 220.00 feet; thence Northeasterly on said curve right and said South right of way line, a chord bearing of North 69 degrees 17 minutes 14 seconds East, a chord of distance of 148.06 feet to an iron pin found at the end of said curve; thence North 89 degrees 00 minutes 46 seconds East on said South right of way line, a distance of 216.59 feet to pipe found at the Northwest corner of Lot 147 in Hurstbourne Fifth Addition; thence South 01 degrees 02 minutes 21 seconds East on the West line of Hurstbourne Fifth, Sixth and Seventh Additions, a distance of 798.86 feet to the point of beginning, containing 481,257.299 square feet (11.048 acres), more or less.

I further certify that I have subdivided the same into 29 lots and streets as shown on the attached plat.

Iron reinforcement rods identify all lot corners as shown on said plat, and all measurements are given in feet and decimals thereof, except those shown as stone monuments. All streets and drives and easements designated on said plat are intended for public use.

Said subdivision is to be known as **MANOR HILL II PLAT 2**, Chatham, Sangamon County, Illinois.


I further certify that no part of this subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on Final Plat.

I further certify that the foregoing plat accompanying this certificate correctly represents the said premises as subdivided.

Given under my hand and seal at Springfield, Illinois on



APRIL 6, 2023.


Illinois Professional Land Surveyor No. 3804
Jeremy L. Smith
Expires 11/30/2024

DRAINAGE CERTIFICATE

Whereas the surface water drainage will be changed by the construction of **MANOR HILL II PLAT 2**, to the best of our knowledge and belief, adequate provisions have been made for collection and diversion of such surface waters into public areas or drains, which the subdivider has a right to use in accordance with generally accepted engineering practices, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of this subdivision.



Adam Pallai 3/9/23

Illinois Professional Engineer No. 064892
Adam S. Pallai

TSSR, LLC.

[Handwritten Signature]
Authorized Signature

Manager
Title

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF SANGAMON)

KNOWN ALL MEN BY THESE PRESENTS: That the undersigned, hereby certifies that he is the owner of all the premises embodied in the attached Plat of **MANOR HILL II PLAT 2**, to Sangamon County, and the Village of Chatham, Illinois, and that he has caused said plat to be made and that it is a true and correct plat of **MANNOR HILL II PLAT 2**, to Sangamon County and the Village of Chatham, Illinois, as laid out into lots and streets by Jeremy L. Smith, Illinois Professional Land Surveyor Number 3804; and the undersigned, hereby conveys to the Village of Chatham, Sangamon County, Illinois and sets apart for the use of the general public forever all of the streets and thoroughfares as indicated and shown on said Plat; and it further conveys easements within the rights-of-way of such streets and thoroughfares to the applicable public utility companies for those utility installations that are permitted by this and other resolutions and codes of the County to be installed in street or thoroughfare rights-of-way.

IN WITNESS WHEREOF we have hereunto set our hands and affixed our seals this 9th day of March, 2023.

TSSR, LLC.

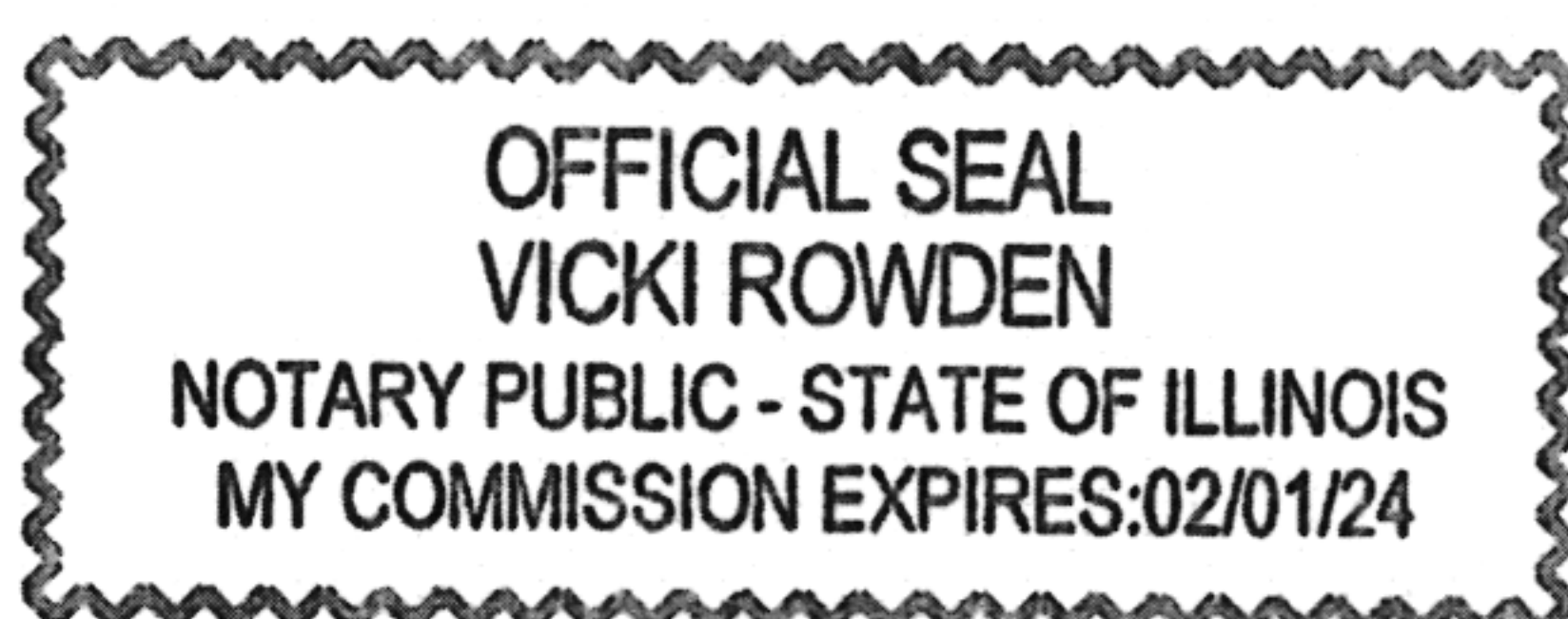
Sarah B
Authorized Signature

Manager
Title

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF SANGAMON)

The foregoing instrument was acknowledged before me this 9th day of March, 2023.



Vicki Rowden
Notary Public

SCHOOL DISTRICT STATEMENT

The undersigned owner of the land shown on the attached plat of **MANOR HILL II PLAT 2**, does hereby certify and state to the best of his knowledge and belief the property is within Ball-Chatham Community Unit School District 5.

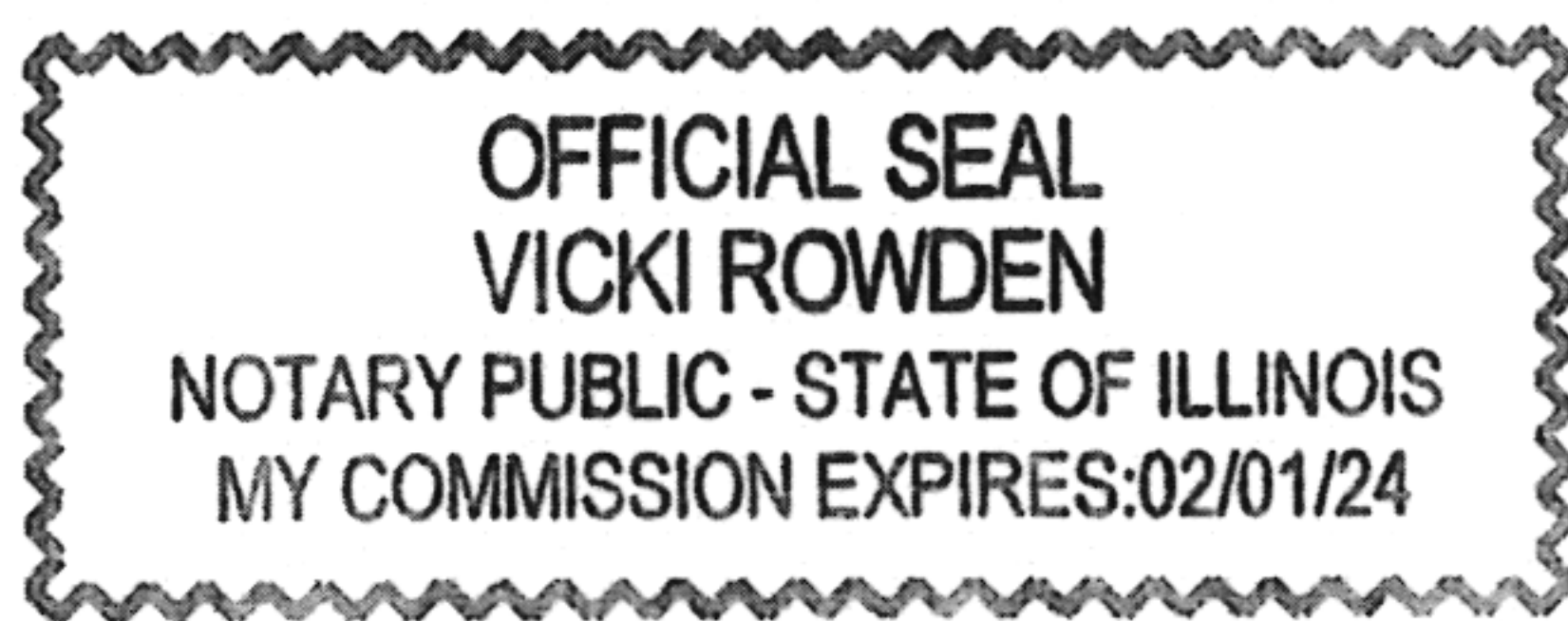
Dated this 9th day of March, 2023.

TSSR, LLC.

David B.
Authorized Signature

Manager
Title

Subscribed to before me this 9th day of March, 2023.



Vicki Rowden
Notary Public

CERTIFICATION BY THE COUNTY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

I, DON GRAY, County Clerk of Sangamon County, Illinois, hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land in the attached plat of **MANOR HILL II PLAT 2**, described as part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 14 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois.

DATED AT Springfield, Illinois this 9th
day of March, 2023.



DON GRAY

Tax I.D. No. 29-17-100-027



June 27, 2023

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

Attention: Mr. Patrick McCarthy-Village Administrator

**Re: Manor Hill II – Plat 2
Village of Chatham
Letter of Credit Establishment**

Pat,

CMT was asked by the developer's engineer to review a request for the establishment of a Letter of Credit for the uncompleted work within the public right-of-way as attached. The plat for this development was approved at the August 2022 Planning Commission meeting and all comments have been resolved. The developer is proposing two separate letters of credit; one to cover construction items that are currently on going such as paving, and one that will cover long term items to be completed as lots develop such as sidewalk.

We concur that letters of credit totaling \$343,500.00 should be established for this development for outstanding work within the public right-of-way including PCC Sidewalk, HMA Paving and Concrete Paved Swales.

Should you have any questions or comments, please let me know.

Sincerely,

CRAWFORD, MURPHY & TILLY, INC.

James M. Michael, P.E.
Project Manager/ Village Engineer

Enclosures



MARTIN ENGINEERING COMPANY

CONSULTING ENGINEERS/LAND SURVEYORS

3695 South 6th Street Frontage Road, Springfield, Illinois 62703

June 20, 2023

Mr. Jim Michael
Crawford, Murphy, & Tilly
2750 W Washington Street
Springfield, IL 62704

RE: Manor Hill II Plat 2 Subdivision
Letter of Credit Estimate
MEC No. 22151

Dear Jim:

We estimate a Letter of Credit amount of \$343,500 to cover the uncompleted improvements for the Manor Hill II Plat 2 subdivision as shown below:

PCC Sidewalk (11,990 SF @ \$4.50/SF)	\$ 53,955
HMA Pavement, 6" (4,665 SY @ \$39.87/SY – bid price)	\$ 185,993.55
Paved swales (1,935 LF @ \$37.26/LF – bid price)	<u>\$ 72,098.10</u>
Subtotal	\$ 312,046.65
	<u>X 1.10</u>
Total	\$ 343,251.31
	Say \$343,500

Please call with a confirmation of this amount.

Respectfully,
MARTIN ENGINEERING COMPANY

Phil Martin
President

Cc: Terry Brown