

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 24 - ~~03~~ 04

**AN ORDINANCE APPROVING THE FINAL PLAT OF
MORRISON MINOR SUBDIVISION**

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 January 23, 2024

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

**AN ORDINANCE APPROVING THE FINAL PLAT OF
MORRISON MINOR SUBDIVISION**

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 property use, subdivision, and 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, MORRISON REVOCABLE TRUST, DWIGHT L. MORRISON and BARBARA N. MORRISON, TRUSTEES, (hereinafter, “Owner”) has submitted an application for approval of the final plat for the Minor Subdivision known as Morrison Minor Subdivision (“Subdivision”), located within the corporate boundaries of the Village of Chatham; a true and correct copy of which is attached hereto as **Exhibit A** (“Minor Subdivision Plat”); and

WHEREAS, on January 18, 2024, the Village of Chatham Plan Commission conducted the public hearing to determine whether the request complied with the Village of Chatham Revised Code of Ordinances; and

WHEREAS, the Village engineer reviewed the Minor Subdivision Plat and took no exception to the Minor Subdivision Plat as indicated in attached **Exhibit B**; and

WHEREAS, the Plan Commission unanimously recommended approving the Minor Subdivision Plat; and

WHEREAS, the Minor Subdivision Plat 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, Minor Subdivision Plat complies with all pertinent requirements of Illinois law; and

WHEREAS, the President and Village Board believe it to be in the best interest of the Village to approve the Minor Subdivision Plat as attached hereto as **Exhibit A**.

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 Morrison 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.

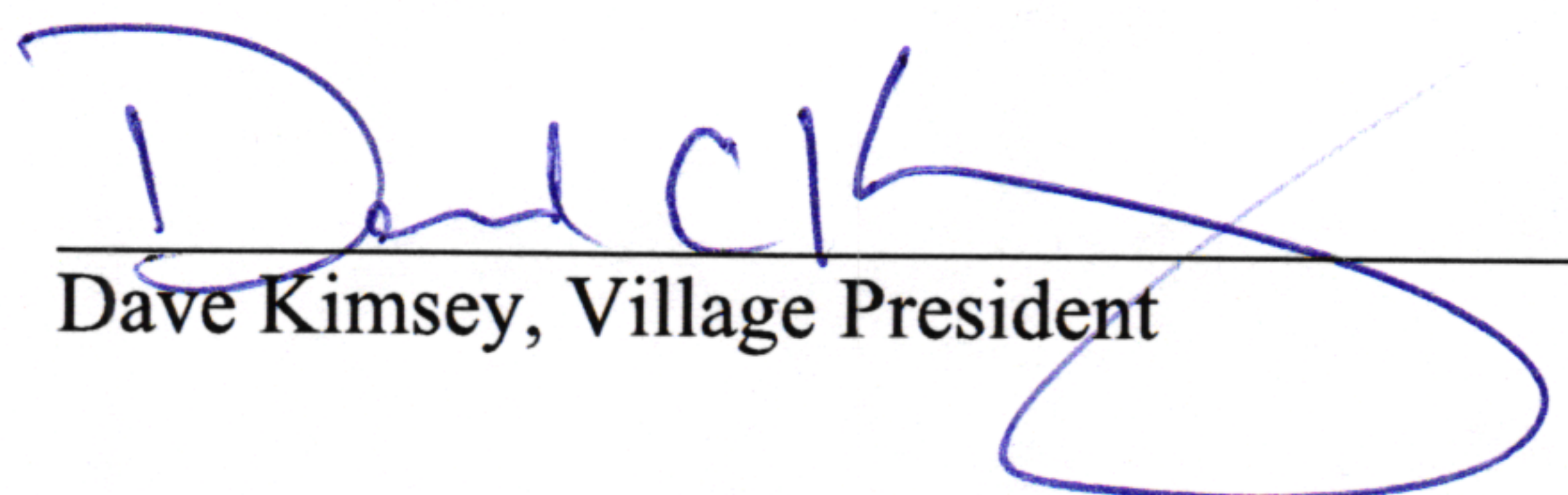
Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of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

Section 5. 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.

SO ORDAINED this 23 day of January, 2024, at Chatham, Sangamon County, Illinois.

	AYE	NAY	ABSTAIN	ABSENT
KRISTEN CHIARO	✓			
MEREDITH FERGUSON				✓
JOHN FLETCHER	✓			
BRETT GERGER				✓
TIM NICE	✓			
CARL TRY	✓			
DAVE KIMSEY				
TOTAL	4	-	-	2

APPROVED by the President of the Village of Chatham, Illinois this 23 day of January, 2024.


 Dave Kimsey, Village President

Attest:


 Dan Holden, Village Clerk

EXHIBIT A
MORRISON MINOR SUBDIVISION FINAL PLAT

FINAL PLAT

MORRISON MINOR SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH,
RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS

REVISION DESCRIPTION	DATE	BY
AS PER VILLAGE ENGINEERS REVIEW	11/2023	RA

OWNER AND SUBDIVIDER:
MORRISON REVOCABLE TRUST c/o
DWIGHT L. MORRISON AND BARBARA N. MORRISON
2299 E WALNUT ST
CHATHAM, IL 62629-8634
PARCEL ID#29-08-0-200-031

LAND SURVEYOR, PLANNER, & ENGINEER:
RAYNOLDS, HIGGINBOTHAM AND ASSOC., INC.
1025 SOUTH SECOND ST.
SPRINGFIELD, ILLINOIS 62704
CONTACT PERSON:
JOHN RAYNOLDS 217-241-3500

ZONING:
PRESENT ZONING: P1 (PREURBANIZED)
PROPOSED ZONING: P1

UTILITIES:
SEWAGE: PRIVATE
WATER: CHATHAM
ELECTRIC: CHATHAM
GAS: AMEREN
FIRE: CHATHAM COMMUNITY FIRE
SCHOOL DIST: BALL-CHATHAM CUSD 5

GENERAL NOTES

- TOTAL ACRES: 12.936 ACRES
- APPROVAL OF THIS FINAL PLAT BY THE VILLAGE OF CHATHAM DOES NOT CONSTITUTE A GUARANTEE THAT WELL WATER IS OF ADEQUATE QUALITY FOR RESIDENTIAL NEEDS OR THAT A SUITABLE SEWAGE DISPOSAL SYSTEM CAN BE CONSTRUCTED ON EACH LOT. ANY GUARANTEES ARE THE SUBDIVIDER'S RESPONSIBILITY.
- EXACT LOCATION OF NATURAL GAS LINE UNKNOWN. LOCATION DOCUMENTATION UNAVAILABLE FROM AMEREN.
- BUILDING SETBACKS ARE AS SPECIFIED BY THE VILLAGE OF CHATHAM ZONING ORDINANCE.
- BASIS OF BEARING - NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE
- NO PART OF THE PROPERTY SHOWN ON THIS PLAT OF SURVEY IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 10' WATER EASEMENT IS CENTERED ON THE EXISTING WATER SERVICE FOR 2299 E. WALNUT ST. AS IT NOW EXISTS. EXACT LOCATION IS NOT KNOWN BUT BELIEVED TO BE APPROXIMATELY AS SHOWN. 10' ELECTRIC, CABLE AND TELEPHONE EASEMENT IS ON ELECTRIC SERVICE SERVING 2299 E. WALNUT ST. AS IT CURRENTLY EXISTS. EXISTING 20' EASEMENT IS AS DESCRIBED BY DOCUMENT NO. 96009925.

THE PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE VILLAGE BOARD FOR APPROVAL BY THE CHATHAM PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN § 155.114

BY: _____ CHAIRMAN
DATED: _____
CHATHAM PLANNING COMMISSION

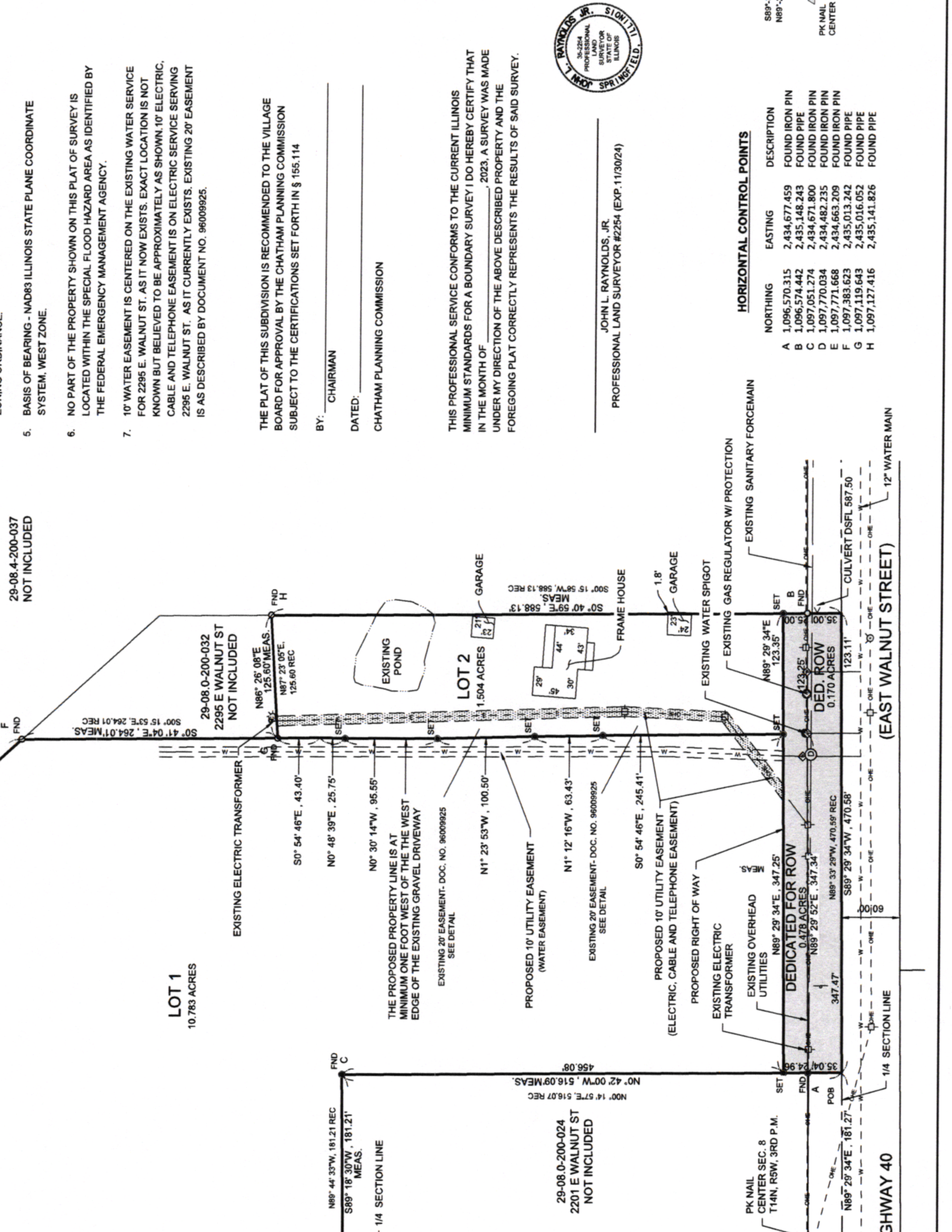
LEGEND

- SEWER MANHOLE
- CLEANOUT
- STORM MANHOLE
- STORM INLET
- TELEPHONE PEDESTAL
- CABLE BOX
- BENCHMARK
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- STORM INLET
- SIGN
- GAS METER
- GUY WIRE
- POWER POLE
- FOUND

APPROXIMATE WATER MAIN ALIGNMENT
LOCATION OF WATER MAIN NOT KNOWN

ELECTRIC ALIGNMENT

EXISTING 20' EASEMENT
(PER DOCUMENT NO. 96009925)



PROFESSIONAL SURVEYOR'S CERTIFICATION

JOHN L. RAYNOLDS, JR.
PROFESSIONAL LAND SURVEYOR #2254 (EXP. 11/30/24)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. I DO HEREBY CERTIFY THAT IN THE MONTH OF _____, 2023, A SURVEY WAS MADE UNDER MY DIRECTION OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY.

EXHIBIT B
ENGINEER LETTER



January 18, 2024

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

Attention: Mr. Patrick McCarthy- Village Administrator

**Re: Morrison Minor Subdivision
Plat review**

Pat,

We have reviewed the proposal as provided by Reynolds Higginbotham & Associates for the Morrison Minor Subdivision and take no exception to the documents provided. This subdivision provides for dedicated right of way along East Walnut Street consistent with the functional classification and existing right of way. This plat also addresses utility easement and ingress/egress concerns across Lot 2 previously allowed by the village. There is no change to the zoning as proposed.

Sincerely,

CRAWFORD, MURPHY & TILLY, INC.

A handwritten signature in black ink, appearing to read "James M. Michael", is written over a faint, illegible background.

James M. Michael, P.E.

Project Manager/ Village Engineer