



AGENDA

Carbondale Planning Commission November 17, 2021- 6:00 p.m.

Due to an increase in COVID-19 cases, this meeting will be held in a virtual format via Zoom:

Meeting login information

<https://us02web.zoom.us/j/86019042365?pwd=b2JXRUN3Sk1wd0M4bmxCWVB0NXBkUT09>

Meeting ID: 860 1904 2365

Passcode: 867538

Dial In: (312) 626 6799

Meeting ID: 860 1904 2365

Passcode: 867538

1. **Call to Order and Roll Call**
2. **Approval of Minutes:** None
3. **Citizen Comments and Questions**
4. **Report of Officers, Committees, Communications**
5. **Public Hearings**

PC 22-03: Review of Subdivision Plat. -Lakeland Hills, LLC is requesting to rezone an area zoned as an R-1-12, Low Density Residential, district to an AG, General Agriculture, district with the intention to consolidate these parcels and several other contiguous parcels into two larger parcels and sell them.

6. **Old Business**

None

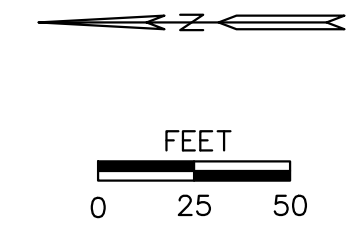
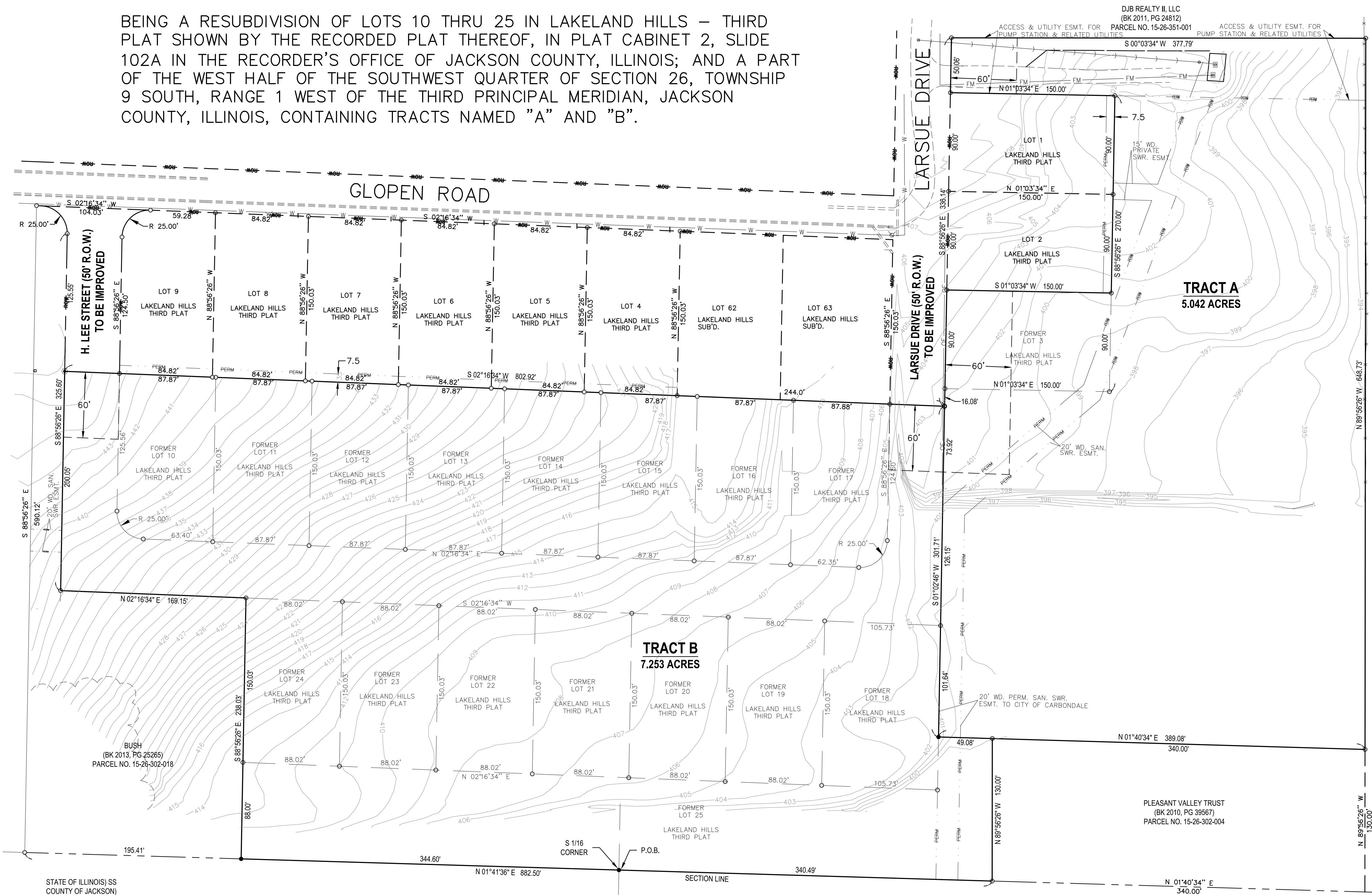
7. **New Business**

Review 2022 Planning Commission Calendar

8. **Adjournment**

LAKELAND HILLS - FOURTH PLAT

BEING A RESUBDIVISION OF LOTS 10 THRU 25 IN LAKELAND HILLS - THIRD PLAT SHOWN BY THE RECORDED PLAT THEREOF, IN PLAT CABINET 2, SLIDE 102A IN THE RECORDER'S OFFICE OF JACKSON COUNTY, ILLINOIS; AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, CONTAINING TRACTS NAMED "A" AND "B".



- LEGEND**
- IRON ROD WITH ALUM. CAP FOUND
 - IRON ROD WITH ALUM. CAP SET
 - COMPUTED POINT
 - PROPERTY LINE
 - SECTION LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - EXISTING FENCE LINE
 - BUILDING SETBACK LINE
 - SANITARY SEWER LINE
 - FM
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - FIRE HYDRANT
 - OVERHEAD ELECTRIC LINE
 - P.O.B. POINT OF BEGINNING

STATE OF ILLINOIS SS
COUNTY OF JACKSON)

I, SCOTT CHAPMAN, HAVING BEEN DULY SWORN UPON OATH, DO DEPOSE AND SAY THAT I AM THE OWNER OF THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND:

SITUATED IN AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N-01°41'36"-E 344.60 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO A POINT AT THE SOUTHWEST CORNER OF THE CARL BUSH PROPERTY (BOOK 2013, PAGE 25265); THENCE ALONG SAID BUSH PROPERTY THE FOLLOWING THREE (3) CALLS: THENCE S-88°56'26"-E 238.03 FEET, PASSING AN IRON ROD FOUND AT 88.00 FEET, TO AN IRON ROD FOUND; THENCE N-02°16'34"-E 169.15 FEET TO AN IRON ROD FOUND; THENCE S-88°56'26"-E 200.05 FEET TO A POINT; THENCE S-02°16'34"-W 802.92 FEET ALONG THE WEST LINES OF LOTS FOUR (4) THROUGH NINE (9) OF LAKELAND HILLS - THIRD PLAT AND LOTS SIXTY-TWO (62) AND SIXTY-THREE (63) OF LAKELAND HILLS SUBDIVISION AND ITS EXTENSION TO AN IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF LARSUE DRIVE; THENCE S-88°56'26"-E 106.08 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE, PASSING AN IRON ROD FOUND AT 16.08 FEET, TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT TWO (2) OF LAKELAND HILLS - THIRD PLAT; THENCE S-01°03'34"-W 150.00 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT TWO (2); THENCE S-88°56'26"-E 180.00 FEET ALONG THE SOUTH LINES OF LOTS ONE (1) AND TWO (2) OF LAKELAND HILLS - THIRD PLAT, PASSING AN IRON ROD FOUND AT 90.00 FEET, TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE N-01°03'34"-E 150.00 FEET ALONG THE EAST LINE OF SAID LOT ONE (1) TO AN IRON ROD FOUND IN SAID SOUTH RIGHT-OF-WAY LINE; THENCE S-88°56'26"-E 50.06 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE DJB REALTY II, LLC PROPERTY (BOOK 2011, PAGE 24812); THENCE S-00°03'34"-W 377.79 FEET ALONG THE WEST LINE OF SAID DJB REALTY II, LLC PROPERTY TO AN IRON ROD FOUND IN THE NORTH LINE OF THE WILLIAM H. AND CARLA J. YOUNG PROPERTY (BOOK 769, PAGE 302); THENCE N-89°56'26"-W 648.73 FEET ALONG THE NORTH LINE OF SAID YOUNG PROPERTY AND THE WILLIAM H. AND CARLA J. YOUNG PROPERTY DOCUMENT NUMBER 2017R005792) TO THE SOUTHEAST CORNER OF THE PLEASANT VALLEY TRUST PROPERTY (BOOK 2010, PAGE 39567); THENCE ALONG SAID PLEASANT VALLEY TRUST PROPERTY THE FOLLOWING TWO (2) CALLS: THENCE N-01°40'34"-E 340.00 FEET TO AN IRON ROD FOUND; THENCE N-89°56'26"-W 130.00 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF SAID QUARTER SECTION; THENCE N-01°41'36"-E 340.49 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING.

AND THAT I HAVE CAUSED THE ABOVE DESCRIBED TRACT TO BE SUBDIVIDED INTO TRACTS AS SHOWN ON THE FOREGOING PLAT TO BE HEREAFTER KNOWN AS "LAKELAND HILLS - FOURTH PLAT," BEING A RESUBDIVISION OF LOTS 10 THROUGH 25 IN LAKELAND HILLS - THIRD PLAT SHOWN BY THE RECORDED PLAT THEREOF, IN PLAT CABINET 2, SLIDE 102A IN THE RECORDER'S OFFICE OF JACKSON COUNTY, ILLINOIS; AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, CONTAINING TRACTS "A" AND "B".

FURTHER, I DO DEDICATE FOREVER, FOR PUBLIC USE THE RIGHT-OF-WAY FOR THE STREETS AND THE UTILITY EASEMENTS AS SHOWN PLATTED HEREON, AND THAT I HAVE THE RIGHT TO DEDICATE, RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE. H. LEE STREET AND LARSUE DRIVE SHALL BE IMPROVED TO THE BOUNDARY OF TRACT B AS SHOWN HEREIN.

FURTHER, I DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THE 2 TRACTS SHOWN PLATTED HEREON LIE WITHIN THE GIANT CITY CONSOLIDATED SCHOOL DISTRICT NO. 130 AND THE CARBONDALE COMMUNITY HIGH SCHOOL DISTRICT NO. 165.

SCOTT CHAPMAN

STATE OF ILLINOIS SS
COUNTY OF JACKSON)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SCOTT CHAPMAN PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT ON HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

I, FRANK L. BIRD, CLERK IN AND FOR THE COUNTY OF JACKSON, TIN THE STATE OF AFORESAID, AND KEEPER OF THE RECORDS AND OFFICIAL SEAL THEREOF, DO HEREBY CERTIFY THAT ON THIS DAY I HAVE MADE A SEARCH OF THE RECORDS AVAILABLE IN MY OFFICE AND HAVE FOUND ALL CURRENT TAXES ASSESSED AGAINST THAT PART OF THE WEST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF JACKSON, STATE OF ILLINOIS, SHOWN HEREON SUBDIVIDED, TO HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE COUNTY OF JACKSON AT MURPHYSBORO, ILLINOIS ON THIS _____ DAY OF _____, 2021.

FRANK L. BIRD, COUNTY CLERK

STATE OF ILLINOIS SS
COUNTY OF JACKSON)

I, JENNIFER SORRELL, CLERK IN AND FOR THE CITY OF CARBONDALE, IN THE COUNTY AND STATE AFORESAID, AND KEEPER OF THE RECORDS AND OFFICIAL SEAL THEREOF, DO HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF CARBONDALE IN REGULAR SESSION ASSEMBLED ON THE _____ DAY OF _____, 2021, DID APPROVE, ACCEPT AND ADOPT THE FOREGOING PLAT OF "LAKELAND HILLS - FOURTH PLAT," BEING A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CARBONDALE, ILLINOIS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CARBONDALE, ILLINOIS ON THIS _____ DAY OF _____, 2021.

JENNIFER SORRELL, CITY CLERK

STATE OF ILLINOIS SS
COUNTY OF JACKSON)

I, AARON M. DAUBY, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3878, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF MY SURVEY OF "LAKELAND HILLS - FOURTH PLAT" BEING A RESUBDIVISION OF LOTS 10 THRU 25 IN LAKELAND HILLS SUBDIVISION - THIRD PLAT SHOWN BY THE RECORDED PLAT THEREOF, IN PLAT CABINET 2, SLIDE 102A IN THE RECORDER'S OFFICE OF JACKSON COUNTY, ILLINOIS; AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, CONTAINING TRACTS "A" AND "B".

I FURTHER CERTIFY THAT THIS SUBDIVISION IS SITUATED WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF CARBONDALE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE, 65ILCS 111-1/21 ET SEQ.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN 500 FEET OF A MAJOR STREAM OR WATER COURSE WITH AN UPSTREAM DRAINAGE TRIBUTARY IN EXCESS OF 640 ACRES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY ILLINOIS LAND SURVEYOR'S SEAL AT CARBONDALE, ILLINOIS ON THIS 26TH DAY OF OCTOBER, 2021.

AARON M. DAUBY
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3878



Sheet Title: SUDDIVISION PLAT

Project Title: LAKELAND HILLS - FOURTH PLAT
RESUBDIVISION OF LOTS 10-25 OF LAKELAND HILLS - THIRD PLAT, CARBONDALE, ILLINOIS

**ASATURIAN
EATON**
and Associates INC.
ENGINEERING and LAND SURVEYING

1440 Old West Main, P.O. Box 369, Carbondale, IL 62901

JOB NO: 3946
DRAWN BY: AD
DATE: 10/26/2021

REVISIONS:

1
OF 1 SHEETS