

Notice of Public Hearing
September 24, 2019 at 7:00 p.m.

The Village of Rochester Planning and Zoning Commission will hold a public hearing on Tuesday September 24, 2019 at 7:00 p.m. at the Rochester Village Hall located at 1 Community Drive, Rochester, Illinois. The Planning and Zoning Commission will meet to hold a public hearing on a Preliminary Plat filed by Cardinal Hill, LLC, as contract purchaser of land currently owned by The Roman Catholic Diocese Of Springfield In Illinois Trustee Corporation, Trustee of St. Jude Parish of Rochester, Sangamon County, Illinois, Real Estate Trust, asking the Village to approve a preliminary plat for the following Property:

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter of said Section 15; thence North 00 degrees 11 minutes 23 seconds East on the West line of said Southeast Quarter, a distance of 912.86 feet to the point of beginning.

From said point of beginning; thence continuing North 00 degrees 11 minutes 23 seconds East on said West line, a distance of 409.21 feet; thence South 87 degrees 55 minutes 55 seconds East, a distance of 740.53 feet to a point on the West right of way line of Cardinal Hill Road; thence South 38 degrees 28 minutes 35 seconds East on said West right of way line, a distance of 110.92 feet; thence South 29 degrees 44 minutes 31 seconds West on said West right of way line, a distance of 96.50 feet; thence South 37 degrees 25 minutes 51 seconds West on said West right of way line, a distance of 268.30 feet; thence North 89 degrees 53 minutes 10 seconds West, a distance of 599.48 feet to the point of beginning.

Containing 287,657.628 square feet (6.604 acres), more or less (**Area A**)

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter of said Section 15; thence South 88 degrees 01 minutes 56 seconds East on the South line of said Southeast Quarter, a distance of 729.24 feet; thence North 01 degrees 58 minutes 04 seconds East, a distance of 290.27 feet to the point of beginning.

From said point of beginning; thence North 52 degrees 40 minutes 52 seconds West, a distance of 400.72 feet to a point on the East right of way line of Cardinal Hill Road; thence North 37 degrees 31 minutes 14 seconds East on said East right of way line, a distance of 67.97 feet; thence North 38 degrees 40

minutes 51 seconds East on said East right of way line, a distance of 124.20 feet; thence South 51 degrees 28 minutes 22 seconds East, a distance of 401.49 feet; thence South 38 degrees 31 minutes 38 seconds West, a distance of 183.70 feet to the point of beginning.

Containing 75,458.441 square feet (1.732 acres), more or less (**Area B**)

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter of said Section 15; thence South 88 degrees 01 minutes 56 seconds East on the South line of said Southeast Quarter, a distance of 1,197.72 feet; thence North 01 degrees 58 minutes 04 seconds East, a distance of 650.88 feet to the point of beginning.

From said point of beginning; thence North 51 degrees 28 minutes 22 seconds West, a distance of 550.02 feet to a point on the East right of way line of Cardinal Hill Road; thence North 41 degrees 08 minutes 55 seconds East on said East right of way line, a distance of 23.15 feet; thence North 37 degrees 20 minutes 05 seconds East on said East right of way line, a distance of 336.78 feet; thence South 51 degrees 27 minutes 26 seconds East, a distance of 556.07 feet; thence South 38 degrees 32 minutes 34 seconds West, a distance of 359.68 feet to the point of beginning.

Containing 198,701.886 square feet (4.562 acres), more or less (**Area C**)

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter said Section 15; thence North 00 degrees 11 minutes 23 seconds East on the West line of said Southeast Quarter, a distance of 1322.07 feet to a found stone; thence South 87 degrees 55 minutes 55 seconds East, a distance of 1040.89 feet to a point on the East right of way line of Cardinal Hill Road; thence North 37 degrees 20 minutes 05 seconds East on said East right of way line, a distance of 103.83 feet; thence North 34 degrees 55 minutes 38 seconds East on said East right of way line, a distance of 238.07 feet; thence North 32 degrees 21 minutes 54 seconds East on said East right of way line, a distance of 115.21 feet to a point at the beginning of a curve concave to the Northwest having a radius of 1325.00 feet; thence Northeasterly on said curve left, a chord bearing of North 22 degrees 11 minutes 38 seconds East, a chord distance of 467.97 feet to the point of beginning.

From said point of beginning; thence continuing on said East right of way line and a curve concave to the Northwest having a radius of 1325.00 feet; thence Northwesterly on said curve left, a chord bearing of North 06 degrees 03 minutes 42 seconds East, a chord distance of 275.20 feet to the end of said curve; thence North 09 degrees 33 minutes 21 seconds East on said East right of way line, a distance of 91.31 feet; thence North 40 degrees 06 minutes 52 seconds East on said East right of way line, a distance of 43.38 feet to a point on the South right of way line of Buckhart Road; thence North 79 degrees 03 minutes 43 seconds East on said South right of way line, a distance of 100.72 feet; thence North 86 degrees 45 minutes 07 seconds East on said South right of way line, a distance of 218.56 feet; thence South 00 degrees 09 minutes 49 seconds West, a distance of 519.57 feet; thence North 76 degrees 46 minutes 00 seconds West, a distance of 398.36 feet to the point of beginning.

Containing 167,867.258 square feet (3.854 acres), more or less (**Area D**)