

VILLAGE OF GODFREY, ILLINOIS
NOTICE OF PUBLIC HEARING ON
REZONE AND SPECIAL USE APPLICATION

Notice is given that a public hearing will be held on the 16th day of December, 2015 at 6:45 p.m. at the Godfrey Village Hall, 6810 Godfrey Road, Godfrey, Illinois to consider the application of:

Hanley Industries, Inc.
3640 Seminary Road
Alton, IL 62002

Hanley Industries, Inc. is requesting rezoning and special use to a M-2 General Manufacturing District to be annexed into the Village of Godfrey. The real estate is commonly located at 3640 Seminary Road, Alton, Illinois. The exact legal descriptions for the parcels are as follows:

20-1-02-31-00-000-042

20-1-02-31-00-000-041

PARCEL 1: A PART OF TRACT 3 IN J.W. OLMSTEADS SUBDIVISION, AS THE SAME APPEARS FROM PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 11 PAGE 33, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID TRACT 3; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT 3 A DISTANCE OF 768.5 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID TRACT 3 A DISTANCE OF 216.5 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF A TRACT EXCEPTED IN THE DEED FROM SPRINGMAN LUMBER COMPANY TO BARBAR C DILLEY DATED OCTOBER 18, 1944 AND RECORDED IN BOOK 923 PAGE 124, SAID TRACT BEING 871.2 FEET LONG FROM WEST TO EAST AND 200 FEET WIDE FROM NORTH TO SOUTH AND BEING HEREINAFTER REFERRED TO AS THE SPRINGMAN TRACT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SPRINGMAN TRACT TO THE SOUTH WEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SPRINGMAN TRACT A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER THEREOF AND THE NORTHERLY LINE OF SAID TRACT 3; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT 3 TO THE NORTH WEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT 3 TO THE SOUTH WEST CORNER THEREOF AND THE PLACE OF BEGINNING. SITUATED IN THE COUNTY OF MADISON AND THE STATE OF ILLINOIS.

PARCEL 2: A PART OF TRACT 3 IN J.W. OLMSTEAD'S SUBDIVISION, AS THE SAME APPEARS FROM PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 11 PAGE 33, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID TRACT 3, SAID POINT BEING 768.5 FEET EASTERLY FROM THE SOUTH WEST CORNER OF SAID TRACT; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID TRACT 3 A DISTANCE OF 216.5 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF A TRACT EXCEPTED IN THE DEED FROM SPRINGMAN LUMBER COMPANY TO BARBARA C. DILLY DATED OCTOBER 18, 1944 AND RECORDED IN BOOK 923 PAGE 124, SAID TRACT BEING HEREINAFTER REFERREDC TO AS THE SPRINGMAN TRACT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SPRINGMAN TRACT A DISTANCE OF 301.8 FEET THENCE SOUTHERLY AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID TRACT 3 TO A POINT IN SAID SOUTHERLY LINE OF SAID TRACT 3; THENCE WESTERLLY ALONG SAID SOUTHERLY LINE OF TRACT 3 A DISTANCE OF 301.8 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF MADISON AND THE STATE OF ILLINOIS.

PARCEL 3: THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART CONVEYED BY S & W AMMUNITION COMPANY TO MADISON COUNTY, ILLINOIS BY DEED DATED MAY 14, 1980 AND RECORDED IN BOOK 3164 PAGE 969. SITUATED IN THE COUNTY OF MADISON AND THE STATE OF ILLINOIS.

PARCEL 4: A TRACT OF LAND OF EVEN WIDTH OF 300 FEET, MORE OR LESS, NORTH AND SOUTH OF SUFFICIENT LENGTH FROM EAST TO WEST TO CONSTITUTE EXACTLY 6 ACRES OFF OF THE EAST END OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PART OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STONE IN THE CENTER OF SAID SECTION 31; THENCE NORTH ALONGTHE EAST LINE OF THE NORTH WEST QUARTER OF SAID SECTION 31 AT A DISTANCE OF 300 FEET, MORE OR LESS, TO A STONE; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTH WEST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,374.4 FEET, MORE OR LESS, TO A STONE IN THE CENTER OF A PUBLIC ROAD; THENCE SOUTHERLY FOLLOWING ALONG THE CENTER OF SAID PUBLIC ROAD TO ITS INTERSECTIN WITH THE SOUTH LINE OF SAID NORTH WEST QUARTER OF SAID SECTIN 31 A DISTANCE OF 300 FEET, MORE OR LESS, THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID NORTH WEST QUARTER OF SAID SECTION 31, AND ALONG THE SOUTH LINE OF SAID NORTH WEST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,374.4 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SITUATED IN THE COUNTY OF MADISON AND THE STATE OF ILLINOIS.

PARCEL 6: A PART OF THE SOUTH WEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF THE SOUTH WEST QUARTER OF SAID SECTION 31, THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID SOUTH WEST QUARTER OF SECTION 31 A DISTANCE OF 1,359.60 FEET TO A POINT IN HUMBERT ROAD, WHICH POINT IS 21.78 FEET EAST OF THE HALF QUARTER SECTION CORNER ON THE LINE BETWEEN THE NORTH WEST AND THE SOUTH WEST QUARTERS OF SECTION 31; THENCE RUNNING BY A COMPASS ADJUSTED FEBRUARY 28, 1859 TO ALLOW 8 DEGREES 30 MINUTES VARIATION EAST ALONG THE SUPPOSED CENTER OF SAID ROAD SOUTH 23 DEGREES 10 MINUTES EAST A DISTANCE OF 200 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1 IN OAKLAND SUBDIVISION (PLAT BOOK 18 PAGE 681); THENCE IN AN EASTERLY DIRECTION AND ALONG THE NORTH LINE OF SAID LOT IN SAID OAKLAND SUBDIVISION A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY AND ALONG THE EASTERLY LINE OF LOIS 1 AND 2 IN SAID OAKLAND SUBDIVISION TO THE SOUTH EAST CORNER OF SAID LOT 2; THENCE IN AN EASTERLY DIRECTIN AND 374.5 FEET SOUTH OF THE NORTH LINE OF SAID OUTH WEST QUARTER OF SAID SECTION 31, A DISTANCE OF 931.7 FEET TO A POINT IN THE EAST LINE OF SAID SOUTH WEST QUARTER SECTION 31; THENCE NORTHERLY AND ALONG THE EAST LINE OF SAID SOUTH WEST QUARTER OF SAID SECTIN 31, A DISTANCE OF 374.5 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF MADISON AND THE STATE OF ILLINOIS.

Also to receive comment from the applicant and the public concerning the proposed variations.

“THE PLANNING AND ZONING COMMISSION MAY APPROVE THE APPLICATION WITH OR WITHOUT MODIFICATIONS OR CONDITIONS OR IT MAY DISAPPROVE THE APPLICATION. THIS COULD SIGNIFICANTLY AMEND, MODIFY, REVISE OR ALTER THE APPLICATION AS ORIGINALLY FILED BY THE APPLICANT AND COULD SIGNIFICANTLY CHANGE THE IMPACT OR THE PROPOSAL AS CONTAINED IN THE APPLICATION OR SURROUNDING PROPERTY OWNERS. SHOULD LYOU DESIRE TO BE HEARD REGARDING THE APPLICATION AS FILED OR AS TO ANY AMENDMENTS, MODIFICATIONS, REVISIONS, OR ALTERATIONS YOU SHOULD ATTEND THE PUBLIC HEARING.”

ALL DOCUMENTS MAY BE VIEWED AT GODFREY’S BUILDING AND ZONING DEPARTMENT, LOCATED AT 6810 GODFREY ROAD, BETWEEN THE HOURS OF 8:00 A.M AND 4:30 P.M. MONDAY THRU FRIDAY. CONTACT THE OFFICE AT 618-466-1206.

Laura Dixon
Building & Zoning Administrator
Village of Godfrey