

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 16- 55

**AN ORDINANCE APPROVING THE FINAL PLAT OF
SPARTAN ESTATES - FIRST ADDITION SUBDIVISION**

THOMAS S. GRAY, Village President
PAT SCHAD, Village Clerk

MARK CLAYTON
TERRY FOUNTAIN
DAVID KIMSEY
NINA LINDHORST
MATT MAU
JOE SCHATTEMAN
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Chatham

on 10/25, 2016

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

**AN ORDINANCE APPROVING THE FINAL PLAT OF
SPARTAN ESTATES - FIRST ADDITION SUBDIVISION**

WHEREAS, the Village of Chatham, Sangamon County, Illinois (“Village”) is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution (“Constitution”) and the laws of the State of Illinois, including particularly the Illinois Municipal Code (the “Municipal Code”), and all laws amendatory thereof and supplementary thereto (Chapter 65, Act 5, Illinois Compiled Statutes (1996)); 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, Harold and Lillian Chrisofilakos (hereinafter “Developers”) has submitted an application for approval of the final plat for the Subdivision known as Spartan Estates – First Addition (“Subdivision”), located within the corporate boundaries of the Village of Chatham; and

WHEREAS, on September 15, 2016, 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 Plan Commission unanimously recommended approving the final plat for the subdivision with the conditions identified herein; 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, the Developer shall be required to provide a bond, in the amount of \$388,775.00 as set forth in the attached letter from CMT, to guarantee the satisfactory completion and dedication of all required improvements, including to cover sidewalk, detention pond, erosion control items and Woodland Trail improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: 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.

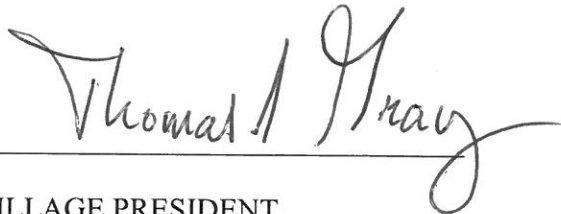
SECTION 2: The final plat of Spartan Estates - First Addition subdivision, including the required certificates and letter of credit, attached hereto and incorporated herein by reference, is hereby approved by the Village, contingent upon: (1) the approval of an access and maintenance agreement between the Village and City of Springfield for Woodland Trail; (2) Developers, at their sole cost and expense, must make improvements to Woodland Trail, including bring the pavement structure up to Village standards from the intersection of Iron Bridge Road to the entrance of the development; and (3) once occupancy reaches certain percent for the overall development, Developers must add traffic signals and intersection channelization at their sole cost and expense, in accordance with and as required by the Sangamon County Highway Department as part of a comprehensive traffic study for the entire development complex.

SECTION 3: This Ordinance is effective upon its passage and approval as provided by law.

	YES	NO	ABSENT	PRESENT
MARK CLAYTON	✓	REMOTE		
TERRY FOUNTAIN	✓			
DAVID KIMSEY			✓	
NINA LINDHORST	✓			
MATT MAU			✓	
JOE SCHATTEMAN	✓			
THOMAS S. GRAY				
TOTAL	4	0	2	0

PASSED this 25 day of October, 2016.

APPROVED by the President of the Village of Chatham, Illinois this 25 day of October, 2016.



VILLAGE PRESIDENT

ATTEST:



VILLAGE CLERK

PROPERTY DESCRIPTION

SPARTAN ESTATES, FIRST ADDITION, SANGAMON COUNTY, ILLINOIS

Boundary Description:

A part of the Northeast Quarter of Section 5, Township 14, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:

Commencing at the Southwest Corner of the East Half of said Northwest Quarter, Section 5, Township 14 North, Range 5 West of the Third Principal Meridian; thence North 89 degree 32 minutes 58 second East along the South Line of said Northwest Quarter, 1392.25 feet to the Southeast Corner of the East Half of said Northwest Quarter and the Point of Beginning.

From the Point of Beginning; thence North 00 degree 31 minutes 53 second West along said West Line of said Northeast Quarter, 2519.38 feet to the Northeast Corner of the East Half of the said Northwest Quarter; thence North 88 degrees 38 minutes 56 seconds East, along the North Line of said Northeast Quarter, 881.42 feet; thence South 00 degree 32 minutes 08 seconds East, 659.72 feet; thence North 88 degrees 39 minutes 45 seconds East, 358.24 feet; thence South 21 degrees, 24 minutes, 50 seconds, West, 203.28 feet; thence South 27 degrees, 32 minutes, 09 seconds, 206.85 feet; thence South 04 degrees, 38 minutes, 11 seconds, 40.20 feet; thence North 63 degrees, 05 minutes, 52 seconds, 174.95 feet; thence South 84 degrees, 43 minutes, 19 seconds West, 128.40 feet; thence South 09 degrees 20 minutes, 36 seconds West, 153.26 feet; thence South 80 degrees 25 minutes, 45 seconds, 153.83 feet; thence South 17 degrees, 15 minutes, 45 seconds West, 151.22 feet; Thence South 00 degrees 23 minutes, 48 seconds West, 357.80 feet; thence 129.38 feet along a curve to the right, having a radius of 610.00 feet and whose chord bears, North 73 degrees, 23 minutes, 24 seconds West, 129.14 feet; thence 70.66 feet along a curve to the left, having a radius of 400.00 feet, whose chord bears North 72 degrees, 22 minutes, 30 seconds West, 70.57 feet; thence North 00 degrees, 31 minutes, 53 seconds West, 170.40 feet; thence South 89 degrees, 28 minutes, 07 seconds West, 340.00 feet; thence South 00 degrees, 31 minutes, 53 seconds East, 995.91 feet; thence North 64 degrees, 02 minute, 38 seconds East, 158.76 feet; thence North 33 Degrees, 06 minutes, 04 seconds East, 179.29 feet; South 89 degrees, 48 minutes, 31 seconds East, 7.59 feet; thence South 00 degrees, 32 degrees, 36 seconds East, 368.32 feet to the South Line of said Northwest Quarter; thence South 89 degrees, 20 minutes, 16 seconds West along said South Line, 460.35 feet to the Point of the Beginning

Containing 1,696,401 square feet, more or less, or 38.944 acres, more or less.

SPARTAN ESTATES, FIRST ADDITION, SANGAMON COUNTY, ILLINOIS
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

I, MICHAEL D. CURTIS, PROFESSIONAL LAND SURVEYOR NO. 3071, DO HEREBY CERTIFY THAT I HAVE SURVEYED IN ACCORDANCE WITH THE LAWS AND USAGES OF THE STATE OF ILLINOIS, AND WITH THE LAWS OF SANGAMON COUNTY, ILLINOIS FOR HAROLD CHISTOFILAKOS AND LILLIAN CHRISOFILAKOS, THE FOLLOWING PROPERTY TO WIT:

Boundary Description:

A part of the Northeast Quarter of Section 5, Township 14, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:

Commencing at the Southwest Corner of the East Half of said Northwest Quarter, Section 5, Township 14 North, Range 5 West of the Third Principal Meridian; thence North 89 degree 32 minutes 58 second East along the South Line of said Northwest Quarter, 1392.25 feet to the Southeast Corner of the East Half of said Northwest Quarter and the Point of Beginning.

From the Point of Beginning; thence North 00 degree 31 minutes 53 second West along said West Line of said Northeast Quarter, 2519.38 feet to the Northeast Corner of the East Half of the said Northwest Quarter; thence North 88 degrees 38 minutes 56 seconds East, along the North Line of said Northeast Quarter, 881.42 feet; thence South 00 degree 32 minutes 08 seconds East, 659.72 feet; thence North 88 degrees 39 minutes 45 seconds East, 358.24 feet; thence South 21 degrees, 24 minutes, 50 seconds, West, 203.28 feet; thence South 27 degrees, 32 minutes, 09 seconds, 206.85 feet; thence South 04 degrees, 38 minutes, 11 seconds, 40.20 feet; thence North 63 degrees, 05 minutes, 52 seconds, 174.95 feet; thence South 84 degrees, 43 minutes, 19 seconds West, 128.40 feet; thence South 09 degrees 20 minutes, 36 seconds West, 153.26 feet; thence South 80 degrees 25 minutes, 45 seconds, 153.83 feet; thence South 17 degrees, 15 minutes, 45 seconds West, 151.22 feet; Thence South 00 degrees 23 minutes, 48 seconds West, 357.80 feet; thence 129.38 feet along a curve to the right, having a radius of 610.00 feet and whose chord bears, North 73 degrees, 23 minutes, 24 seconds West, 129.14 feet; thence 70.66 feet along a curve to the left, having a radius of 400.00 feet, whose chord bears North 72 degrees, 22 minutes, 30 seconds West, 70.57 feet; thence North 00 degrees, 31 minutes, 53 seconds West, 170.40 feet; thence South 89 degrees, 28 minutes, 07 seconds West, 340.00 feet; thence South 00 degrees, 31 minutes, 53 seconds East, 995.91 feet; thence North 64 degrees, 02 minute, 38 seconds East, 158.76 feet; thence North 33 Degrees, 06 minutes, 04 seconds East, 179.29 feet; South 89 degrees, 48 minutes, 31 seconds East, 7.59 feet; thence South 00 degrees, 32 degrees, 36 seconds East, 368.32 feet to the South Line of said Northwest Quarter; thence South 89 degrees, 20 minutes, 16 seconds West along said South Line, 460.35 feet to the Point of the Beginning

Containing 1,696,401 square feet, more or less, or 38.944 acres, more or less.

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO 61 LOTS AS SHOWN ON THE ATTACHED PLAT. IRON PINS, PIPES OR PK NAILS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS. SAID SUBDIVISION IS TO BE KNOWN AS SPARTAN ESTATES, FIRST ADDITION, SANGAMON COUNTY, ILLINOIS. I FURTHER CERTIFY THAT THE FOREGOING PLAT ACCOMPANYING THIS CERTIFICATE CORRECTLY REPRESENTS THE SAID PREMISES AS SUBDIVIDED.

ILLINOIS PROFESSIONAL LAND SURVEYOR #3071

SPARTAN ESTATES, FIRST ADDITION, SANGAMON COUNTY, ILLINOIS

CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above names HAROLD CHRISTOFILAKOS and LILLIAN CHRISTOFILAKOS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act.

Given under my hand and Notarial Seal this ____ day of _____, 2016.

Notary Public

**SPARTAN ESTATES, FIRST ADDITION,
SANGAMON COUNTY, ILLINOIS**

SCHOOL DISTRICT STATEMENT

Section 765ILCS 205/1.005
ILLINOIS COMPILED STATUTES

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

SUBJECT PROPERTY: SPARTAN ESTATES, FIRST ADDITION, SANGAMON
 COUNTY, ILLINOIS

LOCATION: Part of the Northeast Quarter of Section 5, Township 14 North,
Range 5 West, Third Principal Meridian, Sangamon County, Illinois.

This is to certify that Harold Christofilakos and Lillian Christofilakos are the owners of the land described in the plat, and that to the best of owner's knowledge, said subdivision lies in Ball-Chatham School District.

DATED this _____ day of _____, A.D., 2016.

OWNER
HAROLD CHRISTOFILAKOS

OWNER
LILLIAN CHRISTOFILAKOS

SPARTAN ESTATES, FIRST ADDITION, SANGAMON COUNTY, ILLINOIS

OWNERSHIP

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

This is to certify that the undersigned is the owner of the land described in the plat, and that they have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes hereon set forth, and do hereby acknowledge and adopt the same and title hereon indicated.

DATED this ____ day of _____, 2016.

HAROLD CHRISTOFILAKOS (OWNER)

LILLIAN CHRISTOFILAKOS (OWNER)

SPARTAN ESTATES, FIRST ADDITION, SANGAMON COUNTY, ILLINOIS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

I, _____, COUNTY CLERK OF SANGAMON COUNTY,

STATE OF ILLINOIS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____,
2016, THERE WERE NO DELINQUENT GENERAL TAXES UNPAID, SPECIAL ASSESSMENTS OR
DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON THE
PLAT ATTACHED TO THIS CERTIFICATE AND DESCRIBED IN THE CERTIFICATE OF THE
SURVEYOR ATTACHED HERETO AND TO SAID PLAT.

COUNTY CLERK, SANGAMON COUNTY, ILLINOIS

**SPARTAN ESTATES, FIRST ADDITION,
SANGAMON COUNTY, ILLINOIS**

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

THE UNDERSIGNED, PETE WAGNER, PROFESSIONAL ENGINEER NO 052170
AND BOTH HAROLD AND LILLIAN CHRISTOFILAKOS, THE OWNERS OF THE LAND WHICH
IS TO BE PLATTED AS SPARTAN ESTATES, FIRST ADDITION, SANGAMON COUNTY,
ILLINOIS, DO HEREBY STATE THAT THE DRAINAGE SURFACE WATERS WILL NOT BE
CHANGED BY THE CONSTRUCTION OF SAID SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER #052170

OWNER
HAROLD CHRISTOFILAKOS

OWNER
LILLIAN CHRISTOFILAKOS

SPARTAN ESTATES FIRST ADDITION

TO THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, BEING PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 WEST, THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, CONTAINING 36.944 ACRES, MORE OR LESS.

EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 5 WEST, THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, CONTAINING 36.944 ACRES, MORE OR LESS.

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

THE FINAL PLAN OF THIS SUBDIVISION IS RECOMMENDED TO THE VILLAGE BOARD FOR APPROVAL AND ADOPTION OF ORDINANCE SUBJECT TO THE CERTIFICATIONS SET FORTH IN § 15-0.015.

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

DATE: _____
 DATE: _____
 DATE: _____

OWNERS/SUBDIVIDERS:
 HAROLD CHRISTOFFELAKOS
 SPRINGFIELD, IL 62701
 MICHAEL D. CURTIS, PLS
 SPRINGFIELD, IL 62704
 (217) 529-5517

LAND SURVEYOR AND ENGINEER:
 FUHRMANN ENGINEERING, INC.
 2201 MARSHALL CT.
 SPRINGFIELD, IL 62704
 (217) 529-5517

DATE: MAY 2016
 BEARINGS ARE ALL STATE PLANE WEST ZONE

SCALE: 1" = 100'
 NORTH LINE OF THE NW 1/4

WEST LINE OF THE NE 1/4

SOUTH LINE OF THE NW 1/4

SE COR. E. 1/2, NW 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SW COR. E. 1/2, NW 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SE COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SW COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SE COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SW COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SE COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SW COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SE COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SW COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

SE COR. NE 1/4 SEC. 5
 MON. REC. 201800415, 02/24/2015

NOTES

1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.

2. R-1 AND R-2 ZONING REQUIRES A 30' FRONT YARD SETBACK UNLESS SHOWN OTHERWISE.

3. ALL STREET RIGHT-OF-WAY WIDTHS ARE 60.00 FEET UNLESS SHOWN OTHERWISE.

4. ALL EASEMENTS ARE FOR UTILITIES, CATV & DRAINAGE.

5. ALL EASEMENTS ALONG STREET RIGHT-OF-WAY ARE 15.00 FEET UNLESS NOTED OTHERWISE.

6. NO LOT SHALL HAVE DIRECT ACCESS TO WOODLAND TRAIL.

7. LOTS 1000 AND 1001 ARE FOR DRAINAGE AND UTILITIES PURPOSES AND SHALL BECOME THE PROPERTY OF, AND BE MAINTAINED BY, THE HOMEOWNER'S ASSOCIATION.

8. RADIUS AT CURVE-SACS ARE 60' AND 35'.

NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED AS ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM # 17167C040P.

SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

MICHAEL D. CURTIS
 LAND SURVEYOR NO. 3011
 FUHRMANN ENGINEERING, INC.
 2852 South 11th St.,
 Springfield, IL 62703

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

LEGEND

PROPERTY LINE

BOUNDARY LINE

SECTION LINE

MEASURED DIMENSION

FOUND IRON PIN OR PIPE

FOUND IRON PIN SET IN CONCRETE

FOUND STONE

PROPOSED EASEMENT LINE

12x45' M

12x45' P

12x45' M

12x45' P

12x45' M

12x45' P

12x45' M

12x45' P

SPARTAN ESTATES FIRST ADDITION

FINAL PLAT

SHEET NO. OF SHEETS

DESIGNED BY

DRAWN BY

CHECKED BY

DATE

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED

FUHRMANN ENGINEERING, INC.

2201 MARSHALL CT.

SPRINGFIELD, IL 62704

(217) 529-5517

www.fuhrmann-eng.com

SCALE: 1" = 100'

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

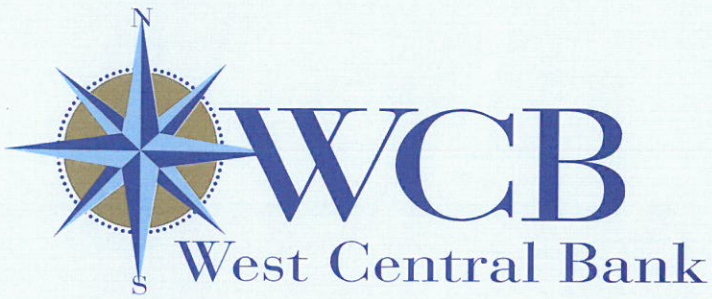
DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____



October 25, 2016

IRREVOCABLE LETTER OF CREDIT #87

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

For the Benefit of:
Spartan Valley Development, Inc.
2919 S. MacArthur Blvd.
Springfield, Illinois 62704

Re: Spartan Valley Development

To Whom It May Concern,

We hereby establish our Irrevocable Letter of Credit #87 in your favor for the account of Spartan Valley Development Inc., for the amount of \$388,775 (Three Hundred Eighty-Eight Thousand, Seven-Hundred Seventy-Five Dollars), available by your drafts at sight drawn on West Central Bank, Springfield IL, accompanied by:

1. A copy of the final inspection letter from the Village of Chatham to Spartan Valley Development Inc., detailing work that has been completed including cost estimates.
2. A copy of this Letter and your signed statement certifying you are entitled to draw under this letter.

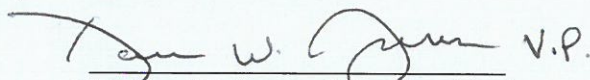
Except as otherwise expressly stated herein, this credit is subject to the Uniform Commercial Code as adopted in the State of Illinois.

We hereby agree with the drawers, endorsers and bona-fide holders of drafts drawn under and in compliance with the terms of this debt that such drafts will be duly honored on due presentation to the drawee on or before October 25, 2017. All parties hereto agree that the outstanding obligation hereunder may be released only upon the written authorization of the Village of Chatham.

This letter of credit shall be automatically extended for additional periods of one year from the expiration date or each future expiration date unless sixty days prior to such date the bank shall notify you in writing, by registered mail at the above address, that we elect not to renew this letter of credit for such additional period. If we shall make such election, the Village of Chatham shall release Spartan Valley Development Inc., of all further obligation under this letter of credit at the end of said sixty day period, provided however, that nothing contained herein shall be construed to limit the right of the Village of Chatham to make drafts against this letter until its initial expiration date or any date to which said letter is automatically extended as described above.

This letter of credit shall initially expire on October 25, 2017.

By: West Central Bank


Darren W. Jones - Vice President