

SANGAMON COUNTY, ILLINOIS

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ORDINANCE  
NUMBER 23-45

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**AN ORDINANCE APPROVING PRE-ANNEXATION AGREEMENTS WITH CERTAIN  
INDIVIDUALS**

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DAVE KIMSEY, Village President  
DAN HOLDEN, Village Clerk

KRISTEN CHIARO  
MEREDITH FERGUSON  
JOHN FLETCHER  
BRETT GERGER  
TIM NICE  
CARL TRY  
Village Trustees

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Chatham  
on December 12, 2023

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



**Ordinance No. 23-45**

**AN ORDINANCE APPROVING PRE-ANNEXATION AGREEMENTS WITH CERTAIN INDIVIDUALS**

**WHEREAS**, the Village of Chatham (hereinafter "Village") is an Illinois Municipal Corporation existing and operating under the Illinois Municipal Code and the laws of the State of Illinois; and

**WHEREAS**, the Village has entered into several pre-annexation agreements with non-contiguous land owners which have expired or are about to expire; and,

**WHEREAS**, multiple owners (hereinafter "Owners") are the owners of record of parcels of land, hereinafter further described on **Exhibit A** ("Premises"), which is attached hereto and made a part hereof by this reference; and,

**WHEREAS**, the Owners are desirous of having said Premises annexed to the Village and the Village is desirous of annexing said Premises; and,

**WHEREAS**, said Premises is not within the corporate limits of any municipality; and,

**WHEREAS**, said Premises is not yet contiguous to the Village; and,

**WHEREAS**, the parties wish to set forth certain other obligations and requirements for the annexation as set forth herein; and,

**WHEREAS**, Article 11 Division 15.1 of the Illinois Municipal Code of 1961 as amended (65 ILCS 5/11-15.1-1 et seq.) provides that corporate authorities may enter into annexation agreements with owners of land of unincorporated territory; and,

**WHEREAS**, the President and Board of Trustees of the Village have determined it to be in the best interest of the Village to enter into Pre-Annexation Agreements with Owners in substantially the same form as attached hereto as **Exhibit B**.



**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Chatham, Sangamon County, Illinois, 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 Pre-Annexation Agreement. The Village President and Village Manager are hereby authorized to enter into pre-annexation agreements in substantially the same form as **Exhibit B** with the owners and properties referenced in **Exhibit A**.

**Section 3.** Execution. The Village shall annex the Premises in accordance with the pre-annexation agreements if and when each individual parcel becomes contiguous to the Village.

**Section 4.** Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

**Section 5.** 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, action, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this Ordinance.

**Section 6.** 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.

	AYE	NAY	ABSTAIN	ABSENT
KRISTEN CHIARO	✓			
MEREDITH FERGUSON	✓			
JOHN FLETCHER	✓			
BRETT GERGER	✓			
TIM NICE	✓			
CARL TRY	✓			



DAVE KIMSEY				
TOTAL	6	0	0	0

**APPROVED** by the President of the Village of Chatham, Illinois this 12 day of December, 2023.

  
\_\_\_\_\_  
Dave Kimsey, Village President

Attest:

  
\_\_\_\_\_  
Dan Holden, Village Clerk



**Exhibit A**  
**Pre-Annexation Property List**



First Name	Last Name	House Number	Street	City	State	Zip Code	Ord #	Parcel	Property Address
	R & S-G Campground Inc.	9683	Palm Rd	Chatham	IL	62629	03-58	29160400023	
	R & S-G Campground Inc.	9683	Palm Rd	Chatham	IL	62629	03-59	29160400033	PT SE 1/4 SE 1/4 16-14-5
Ronald	Broaddus	408	River Rd	Pittsfield	IL	62363	03-61	28040400008	7795 Wesley Chapel Rd, Chatham, IL 62629
Joseph & Sherry	Rath	7690	Wesley Chapel Rd	Chatham	IL	62629	03-62	28030300015	
Timothy & Jessica	Haacke	7728	Wesley Chapel Rd	Chatham	IL	62629	03-64	28030300012	
Paul & Susan	Hudson	7408	Wesley Chapel Rd	Chatham	IL	62629	03-66	28030100018	
	Sassy Pants LLC	11801	Oak Knoll Dr	Austin	TX	78759	03-67	28030100016	7560 Wesley Chapel Rd, Chatham, IL 62629
Stephanie & Chad	Hoover	7460	Wesley Chapel Rd	Chatham	IL	62629	03-68	28030100034	
Patricia & Franz	Bader	7500	Wesley Chapel Rd	Chatham	IL	62629	03-69	28030100032	
Stephen & Sharron	Magyar	7502	Wesley Chapel Rd	Chatham	IL	62629	03-69	28030100033	
James & Linda	Henson	7360	Wesley Chapel Rd	Chatham	IL	62629	03-71	28030100030	
James & Linda	Henson	7336	Wesley Chapel Rd	Chatham	IL	62629	03-72	28030100029	
John & Donna	Kerska	7269	Wesley Chapel Rd	Chatham	IL	62629	03-74	28040200019	
Mary Beth	Ponser	7229	Wesley Chapel Rd	Chatham	IL	62629	03-74	28040200018	
John & Donna	Kerska	7189	Wesley Chapel Rd	Chatham	IL	62629	03-75	28040200006	
James & Meta L.	Reedy	5210	E Loami Rd	Chatham	IL	62629	03-77	28150200013	



**Exhibit B**  
**Form Pre-Annexation Agreement**



## **PRE-ANNEXATION AGREEMENT**

Pursuant to legislative authorization found in Article 11 Division 15.1 of the Illinois Municipal Code as amended, (65 ILCS 5/11-15.1-1 et seq.) and for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Village of Chatham, Illinois, a Municipal Corporation, hereinafter referred to as "Village" and [Owner Name], hereinafter referred to as "Owner" enter into this Pre-Annexation Agreement ("Agreement") for the annexation of property into the Village.

**WHEREAS**, Owner is the owner of record of a parcel of land with the common address of [Address] ("Premises"); and,

**WHEREAS**, the Owner is desirous of having said Premises annexed to the Village and the Village is desirous of annexing said Premises; and,

**WHEREAS**, said Premises is not within the corporate limits of any municipality; and,

**WHEREAS**, said Premises is not yet contiguous to the Village; and,

**WHEREAS**, the Owner is desirous of having said premises zoned in a similar manner to its current zoning upon annexation to the Village; and,

**WHEREAS**, the parties wish to set forth certain other obligations and requirements for the annexation as set forth in this Agreement; and,

**WHEREAS**, all notices required to be given under the Illinois Municipal Code to enter into this Agreement, have been given.

**WHEREAS**, Owner has filed a duly executed Petition for Annexation, which was incorporated in a previous Pre-Annexation Agreement, which has since expired.

**NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the Village and Owner agree as follows:

**1. ANNEXATION.**

A. Owner shall maintain on file with the Village a duly executed Petition for Annexation, in accordance with the provisions of Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

B. When the Property becomes contiguous to the Village, the Village shall pass an Ordinance annexing the Property into the Village, pursuant to the terms and conditions of the Agreement.



C. Upon execution of this Agreement, the Village shall permit the Owner to receive utilities service from the Village, pursuant to the Village of Chatham Code of Ordinances (“Village Code”).

D. During the term of this Agreement, the Village shall charge Owner utility rates equivalent to the rate charged to similar properties situated within the corporate limits of the Village.

**2. ZONING.**

Owner, as a condition of this Agreement, desires that the Property be zoned by the Village closest to its current zoning. Within 45 days of annexation, the Village agrees to zone the property in the classification that nearest resembles the zoning classification of the Property at the time of annexation to the Village, subsequent to, and subject to, any public hearings required by the Village Code and the Illinois Municipal Code.

**3. OBLIGATION TO DEVELOP PER CODE.**

In the construction and use of improvements on the subject property the Owner shall comply with all zoning subdivision, building, mechanical and other applicable codes and ordinances of the Village of Chatham in effect at that time as well as the obligations contained within this Agreement.

**4. COVENANTS AND AGREEMENTS**

The covenants and agreements contained in the Agreement shall be deemed to be covenants running with the land during the term of this Agreement, shall inure to the benefit and be binding upon the heirs, successors and assigns of the parties hereto.

**5. TERM**

This Agreement shall be in effect for twenty (20) years from the date of its execution.

**6. NOTICES**

Any and all notices required or desired to be given hereunder shall be in writing and shall be delivered personally or sent via certified or registered mail, postage pre-paid and addressed as follows:

Village of Chatham  
Attn: Village Manager  
116 E. Mulberry Street  
Chatham, IL 62629

Owner:



[Owner Name]

[Address]

or to such other person or address as a party may designate in a like manner.

## 7. ADOPTION OF ORDINANCES

The Village agrees to adopt such ordinances as may be required to give legal effect to the matters contained in this Agreement.

## 8. GENERAL PROVISIONS

The following general provisions shall apply to this Agreement:

- A. Time of the Essence. Time is of the essence in the performance of this Agreement.
- B. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- C. Non-Waiver. The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village's right to enforce that right or any other right.
- D. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- E. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.
- F. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so



as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

- G. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.
- H. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.
- I. Exhibits. The Exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.
- J. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.
- K. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.
- L. Authority to Execute. The Village hereby warrants and represents to the Owner that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owner hereby warrants and represents to the Village (i) that he is the record and beneficial owner of fee simple title to the Property, (ii) except for a mortgage on the property, no other person has any legal, beneficial, contractual, or security interest in the Premises and that annexing the property is not a violation of the security interests, (iii) that he has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Premises as set forth in this Agreement, (iv) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (v) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owner will (a) result in a breach or default under any agreement to which the Owner is a party or to which it or the Premises is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Owner or the Premises is subject.
- M. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific



performance, enforce or compel the performance of this Agreement; provided, however, that the Owners agree that they will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.

- N. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person shall be made, or be valid, against the Village or the Owner.
- O. Recording. After the Owner has paid to the Village an amount sufficient to cover the cost of recording this Agreement, all necessary plats, the affidavit of service of notice as required by Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the Annexation Ordinance, the Village shall promptly cause this Agreement to be recorded in the office of the Recorder of Sangamon County.

EXECUTED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021, at Chatham, Illinois.

VILLAGE OF CHATHAM

By: \_\_\_\_\_  
David Kimsey, Village President

Attest:

By: \_\_\_\_\_  
Village Clerk

OWNER:

\_\_\_\_\_  
[Owner Name]



# Notice of Public Hearing

**Tuesday, December 12, 2023 6:00 p.m.**

The Village of Chatham Board of Trustees will hold a public hearing on Tuesday, December 12, 2023 at 6:00 p.m. at the Chatham Municipal Hall located at 117 East Mulberry Street, Chatham, Illinois. The Village Board will meet to hold a public hearing on entering a new Pre-Annexation Agreement with the following landowners and which relate to the following properties:

First Name	Last Name	House Number	Street	City	State	Zip Code	Ord #	Parcel
	R & S-G Campground Inc.	9683	Palm Rd	Chatham	IL	62629	03-58	29160400023
	R & S-G Campground Inc.	9683	Palm Rd	Chatham	IL	62629	03-59	29160400033
Ronald	Broaddus	408	River Rd	Pittsfield	IL	62363	03-61	28040400008
Joseph & Sherry	Rath	7690	Wesley Chapel Rd	Chatham	IL	62629	03-62	28030300015
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John & Donna	Kerska	7189	Wesley Chapel Rd	Chatham	IL	62629	03-75	28040200006
James & Meta L.	Reedy	5210	E Loami Rd	Chatham	IL	62629	03-77	28150200013

Any questions concerning this public hearing should be directed to Patrick McCarthy at 1-217-697-5809. All persons interested may appear and speak at the hearing.