
ORDINANCE
NUMBER 18-32

AN ORDINANCE APPROVING A PETITION FOR REZONING AMENDMENT

DAVE KIMSEY, Village President
AMY DAHLKAMP, Village Clerk

TERRY FOUNTAIN
BRETT GERGER
NINA LINDHORST
RYAN MANN
MATT MAU
PAUL SCHERSCHEL
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Chatham
on June 12th, 2018

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

ORDINANCE NO. 18- 32

AN ORDINANCE APPROVING A PETITION FOR REZONING AMENDMENT

WHEREAS, the Village of Chatham, Sangamon County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois; and,

WHEREAS, on April 10, 2018, a Petition for Zoning Amendment to the Village of Chatham Zoning Code (“Zoning Code”) was filed by Old 66, Inc. and its president Josh Fields for a rezoning of the property commonly known as 10001 Palm Road, Glenarm, Illinois, 62539 and 10041 Palm Road and as legally described in Exhibit A of the Petition for Zoning Amendment (“Property”) from P-1 agriculture to B-2, General Business District, as attached hereto as **Exhibit A**; and,

WHEREAS, on April 10, 2018, concurrently with the Petition for Limited Rezoning Amendment, Old 66, Inc. filed a Petition for Special Use seeking that the Property be zoned B-2 Special Use for use as a furniture store and tavern, as attached hereto as **Exhibit B**; and,

WHEREAS, on June 4, 2018, the Property was assigned an additional address of 10009 Palm Road, Glenarm, Illinois 62539; and,

WHEREAS, the owner of the Property is Fields Family Corporation, whose president is Bob Fields, and who is headquartered at 3600 S. 6th Street in Springfield, IL 62703; and,

WHEREAS, the Owner has consented to the requested zoning change; and,

WHEREAS, a public hearing was noticed by publication in the Chatham Clarion on April 26, 2018, and was duly held by the Planning Commission on May 17, 2018; and,

WHEREAS, the Planning Commission met on May 17, 2018, and voted in favor of recommendation to the Village Board to approve the change in zoning requested; and,

WHEREAS, Section 158.114 permits the Village Board to approve map amendments to its Zoning Code; and,

WHEREAS, the Village Board of Trustees and the President of the Village of Chatham believe it is in the best interests of the Village to grant the requested change in zoning for the property from P-1 to B-2; and,

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. Description of the Property. The property is located at 10001, 10009, and 100041 Palm Road Glenarm, IL 62539 and is located within 1.5 miles of the corporate limits of the Village of Chatham with a PIN of 29-21.0-200-033. The property is legally described in Exhibit A to **Exhibit A** attached hereto.

Section 3. Public Hearing. A public hearing was advertised on April 26, 2018, in the Chatham Clarion and held by the Planning Commission on May 17, 2018, at which time the Planning Commission recommended approval of the amendment requested and the special use requested.

Section 4. Change in Zoning from P-1 to B-2. The amendment to the Village Zoning Map requested in the Petition for Rezoning Amendment, outlined herein, and recommended at the May 17, 2018, Planning meeting is hereby granted as follows: the zoning designation of the Property described in Section 2 of this Ordinance and Exhibit A to **Exhibit A** of this Ordinance from P-1 to B-2 is hereby granted consistent with the Petition for Rezoning Amendment attached hereto as **Exhibit A**.

Section 5. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

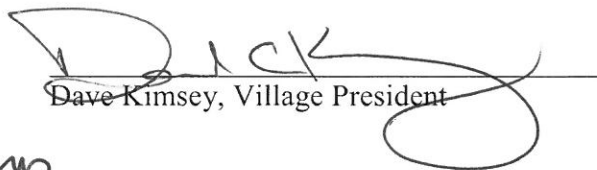
Section 6. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this ordinance.

Section 7. 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.

PASSED this 12 day of June, 2018.

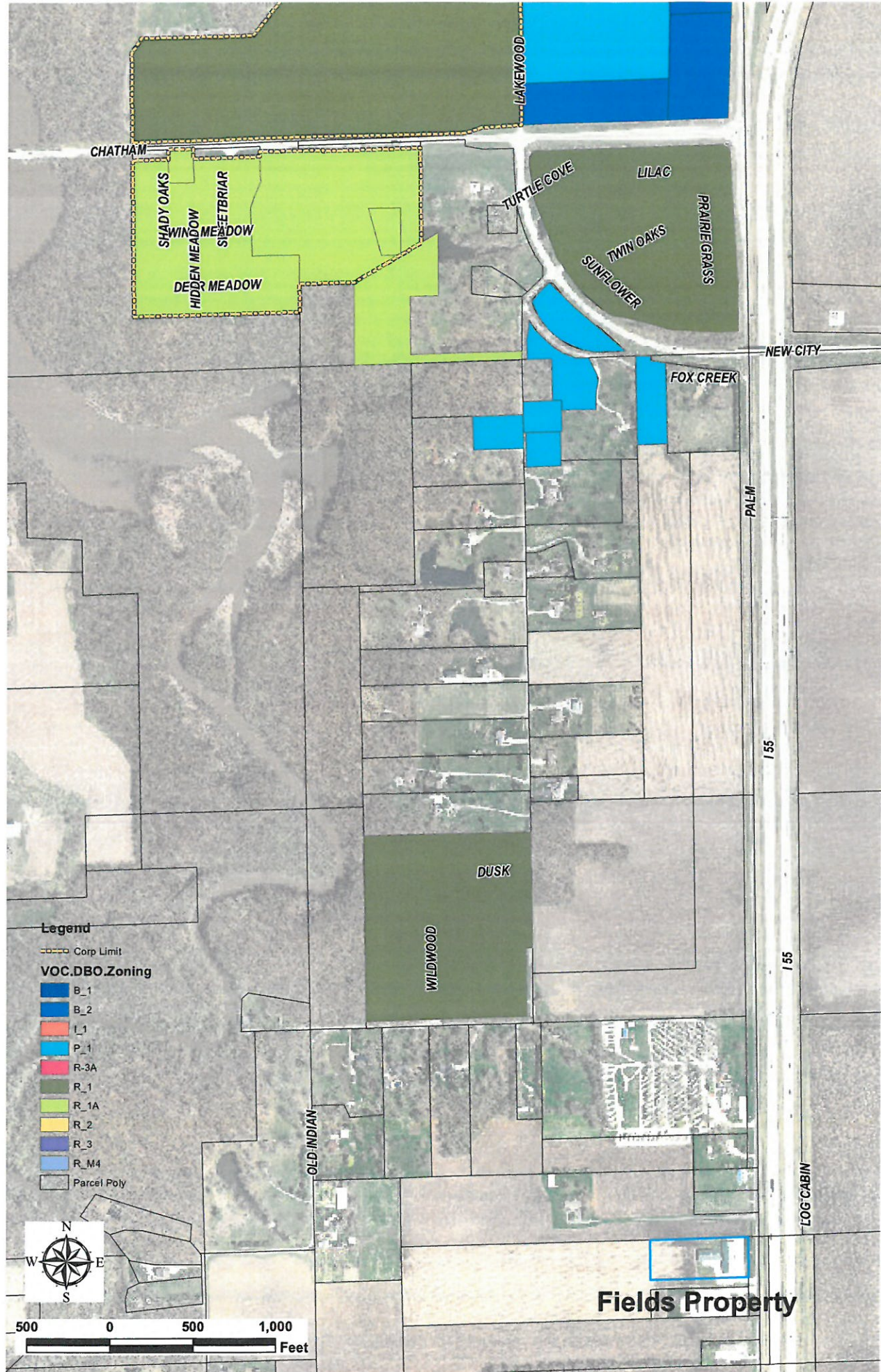
	YES	NO	ABSENT	PRESENT
TERRY FOUNTAIN	X			
BRETT GERGER	X			
NINA LINDHORST			X	
RYAN MANN	X			
MATT MAU	X			
PAUL SCHERSCHEL	X			
DAVE KIMSEY				
TOTAL	5	0	1	

APPROVED by the President of the Village of Chatham, Illinois this 12 day of June, 2018.


 Dave Kimsey, Village President

Attest:

 Amy Dahlkamp, Village Clerk



CHATHAM

LAKEWOOD

SHADY OAKS
WIND MEADOW
HIDDEN MEADOW
SUNSET BIRCH
DEER MEADOW

TURTLE COVE

LILAC

SUNFLOWER
TWIN OAKS
PRAIRIE GRASS

NEW CITY

FOX CREEK

PALM

155

155

LOG CABIN

DUSK

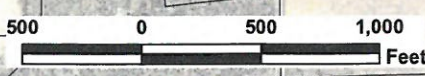
WILDWOOD

OLD INDIAN

Fields Property

Legend

- Corp Limit
- VOC.DBO.Zoning**
- B_1
- B_2
- L_1
- P_1
- R-3A
- R_1
- R_1A
- R_2
- R_3
- R_M4
- Parcel Poly



APPENDIX B: PETITION FOR ZONING AMENDMENT

VILLAGE OF CHATHAM, ILLINOIS
PETITION FOR ZONING AMENDMENT

TO: Planning Commission and
Village Board
Village Hall
Chatham, IL 62629

Date: 4/10/18

[DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY]

Date Set for Hearing 5-17-18 Fee \$ 200.00

Notice published 4-26-18 Date Paid 4-11-18

Newspaper CHATHAM CLARION

Notice Mailed to Adjacent Landowners 4-20-18

Notice Posted on Subject Property 5-7-18

Planning Commission

Recommendation

Approve Date _____

Deny Chairman Initials _____

Approve with Modification

Village Board Action

Denied

Approved (Ordinance No. _____)

Date _____

INSTRUCTIONS TO APPLICANTS: All information required by this Application must be completed and submitted herewith. Applicants are encouraged to visit the Village office for any assistance needed in filling out this form. Normally there are only two primary reasons for change in zoning. There are: (a) the original zoning was in error; (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant rezoning. The burden of providing substantiating evidence rests with the applicant. See Section 7.05 of the 1994 Zoning Ordinance for further details.

NAME OF APPLICANT: Old Co, Inc.

ADDRESS OF APPLICANT: 10041 Palm Rd. Glenview, IL 60534

PHONE NUMBER: (217) 801-8810 (H) (217) 801-8810 (W)

Chatham - Land Usage

Interest of Applicant In the Subject Property (if not owner): Lease of 1262 ft² of South^{East} corner of building for tavern & gaming

- 1. This application must be filed with an accurate legal description and a plat map of the property drawn to scale not less than one (1) inch equals Two Hundred (200) feet.

LEGAL DESCRIPTION Part of the Northeast Quarter of Sec. 21, Township 4N, Range 5 West of the Third Principal meridian, in Lot, Block, Subdivision, Metes and Bounds--may be on attachment Sangamon County, Illinois; Please see Exhibit A.

- 2. Street Address of Property 10041 Palm Rd, Glenora IL 62536
AKA 10001 Palm Rd, Glenora IL 62536
- 3. Area of land re-zoning requested for: 12,000 square feet.
*10,738 ft² - furniture store (B2)
1262 ft² - tavern, gaming (B2 + liquor)
- 4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): Agriculture w/ variance
- (b) Requested New Zoning District Classification of subject Property: 1262 ft² - B2 + liquor for gaming/tavern
10,738 ft² - B2 for furniture store
- 5. Present use of Property: furniture store/storage.

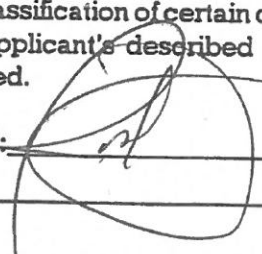
Proposed use of Property: B2 multi-use, 10,738 ft² for furniture store, B2 + liquor = 1,262 ft² for a small tavern with gaming.

- 6. Names, addresses and phone numbers of all owners of record:
Owner - Fields Family Corp - 3600 S 6th St. Rd. Springfield, IL 62703
* (President - Bob Fields - 217-899-9556)

Lease - Old Co Inc. - 73 Greenleaf Dr., Chatham, IL 62629
* (President - Josh Fields - 217-801-8810)

- 7. An amendment is requested to amend the Zone District Classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information supporting the requested rezoning is attached.

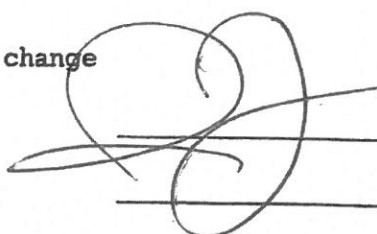
DATE: 4/10/18

SIGNATURE: 

OWNER'S CONSENT

[This part need be signed only if the applicant is different from the owner or if there is more than one owner of record]

I consent to this requested zoning change



APPENDIX C: PETITION FOR SPECIAL USE

VILLAGE OF CHATHAM, ILLINOIS
PETITION FOR SPECIAL USE

TO: Chatham Planning Commission and
Village Board
Village Hall
Chatham, IL 62629

Date: 4/10/18

[DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY]

Date Set for Hearing 5-17-18

Fee \$ P1667 BACK FEE

Notice published 4-26-18

Date Paid 4-11-18

Newspaper CHATHAM CLARION

Notice Mailed to Adjacent Landowners 4-20-18

Notice Posted on Subject Property 5-7-18

Planning Commission Date _____

Recommendation

Village Board Action

Date _____

- Approve
 Deny Chairman Initials _____
 Approve with Modification

- Denied
 Approved (Ordinance No. ____-____)

INSTRUCTIONS TO APPLICANTS: All information required by this Application must be completed and submitted herewith. Applicants are encouraged to visit the Village office for any assistance needed in filling out this form. See Section 7.07 of the 1994 Zoning Ordinance, and district regulations in the Zoning Ordinance for further details.

NAME OF APPLICANT: Old 660, Inc.

ADDRESS OF APPLICANT: 10041 Palm Rd., Glenview, IL 62536

PHONE NUMBER: 217-801-8810 (H) 217-801-8810 (W)

Interest of Applicant In the Subject Property (if not owner): Lease of 1262 sq ft of South East corner of building for tavern & Gaming

Chatham - Land Usage

1. This application must be filed with an accurate legal description and a plat map of the property drawn to scale not less than one (1) inch equals Two Hundred (200) feet.

LEGAL DESCRIPTION Part of the North East Quarter of Section 21, Township 14 North, Range 5 West of 4th Principal meridian in Sangamon Lot, Block, Subdivision, Metes and Bounds--may be on attachment
 Third Principal meridian in Sangamon Lot, Block, Subdivision, Metes and Bounds--may be on attachment
 County, Illinois; Please see Exhibit A

2. Street Address of Property 10041 Palm Rd, Glenora, IL 62536 AKA
~~10001 Palm Rd, Glenora, IL 62536~~
3. Area of land re-zoning requested for: 12,000* square feet. 10,738 ft² - Furniture Store (B2)
1,262 ft² - tavern & gaming (B2+)
4. (a) Present Zoning District Classification of subject and adjacent properties (show zone district boundaries on plat): Agriculture w/ variance

(b) Requested New Zoning District Classification of Adjacent Property: B2 w/ liquor
(1,262 ft² for tavern/gaming)

5. Present use of Property: Furniture Store
- Proposed use of Property: 10,738 ft² for furniture store and 1,262 ft² leased for B2 w/ liquor for tavern & gaming.

6. Names, addresses and phone numbers of all owners of record:
Owner - Fields Family Corp - 3600 S 6th St. Rd., Springfield, IL 62703
* (President - Bob Fields - 217-899-9556)

Lease holder for 1262 ft² SE corner of building -
Old 66 Inc - 73 Greentrail Dr. Chatham, IL 62629
* (President - Josh Fields - 217-801-8810)

7. A special use permit is requested for the subject property. A statement of the applicant's described reasons and factual information supporting the requested special use is attached.

DATE: 4/10/10

SIGNATURE: 

OWNER'S CONSENT

[This part need be signed only if the applicant is different from the owner or if there is more than one owner of record]

I consent to this requested zoning change

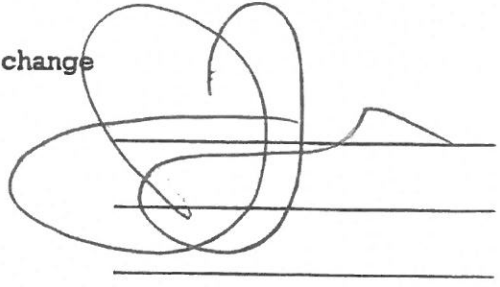


EXHIBIT A-10
LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 21, Township 14 North, Range 5 West of the Third Principal Meridian, in Sangamon County, Illinois; described more particularly as follows:

Commencing at the Northwest corner of the Northeast Quarter of the aforementioned Section 21; thence North 89 degrees 09 minutes 52 seconds East along the Section line a distance of 2018.92 feet to an iron pipe marking the true point of beginning; thence continuing North 89 degrees 09 minutes 52 seconds East along the Section line a distance of 597.04 feet to an iron pipe on the West right of way line of Palm Road; thence South 00 degrees 00 minutes 22 seconds East along said right of way line a distance of 241.12 feet to an iron pipe; thence South 89 degrees 10 minutes 03 seconds West 597.04 feet to an iron pipe; thence North 00 degrees 00 minutes 22 seconds West 241.09 feet to the true point of beginning.

Situated in Sangamon County, Illinois

Street Address: 10001 Palm Rd., Glenarm, Illinois
PIN(S): 29-21.0-200-033

Date 04/11/2018 Time 2:41 PM
Rec# 00305540 Operator mingels

Village of Chatham
116 E. Mulberry
Chatham, IL 62629
(217) 483-2451

/ 000000
Old 66, Inc.
10041 Palm Road
Glenarm IL 62536-

Zoning and Variances 200.00

Total 200.00

Cash 0.00

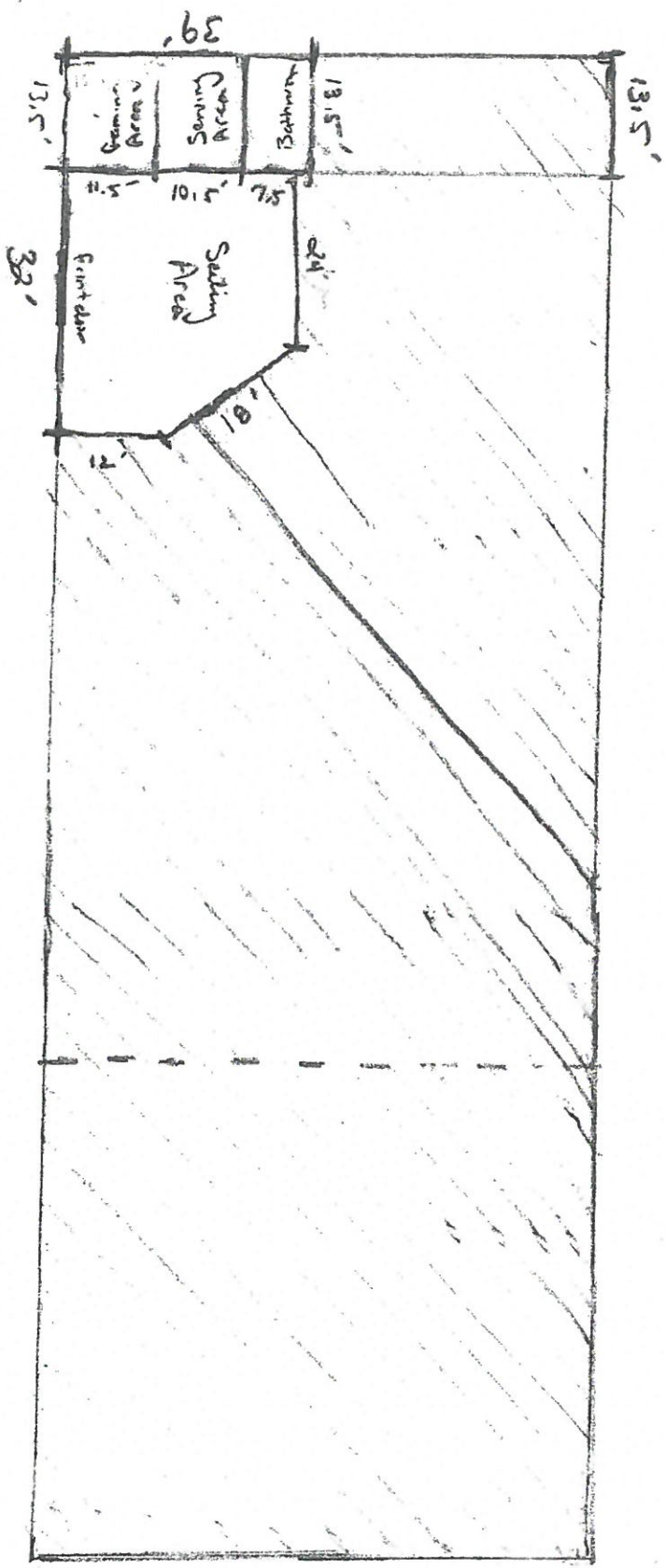
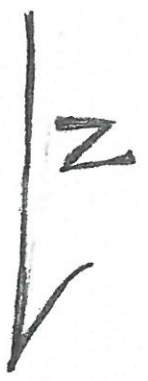
Check 200.00

1003

Change 0.00

10001 PALM RD.
 PLAT OF SURVEY
 (COUNTY MAP)
 217-801-8810 (JOSEPH REEDS)

Old Cole
 * Gaming + Tavern



Gaming area = 165.26'
 Seating Area = 141.75'
 Bathroom = 101.26'
 Seating Area = 864

Total Area = 1262.25'

Village President
Dave Kimsey

Village Clerk
Amy Dahlkamp

VILLAGE OF
CHATHAM
Family. Community. Prosperity.

Village Trustees
Terry Fountain
Brett Gerger
Nina Lindhorst
Ryan Mann
Matthew Mau
Paul Scherschel

20 April 2018

To: Adjoining Property Owners

From: Ryan Crawford – Zoning Administrator

Re: Notice of Public Hearing

Dear Adjoining Property Owner,

The Village of Chatham Planning Commission will hold a Public Hearing on Thursday, May 17, 2018 at 6:00 p.m. at the Chatham Municipal Hall located at 117 East Mulberry Street, Chatham, Illinois. The Planning Commission will hear a request from Mr. Josh Fields, owner of Old 66, Inc., a furniture store located at 10001 Palm Road, Glenarm, Illinois, to amend the zoning classification located at 10001 Palm Road, from P-1 (Pre-urbanized) to B-2 (General Business), and Mr. Fields also requests that 1,262 square feet of the same building be zoned B-2 Special Use for use as a gaming parlor with alcohol sales. This property is located on the west side of Palm Road (aka I-55 frontage road) approximately .5 miles north of Pulliam Road. This parcel of land is approximately 3.30 acres and is currently zoned P-1 (Pre-urbanized). A legal description and plat of survey is on file at the Village of Chatham's Zoning Administrator office located at 117 East Mulberry Street, and is available for review by the public upon request. Any questions concerning this public hearing should be directed to Ryan Crawford (1-217-697-5802) or Patrick McCarthy (1-217-697-5809)

Sincerely,

Ryan J. Crawford

Ryan Crawford
Zoning Administrator

Incorporated March 24, 1874

116 E Mulberry, Chatham, Illinois 62629 Phone (217) 483-2451 Fax (217) 483-3574

the quality and the quantity of the essays received strongly show the strength of our youth in Illinois and reinforce the importance this state plays in their lives."

Peterson's entry was judged a winner by a 10-member selection committee. In all, the association's Bicentennial Task Force awarded one \$1,000 scholarship, 11 scholarships for \$750 and 11 scholarships for \$250. A full list of winners can be found at IllinoisRealtors.org/Bicentennial.

"It was a pleasure to award this scholarship to such a fine

Urbain, Wainwright, Wainwright, Springfield's historic sites will feature interpretive exhibits of people, places and events which connect with Abraham Lincoln's vision for a nation of equal opportunity for all.

The Plaza's grand opening is a signature event of the state's Bicentennial Commission's celebration of the birth day milestone.

Illinois Realtors is one of the state's largest trade associations, representing more than 47,000 members engaged in all aspects of the real estate business.

Public Notice

REQUEST FOR PROPOSAL

Sealed bids are requested from Ball Chatham School District

#5 for
Ball-Chatham CUSD #5
Paper

Chatham, Illinois 62629

Qualifications and sealed bids will be received by the Board of Education of Ball-Chatham C.U.S.D. #5 at the District Office at 201 Mulberry St. Chatham, Illinois 62629, until May 10, 2018, 10 a.m., Central Standard Time. Bid proposals will be publicly opened and read aloud by the school administrative staff. Late bids will not be accepted and will be returned to the sender, unopened. Bids submitted via facsimile machine will not be accepted. Bid Proposals will be firm for thirty(30) calendar days. Specifications: 8 1/2 x 11 - 92 Bright - 20 pound

First semi delivery for July 15, 2018 - 21 pallets or 840 cases
Second semi delivery for February or March 2019 - 21 pallets or 840 cases

Any questions may be directed to:

Ball Chatham School District #5
C/O Charlotte A. Montgomery, Chief Financial Officer
201 W. Mulberry Street
Chatham, Illinois 62629
Telephone 217-483-2416

The Board of Education reserves the right to reject any or all proposals, any part of a proposal, to waive informalities and technicalities and to make the award in the best interest of the district.

C-4-26

a disciplinary referral at CACC.

Public Notice

NOTICE OF
PUBLIC HEARING
MAY 17, 2018

The Village of Chatham Planning Commission will hold a Public Hearing on Thursday,

May 17, 2018 at 6 p.m. at the Chatham Municipal Hall located at 117 East Mulberry Street, Chatham, Illinois. The Planning Commission will hear a request from Mr. Josh Fields, owner of

Old 66, Inc., a furniture store located at 10001 Palm Road, Glenam, Illinois, to amend the zoning classification located at 10001 Palm Road, from P-1 (Pre-urbanized) to B-2 (General Business), and Mr. Fields also requests that 1,262 square feet of the same building be zoned B-2 Special Use for use as a gaming parlor with alcohol sales. This property is located on the west side of Palm Road (aka 1-55 frontage road) approximately .5 miles north of Pullman Road. This parcel of land is approximately 3.30 acres and is currently zoned P-1 (Pre-urbanized). A legal description and plat of survey is on file at the Village of Chatham's Zoning Administrator office located at 117 East Mulberry Street, and is available for review by the public upon request. Any questions concerning this public hearing should be directed to Ryan Crawford (1-217-697-5802) or Patrick McCarthy (1-217-697-5809).

C-4-26

Clinton phone:

439-2614 or 439-6155



Mundhenkes second at Bass Fishing Open

Fifteen teams from area high schools competed at the third annual Glenwood High School Bass Fishing Open on Lake Sangchris on Saturday, April 21. Clouds and cooler temperatures at launch gave way to sunshine as teams fished until weigh-in began at 3 p.m.

Washington's Austin Anderson and Brett Coughlin won the tournament with a catch weighing in at 16.88 pounds, while Glenwood's Chase and Ty Mundhenke finished in second at 16.14 pounds. St. Teresa's Maxwell Trotter and Connor Kerraghan placed third at 11.65 pounds.

The Big Bass Award at 5.05 pounds went to Washington. Glenwood's Emma Busboom reeled in the second biggest fish at 4.60 pounds.

"What a great day! Thanks to everyone who helped, starting with Kayla Sallengier singing the National Anthem before launch," coordinator Jodi Mundhenke said. "Watching the competitors stand and salute our great country from their boats is something to see!"

Mundhenke also thanked Wyffes Seed, which donated and helped grill pork sandwiches and hot dogs fans and competitors this year. Lew's donated rod and reel combos awarded to the three teams.

Other prize sponsors included: Ameren, Angli Assets, Bass-et Bats, The B Dock, Casey's, Costello E-Bolt, Limit Out Lures & Scheels.

Eleven Glenwood teams participated on Saturday with five boats finishing in the ten. The next day, several Glenwood teams traveled Clinton Lake to compete in the 7th Annual Illini Bass Fishing Club High School Open.

"It was a tough day Clinton," Mundhenke said. "Glenwood's top three fishers were: Chase and Mundhenke, 5.16 pounds; Connor Jones and Cody Fisher at 4.61 pounds; and J Kaiser and Evan Kern at 3.9 pounds."

Glenwood next competes in the Edinburg Tournament on Saturday, April 28.

VOLUME 58 - NUMBER 5
THURSDAY, APRIL 26, 2018

POSTED 5-7-18



PUBLIC HEARING

The Village of Chatham PLANNING COMMISSION will hold a public hearing on
MAY 17, 2018 at 6:00 PM

The hearing will be held in the Chatham Municipal Hall located at 117 E.
Mulberry, Chatham, IL. They will take public comment on a petition for
ZONING AMENDMENT +
SPECIAL USE of this parcel of land ALL ITEMS IN B-2 +
from P-1 to B-2 / SPECIAL USE to allow SJU FOR TAVERN FOR FARMING

A legal description and plat of survey are on file in the Zoning Administrators
Office for review by the public. If you wish to give public comment in this matter,
please plan to attend the public hearing.

Posted MONDAY, MAY 7, 2018 By RYAN CRAWFORD
Zoning Administrator Village of Chatham