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Tx:4018876

**2020R08096**

04/17/2020 10:10 AM

REC FEE 60.00

GIS FEE 18.00

RHSP FEE 9.00

TOTAL: 87.00

PAGES: 16 DIANE

JOSHUA A LANGFELDER  
SANGAMON COUNTY RECORDER

**SPARTAN PARK-MINOR SUBDIVISION**



SPARTAN PARK - MINOR SUBDIVISION, SANGAMON COUNTY, ILLINOIS

COUNTY CLERK'S CERTIFICATE

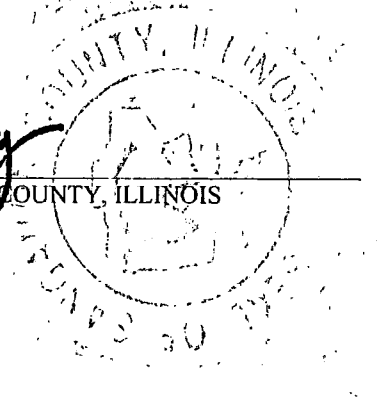
STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF SANGAMON        )

I, Don Gray, COUNTY CLERK OF SANGAMON COUNTY,

STATE OF ILLINOIS DO HEREBY CERTIFY THAT ON THE 16<sup>th</sup> DAY OF April, 2020, 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.

*Don Gray*

\_\_\_\_\_  
COUNTY CLERK, SANGAMON COUNTY, ILLINOIS



TAX I.D. # 29-05.0-100-003

BALL TOWNSHIP


SPARTAN PARK – MINOR SUBDIVISION, SANGAMON COUNTY, ILLINOIS

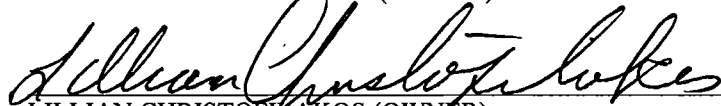
OWNERSHIP

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 16<sup>TH</sup> day of April, 2020.

  
\_\_\_\_\_  
HAROLD CHRISTOFILAKOS (OWNER)

  
\_\_\_\_\_  
LILLIAN CHRISTOFILAKOS (OWNER)

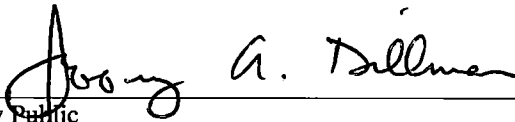
SPARTAN PARK – MINOR SUBDIVISION, SANGAMON COUNTY, ILLINOIS

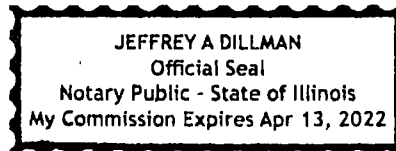
CERTIFICATION

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 16 day of April, 2020.

  
\_\_\_\_\_  
Notary Public





**SPARTAN PARK – MINOR SUBDIVISION,  
SANGAMON COUNTY, ILLINOIS**

**SCHOOL DISTRICT STATEMENT**

Section 765ILCS 205/1.005  
ILLINOIS COMPILED STATUTES

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF SANGAMON )

SUBJECT PROPERTY:     SPARTAN PARK – MINOR SUBDIVISION, SANGAMON  
  COUNTY, ILLINOIS

LOCATION: Part of the East Half of the Northwest 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 16<sup>TH</sup> day of APRIL, A.D., 2020.

  
\_\_\_\_\_  
OWNER  
HAROLD CHRISTOFILAKOS

  
\_\_\_\_\_  
OWNER  
LILLIAN CHRISTOFILAKOS

SANGAMON COUNTY, ILLINOIS

ORDINANCE  
NUMBER 20 - 14

**AN ORDINANCE APPROVING THE FINAL PLAT OF SPARTAN PARK  
MINOR SUBDIVISION**

DAVE KIMSEY, Village President  
AMY DAHLKAMP, Village Clerk

KRISTEN CHIARO  
ANDREW DETMERS  
BRETT GERGER  
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 April 14, 2020

Sorling Northrup – 1 N. Old State Capitol Plaza, Suite 200, P.O. Box 5131, Springfield, IL  
62705



**AN ORDINANCE APPROVING THE FINAL PLAT OF SPARTAN PARK  
MINOR SUBDIVISION**

**WHEREAS**, the Village of Chatham (“Village”), 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 is now operating under the provisions of the Illinois Municipal Code; 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 CHRISTOFILASKOS (hereinafter, “Owner”) has submitted an application for approval of the final plat for the Minor Subdivision known as Spartan Park Minor Subdivision (“Subdivision”), located within the corporate boundaries of the Village of Chatham; a true and correct copy of which is attached hereto as **Exhibit A**; and

**WHEREAS**, on April 9, 2020, 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

*Amendment  
as Reflected -  
Passed  
4-0*

**WHEREAS**, the Plan Commission ~~unanimously~~ recommended approving the final plat for the Subdivision; 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 President and Village Board believe it to be in the best interest of the Village to approve the Plat as attached hereto as **Exhibit A**.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Chatham, County of Sangamon, 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 Plat.** The final plat of Spartan Park Minor Subdivision as attached hereto as **Exhibit A**, is hereby approved by the Village.

**Section 3. 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 4. 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.

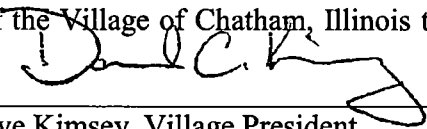
**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 14 day of April, 2020, at Chatham, Sangamon County, Illinois.

	AYE	NAY	ABSTAIN	ABSENT
KRISTEN CHIARO	X			
ANDREW DETMERS	X			
BRETT GERGER			X	
RYAN MANN	X			
MATT MAU			X	
PAUL SCHERSCHEL	X			
DAVE KIMSEY				

TOTAL	4		2	

**APPROVED** by the President of the Village of Chatham, Illinois this 14 day of April, 2020.

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

Attest:

  
 \_\_\_\_\_  
 Amy Dahlkamp, Village Clerk

**EXHIBIT A  
FINAL PLAT  
SPARTAN PARK MINOR SUBDIVISION**

**SPARTAN PARK - MINOR SUBDIVISION  
EASEMENT AGREEMENT EXHIBIT**  
PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5,  
TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
SANGAMON COUNTY, ILLINOIS.

**OWNERS:**  
HAROLD CHRISTIADAKOS  
LILLIAN CHRISTIADAKOS  
2201 MADELINE CT.  
SPRINGFIELD, IL 62764  
TAX I.D. NO.: 29-05-0-100-003

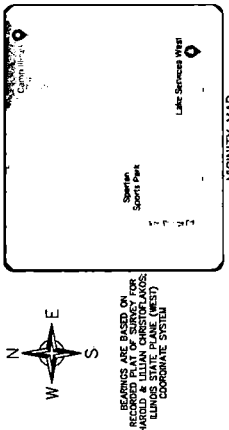
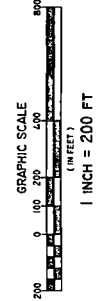
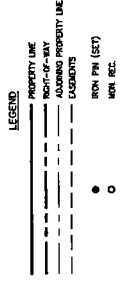
**IDENTITY:** THIS PLAN IS TO ESTABLISH TRACTS 1 & 2 AND EASEMENTS AS SHOWN HEREON.

**FLOOD ZONE INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE X, "AREA OF MINIMAL FLOOD HAZARD," AS SHOWN ON THE "FLOOD HAZARD ZONE MAP" OF SANGAMON COUNTY, ILLINOIS, PAUL, NO. 1107/02007, EFFECTIVE AUGUST 2, 2007.

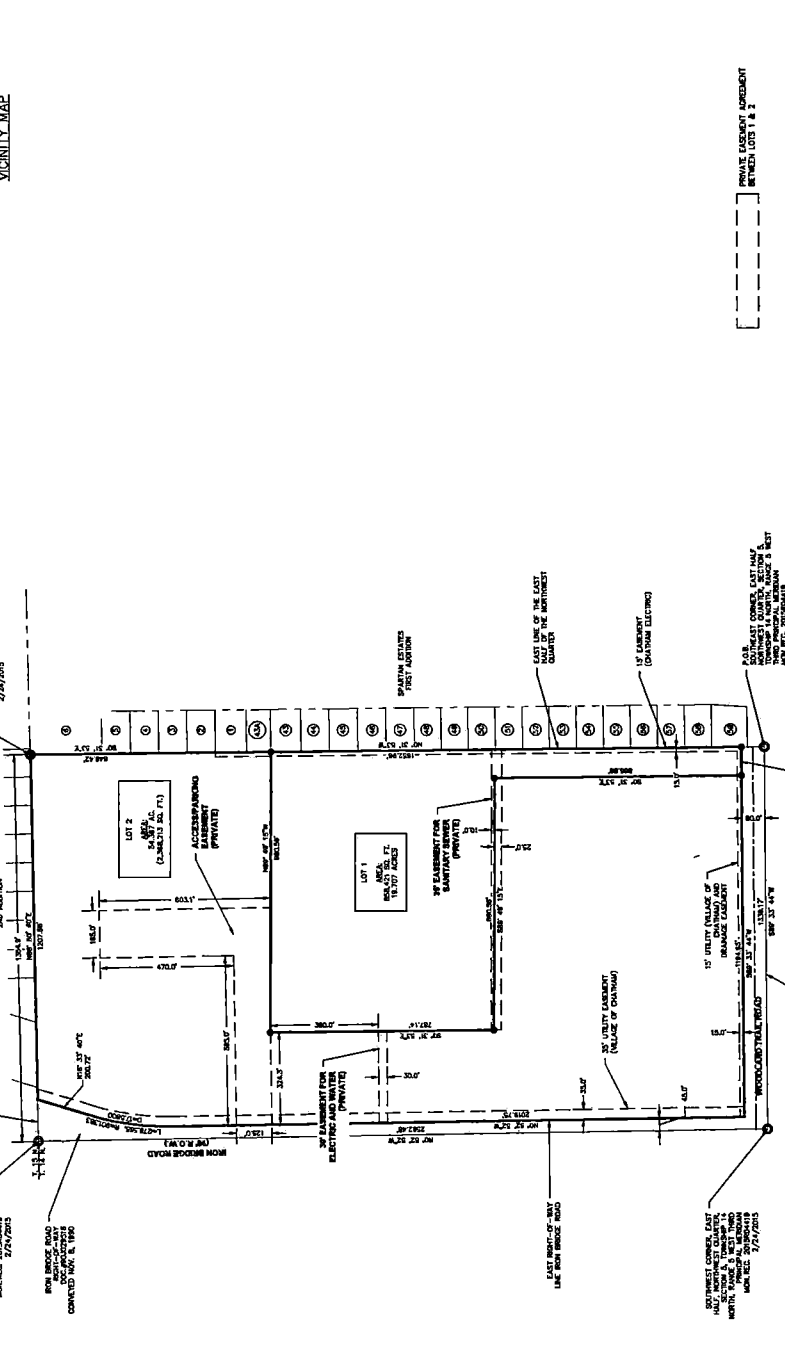
**ZONINGS:**  
EXISTING ZONING: B-1, B-2 & P-1  
PROPOSED ZONING: B-1, B-2 & P-1  
(SEE ZONING MAP)  
SETBACKS TO BE MAINTAINED FOR COMMERCIAL DISTRICTS:  
B-1: FRONT YARD: 20 FEET  
REAR YARD: 20 FEET  
SIDE YARD: 20 FEET  
B-2: FRONT YARD: 20 FEET  
REAR YARD: 20 FEET  
SIDE YARD: 20 FEET  
P-1: FRONT YARD: 30 FEET  
REAR YARD: 30 FEET  
INTERLUCE: 20 FEET  
(SEE ORDINANCE 153.132)

**UTILITIES:**  
SEWER: METROPOL - SPRINGFIELD METRO SANITARY DISTRICT  
WATER SUPPLY: CANTHAM  
ELECTRIC SERVICE: CANTHAM  
TELEPHONE: FRONTIER  
CABLE TV: FRONTIER  
SCHOOL DISTRICT: BAL-CHATHAM SCHOOL DISTRICT 5

**GENERAL NOTES:**  
1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, ADJACENT AND CURRENT TITLE SEARCH MAY DISCLOSE.



BEARINGS ARE BASED ON THE 1983 NATIONAL ADJUSTED HORIZONAL & UTM COORDINATES, ILLINOIS STATE PLANE (NAD 83) COGNOMINE SYSTEM.



**SURVEYOR'S CERTIFICATE:**  
I, PETER B. WADNER, A LICENSED SURVEYOR, HAVE MADE A CAREFUL AND THOROUGH REVISION OF THE SURVEY AND THE PROFESSIONAL SEALS AND COMMENTS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PETER B. WADNER, L. SURVEYOR NO. 3860      DATE \_\_\_\_\_

THIS PROPERTY IS SUBJECT TO ALL PREVIOUSLY CONVEYED RIGHTS-OF-WAY AND EASEMENTS THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

**BACON | FARMER | WORKMAN**  
ENGINEERING & TESTING, INC.  
1000 N. BROADWAY, SUITE 100  
SPRINGFIELD, ILLINOIS 62764  
TEL: 217-223-1111  
WWW.BACONFARMERWORKMAN.COM

**BFW**

SPARTAN PARK - MINOR SUBDIVISION - EASEMENT EXHIBIT  
SPARTAN PARK  
2200 N. BROAD ROAD  
SPRINGFIELD, SANGAMON COUNTY, IL

FOR SPARTAN PARK - CHATHAM, ILLINOIS

**SHEET SV1.0**

PROJECT NO. 20084    DATE 09/02/2008  
DRAWN BY JMM    CHECKED BY BACON  
REV. DESCRIPTION    REV. DATE





OWNERS:  
 HAROLD CHRISTOPOULAKOS  
 LILIAN CHRISTOPOULAKOS  
 2201 MADRID, IL 62704  
 SPRINGFIELD, IL 62704  
 TAX ID. NO.: 29-030-100-003

INTENT:  
 THE INTENT OF THIS PLAN IS TO ESTABLISH  
 PLOTS 1 & 2 AND EASEMENTS AS SHOWN  
 HEREON.

FLOOD ZONE INFORMATION:  
 THIS PROPERTY IS LOCATED IN FLOOD ZONE X, "AREA  
 OF MINIMAL FLOOD HAZARD". AS SHOWN ON THE  
 FLOOD INSURANCE RATE MAP (FIRM) NUMBER  
 PANEL NO. 17B07000E, EFFECTIVE AUGUST 2, 2007.

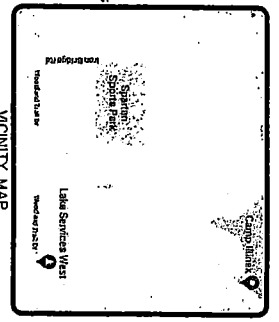
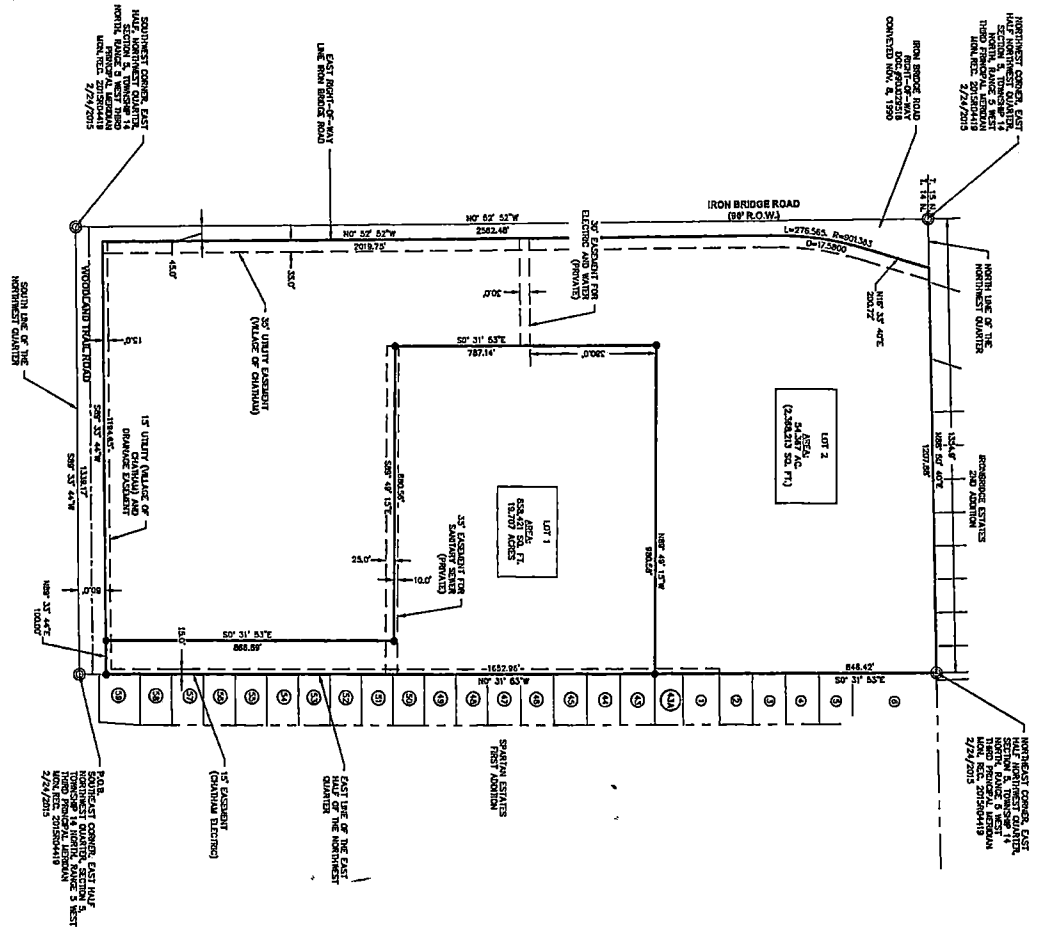
ZONING:  
 EXISTING ZONING: B-1, B-2, B-3 & P-1  
 (SEE ZONING MAP)  
 SETBACK REQUIREMENTS FOR COMMERCIAL DISTRICTS:  
 B-1: FRONT YARD: 20 FEET  
 SIDE YARD: 20 FEET  
 REAR YARD: 20 FEET  
 B-2: FRONT YARD: 20 FEET  
 SIDE YARD: 20 FEET  
 REAR YARD: 20 FEET  
 P-1: FRONT YARD: 20 FEET  
 INTERIOR: 25 FEET  
 CORNER: 30 FEET  
 (SEE ORDINANCE 154.132)

UTILITIES:  
 SEWER: AEROGRA - SPRINGFIELD METRO SANITARY DISTRICT  
 WATER SUPPLY - CHATHAM  
 ELECTRIC SERVICE - CHATHAM  
 GAS DISTRIBUTION - CHATHAM  
 GAS PROTECTION - CHATHAM  
 FIRE PROTECTION - CHATHAM  
 SCHOOL DISTRICT - BALL-CHATHAM SCHOOL DISTRICT 5

GENERAL NOTES:  
 1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH  
 FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,  
 OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE  
 AND CURRENT TITLE SEARCH MAY REVEAL.

SPARTAN PARK - MINOR SUBDIVISION  
 PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5,  
 TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
 SANGAMON COUNTY, ILLINOIS.

CAR# I-40A



LEGAL DESCRIPTION:  
 Part of the East Half of the Northwest Quarter of Section 5, Township 14 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:  
 The East Half of the Northwest Quarter of said Section 5, excepting therefrom that part conveyed to the people of the County of Sangamon, State of Illinois by warranty deed recorded November 8, 1890 as document number 90J029516.  
 Also, excepting the South 80.00 feet of the aforesaid East Half of the Northwest Quarter of Section 5.  
 Containing 74.074 Acres, more or less.

2020R08096  
 04/17/2020 10:10 AM  
 REC FEE 60.00  
 GAS FEE 18.00  
 RHSP FEE 9.00  
 TOTAL: 87.00  
 PAGES: 16  
 DIANE  
 JOSHUA A LANGFELDER  
 SANGAMON COUNTY RECORDER

PLAT CERTIFICATION  
 THE PLAT OF THE SANGAMON IS RECOMMENDED TO THE VALUE BOARD FOR SET THEREIN BY 153.114.  
 DIVISION CHIEF/PLAT REVIEW COMMISSION  
 DATE: 4-15-20  
 VALUE PRESIDENT  
 DATE: 4-14-20  
 VALUE CLERK  
 DATE: 4-14-20

SURVEYOR'S CERTIFICATE  
 I DO HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION, THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS ANNUAL STANDARDS FOR A BOUNDARY SURVEY.  
 PETER B. VANDER, IL SURVEYOR NO. 3860  
 DATE: 4-14-2020

SPARTAN PARK - MINOR SUBDIVISION

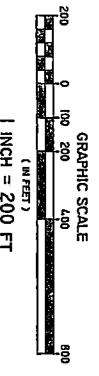
SV1.0 SHEET

FOR SPARTAN PARK - CHATHAM, ILLINOIS

BACON | FARMER | WORKMAN  
 ENGINEERING & TESTING, INC.

PROJECT NO. 20084 DATE 03/18/2020  
 DRAWN BY: A. CARLIS CHECKED BY: WAGNER

REV.	DESCRIPTION	BY	DATE
1			
2			
3			



LEGEND  
 PROPERTY LINE  
 RIGHT-OF-WAY  
 ADJOINING PROPERTY LINE  
 EASEMENTS  
 IRON PIN (SET)  
 MON. MARK.