

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 22 - 31

**AN ORDINANCE APPROVING PRE-ANNEXATION AGREEMENT FOR 10041 PALM
ROAD**

DAVE KIMSEY, Village President
DAN HOLDEN, Village Clerk

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

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Chatham
on July 12, 2022

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

Ordinance No. 22- 31

AN ORDINANCE APPROVING PRE-ANNEXATION AGREEMENT FOR 10041 PALM ROAD

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 landowners which have expired or are about to expire; and,

WHEREAS, BOSAJE, LLC has recently acquired the parcel commonly known as 10041 Palm Road, Glenarm, IL hereinafter further described on **Exhibits A** ("Premises"), which is currently under a pre-annexation agreement with the Village; 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, the Owner wishes to enter into a new pre-annexation agreement with the Village for a period of twenty (20) years; 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 Agreement with BOSAJE, LLC as attached hereto as **Exhibit A**.

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 agreement attached hereto as **Exhibit A**.

Section 3. Execution. The Village shall annex the Premises in accordance with the pre-annexation agreement if and when the 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.

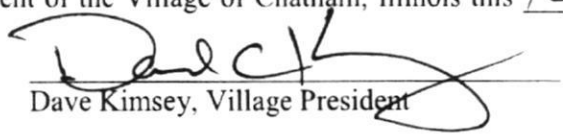
Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

	AYE	NAY	ABSTAIN	ABSENT
KRISTEN CHIARO	/			
MEREDITH FERGUSON	/			

JOHN FLETCHER				
BRETT GERGER				
TIM NICE				
CARL TRY				
DAVE KIMSEY				
TOTAL	6	-	-	-

Voices
Vote

7-14 **APPROVED** by the President of the Village of Chatham, Illinois this 12 day of _____, 2022.


 Dave Kimsey, Village President

Attest:

 Dan Holden, Village Clerk

Exhibit A
BOSAJE, LLC 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 BOSAJE, LLC, 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 10041 Palm Road, Glenarm, IL ("Premises"); and,

WHEREAS, the Premises is legally described as:

Part of the Northeast Quarter of Section 21, Township 14 North, Range 5 West of the Third Principal Meridian, 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 57 seconds East along the Section line, a distance of 519.42 feet to an iron pipe marking the true point of beginning; thence continuing North 89 degrees 09 minutes 57 seconds East along the Section line a distance of 2,096.51 feet to an iron pin on the West right-of-way line of Palm Road (I-55 Service Road); thence South 00 degrees 00 minutes 00 seconds West along said right-of-way line a distance of 301.09 feet; thence South 89 degrees 10 minutes 03 seconds West a distance of 592.65 feet to an iron pin; thence South 00 degrees 00 minutes 00 seconds West a distance of 176.08 feet; thence South 89 degrees 10 minutes 03 seconds West a distance of 1,500.45 feet; thence North 00 degrees 24 minutes 34 seconds West a distance of 477.08 feet to the true point of beginning. Situated in Sangamon County, Illinois. Pin(s): 29-21-200-019 and 29-21-200-018; 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, the Premises is subject to an existing Pre-Annexation Agreement, which this pre-annexation agreement is intended to supplant.

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 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 Premises becomes contiguous to the Village, the Village shall pass an Ordinance annexing the Premises 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.

The Premises is currently subject to the Village 's Zoning Code. Owner agrees that the is currently zoned pursuant to the Village Zoning Code and change in said zoning will need to follow the procedure set forth in the Village Code and the Illinois Municipal Code.

3. OBLIGATION TO DEVELOP PER CODE.

In the construction and use of improvements on the Premises 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:
BOSAJE, LLC
10041 Palm Road
Glenarm, IL 62536

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 Premises, (ii) except for a mortgage on the Premises, no other person has any legal, beneficial, contractual, or security interest in the Premises and that annexing the Premises 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 12th day of July, 2022, at Chatham, Illinois.

VILLAGE OF CHATHAM

By: David Kimsey
David Kimsey, Village President

Attest:

By: [Signature]

Village Clerk

OWNER:

[Signature]
BOSAJE, LLC

By: Sam Moricani

Its: _____



Water Map



Legend

- ★ Meter Pit
- ⊕ SSWC, ACT
- ⊕ VOC, ACT
- ⊕ VOC, NIS
- Bend
- ⊕ Spigot
- ⊕ Cap
- ⊕ Cross
- ⊕ Reducer
- ⊕ Saddle
- ⊕ Tap
- ⊕ Tee
- ⊕ Wye
- ⊕ Butterfly
- ⊕ Gate
- ⊕ Hydrant Valve
- ⊕ Pressure Regulating Valve
- Commercial
- Domestic
- Hydrant Laterals
- Industrial
- Institutional
- Irrigation
- Abandon

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