

ORDINANCE NO. 67-5

AN ORDINANCE ESTABLISHING REGULATIONS FOR
SUBDIVISIONS AND STANDARDS FOR THE DEDICATION
AND ACCEPTANCE OF STREET IMPROVEMENTS AND
OTHER ESSENTIAL IMPROVEMENTS FOR PUBLIC USE.

VILLAGE OF CHATHAM

Mayor

LEO GERMANN

Village Clerk

ROSALIND HATTEN

Trustees

JIM CHASTEEN

ROBERT MEDD

ROBERT DODSON

WENDELL SYSON

ROBERT KELTNER

ROBERT WILSON

City Attorney

JASPER S. GULLO

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SECTION I. Purposes: The regulations contained herein protect health and promote public safety. They pertain to the manner in which land may be subdivided and improved. The regulations for the preparation, approval and recording of subdivision plats and regulation relating to public improvements to be constructed in each Subdivision so that there will be harmonious development in the Village of Chatham, and so that there will be coordination of streets and other public open spaces in new Subdivisions, with other existing or planned streets and public open spaces of the Village of Chatham.

SECTION II. DEFINITIONS:

For the purpose of this ordinance the following words, terms, phrases and their derivations shall have the meaning given in this section. The word "shall" is always mandatory and not merely directory.

ALLEY is a public way used primarily as a service access to the rear or side of a property which abuts on a street.

BLOCK is the distance as measured along a street between intersecting streets from center line to center line, and, where the context requires, it also means the enclosed area within the perimeter of the streets or property lines enclosing it.

CUL-DE-SAC is a minor street with only one outlet.

CURB AND GUTTER is a permanent type pavement edging as required in this ordinance.

DRAINAGE COURSE is a natural water course or indenture for the drainage of surface waters.

EASEMENT is a grant by a property owner of the specific use of said land to the public generally or to a person or persons.

FINAL PLAN OR FINAL PLAT is the engineering drawing of a subdivision prepared in the manner and containing the data, documents and information required by this ordinance.

FREE HAND SKETCH is the pencilled or rough drawing showing approximate street and lot layouts superimposed upon a contour map of the proposed subdivision or greater area suggested by this ordinance.

HALF STREET is a street bordering one or more property lines of a tract of land in which the subdivider has allocated but part of the ultimate right-of-way width in accordance with the requirements as set forth in this ordinance.

LOCATION MAP is a preliminary map or drawing of a proposed subdivision containing the data and information suggested by this ordinance.

LOT is the tract within a subdivision marked by the subdivider as a numbered, lettered or otherwise identifiable tract to be offered as a unit for sale or transfer of ownership or for building development.

MINOR, INDUSTRIAL OR COMMERCIAL STREET is a street of relatively short length and limited continuity that provides direct access to an industrial or a commercial district and is designed to discourage its use by through traffic.

MINOR RESIDENTIAL STREET is a street of relatively short length and limited continuity that provides direct access to a limited number of abutting residential properties and for the local needs of a neighborhood, and is designed to discourage its use by through traffic.

OWNER is any individual, firm, association, partnership, trust, corporation or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this ordinance.

PRE-APPLICATION MEETING is a meeting between the subdivider and the Board of Trustees, when advisable, appropriate municipal officials, prior to subdividing suggested by provisions hereinafter shown in this Ordinance.

PRELIMINARY PLAN is the tentative map, drawing or chart of a proposed subdivision or greater area prepared in the manner and containing the data, documents and information required by this ordinance.

PROTECTIVE COVENANTS are contracts entered into between private parties and constitute a restriction on the use of all private property within a subdivision for the benefit of property owners, and to provide mutual protection against undesirable aspects of development which would tend to impair stability of values.

PUBLIC IMPROVEMENT is any sanitary sewer, storm sewer, drainage ditch, water main, roadway, parkway, sidewalk, pedestrian way, planting strip, off-street parking area, or other facility for which the Village may ultimately assume the responsibility for maintenance and operation.

REVERSE STRIP is a tract of land which enables access to interior lots from streets.

SIDEWALK is that portion of a street or pedestrian way, paved or otherwise surfaced, intended for pedestrian use only.

SUBDIVIDER is any person commencing proceedings under this ordinance for himself or for another.

SUBDIVISION OF LAND is the division of land or a tract of land into two or more parts, lots or parcels, any division of land when a new street is involved for the purpose of sale, transfer of ownership or building development. The term subdivision includes re-subdivision and the division of a lot or parcel, any of which is less than five acres in area.

The following shall not be deemed a subdivision:

The division of a lot, as herein defined, or a lot of record shall not be deemed a subdivision providing that such division creates (a) only two parcels of land over any twelve month period and, (b) no new street is thereby to be dedicated, or projected through said land.

The division of a parcel of land into two or more lots or parcels, all of which resultant parcels exceed five acres, and if a new street is not involved.

The sale or exchange of parcels or tracts of land on record and existing on or before the effectual date of this Ordinance into no more than two parts and not involving any new streets or easements of access.

SECTION III. PROCEDURE

To subdivide any land into lots and blocks in and of the Village of Chatham, Sangamon County, Illinois, or with reference to the Subdivision of any lands to be annexed and incorporated to the Village of Chatham an owner or subdivider shall follow the procedure noted below:

PRE-APPLICATION MEETING. It is suggested that the subdivider meet with the Village Board of Trustees. The purpose of the meeting is to discuss the feasibility of the proposed subdivision and to determine if the proposed development will comply with this regulation and other plans and ordinances that are in existence in the Village of Chatham.

LOCATION MAP TO BE SUBMITTED. Before preparation of a preliminary plan, the subdivider shall submit prints of a location map to the Board of Trustees. A free hand sketch of the subdivision layout may be submitted with the location map.

PRELIMINARY PLAN TO BE APPROVED. The Subdivider shall file with the Board of Trustees three (3) prints of a preliminary plan for reference to the Board of Trustees.

APPROVAL OF FINAL PLAN. Within 12 months after the approval of the preliminary plan, the final plat shall be submitted to the Board of Trustees for its recommendation and approval of final plat by the Board of Trustees. The Subdivider shall submit the original tracing and three (3) prints of the final plat, which must retain the overall characteristics of the preliminary plan and which may include all or a part of the area shown on the preliminary plan; and he shall install the required improvements.

SECTION IV PRE-APPLICATION MEETING.

Before carrying out expensive engineering work and in order to prevent unnecessary and costly revisions to the tentative plan of a proposed subdivision, this ordinance suggests a meeting between the subdivider and the Board of Trustees of the Village of Chatham to discuss the proposed development. The purpose of this meeting is to provide the subdivider with positive guidance, while allowing him full freedom within the regulatory framework to contribute his individual creative talents to building the region. This purpose is best served by a complete discussion of the proposed subdivision.

The pre-application meeting is intended to assist the subdivider in formulating his development plans. At this early stage, the meeting will identify the present and future -

1. Extension of streets and utilities.
2. Plans for expansion of other facilities.
3. Public land needs of the Village.
4. Special conditions affecting the proposed Subdivision site.

SECTION V. PRELIMINARY PLAN.

Preliminary Plan, Requirements. The preliminary plan shall show the following:

1. Identification and Description:
 - A. The proposed name of the Subdivision of the title under which it is to be recorded (not duplicating a name of any plat heretofore recorded in the Village).
 - B. The names and addresses of the owner, Subdivider, engineer and registered land surveyor.
 - C. The north point, graphic (engineering) scale of one inch to 100 feet (1" to 100'), is suggested.
 - D. The date of preparation.
 - E. A note stating "Preliminary Plan - NOT to be recorded by the Recorder of Deeds".
2. Existing Conditions:
 - A. The boundary line of the proposed subdivision clearly indicated and the total approximate acreage therein.

- B. The locations, widths and names of all existing or previously platted streets or other public ways, showing type of improvements, if any, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, easements, section and township lines within the tract and to a distance of 200 feet beyond the proposed subdivision.
- C. The location and size of existing sewers, water mains, culverts or other underground facilities within the proposed subdivisions and to a distance of 200 feet beyond.
- D. Topographic data including existing contours at vertical intervals of not more than two feet unless a greater interval is required to properly depict rough terrain.

3. Subdivision Design Features:

- A. Layout of streets - showing right-of-way widths and street names. Public streets shall be required in all subdivisions.
- B. Location and widths of alleys, pedestrians ways, utility easements, lots and setback lines.
- C. Areas intended to be dedicated or reserved for public use- indicating, in each the approximate area in acreage.
- D. Layout, numbers and typical dimensions of lots to the nearest foot. Letters shall not be used for identification of lots or blocks.
- E. Minimum front and side-street building lines; with dimensions indicated.
- F. Areas other than streets, alleys, pedestrian ways and easements intended to be dedicated or reserved for public use; for each, the approximate area in acres shall be indicated.

4. Protective Covenants:

An outline of any protective covenants for a proposed subdivision shall accompany the preliminary plan, that is - type of structures, architectural controls, and other similar covenants.

5. Preliminary Plan, Review.

The preliminary plan shall be reviewed by the Village Board of Trustees.

Preliminary Plan, Approval. If, at that or any meeting after said review, the Board of Trustees by a majority vote shall find that such proposed plans satisfiesthe requirements of this ordinance, the Village Clerk shall endorse approval thereon in substantially the following language:

"The proposed plan of subdivision herein is approved and the Village of Chatham is ready to receive the final plan of said subdivision for consideration. This is NOT an Approval of the final plan.

"DATED:

"BY: _____
VILLAGE CLERK

One print of the preliminary plan so endorsed shall be returned to the subdivider by personal delivery or by mail, and one print so endorsed shall be retained on file with the Village Clerk.

Preliminary Plan, Disapproval. If, at its next meeting after the Subdivision review, the Board of Trustees by majority shall find that such proposed plan does not satisfy the requirements and intentions of this ordinance, it shall specify its objections to be shown by minutes of said meeting and thereupon disapprove such preliminary plan or may recommend approval thereof conditioned upon specific changes in the proposed plan to remove its objections.

A subdivider may submit to the Board of Trustees an amended preliminary plan for the purpose of complying with any order of the Board of Trustees.

Lands known to be subject to flooding or containing extremely poor drainage facilities. No plan shall be approved for subdivision which is subject to periodic flooding or which contains extremely poor drainage facilities. However, if the subdivider agrees to make improvements which shall, in the opinion Board of Trustees, make the area completely safe for residential occupancy, and provide adequate drainage, the preliminary plan of the subdivision may be approved.

SECTION VI FINAL PLAN

Final Plan, Preparation. Receipt by the subdivider of print of the preliminary plan approved by the Board of Trustees shall constitute authority for the subdivider to proceed with further plans and specifications for installation of required land improvements and the

minimum design and layout standards established by this ordinance for submission to the Board of Trustees.

Final Plan, Requirements. All information, except topographic data, required on the preliminary plan shall be shown accurately, so that clear and legible contact prints or photostatic copies may be made. Said final plan shall be drawn to a scale of not more than 100 feet to the inch and shall be submitted to the Board of Trustees with three additional prints thereof.

Final Plan, Details. Said final plan of the subdivision shall show:

1. The name of the subdivision, a graphic(engineering) scale, a north point, the name of the owner(s) and the subdivider(s), and the date.
2. A correct legal description of the plat.
3. Boundary lines with accurate distances and angles.
4. Lines of all proposed streets and alleys with their width and names.
5. Line of departure of one street from another.
6. Names of streets and widths of proposed and adjoining streets and alleys.
7. All lots designated by number.
8. Location of all easements provided for public use, service or utilities. Easements shall include anchor space for pole lines.
9. All dimensions, both linear and angular, necessary for locating, the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/100 of a foot.
10. Radii, arcs or chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners.
11. Location of all survey monuments and their description.
12. Accurate outline of any portions of the property intended to be dedicated or granted for public use and the designation of such.
13. Protective covenants lettered on the final plat, or appropriately referenced thereon.

14. Acknowledgement of the plat by the owner (s) and spouse (s), if any, or a duly authorized attorney and a notary public. Sample certificates are as follows and may be included on the Final Plan or attached thereto.

CERTIFICATE OF 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 (he) (she) has caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under the style and title hereon indicated.

Dated this _____ day of _____, A. D. 19_____.

(Address)

CERTIFICATE BY NOTARY PUBLIC

STATE OF ILLINOIS)
 : SS.
COUNTY OF SANGAMON)

I, _____ a Notary Public in and for the County of _____ in the State of _____, do hereby certify that _____ personally known to me to be the same person (s) whose name (s) (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledged that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ A. D. 19_____.

Notary Public

15. Certification by a registered Illinois Land Surveyor attesting to the accuracy of the survey and the correct location of all monuments.

Sample certificate as follows:

CERTIFICATION BY THE SURVEYOR

STATE OF ILLINOIS)
 : SS.
COUNTY OF SANGAMON)

This is to certify that I _____, Illinois Land Surveyor No. _____, have surveyed and subdivided the following described property:(legal description) as shown on this plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Village of Chatham relative to plats and subdivisions have been complied with in the preparation of this plan.

Given under my hand and seal at _____, Illinois, this _____ day of _____, A. D. 19_____.

SECTION VII MINIMUM DESIGN AND LAYOUT STANDARDS

The following standards and requirements shall apply to all new subdivisions of land; and they shall be interpreted to encourage and facilitate better physical quality within this area.

1. Conformity to Community Plans

The location and width of all streets shall conform to the official and Regional Plans for streets and thoroughfares that have been adopted pursuant to the requirements of the State Statutes for Cities and Villages.

2. Street Plan

The arrangement, character, extension, width, and location of all streets shall be considered in their relationship to existing and planned streets; to reasonable circulation of traffic within the subdivision and adjoining lands; to topographic conditions, to runoff of storm water; to public convenience and safety; and in their appropriate relationship to the proposed uses of the area to be served.

A. Width of Streets and Alleys

All right-of-way widths shall conform to the following dimensions:

Minor Streets, as required by the Board 40 to 50 feet minimum

Dead-end Streets
(Cul-de-sac) 50 feet minimum

Alleys 18 feet minimum

B. Alignment and Continuation

Where streets are not a part of an Official Plan or plan of other agency having jurisdiction noted above, the arrangement of the streets in a subdivision shall provide for the alignment and continuation of the appropriate projection of existing principal streets in surrounding areas, or shall conform to an approved plan for the neighborhood which meets a particular situation where topographic or other conditions make continuance of or conformance to existing streets impracticable.

C. Additional Width of Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way if necessary to meet the minimum street width requirements set forth in this Section as follows:

(1) The entire additional right-of-way shall be provided where the subdivision is on both sides of the existing street.

(2) When the subdivision is located on only one side of an existing street, one-half or more of the required additional right-of-way shall be provided as deemed necessary by the Board of Trustees.

D. Minor Streets shall be so aligned that their use by through traffic will be discouraged.

E. Cul-de-sac and Temporary Dead-end Streets

(1) Cul-de-sacs shall not be more than 500 feet in length (measured from street of origin to end of right-of-way) unless necessitated by some unusual conditions of topography. They shall be provided at the closed end with a circular right-of-way of at least 100 feet in diameter for turning movements.

(2) Temporary Dead-end

Where it is necessary to provide for street access to adjoining property not yet subdivided, proposed streets shall be extended by dedication to the boundary of such unsubdivided property. Such temporary dead-end streets that serve more than four lots shall be provided with a temporary turnaround having a right-of-way diameter of 100 feet.

F. Half Streets shall be prohibited, except where essential development of the subdivision in conformity with other requirements of the regulations and when the Board of Trustees finds that it will be practicable to require the dedication of other half when the adjoining property is subdivided.

G. Private Streets and Reserve Strips

There shall be no private street platted in any subdivision. Every subdivided lot shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets and there shall be no reserve strips or area enabling access to interior lots from streets in residential subdivisions.

H. Alleys are not permitted in residential areas unless deemed necessary by Board of Trustees. Service access or alleys shall be provided to all lots to be used for business and industrial development.

I. Railroad Crossings

Where a subdivision abuts a railroad right-of-way, the number of streets crossing the railroad shall be kept to a minimum and shall be located to facilitate grade separation.

J. Street Names

A proposed street which is in alignment with and joins an existing and named street shall bear the name of the existing street. The use of the suffix "street", "avenue", "boulevard", "driveway", "place" or "court" or similar description shall not be deemed a sufficient distinction between names of a street having a common prefix. Accordingly, such practice should be avoided throughout the Village.

3. Technical Street Design Standards.

A. Street Jogs

Street centerline offsets of less than 125 feet are not recommended.

B. Intersections.

Street intersections shall be as nearly at right angles as is possible, and no intersections shall be at an angle of less than sixty degrees

C. Drainage

Storm sewers, culverts and related installations shall be provided to permit unimpeded flow of natural water courses, to drain all low points along streets, and to intercept storm water run-off along streets at intervals reasonably related to the extent and grade of the area drained. In the design of storm sewage installations, special consideration shall be given to avoidance of problems which may arise from concentration of storm water run-off over adjacent properties.

D. Design Standards.

The Board of Trustees reserves the right to establish by Ordinance detailed street design standards not specifically covered in this subdivision regulation.

4. Easements.

Easements with a minimum width of ten feet shall be provided for any overhead or underground utility service, including storm water drainage where necessary in or over undedicated land. In so far as possible, easements shall be located to the rear of each lot and along such lines as to provide continuity of alignment from block to block.

Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a drainage easement conforming substantially with the lines of such water course. It shall include an additional area, 10 feet wide, adjoining both edges of the established area that has been affected by damaging flood waters, as certified by the subdivider or his engineer.

5. Sizes of Blocks.

In residential subdivisions blocks shall not be less than four hundred, nor more than eighteen hundred feet in length, measured along the greatest dimension of the enclosed block area. Blocks shall be wide enough to allow lots of a minimum depth of 100 feet. Blocks

must fit readily into the over-all plan of the subdivision and the design must evidence consideration of lot planning, easy traffic circulations, and provide space for public land uses as may be needed in the neighborhood.

SECTION VIII PARK AND OTHER PUBLIC OPEN SPACE.

Due consideration shall be given to the allocation of suitably located areas of adequate size for park, and playground needs for local or neighborhood use as well as areas needed for other public uses.

Where a proposed neighborhood park, or recreation area of public access to water frontage, shown on the final Plat, is located in whole or in part in the applicant's subdivision, the Board of Trustees may reserve as a condition of final approval that such space within the subdivision be reserved and not developed for a period not to exceed two years from the date of such final approval so that within said period the appropriate public agency may acquire said land in the manner provided by law and before it is developed for some purpose not within the final Plat. If the land is not so acquired and no legal action for acquisition is filed by such public agency within such period, said reservation shall be of no further effect and suchlands then may be used for other purposes consistent with the final plat by the then owner and subdivider.

SECTION IX REQUIRED IMPROVEMENTS

A final plan for subdividing shall be approved by the Board of Trustees only after receipt of a statement signed by the said Board certifying that the plans and specifications for improvements described therein have been prepared by a Registered Professional Engineer and that construction conforms with the requirements and regulations, and meets the minimum requirements of all applicable ordinances of the Village in compliance with the following:

1. Streets: Alleys, Monuments, Pedestr'an Ways and Public Utilities.

A. A. Registered Professional Engineer or a Registered Land Surveyor acting for the subdivider shall meet with the Township Highway Commissioner on the location of the subdivision and shall present sufficient data and information relative to the proposed street improvements to insure satisfactory grading and drainage. The Township Highway Commissioner may refer matters that require additional clarification to the Board of Trustees.

B. The subdivider shall enter into a contract with the Board of Trustees wherein for the consideration of the acceptance of the street improvements by the Board, the subdivider agrees to construct streets in the subdivision to the standards prescribed herein at his own expense, with no cost to the Village of Chatham. The subdivider shall post a surety bond or certified check for completion in the sum of 10% of the full amount of the cost of construction and for all the required improvements listed herein as estimated by a Registered Professional Engineer or Registered Land Surveyor who has been approved by the Subdivider to insure the faithful performance of this contract.

C. Grading

- (1) The full width of the right-of-way shall be graded including the subgrade of the areas to be paved.
- (2) All stumps and trees that cannot be saved, boulders and similar items shall be removed.
- (3) All grading in the subdivision shall be related to the topography of the surrounding area. All street embankments shall be raised at least one and one-half feet above high water.

D. Surface Water Drainage

- (1) The subdivision shall have an adequate storm water system which shall be connected with an approved outlet.

E. Minimum Pavement Widths

(1) All streets shall be improved with pavements to an overall width in accordance with the following minimum dimensions:

<u>Type of Street</u>	<u>Pavement Width</u>
Minor Street, as required by Board.	40 to 50 feet
Cul-de-sac	50 feet
Half Street	1/2 the width of the proposed street but not less than 25feet
All Regular Streets	50 feet
Streets with curbs and gutters	32 feet

Exceptions: In residential subdivisions containing lots more than 43,560 square feet in area, having a minimum lot frontage age of 150 feet- Minor Streets and Dead-End Streets shall have a minimum pavement width of 24 feet with a compacted eight foot wide shoulder on both sides of the pavement of which the first three feet bordering the pavement shall be six inches thick compacted gravel or crushed stone; and the remainder shall be compacted earth or better.

(2) Pavement in cul-de-sac turnabouts in all developments shall have a minimum diameter of 80 feet with permanent type edge.

(3) The Board of Trustees reserves the right to establish Streets in industrial or business subdivisions to be required to have greater width as may be suggested by the Board of Trustees.

F. Street Surfacing

(1) Width of travelled surface shall be 20 feet.

(2) Width of earth shoulder shall be 3 feet shaped to drain.

(3) The base course shall be a depth of six (6 ") inches consisting of gravel or crushed stone base course, in accordance with Illinois Division of Highway's specifications being Grade 7 gravel or grade 8 crushed stone. If crushed gravel is used the clay content shall not be less than 5% nor more than 10%.

(4) Bituminous surface: When the above base is in place and accepted by the Board of Trustees, but not until same has been subjected to traffic it shall be covered with a bituminous surface treatment of

sub-class A-3 in accordance with the specifications of the Illinois Division of Highways, consisting of bituminous prime coat being, two (2) bituminous cover coats with aggregate and one(1) bituminous seal coat with aggregate.

5. Ditches: Ditches shall be 18" minimum depth with 2 to 1 slide slopes graded to drain with necessary drainage appurtenances including pipe culverts, inlets, and other drainage appurtenances. They shall be sodded or seeded when necessary.

6. The base course of manufacturing and business subdivisions shall be twelve inches (12") in accordance with standard specifications shown in Subsection F, paragraph 3 above.

G. Curbs and Gutters

All subdivisions with lots may be provided with curbs and gutters by the Subdivider which shall be constructed of Portland cement. Curbs and gutters shall not be less than 18 inches in width and not less than six inches thick where the gutter abuts the street pavements. The Board reserves the right to have the Subdivider provide for such curbs and gutters subject to change of width of required surfacing of streets.

H. Sidewalks

If sidewalks are established or provided for or if sidewalks are installed by owner or required by a majority vote of the Board, they shall consist of Portland Cement at least four (4) feet wide and four inches thick, and they shall be constructed on both sides of a street. Sidewalks shall be installed in accordance with standards and specifications approved by the Board of Trustees.

I. All curb corners shall have a minimum radius of not less than 25 feet.

J. Storm water inlets or outlets and culverts shall be provided within the roadway improvements at points so as to facilitate adequate storm water runoff from the street pavement.

K. Street Name Signs: A four-way street shall be installed at each street intersection. The letters shall be at least three and one-half inches high. The post shall be not less than 2 inches inside diameter and ten

feet long. They shall be installed at a height not less than seven feet, and shall be placed not less than one foot nor more than ten feet from the edge of the pavement.

L. Alleys

Pavements shall be 8 feet wide and in accordance with the street specifications, when provisions are made for permanent surfacing.

M. Survey Monuments

(1) Concrete or stone monuments 4" in diameter or square, 3' long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and points of curve in each street.

(2) The top of the monument shall have an indented cross to identify the location and shall be set flush with the finished grade.

(3) All other lot corners shall be marked with steel markers driven so as to be flush with the grade.

O. Public Utility Easements

(1) All overhead utility services for telephone, electric service and similar installations shall be placed, in so far as possible, at the line easements unless otherwise necessary. All underground utility services for telephone, electric, gas and other similar services shall be placed within an easement or dedicated public way so that these utility service lines will not conflict with other underground services. Transformer boxes and similar installations shall be located so as not to be unsightly or hazardous to the public.

2. Sewers

A. Where no public system is available, individual disposal systems shall be provided on each lot. The absorption ability of the soil, surface drainage, and topography shall be the criteria for determining whether or not the installation of individual septic tank disposal systems are feasible. Feasibility shall be ascertained by the subdividers

whenever individual systems are proposed. At least two percolation tests shall be made on each lot at the approximate location of the septic system absorption field. Such tests shall be performed in accord with the requirements of the State of Illinois Department of Public Health. The results of these tests shall be certified by a Registered Professional Engineer and made known to the State of Illinois Department of Public Health. In the event that individual systems are not feasible, a group sewage disposal system may be required and established.

Individual sewage disposal systems shall consist of a septic tank and tile absorption field or other approved sewage disposal methods. All such systems shall be constructed in accordance with the State of Illinois Department of Public Health requirements.

3. Water

A. Where adequate public water supply is available, as determined by the Board of Trustees, the subdivider shall construct a system of water mains not less than 6" in diameter including water stub terminal outside curb lines for each lot which shall connect with such public water supply and serve adequately all lots and tracts within the subdivision. Stub lines connecting lots shall be at least 4" in diameter.

B. Fire hydrants which should be installed throughout the entire system at intervals of approximately 800 feet as part of the same public water systems.

All fire hydrants shall be standard thread and have at least a 6" barrel.

SECTION X INSPECTION AT SUBDIVIDER'S EXPENSE

All required improvements to be installed under the provisions of this ordinance shall be inspected at the subdivider's expense. A registered professional engineer or registered land surveyor, approved by the governing body, as agent for the subdivider or owner, shall conduct an inspection on the job during the process of construction. When

the work is completed, the registered professional engineer or registered land surveyor shall certify to the Chatham Board of Trustees that the work complies in all respects with the approved plans and specifications.

SECTION XI ENFORCEMENT

No plat of any subdivision may be entitled to be recorded in County Recorder's Office or have any validity until it shall have been approved in a manner prescribed by the provisions of this Ordinance.

SECTION XII RECORD OF PLATS

All of such plats of subdivisions, after the same have been submitted and approved as provided in this ordinance, shall be filed and kept by the County Recorder in the appropriate sections of the records of the County of Sangamon, Illinois.

SECTION XIII SEPARABILITY

If any section, subsection, sentence, clause, phase or portion of this Ordinance, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION XIV PENALTY

Any subdivider who shall violate any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in any sum not to exceed \$50.00.

SECTION XV EFFECTIVE DATE: PUBLICATION

This Ordinance is urgently needed for the immediate protection of the public health and safety and it shall therefore go into effect 30 days after its passage and publication according to law; and it is so ordered by the necessary vote of at least the majority of the Board of Trustees of the Village of Chatham. The Village Clerk is hereby

authorized and directed to publish this Ordinance by duplicating copies
for public use.

PASSED: July 6, A. D. 1967.

RECORDED: July 6, A. D. 1967.

PUBLISHED: July 6, A. D. 1967.

Leo Hermann
MAYOR

ATTEST:

Pauline Hatten
VILLAGE CLERK