

ORDINANCE NO. 74-6

AN ORDINANCE TO REVISE THE REGULATIONS  
AND FEES FOR THE ISSUANCE OF BUILDING PERMITS

WHEREAS, the Village of Chatham passed a Zoning Ordinance on the 20th day of May, 1971; and,

WHEREAS, in connection with the administration and regulation of said Zoning Ordinance it is necessary that the Village of Chatham revise the regulations, the erection, construction, alteration and repair of improvements made to the real estate covered by the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, ILLINOIS AS FOLLOWS:

Section 1. Major Structural Change. For the purpose of this ordinance "Major Structural Change" shall mean any change in the supporting members of a building or structure such as bearing walls or partitions, columns, beams, or girders, or any substantial structural change in the roof or in the exterior walls, but not to include repairs such as painting, glazing, siding, roofing and patching needed for normal maintenance.

Section 2. Building Permit Required. It shall be unlawful to commence the excavation for or the construction of any building, including accessory buildings, or to commence the moving or major structural change of any buildings, including accessory buildings, until the Director of Building and Zoning has issued a building permit for such work.

Section 3. Issuance of Building Permit. In applying to the Director of Building and Zoning for a building permit, the applicant shall submit a dimensioned sketch or scale plan indicating the shape, size, height, and location of all buildings to be erected, changed structurally, or moved, and of any building already

on the lot. He shall also state the existing and intended use of all such buildings and supply such other information as may be required by the Director of Building and Zoning for determining whether the provisions of this ordinance are being observed. If the proposed excavation or construction as set forth in the application are in conformity with the provisions of this ordinance, and other ordinances of the Village of Chatham the Director of Building and Zoning shall issue a building permit for such excavating or construction. If a building permit is refused the Director of Building and Zoning shall state in writing, with cause, and shall immediately forward such notice of refusal to the applicant. The Director of Building and Zoning shall grant or deny the permit within 10 days from the date the application is submitted.

a. The issuance of a building permit shall in no case be construed as waiving any provisions of this ordinance.

b. A building permit shall become void 90 days after issuance unless substantial progress has been made by that date on the project described therein.

Section 4. Fees. The fee for the issuance of said permit will be as follows:

a. For the erection, construction, alteration or repair of any single family residential building where the cost thereof does not exceed \$500.00 there shall be no fee required.

b. For the erection and/or construction of a single family residence, there shall be a fee of \$5.00.

c. For the alteration, repair or remodeling of any single family residence, where such alteration, repair or remodeling does not change or alter the character of the structure from a single family residence, and where such alteration, repair or remodeling exceeds the sum of \$500.00, there shall be paid the fee of \$1.00.

d. For the erection, construction, alteration or repair of all other buildings or other structures, there shall be paid the fee of \$10.00.

Section 5. Remedies and Penalties. (a) In case any person, firm or corporation shall commence the excavation for or the construction of any buildings, including accessory buildings, or shall commence the moving or major structural change of any buildings, including accessory buildings, without the obtaining of a valid building permit for such work within the corporate limits of the Village of Chatham, the proper authorities of the Village of Chatham, Sangamon County, Illinois, in addition to other remedies, may institute any appropriate legal action or proceedings to prevent such unlawful work.

(b) Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not less than \$50.00 nor more than \$500.00 for each offense. Each day of noncompliance shall be considered as a separate offense.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED August 29, 1974.

APPROVED August 29, 1974.

PUBLISHED September 6, 1974.

Jerry A. Purcell  
President, Board of Trustees  
Village of Chatham

ATTEST:

James Chasteen  
Village Clerk