

ORDINANCE NO. 89-7

AMENDMENT TO THE ZONING ORDINANCE FOR
THE VILLAGE OF CHATHAM, ILLINOIS, KNOWN
AS ORDINANCE NO. 82-2

WHEREAS, the Village of Chatham presently has a substantial number of lots in various subdivisions, as well as in the original plat of the town, now village, of Chatham, some improved with single family residences and others unimproved, situated in R-1 zoning district but which do not meet the minimum lot size requirements of R-1 zoning, and are not capable of being enlarged to satisfy the R-1 area requirements; and

WHEREAS, there is a need for additional medium sized lots for the exclusive construction of moderately sized, single family residences, both in these existing areas of the Village and in future subdivisions planned and designed to accommodate moderate-size single family homes; and

WHEREAS, a comprehensive review and amendment of the Chatham Zoning Ordinance may not occur in the immediate future, and it is in the best interest of the Village, in the furtherance of assuring its orderly regulated growth, to make provision for low density, single family dwellings to be constructed on lots slightly smaller in size than the minimum required in the R-1 zoning district; and

WHEREAS, this amendment was approved and recommended to the Board of Trustees by the Zoning Committee of the Village Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS as follow:

1. Ordinance No. 82-2, known as the "Zoning Ordinance for the Village of Chatham, Illinois, 1982" is hereby amended by the establishment of a new and additional zoning district to be known as "R-1A."

2. The following terms defining and prescribing the purposes, uses, and requirements of the new R-1A district shall be inserted into and incorporated in Ordinance No. 82-2, not in place of any existing terms, but as additional provisions:

A. SECTION V
ZONING DISTRICTS

A. ESTABLISHMENT OF DISTRICTS

2. RESIDENCE DISTRICTS

(there shall be inserted as subparagraph a))

a) R-1A Residential, single family, low density

This district provides a medium sized lot of slightly smaller dimensions than the R-1 lot for constructing single family dwelling houses.

B. SECTION V
ZONING DISTRICTS

D. SCHEDULE OF DISTRICT REGULATIONS

1. SCHEDULE OF USE REGULATIONS BY DISTRICTS

(subparagraph b shall be amended to read):

b) RESIDENTIAL, SINGLE FAMILY R-1 AND SINGLE FAMILY R-1A

C. SECTION V
ZONING DISTRICTS

D. SCHEDULE OF DISTRICTS REGULATIONS

2. SCHEDULE OF HEIGHT AND BULK REGULATIONS BY DISTRICTS
 (shall have inserted immediately following the dimension requirements for the R-1 District and preceding the requirements for the R-2 District, the following:)

| District | Minimum Area (Square Feet) | Minimum Width (Feet) | Front | Rear | Interior | Corners | Maximum Bldg. Height (Feet) |
|------------|----------------------------|----------------------|-------------------|------|-------------------|---------|-----------------------------|
| P-1 | 43,560 | 180 | 30 | 30 | 25 | 30 | 35 |
| R-1 | 12,000 | 80 | 30 | 30 | 10 | 30 | 35 |
| R-1A* | 10,000 | 70 | 30 | 25 | 8 | 25 | 35 |
| R-2 | 10,000 | 70 | 30 | 25 | 8 | 25 | 35 |
| R-3 Single | 10,000 | 70 | 25 | 25 | 5 | 25 | 35 |
| 2 Family | 10,000 | 70 | 25 | 25 | 5 | 25 | 50b |
| Multiple | 2,400 per dwelling unit | 70 | 25 | 25 | 5 | 25 | 50b |
| R-M4 | 6,000 | 50 | 20 | 20 | 5 | 20 | 35 |
| R-05 | 1,500 per dwelling unit | 60 | 20 | 20 | 5 | 20 | 30 |
| B-1 | None | None | None ^a | 20 | None ^c | None | 35 |
| B-2 | None | None | None ^a | 20 | None ^c | None | 50b |
| I-1 | None | None | 25 | None | 10d | None | 50b |
| I-2 | None | None | None ^a | None | 10d | None | 80b |

3. The Village Clerk is directed to publish this Amendment to the Zoning Ordinance in a newspaper of general circulation in the Village and in pamphlet form, and this Amendment shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED by the President and Board of Trustees of the Village of Chatham, Sangamon County, Illinois this 11th day of April, 1989.

AYE 3

NAY 2

Trustee Loviny absent

Rose M. Miller
 Deputy Clerk of the
 Village of Chatham, Illinois

Approved by the President of the Village of Chatham,
Illinois this 11th day of April, 1989.

D.E. Moore
President of the
Village of Chatham, Illinois

ATTEST:

Loe M. Miller
Deputy Clerk of the
Village of Chatham, Illinois