

VILLAGE OF CHATHAM, ILLINOIS

ORDINANCE NO. 01-51

**AN ORDINANCE AMENDING CERTAIN PROVISIONS IN THE ZONING
CHAPTER OF THE VILLAGE OF CHATHAM CODE OF ORDINANCES
PERTAINING TO B-2 ZONES**

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF CHATHAM, ILLINOIS
THIS 28 DAY OF AUGUST, 2001

Published in pamphlet form by the authority of the President and
Board of Trustees of the Village of Chatham, Sangamon County,
Illinois, this 28 day of AUGUST, 2001.

STATE OF ILLINOIS)
) ss.
COUNTY OF SANGAMON)

CERTIFICATE

I certify that I am the duly elected and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I further certify that on 28, AUGUST, 2001, the corporate authorities of such Village passed and approved Ordinance No. 01-51 entitled:

AN ORDINANCE AMENDING CERTAIN PROVISIONS IN THE ZONING CHAPTER OF THE VILLAGE OF CHATHAM CODE OF ORDINANCES PERTAINING TO B-2 ZONES

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 01-51 including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on 28, AUGUST, 2001, to continue for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

DATED at Chatham, Illinois, this 28 day of AUGUST, 2001.

(SEAL)



Pat Schan
Village Clerk

Ordinance No. 01- 51

**AN ORDINANCE AMENDING CERTAIN PROVISIONS IN THE ZONING
CHAPTER OF THE VILLAGE OF CHATHAM CODE OF ORDINANCES
PERTAINING TO B-2 ZONES**

WHEREAS, the corporate authorities of the Village of Chatham have proposed several amendments to the Zoning Chapter of the Code of Ordinances of the Village of Chatham pertaining to B-2 zones and their impact on adjoining R zones;

WHEREAS, after public notice in the Chatham Clarion and a public hearing conducted on August 16, 2001, the Planning Commission considered the proposed change to the zoning ordinance and recommended approval to the Village Board.

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

SECTION 1: Section 158.033(I)(1) of the Code of Ordinances of the Village of Chatham, relating to permitted uses in B-2 zones, is amended by the deletion of taverns as a permitted use.

SECTION 2: Section 158.033(I)(2) of the Code of Ordinances of the Village of Chatham, relating to special uses in B-2 zones, is amended by the addition of taverns as a special use.

SECTION 3: Section 158.034 of the Code of Ordinances, relating to height and bulk regulations, is amended as follows.

A. The column in the table of height and bulk regulations relating to B-2 is amended to state as follows:

District	Minimum Area (Sq. Ft.)	Minimum Width (Sq. Ft)	Minimum Yard Setbacks (feet) Front	Minimum Yard Setbacks (feet) Rear	Side Interior	Side Corner	Maximum Bldg. Height (Feet)
B-2	None	None	20 a	20 f	None c	None	50 b

B. Note "c" following the schedule of height and bulk regulations is amended to state as follows:

c. The side yard of a lot within a B-1 District abutting a lot within an R district shall be equal to at least one-half the front yard required in the abutting R district. The side yard of a lot within a B-2 District abutting a lot within an R district shall be at least 30 feet.

C. Note (f) is hereby added to the notes following the schedule of height and bulk regulations, to state as follows:

f. The rear yard of a lot within the B-2 district abutting a lot within an R district shall be at least 30 feet.

SECTION 4: Section 158.071 (A)(2) of the Code of Ordinances, relating to screening, is amended to state as follows:

(2) Screening is required on all lots in a B districts which adjoin R districts. Such screening shall consist of a solid fence at least 8 feet above curb level, constructed to specifications attached to this Chapter as Appendix F. Berms and vegetation are not allowed to fulfill the requirements of this subsection. Whenever a structure is to be built on a vacant lot in a B district which adjoins an R district, the required fence shall be constructed prior to the commencement of construction of the structure. Whenever a structure or use in a B district adjoining an R district becomes an unlawful nonconforming structure or use, requiring alterations to be made to bring the structure or use in conformity with this Chapter, such alterations shall include bringing the screening into conformity with this section.

SECTION 5: Appendix F, attached hereto, is added to Chapter 158 of the Code

of Ordinances.

SECTION 6: This ordinance is effective upon its passage, approval and publication as required by law. The clerk shall publish this ordinance in pamphlet form and see to its inclusion in the next update of the Village of Chatham Code of Ordinances.

PASSED this 28 day of AUGUST, 2001.

Thomas D Gray
VILLAGE PRESIDENT

ATTEST:

Pat Schaal
Village Clerk

AYES: 5
NAYS: 0

PASSED: 8-28-01

APPROVED: 8-28-01

ABSENT: None



FENCE REQUIREMENTS FOR BUSINESS - RESIDENTIAL SEPARATION
(See Section 158.071(A)(2) of Code of Ordinances)

1. 8 ft. minimum height
2. Line Post - minimum 4 in. by 4 in.
3. Line Post Separation - maximum 8 ft.
4. Rails - minimum 4 runs, 1st run maximum 6 inches from ground, 2nd run maximum 6 inches from top, last two runs evenly spaced between 1st and 2nd run.
5. Fence Slats - minimum 4 in. width, minimum 3/4 in thick, NO SEPARATION BETWEEN SLATS.
6. Fence must be erected and complete before a building permit will be issued for the commercial construction.
7. The Village may require an engineering review of the fence construction and location if natural or man-made obstacles, such as drainage or utilities interfere with the erection of the fence. This review will be done by the Village of Chatham Engineer.

APPENDIX F

ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 01-51 adopted by the President and Board of Trustees of said Village on the 28 day of AUGUST, 2001, said Ordinance being entitled:

AN ORDINANCE AMENDING CERTAIN PROVISIONS IN THE ZONING CHAPTER OF THE VILLAGE OF CHATHAM CODE OF ORDINANCES PERTAINING TO B-2 ZONES

I do further certify that prior to the making of this certificate, the said Ordinance was spread at length upon the permanent records of said Village, where it now appears and remains.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Village this 28 day of AUGUST, 2001.

Pat Chad
Village Clerk

