

**VILLAGE OF CHATHAM, ILLINOIS**

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ORDINANCE NO. 10- 01

**AN ORDINANCE AMENDING CHAPTER 155 OF THE VILLAGE OF CHATHAM  
CODE OF ORDINANCES PERTAINING TO SUBDIVISIONS**

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF CHATHAM, ILLINOIS  
THIS 12 DAY OF JAN, 2010

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Published in pamphlet form by the authority of the President and  
Board of Trustees of the Village of Chatham, Sangamon County,  
Illinois, this 12 day of JAN, 2010

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 1-12, 2010, the corporate authorities of such Village passed and approved Ordinance No. 10- 01 entitled:

**AN ORDINANCE AMENDING CHAPTER 155 OF THE VILLAGE OF CHATHAM CODE OF ORDINANCES PERTAINING TO SUBDIVISIONS**

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

The pamphlet form of Ordinance No. 10- 01 including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on 1-12, 2010, 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 12 day of JAN, 2010.

(SEAL)



Pat Schaefer  
Village Clerk

Ordinance No. 10- 01

**AN ORDINANCE AMENDING CHAPTER 155 OF THE VILLAGE OF CHATHAM CODE OF ORDINANCES PERTAINING TO SUBDIVISIONS**

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

**SECTION 1:** Section 155.003 of the Code of Ordinances of the Village of

Chatham is amended to state as follows:

It is the purpose of this chapter to promote growth and development and to regulate and control the division of land within the subdivision approval jurisdiction of the village in order to provide for the legal and orderly division of land by requiring proper description, monumentation and recording of subdivided land and to promote growth of the community which protects the public health and safety and provides essential public services to existing and future residents. The goals of this chapter shall be to promote:

- (A) Conformance with the Chatham Comprehensive Plan.
- (B) Provision of adequate public services including public water and sewer, electricity, and police and fire protection to land to be developed.
- (C) Prevention of development on unsuitable land.
- (D) Provision of safe and efficient street network.
- (E) Prevention of agricultural/residential conflicts.
- (F) Conservation and protection of natural resources.
- (G) Prevention of inappropriate development in or filling of the 100 year floodplain.
- (H) Establishment of lots that are of a practical size and shape.
- (I) Enhancement and preservation of aesthetic qualities.
- (J) Providing for perpetual maintenance of private drainage works

**SECTION 2:** Section 155.006 of the Code of Ordinances of the Village of

Chatham is amended by the addition of the following definition:

**Electronic Copy:** A plan, sketch or print required by this chapter which is submitted in electronic format (CD, DVD or thumb drive) or by e-mail in CAD, PDF or GIS software formats, and tied to the following geo-referencing system – AD 1983 State Plane Illinois West FIPS 1202 Feet (all coordinates of the system are expressed in feet).

**Hard Copy:** A plan, sketch, or print required by this chapter which is drawn on paper.

**SECTION 3:** Sections 155.008, 155.009 and 155.010 are added to the Code

of Ordinances of the Village of Chatham, to state as follows:

155.008. **TRAFFIC STUDIES.** Developers of all industrial, business and commercial sites and all residential subdivisions that will create more than 20 dwelling units shall conduct a traffic study to determine the impact of the traffic generated by the proposed development on the transportation network. Network connectivity and capacity for both vehicular and non vehicular traffic shall be analyzed. A copy of the traffic study shall be provided to the Village in conjunction with the initial submittal required by this Chapter, i.e., for a regular subdivision, the initial submittal is a “Location & Sketch Map” but the “Preliminary Plan” is often submitted at the same time; for a large scale development, the initial submittal is a “Site Plan”.

155.009. **STREET ACCESS MANAGEMENT.**

(A) Developers of proposed non-residential developments shall explore opportunities for creating cross property access easement and developing shared driveway access points with abutting properties. Cross access easements and combined driveway access points between abutting properties shall be implemented whenever feasible.

155.010. **SUBDIVISION STREET AND SIDEWALK.**

All proposed subdivisions shall be required to extend stub streets and sidewalks to adjacent undeveloped property whenever feasible. The number and location of stub streets shall be subject to approval by the Village.

**SECTION 4:** Section 155.023(A) of the Code of Ordinances of the

Village of Chatham is amended to state as follows:

(A) The subdivider shall submit 12 hard copy prints and one electronic copy of the location and sketch maps and support data to the Zoning Administrator. The subdivision documents must be submitted seven (7) calendar days prior to a regularly scheduled Planning Commission meeting to be considered by the Commission at that meeting

**SECTION 5:** Section 155.032(A) of the Code of Ordinances of the Village

of Chatham is amended to state as follows:

(A) The subdivider shall file 13 hard copy prints and one electronic copy of the preliminary plan of the proposed subdivision in the office of the Zoning Administrator with a filing fee of \$200 to be deposited in the appropriate village account. The subdivision documents must be submitted seven (7) calendar days prior to a regularly scheduled Planning Commission meeting to be considered by the Commission at that meeting.

**SECTION 6:** Section 155.043 of the Code of Ordinances of the

Village of Chatham is amended to state as follows:

(A) After receiving approval of the preliminary plan, the subdivider shall submit four sets of hard copy construction plans and one electronic copy to the Zoning Administrator. The IEPA Log Numbers for sewer and water permits shall be displayed on the cover sheet of the construction plans submitted to the Village. In addition, the IEPA Log Numbers shall be included in all correspondence regarding IEPA reports. The Zoning Administrator shall retain the electronic copy and one hard copy on file and distribute the remaining hard copies as follows:

**SECTION 7:**

Section 155.072(A) of the Code of Ordinances of the

Village of Chatham is amended to state as follows:

(A) The subdivider shall submit 13 hard copy prints and one electronic copy of the final plat of the proposed subdivision to the Village Clerk with a filing fee of \$100 plus, if it has not already been paid, the review and inspection fee established pursuant to §155.052 of this chapter. The documents shall be submitted seven (7) calendar days prior to a regularly scheduled Planning Commission meeting to be considered by the Commission at that meeting. A final plat shall be reviewed only after approval of the preliminary plan by the Planning Commission and the Village Board and approval of the construction plans by the village's consulting engineer. Preliminary plans and final plats will not be reviewed at the same meeting. However, if the preliminary plan is being reaffirmed, the preliminary plan and its final plat may be reviewed and approved at the same meeting if there are no major changes to the preliminary plan.

**SECTION 8:**

Section 155.075 of the Code of Ordinances of the

Village of Chatham is amended to state as follows:

When the final plat has been approved by the Village Board and signed by the Mayor and the Village Clerk, the original tracing shall be recorded in the office of the Recorder of Deeds of Sangamon County, Illinois by the subdivider, who shall subsequently deliver a copy of the recorded final plat (containing the document number assigned by the county) to the Village Public Works/Zoning Department. If the final plat is not recorded within two years after approval by the Village board, the plat must be resubmitted to the Planning Commission to determine if any changes in the final plat are needed to meet the requirements of this chapter. No title to any lots shall be conveyed until the original tracing is recorded.

**SECTION 9:**

Sections 155.091(A) and (B) of the Code of

Ordinances of the Village of Chatham are amended to state as follows:

(A) The location and width of all streets shall conform to the Arterial Roadway Network Plan. The minimum width of a street right-of-way (R-O-W) shall not be less than the following:

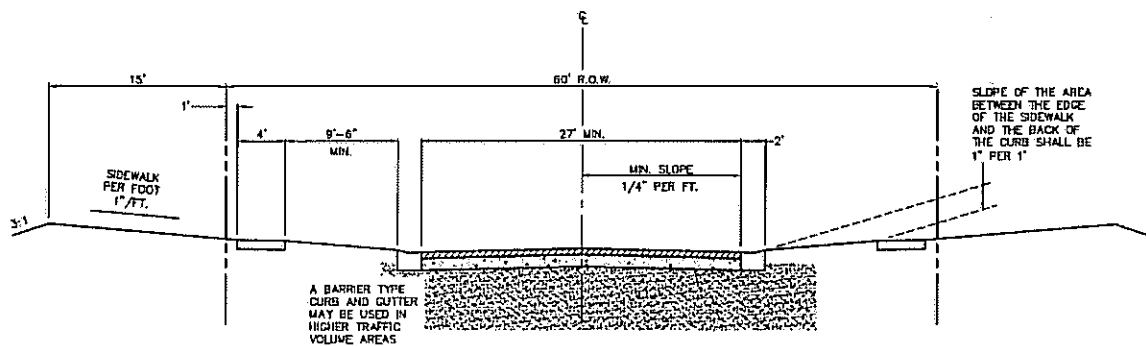
(1) Major arterial	110-210 feet R-O-W
(2) Minor arterial	80-100 feet R-O-W
(3) Collector street	60 feet R-O-W
(4) Local street	60 feet R-O-W
(5) Alley	20 feet R-O-W
(6) Existing township highway	80 feet R-O-W

(B) Additional rights-of-way may be required for drainage, slope, maintenance or other reasons not directly related to street classification. The minimum ROW radius in cul-de-sacs and corner "elbows" will be 60 ft as shown on Appendix 8 and 9 respectively.

**SECTION 10:** Section 155.092(P) of the Code of Ordinances of the

Village of Chatham is amended as follows:

(P) Typical street section.



**SECTION 11:** Section 155.093(B) of the Code of Ordinances of the Village

of Chatham is hereby amended by the addition of (6), to state as follows:

(B) Lot arrangement.

(6) A minimum lot frontage requirement of 50 ft on all cul-de-sac and corner "elbow" lots will be applied at the property line. The typical lot layouts for cul-de-sacs and corner elbows are shown in Appendix 8 and Appendix 9 respectively.

**SECTION 12:** Section 155.095(B)(1) of the Code of Ordinances of the

Village of Chatham is amended to state as follows:

(B) Location of utilities

(1) Utilities (sewers, electric, water and gas), whenever possible, shall be located in the public right-of-way or front lot easement in the following manner: water and electric lines shall be located on the south and east sides; sanitary sewer and gas lines shall be located on the north and west sides. In some cases, however, electric lines may also be located on the north and west sides. Sanitary sewers shall be located in the front easement to allow the placement of sanitary manholes as shown in Appendix 10. In the event that a storm sewer manhole needs to be located in the front easement, it will also be located as shown on Appendix 10.

**SECTION 13:** Section 155.096(D) of the Code of Ordinances of the Village of

Chatham is amended to state as follows:

(D) It shall be the responsibility of the subdivider to provide grade control for rear lot drainage to each lot owner. At locations where back yards abut other back yards or potential future back yards, a concrete swale shall be constructed in an easement along the rear property line to provide grade control and accommodate discharge from sump pumps. At locations where back yards abut public roads, underdrains will be installed in an



easement along the rear or side property line to accommodate the discharge from sump pumps. At all locations, the swales and the underdrains required by this paragraph will drain into the storm sewer system constructed by the developer for the subdivision. These swales and underdrains are not public works and they will not be dedicated to and accepted by the village. Nevertheless, no construction surety shall be fully released until the village's consulting engineer has approved the underdrains and/or the swales in the subdivision. Upon approval by the village's consulting engineer, it shall be the responsibility of each adjoining lot owner to maintain the underdrains and swales to keep them free from features that restrict natural drainage. All swales in residential subdivisions shall be constructed of Portland cement concrete, five inches thick, as indicated on the drawing entitled "paved ditch detail", Appendix A-6. Swales in commercial subdivisions shall be approved by the village engineer on a case-by-case basis based upon the characteristics of the site. The underdrains installed will be 6 inch to 8 inch pipe as indicated on the drawing entitled "underdrain detail", Appendix A-6a.

**SECTION 14:** Section 155.098 of the Code of Ordinances of the Village of

Chatham is amended to state as follows:

Concrete sidewalks at least four feet wide and four inches thick shall be constructed on both sides of each street in the subdivision at least nine and one-half feet from and at least nine inches above the backs of the curbs. Sidewalks shall be located one foot inside the street right-of-way. Sidewalks shall also be constructed along the side adjacent to the subdivision on all streets bordering the subdivision. Along arterials and minor arterials, five foot wide sidewalks or ten foot wide asphalt bike trails shall be required. The determination to construct either sidewalks or bike trails along arterials and minor arterials will be at the Village's sole discretion based, among other things, upon anticipated vehicular, bicycle and pedestrian traffic, planned future bike trails and safety considerations. All walks at corner lots and corner "elbows" shall be extended out to gutter(s) as shown in Appendix A-5. The developer shall construct the ADA sidewalk ramps (as depicted in Appendix A-5) on all corners at the time of street and curb and gutter construction. The developer shall also construct all mid-block and cul-de-sac sidewalk connections (running

perpendicular to the street and/or between two properties) at the time of street and curb and gutter construction.

**SECTION 15:** Section 155.111(B)(1) of the Code of Ordinances of the

Village of Chatham is amended to state as follows:

(1) The subdivider shall submit 12 hard copy prints and one electronic copy of the location map to the Zoning Administrator. Subdivision documents must be submitted seven (7) calendar days prior to a regularly scheduled Planning Commission meeting to be considered by the Commission at that meeting.

**SECTION 16:** Section 155.113(A) of the Code of Ordinances of the Village

of Chatham is amended to state as follows:

(A) The subdivider shall file ten hard copy prints and one electronic copy of the final plat for minor subdivision in the office of the Zoning Administrator with a filing fee of \$200 to be deposited to the appropriate village account. The subdivision documents must be submitted seven (7) calendar days prior to a regularly scheduled Planning Commission meeting to be considered by the Commission at that meeting.

**SECTION 17:** Section 155.116(A) of the Code of Ordinances of the Village

of Chatham is amended to state as follows:

(A) When the minor subdivision plat has been approved by the Village Board and signed by the Mayor and Village Clerk, the original tracing shall be recorded in the office of the Recorder of Deeds of Sangamon County, Illinois by the subdivider. The subdivider will deliver a copy of the recorded final plat (containing the document number assigned by the county) to the Village Public Works/Zoning Department.

**SECTION 18:** Section 155.133(A) of the Code of Ordinances of the Village

of Chatham is hereby amended to state as follows:

(A) The developer shall file 13 hard copy prints and one electronic copy of the site plan of the proposed development in the office of the Zoning Administrator with a filing fee of \$200 to be deposited in the appropriate village account. The site plan documents must be submitted seven (7) calendar days prior to a regularly scheduled Planning Commission meeting to be considered by the Commission at that meeting.

**SECTION 19:** Section 155.136 of the Code of Ordinances is hereby

amended to state as follows:

The developer shall submit four hard copy prints and one electronic copy of construction plans for private drives, streets, sidewalks, grading, drainage and utilities to the village's consulting engineer for review in the same manner and for the same review and inspection fees as prescribed herein for subdivision plats.

**SECTION 20:** Section 155.152(A) of the Code of Ordinances of the Village

of Chatham is hereby amended to state as follows:

(A) Five hard copies and one electronic copy of the tract survey shall be submitted to the Plats Officer accompanied by the appropriate fee.

**SECTION 21:** Section 155.152A(A) of the Code of Ordinances of the

Village of Chatham is hereby amended to state as follows:

(A) Five hard copies and one electronic copy of the tract survey shall be submitted to the Zoning Administrator accompanied by the appropriate fee.

**SECTION 22:** Section 155.153 of the Code of Ordinances of the Village of

Chatham is hereby amended to state as follows:

After the tract survey has been approved, the original shall be recorded in the Office of the Recorder of Deeds of Sangamon County, Illinois by the subdivider who shall subsequently deliver a copy of the recorded final plat (containing the document number assigned by the county) to the Village Public Works/Zoning Department. If the tract survey

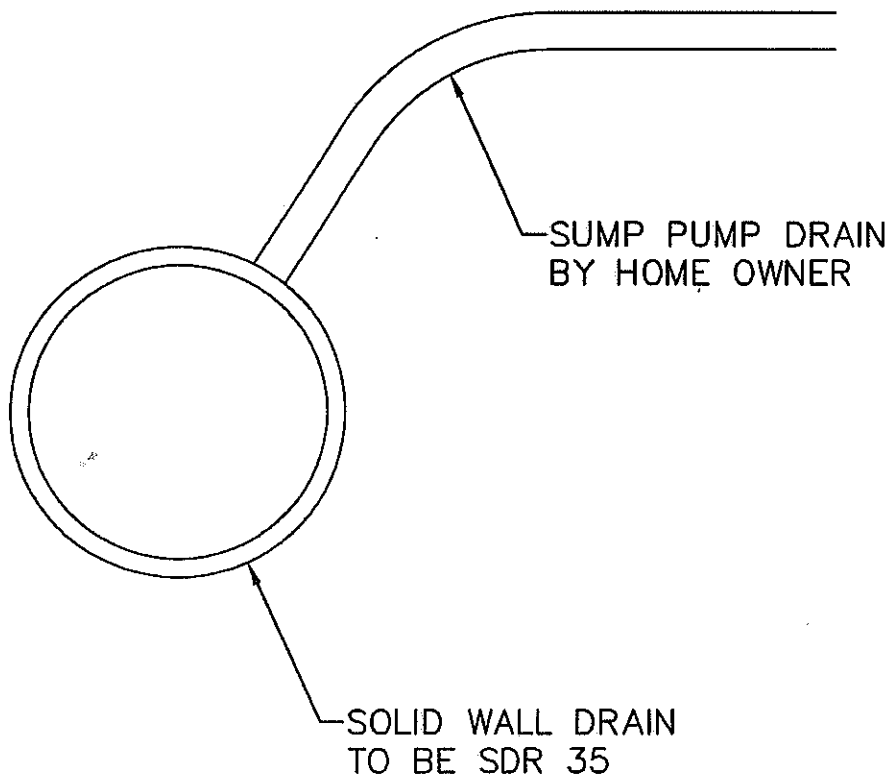
is not recorded within 180 days of Plats Officer approval, the approval shall be null and void.

**SECTION 23:** The Appendix is amended by the addition of Appendices A-6a, A-8, A-9 and A-10, and the list of Appendices is amended to state as follows:

- A-1 Village of Chatham Subdivision Jurisdiction
- A-2 Facilities Plan
- A-3 Arterial Roadway Network Plan
- A-4 Dedication and Bill of Sale for Public Improvements
- A-5 Sidewalk Standards for Handicap Corners
- A-6 Paved Ditch Detail
- A-6a Underdrain Detail
- A-7 Parallel Tee/Hydrant
- A-8 Typical Cul-de-sac ROW and Lot Layout
- A-9 Typical Corner Elbow ROW and Lot Layout
- A-10 Typical Sanitary manhole Location in Easement

# UNDERDRAIN DETAIL

LOCATION VARIES PER VILLAGE OF CHATHAM.  
GENERALLY AT REAR OF MINOR/MAJOR ARTERIALS

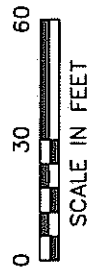


## APPENDIX A-6A

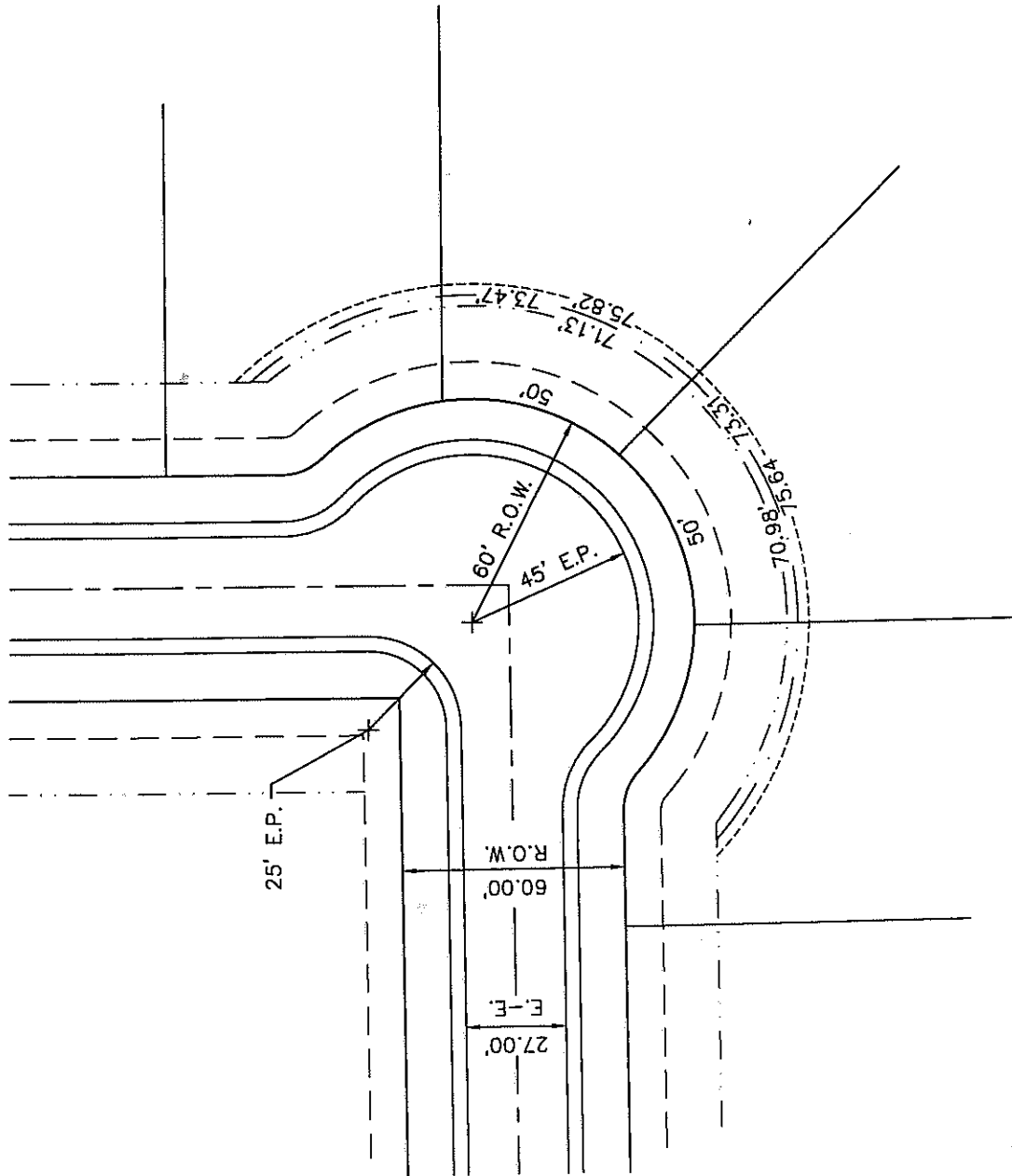
REVISIONS	DATE	BY		<b>GREENE &amp; BRADFORD, INC.</b> OF SPRINGFIELD	DATE	
				<small>CONSULTING ENGINEERS                      3501 CONSTITUTION DRIVE                      SPRINGFIELD, ILLINOIS 62711                      (217) 793-8844, (217) 793-6227 FAX</small>	<small>PROFESSIONAL DESIGN FIRM NO. 184-001179                      PROFESSIONAL &amp; STRUCTURAL ENGINEERING CORPORATION</small>	02/15/07
				<small>PROFESSIONAL &amp; STRUCTURAL ENGINEERING CORPORATION</small>		DRAWN BISHOP
				<small>PROFESSIONAL &amp; STRUCTURAL ENGINEERING CORPORATION</small>		PROJ. NO. 07-001
				<small>PROFESSIONAL &amp; STRUCTURAL ENGINEERING CORPORATION</small>		FIELD BOOK X
			<small>PROFESSIONAL &amp; STRUCTURAL ENGINEERING CORPORATION</small>		COMPUTER FILE NO. 07001STD.dwg	



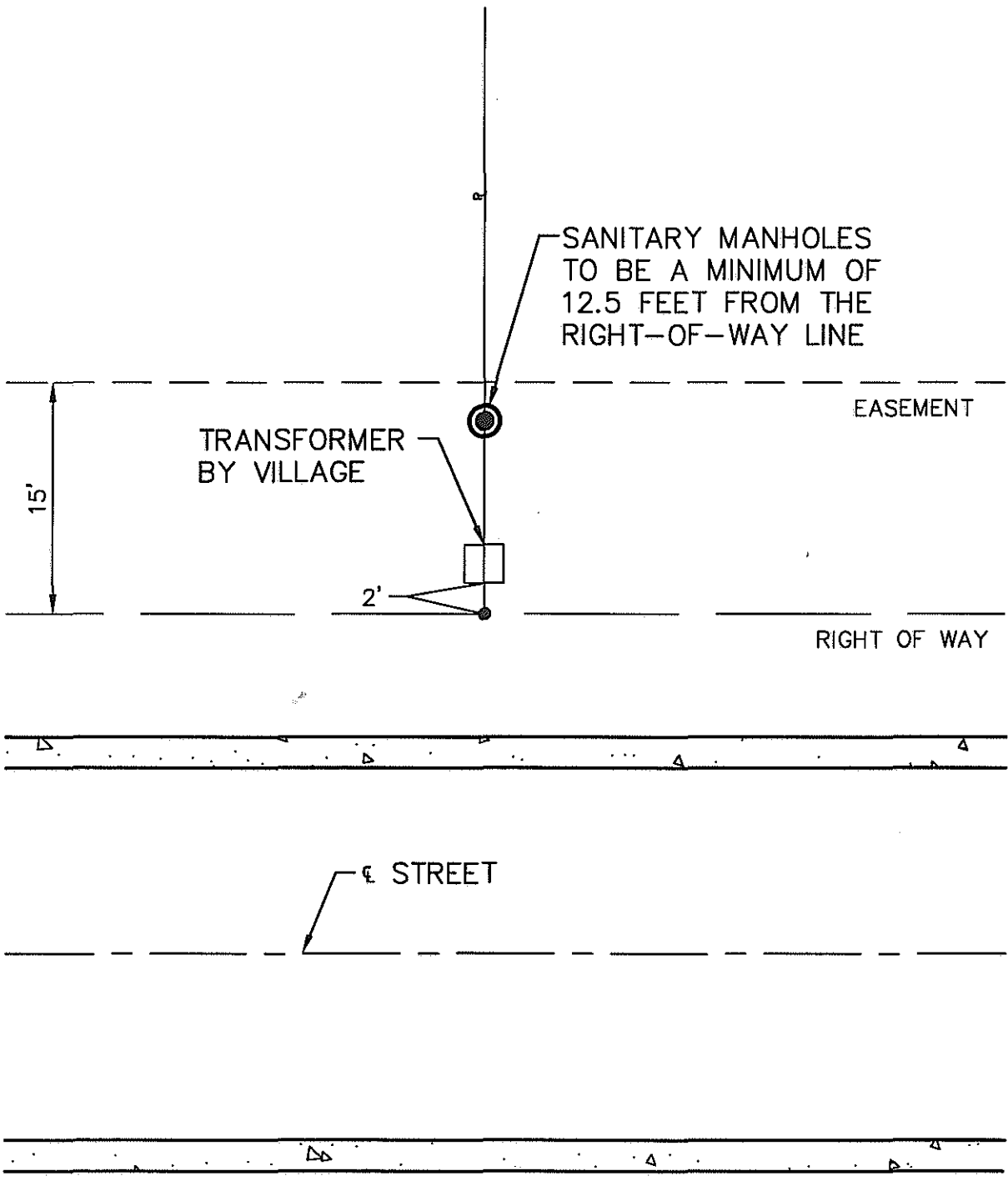
# A-9 TYPICAL CORNER ELBOW ROW AND LOT



- 30' SETBACK
- 35' SETBACK
- - - 40' SETBACK



**A-10 TYPICAL SANITARY MANHOLE LOCATION IN EASEMENT**



REVISIONS	DATE	BY



**GREENE & BRADFORD, INC.**  
 OF SPRINGFIELD  
 CONSULTING ENGINEERS  
 3501 CONSTITUTION DRIVE  
 SPRINGFIELD, ILLINOIS 62711  
 (217) 793-8844, (217) 793-6227 FAX  
 PROFESSIONAL DESIGN FIRM NO. 184-001179  
 PROFESSIONAL & STRUCTURAL ENGINEERING CORPORATION

DATE	02/15/07
DRAWN	BISHOP
PROJ. NO.	07--001
FIELD BOOK	X
COMPUTER FILE NO.	07001STD.dwg



**SECTION 24:** 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 12 day of JAN, 2010.

Thomas S Gray  
VILLAGE PRESIDENT

ATTEST:

Pat Schan  
Village Clerk



AYES: 6 MAU BOYLE REYNOLDS  
NAYS: 0 HERR KAVANAGH SCHATTEMAN

PASSED: 1-12-10  
APPROVED: 1-12-10

ABSENT: 0

**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. 10- 01 adopted by the President and Board of Trustees of said Village on the 12 day of JAN, 2010, said Ordinance being entitled:

**AN ORDINANCE AMENDING CHAPTER 155 OF THE VILLAGE OF CHATHAM CODE OF ORDINANCES PERTAINING TO SUBDIVISIONS**

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 12 day of JAN, 2010.

  
\_\_\_\_\_  
Village Clerk

