SANGAMON COUNTY, ILLINOIS

ORDINANCE NUMBER 17-45

AN ORDINANCE AMENDING THE VILLAGE OF CHATHAM SUBDIVISION CODE IN RELATION TO THE PLAT SUBMISSION AND REVIEW PROCESS

DAVID KIMSEY, Village President AMY DAHLKAMP, Village Clerk

PAUL SCHERSCHEL TERRY FOUNTAIN BRETT GERGER NINA LINDHORST MATT MAU RYAN MANN

Village Trustees

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Sorling Northrup - 1 N. Old State Capitol Plaza, Suite 200, Springfield, IL 62705

ORDINANCE NO. 17-45

AN ORDINANCE AMENDING THE VILLAGE OF CHATHAM SUBDIVISION CODE IN RELATION TO THE PLAT SUBMISSION AND REVIEW PROCESS

WHEREAS, the Village of Chatham, Sangamon County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois; and,

WHEREAS, the section 65 ILCS 5/11-12-8 of the State of Illinois Municipal Code provides that municipalities may make reasonable requirements for public lands within a proposed subdivision and make approval of a proposed plat contingent on the whether such proposed plat complies with said requirements; and,

WHEREAS, the Village recently contracted with the Sangamon County Regional Planning Commission to serve as the Village's Plat Officer; and,

WHEREAS, the Sangamon County Regional Planning Commission has recommended modifications to the Subdivision Code to reflect it serving as the Village's Plat Officer and to bring submissions into compliance; and,

WHEREAS, the Village Board of Trustees and the President of the Village of Chatham believe it is in the best interests of the Village to amend its code in conformance with this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Chatham, Sangamon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Amendments to Subdivision Code. Sections 155.006, 155.151, 155.152 of the Village Subdivision Code are amended as set forth in Exhibit A and Section 155.152A is deleted in its entirety as set forth in Exhibit A.

Section 3. <u>Severability</u>. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this ordinance.

Section 5. <u>Effectiveness</u>. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

PASSED this 12 day of September, 2017.

	YES	NO	ABSENT	PRESENT
TERRY FOUNTAIN	X			
BRETT GERGER	X			
NINA LINDHORST			X	
RYAN MANN	X			
MATT MAU			X	
PAUL SCHERSCHEL	X			1
DAVE KIMSEY				
TOTAL	4	0	2	6

APPROVED by the President of the Village of Chatham, Illinois this 12 day of

September, 2017.

Dave Kimsey, Village President

Attest:

Amy Dahlkamp, Village Clerk

EXHIBIT A SUBDIVISION CODE AMENDMENTS

§ 155.006 DEFINITIONS – *PLATS OFFICER*.

- (1) The Zoning Administrator of the village, for areas within the corporate limits of the village and for areas outside the corporate limits of the village but subject to an annexation agreement with the village.
- (2) The Chairman of the Springfield-Sangamon County Regional Plan Commission, for areas outside the corporate limits of the village which are subject to the village's subdivision jurisdiction but are not subject to an annexation agreement with the village.

The executive director of the Springfield-Sangamon County Regional Planning Commission or his duly authorized representative.

§ 155.151 SUBMISSION REQUIREMENTS.

When a tract survey is required by this chapter, the following shall be submitted:

- (A) Land survey showing right-of-way conveyance in fee simple for roadway purposes in conformance with the arterial roadway network plan.
- (B) Certification by a professional Illinois Land Surveyor, together with the surveyor's seal, attesting to the accuracy of the survey.
- (C) Notarized owner's written acknowledgement of the right-of-way conveyance in fee simple.
 - (D) North arrow, scale and date.
 - (E) Name, address and phone number of the land surveyor and owner.
 - (F) Certification by an Illinois Professional Land Surveyor, together with the surveyor's seal, attesting to the accuracy of the survey.
 - (G) Statement indicating whether or not any part of the land surveyed is located in a Special Flood Hazard Area.
 - (H) Location of 100 year floodplain, if applicable.
 - (I) Location of all building and their distances from front, rear, and side property lines.
 - (J) Parcel identification number.

§ 155.152 REVIEW PROCESS--AREAS LOCATED IN SANGAMON COUNTY BUT SUBJECT TO THE VILLAGE'S SUBDIVISION JURISDICTION AND NOT SUBJECT TO AN ANNEXATION AGREEMENT.

- (A) Five hard copies and one electronic copy of the tract survey shall be submitted to the Plats Officer accompanied by the appropriate fee.
- (B) The Plats Officer shall review the survey to insure that it conforms to the pertinent requirements of this chapter and applicable zoning regulations. The owner

shall be notified of tract survey approval or disapproval within one three working days. (1) Disapproval. If the Plats Officer finds that the tract survey does not meet the requirements of this code, the disapproval and noncompliance found shall be specified in writing. (2) Approval. If the Plats Officer finds that the tract survey does meet the requirements of this code, the following shall be printed or stamped on the original and prints and signed by the Plats Officer: County of Sangamon) SS. State of Illinois I, Sangamon County Plats Officer, do hereby approve this tract survey in accordance with the provisions of the Land Subdivision Regulations of the Village of Chatham, Illinois, this day of , 20 . Sangamon County Plats Officer (C) The Plats Officer shall keep one copy and transmit four copies of the approved tract survey to the owner for recording. § 155.152A REVIEW PROCESS-AREAS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OR SUBJECT TO AN ANNEXATION AGREEMENT WITH THE VILLAGE. (A) Five hard copies and one electronic copy of the tract survey shall be submitted to the Zoning Administrator accompanied by the appropriate fee. (B) The Zoning Administrator shall review the tract survey to ensure that it conforms to the pertinent requirements of this section, applicable zoning regulations and applicable provisions of any governing annexation agreements. The Zoning Administrator shall notify the Village Board of his or her findings, and the Village Board shall by motion made, seconded and adopted, approve or disapprove the tract survey at the next regularly scheduled board meeting. (C) Approval. If the Village Board approves the tract survey, the Zoning Administrator shall print or stamp the following notation on the original tract survey and any prints and shall sign the tract survey and any prints: County of Sangamon) SS. State of Illinois I, the Village of Chatham Plats Officer, do hereby certify that this tract survey was approved by the Chatham Village Board on the day of

Village of Chatham Plats Officer

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(C) The Zoning Administrator shall keep one copy and transmit four copies of the approved tract survey to the owner for recording.