

VILLAGE OF CHATHAM, ILLINOIS

ORDINANCE NO. 01-39

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 _____ DAY OF _____, 2001

*ON FILE
7/10/01 has to
have
1. Public Hearing
2. Planning Commission
refer to
01-51*

Published in pa
Board of Truste
Illinois, t

01-39

ent and
County,
, 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 _____, 2001, the corporate authorities of such Village passed and approved Ordinance No. _____ 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-___ including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on _____, 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 ____ day of _____, 2001.

(SEAL)

Village Clerk

Ordinance No. 01-_____

**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 on _____, 2001, and a public hearing conducted on _____, 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 by changing note "c" following the schedule of height and bulk regulations to state, "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 20 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. 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: 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 _____ day of _____, 2001.

VILLAGE PRESIDENT

ATTEST:

Village Clerk

AYES:

NAYS:

PASSED:

APPROVED:

ABSENT:

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-___ adopted by the President and Board of Trustees of said Village on the _____ day of _____, 2001, said Ordinance being entitled:

**AN ORDINANCE AMENDING CERTAIN PROVISIONS IN THE ZONING
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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 ___ day of _____, 2001.

Village Clerk