

SANGAMON COUNTY, ILLINOIS

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ORDINANCE  
NUMBER 16 - 34

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**AN ORDINANCE AMENDING THE VILLAGE OF CHATHAM CODE OF  
ORDINANCES RELATING TO FINAL INSPECTION CERTIFICATES**

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THOMAS S. GRAY, Village President  
PAT SCHAD, Village Clerk

MARK CLAYTON  
TERRY FOUNTAIN  
DAVID KIMSEY  
NINA LINDHORST  
MATT MAU  
JOE SCHATTEMAN  
Village Trustees

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of  
Chatham  
on 6/28, 2016

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

ORDINANCE NO. 16 - 34

**AN ORDINANCE AMENDING THE VILLAGE OF CHATHAM CODE OF ORDINANCES RELATING TO FINAL INSPECTION CERTIFICATES**

**WHEREAS**, the Village of Chatham (“Village”) is an Illinois Municipal Corporation existing and operating under the Illinois Municipal Code and the laws of the State of Illinois; and,

**WHEREAS**, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the health, safety, and welfare of its citizens; and

**WHEREAS**, the Village has the authority to govern the process for the construction of improvements to real property and to establish certain requirements and guarantees for work; and

**WHEREAS**, the Village desires to clarify that the duty to obtain a final inspection certificate under its Village Code rests with the builder of the new construction; and

**WHEREAS**, the President and Board of Trustees of the Village have determined it to be in the best interest of the Village to amend the Village Code to place ultimate liability for failure to obtain a final inspection certificate on the builder.

**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.** Amendment to Village Code - Subdivisions. Chapter 150, Building Regulations, Section 150.28 of the Village of Chatham Code of Ordinances shall be amended as follows (added; ~~deleted~~):

## § 150.28 INSPECTIONS OF NEW CONSTRUCTION.

(A) Inspections of the work are governed by Section 109 of the IBC and Section R-109 of the IRC. Section 109.3 of the IBC requires the Building Code Administrator to “conduct inspections from time to time during and upon completion of the work for which a permit has been issued.” Section R-109 of the IRC calls for “necessary inspections.” The village shall conduct inspections pursuant to IRC and IBC, and shall also inspect electric service installations, during the following phases of the work:

- (1) Site or stakeout;
- (2) Footing;
- (3) Framing;
- (4) Rough-in (mechanical, electrical and plumbing);
- (5) Fireplace (if applicable);
- (6) Electric meter base and outdoor electrical equipment installation inspection; and
- (7) Final.

(B) The Building Code Administrator shall respond or shall ensure that his or her inspectors respond to inspection requests made by contractors as follows – the response time for inspection of one- and two-family dwelling units shall be two business days after notification, with the exception of footing inspections, which shall be four hours after notification, so long as notification for a footing inspection is given before 1:00 p.m. on any business day. Inspections for all other structures shall be within three business days after notification. In no event shall the Building Code Administrator or building, plumbing or electrical inspectors be required to make inspections on Saturdays and Sundays, or after business hours, although they may do so in their discretion and upon payment by the contractor or owner of a \$50 surcharge to the village. Plumbing and electrical inspections shall be made within two business days of notification for one- and two-family dwellings, and three business days for other structures.

(C) Notwithstanding the above, only a site or stakeout inspection shall be required for the following:

- (1) One story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the projected roof area does not exceed 120 square feet;
- (2) Fences not over six feet high;
- (3) Retaining walls which are not over four feet in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids;
- (4) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ration of height to diameter or width does not exceed 1:2.
- (5) Stoops, 5 feet x 5 feet or less; walks, ramps, less than 20 feet long; and driveways not more than 30 inches above grade and not over any basement or story below.

(6) Pre-fabricated swimming pools in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.

(D) *Final inspection certificates.*

(1) Upon successful completion of a final inspection in accordance with division (A)(7) of this section, the Building Code Administrator shall issue a final inspection certificate.

(2) No Person shall occupy new construction prior to the issuance of a final inspection certificate unless the Building Code Administrator: has made express findings: (i) that the deficiencies noted in the final inspection do not present a safety hazard, (ii) that the contractor or owner has made best efforts to remedy the deficiencies but cannot promptly make repairs due to unavailability of materials or special tools; and (iii) the contractor or owner has scheduled a firm date for re-inspection not more than 60 days after the initial final inspection. It shall be the duty of the holder of the building permit to ensure that this provision is complied with.

(3) It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this Code.

(4) The Building Administrator may withhold action on any new building permit application submitted by any contractor or owner if the Building Code Administrator determines that the contractor or owner has completed an earlier construction job but (i) has failed to apply for a final inspection certificate with respect to such other job or (ii) the premises have been occupied in violation of division (D)(2) of this section.

**Section 3.** Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

**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, action, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this Ordinance.

**Section 5.** Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law and the fees set forth herein charged for plans submitted after the passage of this Ordinance.

PASSED this 28 day of JUNE, 2016.

	YES	NO	ABSENT	PRESENT
MARK CLAYTON	✓			
TERRY FOUNTAIN	✓			
DAVID KIMSEY	✓			
NINA LINDHORST	✓			
MATT MAU			✓	
JOE SCHATTEMAN	✓			
THOMAS S. GRAY				
TOTAL	5		1	

**APPROVED** by the President of the Village of Chatham, Illinois this \_\_\_ day of June, 2016.

  
Thomas S. Gray, Village President

Attest:

  
Pat Schad, Village Clerk



**MARTIN ENGINEERING COMPANY**  
**CONSULTING ENGINEERS/LAND SURVEYORS**

3223 S. Meadowbrook Road, Springfield, Illinois 62711

June 28, 2016

Mr. Jim Michael, P.E.  
Project Manager  
Crawford, Murphy & Tilly  
2750 West Washington Street  
Springfield, IL 62702

RE: Ironbridge Estates – 2<sup>nd</sup> Addition  
MEC No. 12230-2

Dear Jim:

We are requesting that the Letter of Credit for Ironbridge Estates be established for the amount of \$20,000 to cover the uncompleted improvements as shown below:

1. P.C.C. Sidewalk, 4" (1,420 sq. ft. x \$4.00 per sq. ft.)	\$5,680.00
<u>2. Finish Grading and Seeding</u>	<u>\$ 10,000.00</u>
Subtotal	\$15,680.00
Total	$\frac{x \quad 1.25\%}{\$19,600.00}$
SAY	\$20,000.00

Please call me with confirmation on this amount.

Respectfully,

MARTIN ENGINEERING COMPANY

Steven R. Walker, P.L.S.  
Vice President

Cc: Jim Moughan



## CERTIFICATE OF SURVEYOR

I hereby certify that the plat attached hereto correctly represents a survey made by me of a Subdivision to be known as **Ironbridge Estates Second Addition** being described as follows:

Part of the East Half of the Southwest Quarter and part of the West Half of the Southeast Quarter of Section 32, Township 15 North, Range 5 West of the Third Principal Meridian, Chatham, Sangamon County, Illinois, more particularly described as follows:

Beginning at an iron pin found at the Southwest corner of Lot 1000 in Ironbridge Estates First Addition, recorded as Document Number 2014R14063; thence North 72 degrees 40 minutes 08 seconds East on the South line of said Lot 1000, a distance of 172.59 feet to an iron pin found at the Southeast corner of Lot 1001 in said Ironbridge Estates First Addition; thence South 00 degrees 55 minutes 36 seconds East, a distance of 162.82 feet to an iron pin found; thence North 88 degrees 15 minutes 20 seconds East, a distance of 330.00 feet; thence South 00 degrees 40 minutes 20 seconds East, a distance of 660.00 feet; thence North 89 degrees 19 minutes 01 seconds East, a distance of 263.10 feet; thence South 00 degrees 23 minutes 09 seconds East, a distance of 79.31 feet to an iron pin set on the South line of the West Half of the Southeast Quarter of said Section 32; thence South 88 degrees 38 minutes 57 seconds West on said South line, a distance of 754.97 feet to an iron pin set at the Southeast corner of the East Half of the Southwest Quarter of said Section 32; thence continuing South 88 degrees 38 minutes 57 seconds West on the South line of said East Half, a distance of 126.36 feet to iron pin found; thence South 88 degrees 46 minutes 31 seconds West on said South line, a distance of 1200.12 feet to the Southwest corner of the East Half of the Southwest Quarter of said Section 32; thence North 00 degrees 49 minutes 20 seconds West, a distance of 23.49 feet to a point on the East right of way line of Iron Bridge Road; thence North 16 degrees 33 minutes 40 seconds East on said East right of way line, a distance of 39.37 feet to the beginning of a curve concave to the West having a radius of 999.93 feet; thence Northeasterly on said East right of way line and said curve left, a chord bearing of North 07 degrees 44 minutes 42 seconds East, a chord distance of 306.48 feet to the end of said curve; thence North 01 degrees 04 minutes 10 seconds West on said East right of way line, a distance of 296.98 feet; thence North 88 degrees 56 minutes 06 seconds East, a distance of 214.05 feet to an iron pin found at the Southeast corner of Lot 3 in said Ironbridge Estates First Addition, said point on a curve concave to the West having a radius of 970.00 feet; thence Southeasterly on said curve right, a chord bearing of South 00 degrees 04 minutes 04 seconds East, a chord distance of 33.11 feet to an iron pin found at the end of said curve; thence South 89 degrees 05 minutes 24 seconds East, a distance of 60.00 feet to an iron pin found at the Southwest corner of Lot 45 in said Iron Bridge Estates First Addition; thence North 88 degrees 56 minutes 25 seconds East on the South line of said Lot 45, a distance of 256.45 feet to an iron pin found at the Southeast corner said Lot 45; thence South 34 degrees 14 minutes 47 seconds East, a distance of 124.30 feet to an iron pin found; thence North 71 degrees 10 minutes 29 seconds East, a distance of 53.94 feet to an iron pin found; thence North 28 degrees 58 minutes 44 seconds East, a distance of 57.51 feet to an iron pin found; thence North 63 degrees 10 minutes 10 seconds East, a distance of 116.38 feet to an iron pin found; thence North 46 degrees 22 minutes 56 seconds East, a distance of 153.27 feet to an iron pin found; thence North 21 degrees 10 minutes 12 seconds East, a distance of 42.52 feet to an iron pin found; thence North 57 degrees 52 minutes 56 seconds East, a distance of 53.51 feet to an iron pin found; thence South 83 degrees 25 minutes 06 seconds East, a distance of 121.09 feet to an iron pin found; thence North 78 degrees 37 minutes 36 seconds East, a distance of 31.00 feet to an iron pin found; thence North 31 degrees 46 minutes 29 seconds East, a distance of 109.43 feet to an iron pin found; thence North 46 degrees 50 minutes 28 seconds East, a distance of 75.27 feet to an iron pin found; thence North 51 degrees 11 minutes 21 seconds East, a distance of 27.51 feet to an iron pin found on the West line of said Lot 1000; thence South 15 degrees 00 minutes 13 seconds East on said West line, a distance of 101.37 feet to the point of beginning, containing 29.656 acres, more or less.

I further certify that I have subdivided the same into 42 lots and streets as shown on the attached plat.

Iron reinforcement rods identify all lot corners as shown on said plat, and all measurements are given in feet and decimals thereof, except those shown as stone monuments. All streets and drives and easements designated on said plat are intended for public use.

Said subdivision is to be known as **Ironbridge Estates Second Addition**, Chatham, Sangamon County, Illinois.

I further certify that no part of this subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on Final Plat.

I further certify that the foregoing plat accompanying this certificate correctly represents the said premises as subdivided.

Given under my hand and seal at Springfield, Illinois on



JUNE 13, 2016.

*Jeremy L. Smith*  
Illinois Professional Land Surveyor No. 3804  
Jeremy L. Smith  
Expires 11/30/2016

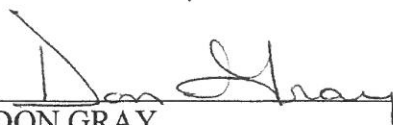


CERTIFICATION BY THE COUNTY CLERK

STATE OF ILLINOIS                    )  
  )  SS  
COUNTY OF SANGAMON            )

I, DON GRAY, County Clerk of Sangamon County, Illinois, hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land in the attached plat of **IRONBRIDGE ESTATES SECOND ADDITION**, described as part of the East Half of the Southwest Quarter and part of the West Half of the Southeast Quarter of Section 32, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois.

DATED AT Springfield, Illinois this 13<sup>th</sup>  
day of June, 2016.

  
\_\_\_\_\_  
DON GRAY

Tax I.D. No. 22-32-376-017

DRAINAGE CERTIFICATE

Whereas the surface water drainage will be changed by the construction of **Ironbridge Estates Second Addition**, to the best of our knowledge and belief, adequate provisions have been made for collection and diversion of such surface waters into public areas or drains, which the subdivider has a right to use in accordance with generally accepted engineering practices, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of this subdivision.

*Philip G. Martin*

Illinois Professional Engineer No. 48381  
Philip G. Martin



**Moughan Development Inc.**

*[Handwritten Signature]*

Authorized Signature

*President*

Title

SCHOOL DISTRICT STATEMENT

The undersigned owner of the land shown on the attached plat of **Ironbridge Estates Second Addition**, does hereby certify and state to the best of his knowledge and belief the property is within Ball-Chatham Community Unit School District 5.

Dated this 13 day of June, 2016.

**Moughan Development Inc.**

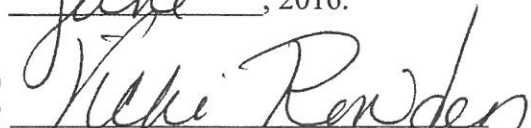


Authorized Signature



Title

Subscribed to before me this 13 day of June, 2016.

  
Notary Public

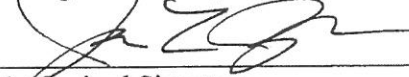
OWNER'S CERTIFICATE


STATE OF ILLINOIS )  
 ) ss  
COUNTY OF SANGAMON )

KNOWN ALL MEN BY THESE PRESENTS: That the undersigned, hereby certifies that he is the owner of all the premises embodied in the attached Plat of **Ironbridge Estates Second Addition**, to Sangamon County, and the Village of Chatham, Illinois, and that he has caused said plat to be made and that it is a true and correct plat of **Ironbridge Estates Second Addition**, to Sangamon County and the Village of Chatham, Illinois, as laid out into lots and streets by Jeremy L. Smith, Illinois Professional Land Surveyor Number 3804; and the undersigned, hereby conveys to the Village of Chatham, Sangamon County, Illinois and sets apart for the use of the general public forever all of the streets and thoroughfares as indicated and shown on said Plat; and it further conveys easements within the rights-of-way of such streets and thoroughfares to the applicable public utility companies for those utility installations that are permitted by this and other resolutions and codes of the County to be installed in street or thoroughfare rights-of-way.

IN WITNESS WHEREOF we have hereunto set our hands and affixed our seals this 13 day of June, 2016.

**Moughan Development Inc.**

  
\_\_\_\_\_  
Authorized Signature

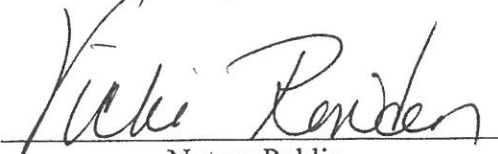
  
\_\_\_\_\_  
Title

NOTARY CERTIFICATE

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF SANGAMON )

The foregoing instrument was acknowledged before me this 13 day of June, 2016.

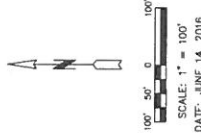


  
\_\_\_\_\_  
Notary Public

# IRONBRIDGE ESTATES SECOND ADDITION

## FINAL PLAT

**LEGAL DESCRIPTION:**  
 Part of the East Half of the Southwest Quarter and part of the West Half of the South East Quarter of Section 32, Township 15 North, Range 5 West of the Third Principal Meridian, State of Illinois, Containing (1,291,824.692 square feet) 29.656 acres, more or less.



- LEGEND:**
- AXLE FOUND
  - 5/8" IRON PIN FOUND
  - 5/8" IRON PIN SET
  - IRON PIN IN CONCRETE FOUND
  - IRON PIN SET IN CONCRETE
  - UTILITY, CATV, AND/OR DRAINAGE EASEMENT
  - BUILDING SETBACK LINE
  - SHOWN ON LOTS 30, 31 & 38 ONLY
  - RIGHT OF WAY
  - CONVEYED AS SHOWN
  - LIMITS OF APPROXIMATE COMPUTED 100 YEAR FLOOD ELEVATION
  - APPROXIMATE COMPUTED 100 YEAR FLOOD ELEVATION
  - STREET NAME CHANGE

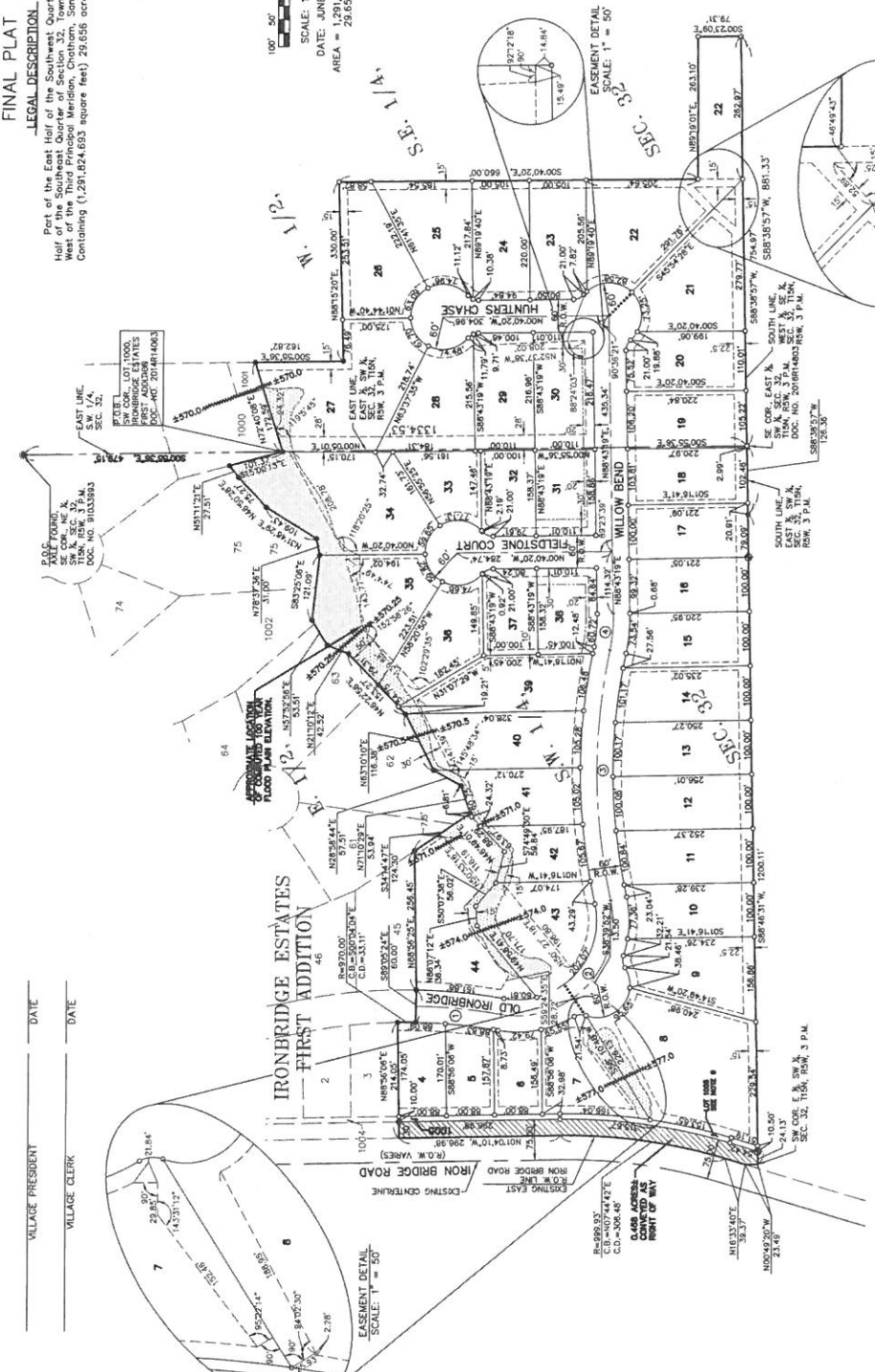
- NOTES:**
1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
  2. R-1 ZONING REQUIRES A 30' FRONT YARD SETBACK UNLESS SHOWN OTHERWISE.
  3. ALL STREET RIGHT OF WAY WIDTHS ARE 60.00 FEET UNLESS NOTED OTHERWISE.
  4. ALL EASEMENTS ALONG STREET R.O.W. ARE 15.00 FEET UNLESS NOTED OTHERWISE.
  5. ALL EASEMENTS ALONG LOT LINES ARE 15.00 FEET AND CENTERED ON THE LOT LINES UNLESS NOTED OTHERWISE.
  6. NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP NUMBER 171670040F (EFFECTIVE DATE: AUGUST 2, 2007).
  7. PART OF THIS PLAT IS LOCATED WITHIN A COMPUTED 100 YEAR FLOOD PLAIN ELEVATION AND SHOWN HEREON.
  8. NO LOT SHALL HAVE DIRECT ACCESS ONTO IRON BRIDGE ROAD.
  9. EASEMENTS ARE COVERED ENTIRELY BY UTILITY, CATV, AND/OR DRAINAGE EASEMENTS. ALL EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FIELD WORK COMPLETED JUNE, 2016.  
 BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83 - WEST ZONE)

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

I HEREBY CERTIFY THAT IN THE MONTH OF JUNE, 2016, I MADE A SURVEY OF THE ABOVE PROPERTY, AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804  
 DATE SIGNED: JUNE 14, 2016  
 LICENSE EXP. DATE: NOV. 30, 2016



CURVE	Δ	D.O.C.	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
1	192° 44' 05"	65'-14.45'	100.00'	106.91'	388.84'	388.40'	S 01° 12' 55" E
2	112° 39' 47"	32'-14.45'	100.00'	236.19'	48.231'	48.201'	S 86° 20' 57" E
3	24° 15' 24"	105'-12'-31"	1100.00'	236.19'	48.231'	48.201'	S 86° 20' 57" E
4	12° 54' 45"	197'-05'-55"	300.00'	33.93'	67.81'	67.47'	S 84° 49' 18" E

**CERTIFICATES ATTACHED:**

THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE VILLAGE PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN § 103.073.

BY: \_\_\_\_\_ CHAIRMAN - CHATHAM PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ VILLAGE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER:**  
 MOUNTAIN DEVELOPMENT INC.  
 3140 COCKRELL LANE  
 SPRINGFIELD, ILLINOIS 62711  
 TELEPHONE: (217) 793-5484

**ENGINEER & LAND SURVEYOR:**  
 AMERICAN MAPPING & SURVEYING COMPANY  
 1000 N. WILSON ROAD, SUITE 100  
 SPRINGFIELD, ILLINOIS 62711  
 TELEPHONE: (217) 793-5484