

RESOLUTION NO. 2-75

RESOLUTION WITH RESPECT TO FLOOD-PRONE AREAS

WHEREAS, the Village of Chatham, Illinois, has adopted and is enforcing the Village of Chatham Zoning Ordinance, effective June 20, 1971, and also has adopted and is enforcing "An Ordinance to Revise the Regulations and Fees for the Issuance of Building Permits", approved August 29, 1974;

WHEREAS, Section VIII of the Village of Chatham Zoning Ordinance provides that no land shall be occupied or used and no building hereafter erected or substantially altered shall be occupied or used in whole or in part for any purpose whatsoever until a certificate of occupancy shall have been issued by the Director of Building and Zoning;

WHEREAS, Section 2 of "An Ordinance to Revise the Regulations and Fees for the Issuance of Building Permits" provides that it shall be unlawful to commence the excavation for or the construction of any building, including accessory buildings, or to commence the moving or major structural change of any buildings, including accessory buildings, until the Director of Building and Zoning has issued a building permit for such work, and

WHEREAS, THE DIRECTOR OF BUILDING AND ZONING must examine all plans and specifications for the proposed construction when application is made to him for a building permit.

NOW, THEREFORE, BE IT RESOLVED by the PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, ILLINOIS, as follows:

1. That the DIRECTOR OF BUILDING AND ZONING shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites

will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement, including prefabricated and mobile homes, must (i) be designed or modified and anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) use construction materials and utility equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage; and


2. That the PLANNING COMMISSION OF THE VILLAGE OF CHATHAM with the approval of the BOARD OF TRUSTEES shall review subdivision proposals and other proposed new developments to assure that (i) all such proposals are consistent with the need to minimize flood damage, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided so as to reduce exposure to flood hazards; and

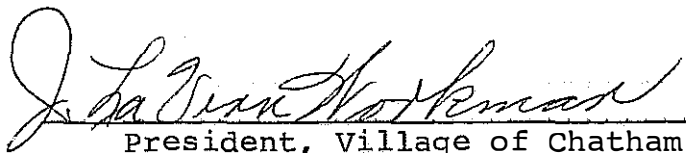
3. That the PLANNING COMMISSION OF THE VILLAGE OF CHATHAM with the approval of the BOARD OF TRUSTEES shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

PASSED: June 24, 1975

APPROVED: June 24, 1975

ATTEST:


Village Clerk


President, Village of Chatham