

CHAPTER 34

SUBDIVISION CODE

ARTICLE I - GENERAL PROVISIONS

34-1-1 **PURPOSE.** For the purpose of the future development of the Village and for the promotion of the public health and safety, comfort, morals and welfare of the persons living within the territory governed, the provisions and regulations herein contained shall govern the subdividing and planning of land lying within the corporate limits of the Village as now and hereinafter existing, and to any other lands outside the corporate limits as they be subject under the Statutes of the State of Illinois to control by said Village. (See 65 ILCS Secs. 5/11-12-5, 5/11-12-8, 5/11-12-12)

34-1-2 **AUTHORITY.** These subdivision regulations and minimum standards for land development are adopted by ordinance passed by the Village Board of Trustees under the authority granted by the Illinois Compiled Statutes, Chapter 65, Sec. 5/11-12-5.

34-1-3 **JURISDICTION.** These regulations and development standards shall apply to the following forms of land subdivision:

- (A) The division of land into two (2) or more tracts, lots, sites, or parcels, any part of which, when subdivided, shall contain less than five (5) acres in area;
- (B) The division of land, previously subdivided or platted into tracts, lots, sites, or parcels, or less than ten (10) acres in area:
 - (1) inside Village limits, and
 - (2) one and one-half (1.5) miles outside Village limits; or
- (C) The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

34-1-4 **EXCEPTIONS.** These regulations and development standards shall not apply to the following forms of land subdivision, which are excepted in Chapter 765 ILCS Sec. 205/1 and no plat is required in any of the following instances.

- (A) The division or subdivision of land into parcel or tract of five (5) acres or more in size which does not involve any new streets or easements of access;
- (B) The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;

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- (C) The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- (D) The conveyance of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities and other pipelines which does not involve any new streets or easements of access;
- (E) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easement of access;
- (F) The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- (G) Conveyances made to correct description in prior conveyances;
- (H) The sale or exchange of parcels or tracts of land following the division into no more than **two (2) parts** of a particular parcel or tract of land existing on **July 17, 1959** and not involving any new streets or easements of access;
- (I) The sale of a single lot of less than **five (5) acres** from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on **October 1, 1973**, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

34-1-5 **GENERAL PROCEDURE.** The following outline of the subdivision process provides general information of the steps to be followed towards approval of a subdivision. Each is explained in more detail in following sections.

- (A) Initial contact with Village by Subdivider to determine the feasibility of the subdivision, discuss any special problems or requirements which may be necessary and to familiarize the Subdivider with the subdivision process of the Village.
 - (B) Submission to the Village for approval of a preliminary plat, engineering drawings detailing the approximate dimensions of the subdivision, lots and streets and the nature of all proposed improvements.
 - (C) The preliminary plat and drawings are returned to the subdivider with approval, denial or a conditional approval subject to certain changes required by the Village.
 - (D) The final plat and engineering drawings are submitted to the Village for approval.
 - (E) The final plat is submitted to the County Recorder for official recording.
- The following conditions apply during the subdivision procedure.

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1. **Agenda.** Each plat submitted for preliminary or final approval shall be placed on the agenda of the Planning Commission only after fulfilling the appropriate requirements of these Regulations. However, a plat not meeting all of the requirements may be submitted providing the subdivider presents with the plat a written request for specific exceptions (variances) and enumerates in detail the reasons therefor.

2. **Subdivision Filing Fee.** To partially defray the costs of notification and administration procedures, the Subdivider shall pay the fees below prior to each step of the administration procedure. The Village Clerk shall promptly cause such fees to be deposited into the Village's general corporate fund.

- (a) **Preliminary Plat Review.** One Hundred Fifty Dollars (\$150.00) plus Fifteen Dollars (\$15.00) for each lot.
- (b) **Improvements Plan Review.** No additional fee.
- (c) **Final Plat Review.** Two Hundred Fifty Dollars (\$250.00).
- (d) **Variance Rezoning Request Fee.** The current rate for Variance/Rezoning request as required in the Zoning Code, Chapter 40, per lot needing the Variance/Rezoning.
- (e) **Inspection and Testing Fee.** At the time of construction, and prior to connecting to any facilities of the Village, the person applying for the IEPA construction permit for constructing or replacing water main and/or sewer lines shall pay to the Village an additional fee to help defray the Village's cost to monitor compliance with the construction standards. This fee shall be **Five Hundred Dollars (\$500.00)** or **three percent (3%)** of the cost of the improvements to be dedicated to the Village, whichever is greater.
The cost of the improvement shall be based on the applicant's engineer's opinion of probable construction cost or actual bid construction cost. These costs shall be approved by the Board of Trustees. The Board of Trustees may consider whether the estimates or bids are representative of the cost of work in the area. In any case, where the Board of Trustees believes the costs provided are not representative of the costs to be incurred, the Village may estimate the applicant's costs.
- (f) **Amount of Bond or Deposit.** The amount of the performance bond, escrow deposit, irrevocable letter of credit or commitment from a lending institution shall be equal to the Village Engineer's cost of construction. (Ord. No. 98-409; 06-04-98)

3. **Official Recording.** No plat or other land subdivision instrument shall be filed in the Office of the County Recorder until it shall have been approved by the Planning Commission and by the Village Board of Trustees as hereinafter set forth. All final plats shall be filed within **two (2) years** of date of approval by the Planning Commission, and no lots shall be sold from any plat until recorded. Failure to record the plat within **two (2) years** of the date of approval by the Village Board of Trustees shall void all approvals thereto.

4. **Plat Approval.** For all cases of subdividing within the scope of these regulations, a plat of the land in question shall be drawn and submitted to the Planning Commission and Village Board of Trustees for approval or disapproval as provided below.

5. **Exemption.** Plats containing **four (4) lots** or fewer and containing no new streets or easements of access may be exempted, at the discretion of the Village, from all or part of the procedural provisions pertaining to Preliminary Plats and may be submitted in Final Plat form. The subdivider shall comply with all other provisions of these Regulations, including those relating to design and improvements. **(Ord. No. 300)**

34-1-6 DISCLAIMER OF LIABILITY.

(A) Except as may be provided otherwise by statute or ordinance, no officer, board member, agent, or employee of the Village shall render himself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this Code. (See "**Local Governmental and Governmental Employees Tort Immunity Act**", Ill. Comp. Stats., Chap. 745, Secs. 10/1-101.)

(B) Any suit brought against any officer, board member, agent, or employee of the Village, as a result of any act required or permitted in the discharge of his duties under this Code, shall be defended by the Village Attorney until the final determination of the legal proceedings.

*Revised Code***ARTICLE II - DEFINITIONS**

34-2-1 **INTERPRETATION OF TERMS.** In construing the intended meaning of terminology used in this Code, the following rules shall be observed:

(A) Unless the context clearly indicates otherwise, words and phrases shall have the meanings respectively ascribed to them in **Section 34-2-2**; terms not defined in **Section 34-2-2** shall have the meanings respectively ascribed to them in the Village's Zoning Code; if any term is not defined either in **Section 34-2-2** or in the Zoning Code, said term shall have its standard English dictionary meaning.

(B) Words denoting the masculine gender shall be deemed to include the feminine and neuter genders.

(C) Words used in the present tense shall include the future tense.

(D) Words used in the singular number shall include the plural number, and vice versa.

(E) The word "shall" is mandatory; the word "may" is discretionary.

(F) Captions (i.e., titles of sections, subsections, etc.) are intended merely to facilitate general reference and in no way limit the substantive application of the provisions set forth thereunder.

(G) References to sections shall be deemed to include all subsections within that section; but a reference to a particular subsection designates only that subsection.

(H) A general term that follows or is followed by enumerations of specific terms shall not be limited to the enumerated class unless expressly limited.

34-2-2 **SELECTED DEFINITIONS.**

"ADMINISTRATOR". The official appointed by the Mayor and the Village Board to administer the Subdivision Code.

"ALLEY". A public right-of-way which affords a secondary means of vehicular access to the side or rear of premises that front on a nearby street, and which may be used for utility purposes.

"AMENDMENT". A change in the provisions of this Code, properly effected in accordance with State law and the procedures set forth herein.

"AREA, BUILDING". The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of unenclosed patios, terraces, and steps.

"AREA, GROSS". The entire area within the lot lines of the property proposed for subdivision/development, including any areas to be dedicated/reserved for street and alley rights-of-way and for public uses.

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"AREA, NET". The entire area within the boundary lines of the territory proposed for subdivision, less the area to be dedicated for street and alley rights-of-way and public use.

"ARTERIAL STREET". A street designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic on a continuous route with intersections at grade, and on which traffic control devices are used to expedite the safe movement of through traffic.

"BARRIER (NATURAL OR ARTIFICIAL)". Any street, highway, river, pond, canal, railroad, levee, embankment, or screening by a fence or hedge.

"BLOCK". An area of land entirely bounded by streets, highways, barriers, or rights-of-ways (except alleys, pedestrian ways, or exterior boundaries of a subdivision unless exterior boundary is a street, highway, or R.O.W.) or bounded by a combination of streets, public parks, cemeteries, railroad rights-of-way, waterways, or corporate boundary lines.

"BUILDING". Any structure, whether temporary, semi-permanent, or permanent, designed or intended for the support, enclosure, shelter or protection of persons or property.

"BUILDING LINE". See Setback Line.

"CATCH BASIN". A receptacle, located where a street gutter opens into a storm sewer, designed to retain matter that would not easily pass through the storm sewer.

"CENTERLINE".

- (A) the centerline of any right-of-way having a uniform width;
- (B) the original centerline, where a right-of-way has been widened irregularly;
- (C) the new centerline, whenever a road has been relocated.

"CENTERLINE OFFSET". The distance between the centerlines of two (2) roughly parallel streets, measured along the third street with which both said "parallel" streets intersect.

"CLUSTER DEVELOPMENT". A subdivision planned and constructed so as to group housing units into relatively dense patterns while providing a unified network of open space and wooded areas, and meeting the requirements of the Subdivision Code and the Zoning Code.

"COLLECTOR STREET". A street which carries or is proposed to carry intermediate volumes of traffic from local streets to arterial streets and which may or may not be continuous.

"COMMON LAND". That land set aside for open space or recreational use for the owners of the lots of a subdivision, which land is conveyed by the developer in fee simple absolute title by warranty to trustees whose trust indenture shall provide that said common land be used for the sole benefit, use and enjoyment of the lot owners present and future. No lot owner shall have the right to convey his interest in the common land except as an incident of the ownership of a regularly platted lot.

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"COMPREHENSIVE PLAN". The plan or any portion thereof adopted by the Village Board to guide and coordinate the physical and economic development of the Village. The Village's Comprehensive Plan may include, but is not limited to, plans and programs regarding the location, character, and extent of highways, bridges, public buildings or uses, utilities, schools, residential, commercial, or industrial land uses, parks, drainage facilities, etc.

"CROSS-SLOPE". The degree of inclination measured across a right-of-way rather than in the direction traffic moves on said right-of-way.

"CUL-DE-SAC". A short minor local street having only **one (1) outlet** for vehicular traffic and having the other end permanently terminated by a turn-around for vehicles; the term may also be used to refer solely to said turn-around.

"CURB AND GUTTER, INTEGRAL". The rim forming the edge of a street plus the channel for leading off surface water, constructed of concrete as a single facility.

"DEDICATE". To transfer the ownership of a right-of-way, parcel of land, or improvement to the Village or other appropriate government entity without compensation.

"DENSITY, GROSS". The total number of dwelling units divided by the total project area, expressed as gross dwelling units per acre.

"DENSITY, NET". The total number of dwelling units divided by the net acreage. See definition of Area, Net.

"DESIGN". The arrangement of uses on the land and the arrangement of easements, lots and rights-of-way, including specifications of materials, alignment, grade and width of these elements.

"DEVELOP". To erect any structure or to install any improvements on a tract of land, or to undertake any activity (such as grading) in preparation therefor.

"DIMENSIONS". Refers to both lot depth and lot width.

"DISTRICT, ZONING". A portion of the territory of the Village wherein certain uniform requirements or various combinations thereof apply to structures, lots, and uses under the terms of the Village's Zoning Code.

"DRAINAGEWAY". A watercourse, gully, dry stream, creek, or ditch which carries storm water runoff or which is fed by street or building gutters or by storm water sewers, or which serves the purpose of draining water from the lands adjacent to such watercourse, gully, dry stream, creek, or ditch.

"EASEMENT". A grant by the property owner to the public, a corporation, or a person of the use of land for limited and specifically named purpose.

"ESCROW DEPOSIT". A deposit in cash or other approved securities to assure the completion of improvements within a subdivision.

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"FILING DATE". The date that the applicant has filed the last item of required data or information with the Village Clerk and has paid the necessary fees for review by the Plan Commission.

"FLOOD HAZARD AREA". All land subject to periodic inundation from overflow of natural waterways.

"FRONTAGE". The lineal extent of the front (street-side) of a lot.

"FRONTAGE ROAD". A minor street fronting on an arterial street or highway (usually a limited access highway), used for access to abutting lots.

"GRADE". The degree of inclination of the site or right-of-way, expressed as a percentage. Synonym for "slope."

"HILLSIDE AREA". An area with an average slope of **twenty percent (20%)** or more.

"IMPROVEMENT". Refers to site grading, street work and utilities (including water, sewer, electric, gas, storm water, telephone and cable television) to be installed or agreed to be installed by the subdivider on land to be used for public or private streets, and easements or other purposes as are necessary for the general use of lot owners in the subdivision. Including the furnishing of all materials, equipment, work and services such as engineering, staking and supervision, necessary to construct all the improvements required in **Article V** of the Code or any other improvements that may be provided by the subdivider. All of such materials, equipment and services shall be provided at the subdivider's cost and expense, although he may enter into a contract with individuals and firms to complete such improvements, and the improvements shall be subject to the final approval of the Plan Commission and the Village Board.

"IMPROVEMENT PLANS". The engineering plans showing types of materials and construction details for earth moving and for the structures and facilities to be installed both in, or in conjunction with, a subdivision. Plans must include drainage, streets, alleys and utility locations to be installed in or in conjunction with a subdivision - also, include overall drainage plan and its effect on contiguous land and source of effluent or discharge.

"INLET". A receptacle, located where surface and/or groundwater can run to by gravity to be received by the storm sewer.

"INTERSECTION". The point at which **two (2)** or more public rights-of-way (generally streets) meet.

"LAND USE PLAN". The comprehensive long-range plan for the desirable use of land, the purpose of such plan being, among other things, to serve as a guide to the zoning and progressive subdividing and use of undeveloped land.

"LOCAL STREET". A street serving limited amounts of residential traffic, and for access to abutting property, and on which the speed limit is low and the traffic volume minimal.

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"LOT". A tract of land intended as a unit for the purpose (whether immediate or future) of development or transfer of ownership. A "lot" may or may not coincide with a "lot of record".

"LOT AREA". The area of a horizontal plane bounded by the front, side, and rear lines of a lot, exclusive of any land designated for street right-of-way.

"LOT, BUTT". A lot at the end of a block and located between **two (2) corner lots**.

"LOT, CORNER". A lot having at least **two (2)** adjacent sides that abut for their full length upon streets. Both such side lines shall be deemed front lot lines.

"LOT DEPTH". The mean horizontal distance between the front end and the rear lot lines measured in the general direction of the side lot lines.

"LOT, INTERIOR". A lot whose side lines do not abut any street.

"LOT LINE, FRONT". The line separating the lot from the street. On a corner lot, the front lot line shall be the frontage having the least dimension.

"LOT LINE, REAR". The rear lot line is the lot line most nearly parallel to and most remote from the front lot line.

"LOT LINE, SIDE". Any lot line other than front or rear lot line. A corner side lot line separating a lot from a street is called a street side lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.

"LOT OF RECORD". An area of land designated as a lot on a plat of subdivision recorded with the County Recorder of Deeds in accordance with State law.

"LOT, THROUGH". A lot having a part of approximately parallel lot lines that abut **two (2)** approximately parallel streets. Both such lot lines shall be deemed front lot lines.

"LOT WIDTH". The mean horizontal width of the lot measured at right angle to the general direction of the side lot lines.

"MAINTENANCE BOND". A surety bond, posted by the developer and approved by the Village, guaranteeing the satisfactory condition of installed improvements for the **one (1)** year period following their dedication.

"MASTER DEVELOPMENT PLAN". A combination of maps, drawings, site plans, charts and supportive narrative material that portrays total development to be achieved in the overall project area; which provides sufficient detailed information to both illustrate and describe the intended character and configuration of development to be accomplished.

"METES AND BOUNDS". A description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and description of the lines forming the boundaries of the property or delineates a fractional portion of a section, lot or area by describing lines or portions thereof.

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"OFFICIAL MAP". A graphic statement of the existing and proposed capital improvements planned by the Village which require the acquisition of land--such as streets, drainage systems, parks, etc.

"OWNER". A person having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

"PARKING LANE". An auxiliary lane of a street and primarily used for vehicular parking.

"PEDESTRIAN WAY". A right-of-way dedicated to public use which cuts across a block to facilitate safe pedestrian access to adjacent streets and properties.

"PERFORMANCE BOND". A surety bond posted by the developer and approved by the Village, guaranteeing the installation of required improvements within, or in conjunction with, a subdivision.

"PERSON". Any agent, individual, firm, association, partnership, corporation, syndicate or trust.

"PLAN COMMISSION". Refers to the Planning Committee of the Village.

"PLANNED UNIT DEVELOPMENT (PUD)". A planned unit development is a comprehensively planned development containing residential, commercial, industrial, or other land uses on an area of land under continuing unified control. A planned unit development may contain a single type of land use or combination of land uses provided that such development is reviewed, evaluated and approved by the Village and satisfies the requirements contained herein.

"PLANS". All of the drawings including plats, cross-sections, profiles, working details and specifications, which the subdivider prepares or has prepared to show the character, extent and details of improvements required in this Code and which plans shall conform to any requirements of the Plan Commission as to scale and details for submittal to the approval officials of the Village for consideration, approval or disapproval.

"PLAT, FINAL". The final engineering and architectural maps, drawings, and supporting material indicating the subdivider's plan of the subdivision which, if approved, may be filed with the County Recorder of Deeds.

"PLAT, PRELIMINARY". Preliminary engineering and architectural maps, drawings, and supportive material indicating the proposed layout of a subdivision.

"PROJECT AREA". That territory intended to be subdivided or developed, and portrayed and defined in the preliminary and final plats.

"RESERVE". To set aside a parcel of land in anticipation of its acquisition by the Village or other appropriate government entity for public purposes.

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"RESERVE STRIP". A narrow strip of land between a public street and adjacent lots which is designated on a recorded subdivision plat or property deed as land over which vehicular travel is not permitted.

"RE-SUBDIVISION". See Subdivision.

"RETENTION AREA". An area of land designed to capture water runoff from a developed parcel and release it at a specified rate of flow as determined by engineering studies (See Section 34-5-63)

"REVERSE CURVE". A curve in a street heading in approximately the opposite direction from the curve immediately preceding it so as to form an S-shape.

"RIGHT-OF-WAY, PUBLIC". A strip of land which the owner/subdivider has dedicated to the Village or other appropriate government entity for streets, alleys, and other public improvements; sometimes abbreviated as r.o.w.

"ROADBED". The graded portion of a street upon which the base course, surface course, shoulders and median are constructed.

"ROADWAY". The entire improved portion of the street, including shoulders, parking lanes, travel way, curbs and gutter.

"SETBACK LINE". A line that is usually parallel to the front, side or rear lot line establishing the minimum space to be provided as the front, side or rear yard.

"SIDEWALK". A pedestrian way constructed in compliance with the standards of this Code, generally abutting or near the curb line of the street.

"SLOPE". The degree of inclination of site or right-of-way expressed as a percentage. Synonym for "grade."

"SOIL AND WATER CONSERVATION DISTRICT". The County Soil and Water Conservation District.

"STREET". A public or private way for motor vehicle travel. The term "street" includes a highway, thoroughfare, parkway, through way, road, pike, avenue, boulevard, lane, place, drive, court and similar designations, but excludes an alley or a way for pedestrian or bicycle use only.

"STREET, AREA SERVICE HIGHWAY". Area service highways interconnect collectors and land access streets with the principal system and vice versa, brings all developed areas within a reasonable distance of principal streets, connects and provides direct access to major traffic generators, provides secondary service to smaller communities, may provide access to abutting property, and have a medium volume design capacity and travel speeds.

"STREET, CUL-DE-SAC". A short, land-access street, having only one (1) end open for vehicular traffic, and the other permanently terminated by a turn-around for vehicles.

"STREET, DEAD-END". Land access streets similar to cul-de-sacs, except that they provide no turn-around circle at their closed end, and are not permitted in any proposed subdivision.

"STREET, LAND ACCESS". Land access streets provide access to abutting properties, have a relatively short travel distance, and have a low volume design capacity and travel speeds.

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"STREET, LOOPED". Land access streets having **two (2)** open ends, each end generally connecting with the same street, no other streets intersecting between its ends, and property fronts on both sides of the street.

"STREET, MARGINAL ACCESS OR SERVICE ROAD". A land access street parallel and adjacent to area service highways providing access to abutting properties.

"STRUCTURE". Anything constructed or erected which requires permanent or temporary location on or in the ground, or is attached to something having a fixed location on or in the ground. All buildings are structures but not all structures are buildings (e.g., a fence).

"STUB OR BUTT STREET". A street that is temporarily terminated, but that is planned for future continuation.

"SUBDIVIDER". Any person, firm, partnership, association, corporation, estate or other group or combination acting as a unit, dividing or proposing to divide land in a manner that constitutes a subdivision as defined in this Article.

"SUBDIVISION".

(1) The division of land into **two (2)** or more lots or parcels for the purpose of either immediate or future sale, rental or building development or use(s) other than agricultural use or production.

(2) Establishment or dedication of a public street or alley through a tract of land regardless of size. The term "subdivision" shall also include all re-subdivisions of land or lots.

"TOPOGRAPHY". The relief features or surface configuration of an area of land.

"TRAVELWAY". That portion of a street used for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

"VACATE". To terminate the legal existence of right-of-way or subdivision, and to so note on the final plat recorded with the Madison County Recorder of Deeds.

"VARIANCE, SUBDIVISION". A relaxation in the strict application of the design and improvement standards set forth in this Code.

"YARD, FRONT". A yard extending across the full width of the lot, the depth of which is set forth in the Zoning Code.

"YARD, REAR". A yard extending across the full width of the lot between the nearest rear main building and the rear lot lines. The depth of the required rear yard shall be measured horizontally from the nearest part of the main building toward the nearest point of the rear lot lines.

"YARD, SIDE". A yard between a main building and the side lot line, extending from the front yard or front lot lines, where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

"ZONING CODE". The Zoning Code of the Village.

ARTICLE III**PLATS AND PLANS****DIVISION I - PRELIMINARY PLATS**

34-3-1 GENERAL PROCEDURE. Before preparing a proposed plat for an area, the owner, developer, or their representatives should have a pre-application meeting with the Plan Commission and/or the Village Planner to determine applicable ordinance regulations and standards which must be complied with. After the pre-application meeting(s), the subdivider should then prepare the preliminary plat. As defined in the Subdivision Code, the preliminary plat shall contain a substantial amount of data, and will thus be incomplete and cannot be considered as filed until all required data are submitted. The preliminary plat is received with filing fees by the Village Clerk's office, who, in turn, will forward the same to the Plan Commission for their review. Following its review as well as comments from other appropriate agencies, when required, the Plan Commission forwards its recommendation(s) to the Village Board, who then either approve, disapprove, or approve with modifications the preliminary plat.

34-3-2 FILING PROCEDURE. Except as specifically provided otherwise below, every person who proposes to subdivide any land located within the subdivision jurisdiction of this municipality shall file **six (6) copies** of the preliminary plat of said subdivision with the Village Clerk.

He shall also file **one (1) copy** of the preliminary plat and supporting data with the appropriate Soil and Water Conservation District. The district shall have not more than **thirty (30) days** to submit any comments it might wish to make to the Administrator. (See 70 ILCS Sec. 405/22.02a)

He shall file a copy of the preliminary plan with the president of the school board as provided by statute.

Whenever a large tract is to be developed in stages and only a portion of that tract is to be submitted for final plat approval, nonetheless, a Master Development Plan of the entire tract shall be submitted.

All the preliminary plats shall be reviewed and acted upon in accordance with **Illinois Compiled Statutes, Chapter 65, Section 5/11-12-8** and the provisions of the subsections below.

EXCEPTION: The provision of this Section shall not apply to:

(A) minor subdivisions as defined at **Section 34-2-2**; or

(B) land that is specifically exempted from the Illinois Plats Act as now or hereafter amended (**765 ILCS Sec. 205/1(b)**).

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34-3-3 INFORMATION REQUIRED. Every preliminary plat shall be prepared by an Illinois Registered Land Surveyor at any scale from **one inch equals twenty feet (1" = 20')** through **one inch equals one hundred feet (1" = 100')** provided the resultant drawing does not exceed **thirty-six (36) inches square.**

(A) small key map showing the relation of the proposed subdivision to section or U.S. Survey lines and to platted subdivisions and dedicated roads within **three hundred (300) feet** of the proposed subdivision;

(B) names and addresses of the owner, subdivider (if not the owner), and registered professional engineer;

(C) proposed name of the subdivision;

(D) zoning district classification of the tract to be subdivided, and of the adjacent land;

(E) north arrow, graphic scale, and date of map;

(F) the gross and net acreage area of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and/or for public use;

(G) all lot lines adjacent to and abutting the subdivision;

(H) tract boundary lines showing dimensions, bearings, angles, and references to known land lines;

(I) topography of the tract to be subdivided as indicated by **two (2) foot** contour data for land having slopes of **zero-four percent (0-4%)**, **five (5) foot** contour data for land having slopes between **four-twelve percent (4-12%)**, and **ten (10) foot** contour data for land having slopes of **twelve percent (12%)** or more;

(J) any proposed alteration, adjustment or change in the elevation or topography of any area;

(K) locations of such features as bodies of water, ponding areas, natural drainageways, railroads, cemeteries, bridges, parks, schools, etc.;

(L) streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street right-of-way and paving widths; approximate gradients; types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification of all existing or proposed streets as to function as collector, major, minor or county road;

(M) a copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table;

(N) locations, widths, and purposes of all existing and proposed easements;

(O) a copy of the description of all proposed deed restrictions and covenants;

(P) location and size of existing and proposed sanitary and storm sewers;

(Q) locations, types, and approximate sizes of all other existing and proposed utilities;

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- (R) building setback or front yard lines and dimensions;
- (S) locations, dimensions, and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, and other public purposes; and
- (T) locations, dimensions, and areas of all proposed or existing lots within the subdivision;
- (U) information as defined in **Section 34-3-4(A)(3)**.

34-3-4 PLAN COMMISSION ACTION. The Plan Commission shall either approve or disapprove the application for preliminary plat approval within **sixty (60) days** from the date of said application or the filing of the last item of required supporting data, whichever date is later, unless the Plan Commission and the subdivider mutually agree to extend this time limit. If the Plan Commission disapproves the preliminary plat, they shall furnish to the applicant within the **sixty (60) day** period a written statement specifying the aspects in which the proposed plat fails to conform to this Code and/or the Official Map. If the Plan Commission approves the preliminary plat, they shall inform the Village Board that action can be taken at the next regularly scheduled Village Board meeting.

(A) **Notice of Meeting.** The Plan Commission shall give notice of its consideration of any preliminary plat and allow the opportunity to be heard to the following person(s) or groups during its preliminary review time span:

- (1) Any person requesting notification of the meeting.
- (2) Any property owner whose property is contiguous to the property, including property across the streets, railroads, creeks, and similar barriers; said information shall be provided by the applicant to the Village Clerk's office when filing the plat.
- (3) Any governmental or taxing body which requests notification of the meeting.

34-3-5 REVIEW BY VILLAGE BOARD; TIME CONSTRAINTS. The Village Board shall review the preliminary plat, along with the Plan Commission recommendations and approve, disapprove or approve subject to certain conditions and/or modifications said preliminary plat within **thirty (30) days** after its next regularly scheduled meeting following receipt of the written Plan Commission recommendations, unless variances from Zoning Code requirements are needed, in which case, the Village Board's **thirty (30) days** commence the day after the Board of Appeals hearing is held, as required by the Zoning Code.

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If the Village Board rejects the preliminary plat, their resolution shall specify the aspects in which the plat fails to comply with this Code and/or the Official Map. The Village Clerk shall attach a certified copy of the Board's resolution of approval or disapproval to the preliminary plat. **One (1) copy** of the resolution and plat shall be retained by the Clerk, **one (1) copy** shall be filed with the Administrator, and **one (1) copy** shall be sent to the subdivider by return receipt mail.

34-3-6 RIGHTS AND PRIVILEGES OF SUBDIVIDER. Preliminary plat approval shall confer the following rights and privileges upon the subdivider:

(A) That the preliminary plat will remain in effect for a **one (1) year** period from the day the Village Board approves the same. The applicant may, during this period, submit all or part or parts of said preliminary plat for final approval. In the event that the subdivision is being developed in stages, the applicant may, by written mutual agreement with the Village Board, have final approval of the last part of the plat delayed for a period not to exceed **five (5) years** from the date of the preliminary plat approval. Any part of a subdivision which is being developed in stages shall contain a tract of land at least **one (1) block** in area or **five (5) gross acres**.

(B) That the general terms and conditions under which the preliminary plat approval was granted will not be changed for final approval.

(C) The applicant may also proceed with any detailed improvement plans required for all facilities or utilities intended to be provided. Actual construction of such facilities and improvements may commence prior to final plat approval if the detailed improvement plans have been recommended by the Village Engineer and approved by the Village Board, provided that such facilities and improvements will be inspected throughout their construction, and final plat approval will be contingent in part upon acceptable compliance to Village improvement and facilities standards. If the applicant does not submit the improvement plans prior to the submission of the final plat, then he shall submit the improvement plans to the Village Clerk's office at the time that the final plat is submitted.

34-3-7 - 34-3-9 RESERVED.

Revised Code**DIVISION II - IMPROVEMENT PLANS**

34-3-10 SUBMISSION OF PLANS. After the Village Board has approved the preliminary plat, but prior to submission of the final plat, the developer shall furnish **six (6) copies** of the plans and specifications for all improvements to be installed within or in conjunction with the proposed development to the Village Clerk, pay all associated filing fees before review by the Village Engineer. These plans and specifications shall be signed and sealed by the registered professional engineer responsible for their preparation. Until the Village Engineer certifies in writing that the proposed improvements conform to generally accepted engineering practices and to the standards in this Code:

- (A) the Administrator shall not issue any building permit to allow construction of said improvements; and
- (B) the Village Board shall not act upon the application for final plat approval.

34-3-11 INFORMATION REQUIRED. Improvement plans shall consist of black or blue line prints not larger than **thirty-six (36) inches square**. These plans and the related specifications shall provide all of the following information:

- (A) topography of the tract, both before and after development at the same scale as the approved preliminary plat;
- (B) existing and proposed elevations along the centerlines of all streets;
- (C) radii of all curves and lengths of tangents on all streets;
- (D) locations and typical cross-section of street pavements including curbs/gutters, catch basins, and inlets;
- (E) locations and typical cross-section of sidewalks and driveway aprons;
- (F) locations, sizes, and invert elevations of all existing and proposed sanitary sewers, storm sewers, and fire hydrants, showing connections to any existing or proposed utility systems;
- (G) locations and sizes of all water, gas, electric, and other utilities;
- (H) locations of street lighting standards and street signs;
- (I) **one (1)** or more bench marks, when requested by Engineer, in or near the subdivision, to which the subdivision is referenced; the identity and elevation shall be based on sea level datum;
- (J) all proposed measures to control erosion and sedimentation;
- (K) high water elevations of all lakes/streams adjoining or within the tract;

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(L) such other information as the Village Engineer may reasonably require to perform his duties under this Section; and

(M) existing and proposed survey monuments on street plans or on the proposed final plat as required by this Code.

34-3-12 INSPECTIONS REQUIRED. The subdivider/developer shall notify the Administrator and the Engineer of both the start and completion of construction.

(A) The Engineer shall inspect said improvements while they are under construction. If he or his designated deputy determines that they are being built in violation of this Code, he shall request that the Administrator promptly issue a stop order.

(B) The Village Engineer shall inspect improvements upon their completion.

This Municipality shall not accept any completed improvement until the Engineer has stated in writing that it complies with this Code.

34-3-13 FILING "AS-BUILT" RECORDS.

(A) The subdivider/developer shall file with the Administrator a set of reproducible cloth or polyester-base film positives showing the as-built details and any deviations from the approved plans upon the completion of improvements, or when **fifty percent (50%)** of the building permits have been issued in a given plat.

(B) The subdivider/developer shall pay the costs to add water, sewer, street, and stormwater improvements to the overall Village map(s); street, sewer, water, stormwater;

(C) If the Administrator finds the as-builts to be unacceptable, building permits shall be discontinued until such time as the information is acceptable.

34-3-14 - 34-3-15 RESERVED.

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DIVISION III - COMPLETION OF REQUIRED IMPROVEMENTS**34-3-16 COMPLETION OF IMPROVEMENT PRIOR TO ACCEPTANCE.**

The Village Board shall not approve any final plat of subdivision (and, hence, said final plat shall not be entitled to recording) until:

(A) all improvements required in the improvements plan have been completed by the subdivider/developer at his expense, inspected by the Engineer, and dedicated to this Municipality or other appropriate entity; or

(B) in accordance with the subsections below, the subdivider/developer has provided this Municipality with legal assurance to guarantee the satisfactory completion and dedication of all required improvements.

34-3-17 FORMS OF ASSURANCE. At the option of the Village Board, the required legal assurance may be either a **performance bond or an escrow deposit**. Every performance bond shall be reviewed by the Village Attorney, and posted with the Village Clerk. All funds to be held in escrow shall be deposited with the Village Clerk.

34-3-18 AMOUNT OF BOND OR DEPOSIT. The amount of the **performance bond or escrow deposit** shall be equal to the Village Engineer's opinion of probable costs of constructing the uncompleted portion of the required improvements plus all required inspection fees. Any escrow deposit may be in the form of:

(A) cash;

(B) an irrevocable letter of credit or commitment from a lending institution guaranteeing to this Municipality the availability of the escrow funds from time to time upon demand; or

(C) certificates of deposit, treasury bills, or other readily negotiable instruments approved by the Village Clerk, and made payable to this Municipality.

34-3-19 ELIGIBLE SURETIES. No person shall be eligible to act as surety unless he has been approved by the Village Clerk. The Clerk shall conduct or cause to be conducted spot audits of all sureties. Any surety who fails to perform shall be ineligible for **two (2) years** thereafter to act as surety for any subdivision improvement within this Municipality's jurisdiction.

34-3-20 TERM OF ASSURANCE, EXTENSION. The initial term of any performance bond or escrow agreement shall not exceed **two (2) years**. If all the required improvements have not been completed by the end of the **two (2) year** period, the Plan Commission, with the

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advice and consent of the Village Board, may either extend said bond/escrow agreement for one (1) year only, or may proceed as per Section 34-3-22.

34-3-21 RELEASE OF BOND/ESCROW DEPOSIT.

(A) The Village Clerk may release up to **ninety percent (90%)** of the amount of the performance bond/escrow deposit upon receipt of written authorization from the Engineer. The amount which the Engineer authorizes to be released shall be equal to the value of improvements actually completed in accordance with approved plans.

(B) The balance of the amount of the performance bond/escrow deposit shall not be released by the Village Clerk until:

- (1) the Engineer has certified to the Administrator in writing that all required improvements have been satisfactorily completed; and
- (2) said improvements have been accepted by and dedicated to this Village or other appropriate entity.

34-3-22 FAILURE TO COMPLETE IMPROVEMENTS. If all the required improvements have not been completed by the end of the **two (2) year** period (or **three (3) year** period, in the case of an extension), the Administrator, with the assistance of the Village Attorney, may:

(A) require the surety to perform on the bond, and to pay to this Municipality an equal amount to the cost of completing the required improvements or the amount of the bond not theretofore released, whichever is less; or

(B) order the Village Clerk to retain all escrowed funds needed to complete the required improvements, and to return the balance (if any) of such funds to the subdivider/developer; or

(C) require the subdivider/developer to submit a new performance bond/escrow deposit in an amount sufficient to cover any increase in the cost of constructing the required improvements.

34-3-23 - 34-3-24 RESERVED.

*Revised Code***DIVISION IV - FINAL PLATS**

34-3-25 **FINAL PLATS.** The Village Board shall not approve any final plat unless they determine that it is in compliance with all pertinent requirements of this Code including those set forth in this Division.

34-3-26 **FILING, TIME LIMITS.** The subdivider of every subdivision--whether major or minor but excluding land specifically exempted from the Illinois Plats Act as now or hereafter amended (**Ill. Comp. Stats., Chap. 765, Sec. 205/1(b)**)--who desires final plat approval shall file **six (6) copies** of the final plat and supporting data with the Village Clerk and pay all associated filing fees not later than **one (1) year** after preliminary plat approval has been granted. However, with the consent of the Village Board, the subdivider may delay application for final approval of part(s) of the tract shown on the preliminary plat for successive **one (1) year** periods. No subdivision plat or re-plat shall be filed for record or recorded in the office of the County Recorder of Deeds, unless and until the approval of the Village is endorsed thereon. No lot shall be sold for such subdivision plat or re-plat until it has been approved by the Village Board and filed for record in the office of the County Recorder of Deeds as required by the State Statutes.

For official filings, the subdivider shall file the approved final plat with the County Recorder of Deeds within **sixty (60) days** after the Village Board has approved the same and the Mayor has affixed his signature thereto. **One (1) copy** of the final plat shall be given to the Village Clerk's office by the subdivider bearing the official stamp of the County Recorder attesting its recording within **twenty (20) days** of such action.

34-3-27 **INFORMATION REQUIRED.** Every final plat shall be prepared by a land surveyor on new linen tracing cloth or polyester-base film with waterproof black ink at a scale not greater than **one hundred (100) feet equals one (1) inch**, provided that the resultant drawing shall not exceed **thirty-six (36) inches square**. The final plat and supporting data shall portray/provide all of the following information:

- (A) north arrow, graphic scale, and date;
- (B) name of subdivider, subdivision, identification of the portion of the Public Lands Survey in which the subdivision is located;
- (C) accurate metes and bounds or other adequate legal description of the tract, and the included area of the subdivision to the nearest **one-hundredth (1/100)** of an acre;

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- (D) accurate boundary lines, with dimensions and bearings or angles which provide a survey of the tract, closing with an error of closure of not more than **one (1) foot in ten thousand (10,000) feet**;
- (E) all dimensions shall be shown in feet and decimals of a foot;
- (F) reference to recorded plats of adjoining platted land within **three hundred (300) feet**, by record name, plat book, and page number;
- (G) accurate locations of all existing streets intersecting the boundaries of the subdivision;
- (H) right-of-way lines of all streets, other rights-of way, easements, and lot lines with accurate dimensions, angles, or bearings and curve data, including radii, arcs or chords, points of tangency, and central angles;
- (I) name and right-of-way width of every proposed street;
- (J) purpose of any existing or proposed easement(s);
- (K) number of each lot, lot dimensions, and (in a separate list) lot areas;
- (L) purpose(s) for which sites, other than private lots, are reserved;
- (M) building or setback lines with accurate dimensions;
- (N) restrictions of all types which will run with the land, and become covenants in the deeds of lots;
- (O) certification of dedication of all public areas;
- (P) accurate distances and directions to the nearest established official monument; reference corners shall be accurately described on the final plat;
- (Q) reference to known and permanent monuments and bench marks from which future surveys may be made together with elevations of any bench marks; and the Surveyor must, at the time of making his survey, establish permanent monuments (set in such a manner that they will not be moved by frost) which mark the external boundaries of the tract to be divided or subdivided and must designate upon the plat the locations where they may be found;
- (R) location, type, material and size of all monuments and lot markers.

34-3-28 CERTIFICATES REQUIRED. As required by State law (**Ill. Comp. Stats., Chap. 765, Sec. 205/2; Chap. 65, Sec. 5/11-128**), the following certificates shall be executed on the final plat:

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(A)

OWNER'S CERTIFICATE

We, _____, the Owners
 of _____ (description) _____ have caused the said tract to
 be surveyed and subdivided in the manner shown, and said tract to be hereinafter known as _____. All
 rights-of-way and easements shown hereon are hereby dedicated to the use of the public
 forever including the release and waiver of the right of homestead under the Homestead
 Exemption laws of the State of Illinois.

Dated this ____ day of _____, _____.

(Seal)_____
(Seal)

(B)

NOTARY PUBLIC'S CERTIFICATE

State of Illinois)
) ss.
 County of)

I, _____, a Notary Public in and for the County aforesaid,
 do hereby certify that _____ (owners) _____ are
 personally known to me to be the same persons whose names are subscribed to the foregoing
 instrument, and that they appeared before me this day in person and acknowledged that they
 signed and sealed the same as their free and voluntary act for the uses and purposes therein set
 forth, including the release of waiver of the right of homestead.

Given under my hand and Notarial Seal this _____ day of _____,
 _____.

Notary Public

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(C)

SURVEYOR'S CERTIFICATE

I, _____, an Illinois Registered Land Surveyor, do hereby certify that this plat is a correct representation of a survey made under my direct supervision at the request of _____ for the purpose of subdividing the tract lots as shown.

Land Surveyor_____
Illinois Registration Number_____
Date

(D)

COUNTY CLERK'S CERTIFICATE

I, _____, County Clerk of _____ County, Illinois, do hereby certify that I find no unpaid or forfeited taxes against any of the real estate included within this plat.

County Clerk_____
Date

(E)

CERTIFICATE OF VILLAGE BOARD

I, _____, Mayor of the Village of _____, do hereby certify that the plat shown herein was duly presented to the Village Board and approved at a meeting of same held on _____ (date) _____.

Mayor_____
Village Clerk

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(F)

PLAN COMMISSION CERTIFICATE

State of Illinois)
) ss.
 County of)

Approved this _____ day of _____, _____.

 CHAIRMAN, PLAN COMMISSION

 SECRETARY, PLAN COMMISSION

34-3-29 ADMINISTRATIVE REVIEW, ADVISORY REPORT. Within thirty (30) days from the date of application for Final Plat approval, the Engineer and the Administrator shall review said Final Plat (and supporting data), and shall each advise the Village Board in writing whether it substantially conforms to the approved preliminary plat and improvement plans. A copy of their Advisory Report shall be forwarded to the Plan Commission. The Plan Commission may prepare an addendum to said report (should they so desire), and forward same to the Village Board.

34-3-30 ACTION BY VILLAGE BOARD. The Village Board shall either approve or disapprove the application for Final Plat approval by resolution within sixty (60) days from the date of said application or the filing of the last item of required supporting data, whichever date is later, unless the Board and the subdivider mutually agree to extend this time limit. The Village Board shall not approve any Final Plat unless:

(A) the final plat substantially conforms to the approved preliminary plat;
 and

(B) the final plat manifests substantial compliance with the design and improvements standards of this Code, Zoning Code, and the Official Map; and

(C) to the Board's knowledge and belief, the final plat complies with all pertinent requirements of State law; and

(D) either of the following has been met--

(1) all required improvements have been completed, inspected, accepted, and dedicated; or

(2) the subdivider/developer has posted a performance bond or deposited funds in escrow to guarantee the satisfactory completion and dedication of all required improvements.

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If the Village Board disapproves the Final Plat, their resolution shall specify the aspects in which the Plat fails to meet the above conditions for approval.

The Village Clerk shall attach a certified copy of the Board's resolution of approval or disapproval to the Final Plat. **One (1) copy** of the resolution and plat shall be retained by the Clerk, **one (1) copy** shall be filed with the Administrator, and **one (1) copy** shall be given to the subdivider.

34-3-31 CHANGES IN APPROVED FINAL PLATS. Once a Final Plat is approved by the Village Board, it shall not thereafter be modified; provided, however, that minor changes may be made upon written application to the Administrator. Major changes require the filing of a new Final Plat and complete review.

34-3-32 - 34-3-34 RESERVED.

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DIVISION V - MAINTENANCE OF IMPROVEMENTS

34-3-35 SUBDIVIDER'S RESPONSIBILITY FOR IMPROVEMENTS. The subdivider/developer shall maintain all the improvements in the subdivision until they have been accepted by and dedicated to the Village or other appropriate entity.

34-3-36 MAINTENANCE BOND. Prior to dedication, the subdivider/developer shall post a maintenance bond with the Village Clerk in the form approved by the Village Attorney. This bond shall be in the amount determined by the Engineer to be sufficient to guarantee the satisfactory condition of the required improvements for a period of **one (1) year** from the date of their acceptance and dedication. If at any time during the **one (1) year** period the improvements are found to be defective, they shall be repaired/replaced at the subdivider/developer's expense. If the subdivider/developer fails or refuses to pay such costs within **ninety (90) days** after demand is made upon him by the Engineer, the Village shall use the maintenance bond to make the necessary repairs/replacement. If the cost of repairs/replacement exceeds the bond amount, the subdivider/developer shall be liable for the excess. At the end of the **one (1) year** period, the maintenance bond shall be released.

34-3-37 - 34-3-39 RESERVED.

DIVISION VI - VACATION OF PLATS

34-3-40 PLAT VACATION. In accordance with State law (**Ill. Comp. Stat., Chap. 765, Secs. 205/6, 205/7, and 205/8**), any plat or part thereof may be vacated by the owner of the tract, at any time before the sale of any lot therein, by a written vacation instrument to which a copy of the plat is attached. If there are public service facilities in any street, other public way, or easement shown on said plat, the instrument shall reserve to the Village or other public entity or public utility owning such facilities the property, rights-of-way, and easements necessary for continuing public service by means of those facilities and for maintaining or reconstructing the same. The vacation instrument shall be approved by the Board of Trustees in the same manner as plats of subdivision and shall also be approved by the County Superintendent of Highways, the Highway Commissioner of the appropriate township, the District Engineer of the State Department of Public Works and Buildings, and the public utilities. In the case of the platted tracts wherein any lots have been sold, the written vacation instrument must also be signed by all the owners of lots in said tracts.

ARTICLE IV - OTHER ADMINISTRATIVE MATTERS

34-4-1 ADMINISTRATOR, DUTIES. The Administrator is hereby authorized and directed to administer and enforce the provisions of this Code. This broad responsibility encompasses, but is not limited to, the following specific duties.

(A) to review and forward preliminary plats to the Plan Commission (See Division I);

(B) to transmit improvement plans to the Village Engineer for his review (See Division II);

(C) to review and forward final plats to the Village Board (See Sec. 34-3-29);

(D) to issue stop orders as necessary when the Village Engineer determines that approved improvements are being constructed in violation of this Code (See Sec. 34-3-12);

(E) to pursue actions authorized at Section 34-3-22 when a developer fails to complete required improvements;

(F) to evaluate and pass upon proposed changes in approved final plats (See Sec. 34-3-31);

(G) to review and forward applications for subdivision variances to the Plan Commission (See Sec. 34-4-2);

(H) to maintain up-to-date records of matters pertaining to this Code including, but not limited to, preliminary plats, as-built records of completed improvements (See Sec. 34-3-13), final plats, variances, and amendments; and

(I) to provide information to subdividers/developers and to the general public on matters related to this Code.

[The Administrator may be the Zoning Administrator or Village Engineer.]

34-4-2 SUBDIVISION VARIANCES. Any subdivider/developer desiring a variance from the requirements of this Code shall file a written application therefor with the Administrator at the same time that he files his preliminary plat. The application shall fully explain the grounds for the variance request, and specify the section(s) of this Code which, if strictly applied, would cause great practical difficulties or hardship. The Administrator shall prepare an advisory report on every variance application and submit it, together with the completed application, to the Plan Commission.

34-4-3 REVIEW BY PLAN COMMISSION. The Plan Commission shall review the variance application and the Administrator's comments, perform on-site review when appropriate, and submit their advisory report to the Village Board together with their recommendation on preliminary plat approval (See Sec. 34-3-2). The Plan Commission's advisory report shall be responsive to all the variances standards set forth in Section 34-4-4.

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34-4-4 ACTION BY VILLAGE BOARD, VARIANCE STANDARDS. At the same meeting at which they take action on the application for preliminary plat approval (See Sec. 34-3-3), the Village Board shall decide by resolution whether to grant or deny the requested subdivision variance. A copy of their decision, clearly stating their reasons therefor and the exact terms of any variance granted, shall be attached to both the preliminary and final plats. The Village Board shall not grant any subdivision variance unless, based upon the information presented to them, they determine that:

- (A) the proposed variance is consistent with the general purposes of this Code (See Sec. 34-1-1); and
- (B) strict application of the subdivision requirements (see Article V) would result in great practical difficulties or hardship to the applicant, not a mere inconvenience; and
- (C) the proposed variance is the minimum deviation from the subdivision requirements that will alleviate the difficulties/hardship; and
- (D) the plight of the applicant is due to peculiar circumstances not of his own making; and
- (E) the peculiar circumstances creating the variance request are not applicable to other tracts and, therefore, that a variance would be a more appropriate remedy than a code amendment; and
- (F) the variance, if granted, will not materially frustrate implementation of the municipal comprehensive plan including the Official Map.

34-4-5 AMENDMENTS. Amendments to this Code may be proposed by the Administrator, any member of the Village Board, any Plan Commission member, or any party in interest. Every amendment proposal shall be filed on a prescribed form in the Administrator's office. The Administrator shall promptly transmit each proposal, together with any comments or recommendations he may wish to make, to the Plan Commission for a public hearing.

(A) **Public Hearing, Notice.** The Plan Commission shall hold a public hearing on every amendment proposal within a reasonable time after said proposal is submitted to them. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the nature of the proposed amendment shall be given not more than **thirty (30)** nor less than **fifteen (15) days** before the hearing by publication in a newspaper of general circulation within this Municipality.

(B) **Advisory Report, Action by Village Board.** Within a reasonable time after the public hearing, the Plan Commission shall submit an advisory report to the Village Board. The Village Board shall act on the proposed amendment at their next regularly scheduled meeting following submission of this report. Without another public hearing, the Village Board may either pass or reject the proposed amendment or may refer it back to the Plan Commission for further consideration.

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34-4-6 PENALTIES.

(A) Any person who is convicted of a violation of this Code shall be guilty of a Class B misdemeanor and shall be fined not less than **Fifty Dollars (\$50.00)** nor more than **Five Hundred Dollars (\$500.00)**, plus costs. Each day that a violation continues shall be considered a separate offense.

(B) Nothing contained in this Section shall prevent this Municipality from taking any other lawful action that may be necessary to secure compliance with this Code.

ARTICLE V

DESIGN AND IMPROVEMENT STANDARDS

DIVISION I - GENERALLY

34-5-1 APPLICABILITY OF ARTICLE. No land within the subdivision and development jurisdiction of this Municipality shall be subdivided or developed except in compliance with the regulations of this Article and the applicable provisions of State law. (See Ill. Comp. Stats., Chap. 65, Sec. 5/11-12-8; Chap. 765, Secs. 205/1 et seq.) No lot in any subdivision shall be conveyed until:

(A) the final plat of said subdivision has been approved by the Village Board and recorded in the office of the County Recorder of Deeds; and

(B) the portion of said subdivision in which the lot is located has been improved in accordance with the requirements of this Article or until a performance bond or other security has been posted to assure the completion of such improvements.

The Building Inspector shall not issue a building permit for any lot conveyed in violation of this Section.

34-5-2 SUITABILITY FOR DEVELOPMENT GENERALLY. Land that is unsuitable for development due to flooding, poor drainage, rough topography, adverse soil conditions, or other features which will be harmful to the health, safety, and general welfare of the inhabitants of the development and/or its surrounding areas shall not be subdivided or developed unless the subdivider/developer formulates adequate plans/methods to solve the problems caused by the adverse land conditions.

34-5-3 RESERVED.

DIVISION II - LOT REQUIREMENTS

34-5-4 CONFORMITY WITH ZONING. All lots in a subdivision shall conform to the minimum lot area and dimensions requirements of the zoning district in which said subdivision is located; land that is under water or reserved for street improvements shall not be counted to satisfy these minimum requirements. Every corner and through lot shall be large enough to permit compliance with the district's front setback requirements on every side of the lot that faces a street. All lot remnants shall be added to adjacent lots to avoid the creation of unbuildable parcels. All lots shall contain adequate space for required off-street parking and loading.

34-5-5 ACCESS AND RELATIONSHIP TO STREET. Land shall be subdivided in such a way that each lot abuts a street meeting the requirements of **Section 34-5-7**. All side lot lines shall be at right angles to straight street right-of-way lines or radial to curved street right-of-way lines except where a deviation from this rule will provide a better street and lot design.

34-5-6 REFERENCE MONUMENTS. Stone or reinforced concrete reference monuments, set in the ground in such a manner that they will not be moved by frost, shall be placed in the field in accordance with the Plats Act, as now or hereafter amended. **(765 ILCS Sec. 205/1)** All lot corners shall be marked by **one-half (1/2) inch** iron pins not less than **twenty-four (24) inches** long. These pins shall be driven into the ground deep enough that they do not protrude above the ground surface more than **one-half (1/2) inch**.

DIVISION III – STREET DESIGN STANDARDS

34-5-7 COMPREHENSIVE PLAN INTEGRATION. All streets shall be properly integrated with the existing and proposed street system indicated in the municipal comprehensive plan, and shall meet the specifications set forth in **Table 5-A. (Ord. No. 98-404; 01-08-98)**

34-5-8 RIGHT-OF-WAY AND PAVEMENT WIDTHS. Every right-of-way established for subdivision purposes is to be separate and distinct from the lots and parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. All rights-of-way shall be dedicated to the public by the developer.

The minimum pavement widths shall be as noted in **Table 5-A. (Ord. No. 98-404; 01-08-98)**

34-5-9 TOPOGRAPHICAL CONSIDERATIONS. Grades of street shall conform as closely as possible to the natural topography, but shall not exceed the maximum grade nor be less than the minimum grade indicated in the Table of Street Design Specifications. All streets shall be arranged so that as many as possible of the building sites are at or above grade.

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34-5-10 **THROUGH TRAFFIC DISCOURAGED.** Marginal access and local streets shall be laid out so as to discourage use by through traffic. The rigid rectangular gridiron street pattern shall be avoided, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged to effect a more desirable street layout.

34-5-11 **LIMITED ACCESS TO ARTERIALS.** Where a development abuts or contains an existing or proposed arterial street, the Plan Commission may recommend to the Village Board that access to said arterial street be limited by one of the following means:

(A) by subdividing lots so they back onto the arterial street and front onto a parallel local street (double frontage lots), coupled with the installation of screening in a reserve (access-restricting) strip along the rear lot lines of such lots;

(B) a series of cul-de-sacs, U-shaped streets, or short loops entered from and generally at right angles to the arterial street, with the rear lot lines of the lots at the termini of such streets backing onto the arterial street; or

(C) a frontage road separated from the arterial street by a planting strip, but having access thereto at suitable points.

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*Revised Code***34-5-12 DEAD-END STREETS.**

(A) **Temporary Stub Streets.** Streets shall be so arranged to provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire and police protection, and efficient provision of utilities, and where such continuation comports with the Village's Official Map. If the adjacent property is undeveloped and the street must dead-end temporarily, the right-of-way shall be extended to the property line, and no strip that would prevent connections with future streets shall be reserved. A temporary turnabout shall be provided at the terminus of any temporary dead-end street.

(B) **Permanent Dead-End Streets.** For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall be limited to **five hundred (500) feet** in length.

The terminus of a permanent dead-end street shall not be closer than **fifty (50) feet** to the boundary of an adjacent tract. A cul-de-sac turnaround, having a minimum right-of-way radius of **fifty (50) feet** and a minimum pavement radius of **forty-two (42) feet**, shall be provided at the end of every permanent dead-end street.

34-5-13 INTERSECTIONS.

(A) **Only Two Streets.** Not more than **two (2) streets** intersect at any **one (1) point**.

(B) **Right Angles.** Streets shall be laid out so as to intersect as nearly as possible at right angles; in no case shall **two (2) streets** intersect at an angle of less than **seventy-five (75) degrees**. An oblique street shall be curved approaching an intersection and shall be approximately at right angles with said intersection for at least **one hundred (100) feet** therefrom.

(C) **Proper Alignment.** Proposed new intersections along **one (1) side** of an existing street shall, whenever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than **one hundred twenty-five (125) feet** shall not be permitted, except where the intersected street has divided lanes without median breaks at either intersection. Intersections involving collector or arterial streets shall be at least **eight hundred (800) feet** apart.

(D) **Curb Radii.** To permit safe vehicular movements at corners, the minimum curb radius at the intersection of **two (2) streets** shall be **twenty (20) feet**, and the minimum radius at the back of the curb shall be **thirty-two (32) feet**.

(E) **Flat Grade.** Intersections shall be designed with a flat grade wherever practical. In hilly terrain, an area having not greater than a **three percent (3%)** slope for a distance of **fifty (50) feet** from the nearest right-of-way line of the intersecting street shall be provided at the approach to an intersection.

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(F) **Maximum Cross-Slope.** The cross-slopes on all streets, including intersections, shall not exceed **three percent (3%)**.

(G) **Adequate Sight-Lines.** Where any street intersection will involve earth banks or existing vegetation on the triangular area shown in **Figure 1**, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent necessary to provide an adequate sight distance.

34-5-14 REVERSE CURVES. A tangent at least **one hundred (100) feet** long shall be introduced between reverse curves on local collector and collector streets (see **Figure 2**).

34-5-15 IMPROVEMENTS TO EXISTING STREETS. Whenever any development abuts an existing street that is narrower than the standards indicated in the Table of Street Design Specifications, the subdivider shall dedicate sufficient right-of-way on the side abutting the development to permit compliance with those standards. The developer shall improve said street to the standards imposed at **Division IV**, and pay **one-half (1/2)** the cost of said improvements.

34-5-16 WHEN EXCESS RIGHT-OF-WAY REQUIRED. Right-of-way width in excess of the standards set forth in the Table of Street Design Specifications shall be required where:

(A) due to topography, additional width is necessary to provide adequate earth slopes; or

(B) due to the location of railroad tracks, additional width is needed to construct overpasses, underpasses, and approaches thereto.

34-5-17 - 34-5-19 RESERVED.

DIVISION IV - STREET IMPROVEMENT STANDARDS

34-5-20 DEVELOPER'S EXPENSE. All streets and alleys shall be improved solely at the expense of the developer in accordance with the requirements set forth herein.

34-5-21 **STREET IMPROVEMENTS.** All streets shall be graded as hereinafter provided:

(A) All new streets, which are created and dedicated for use within a subdivision shall be graded, drained and surfaced in accordance with the minimum requirements hereinbelow set forth and in a manner which will provide complete and adequate drainage of all the streets, alleys, and public grounds which may be necessary in order to provide adequate and satisfactory drainage along the side of any existing public street which lies adjacent to the subdivision.

In general, all such new streets within the subdivision and all work to be undertaken thereon shall be designed and constructed according to IDOT Roads and Bridges Standard Specifications as the same are in effect at the time the Preliminary Plat and plans for such improvement work are submitted for approval.

(B) **Grading Roadway and Side Slopes.** The roadway shall be considered to be that part of the improvement which lies between the right-of-way lines.

(C) **Street Construction Standards.** All streets within the jurisdictional authority of the Village, other than state highways, shall be improved with pavements bounded by integral concrete curb and gutter on both sides in accordance with Table 5-B. (Ord. No. 97-402; 10-16-97)

(D) **Alleys.** Alleys where permitted or required, shall be constructed as specified for local streets.

(E) **Utility Lines.** Underground utilities in streets or rights-of-way or in easements shall be installed prior to the construction of such streets and/or alleys. Wherever possible, utilities will be placed in rear lot easements with street placement permitted in only the most unusual circumstances.

34-5-22 **CURB AND GUTTER.** All streets, except alleys and collector commercial, local commercial, arterial or industrial, shall be constructed with Portland cement concrete vertical curb and gutter and/or V-type gutter in accordance with the dimensions and specifications shown, therefor, in the Appendices. Only vertical curb and gutter shall be constructed in Industrial Streets. The materials and construction methods for curb and/or gutter shall conform with IDOT Roads and Bridges Standard Specifications.

34-5-23 **MAINTENANCE RESPONSIBILITY.** Subsequent to completion of street construction by the subdivider, the Village Engineer shall make a final inspection of all streets to ascertain the acceptability of structural condition, earth slopes, drainage structures, etc. If said inspection indicates no deficient items, the Village shall take formal action to accept the completed streets for maintenance based upon the Engineer's recommendation.

Should any item need correction or repair, the subdivider will be notified in writing of each deficiency. No street(s) will be accepted in a subdivision until all streets comply with the Village's requirements to the satisfaction of the Village Engineer. In addition, the developer will be required to provide a guarantee in the form of a Surety Bond in the amount of **Ten Thousand Dollars (\$10,000.00)** for a period of **three (3) years**.

34-5-24 RESERVED.

DIVISION V – BLOCKS

34-5-25 BLOCK WIDTH. Blocks shall be sufficiently wide to accommodate two (2) tiers of lots having the minimum depth required by the zoning district regulations; provided, that this requirements may be waived in blocks adjacent to local collector or collector streets, railroads, or watercourses.

34-5-26 BLOCK LENGTH. No block shall be longer than one thousand four hundred (1,400) feet nor shorter than five hundred (500) feet. Wherever practicable, blocks along collector streets shall not be less than one thousand (1,000) feet in length.

34-5-27 CROSSWALKS. Crosswalks, not less than ten (10) feet wide, may be required through the center of blocks more than one thousand (1,000) feet long where necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities.

34-5-28 RESERVED.

DIVISION VI – SIDEWALKS

34-5-29 REQUIRED. Sidewalks shall be required on both sides of all streets.

These requirements of this Section shall not be waived unless the Plan Commission advises the Village Board that, in a specified area in question, sidewalks are not needed to ensure public safety, and/or that topographical conditions make the installation of sidewalks impractical.

All sidewalks constructed within the municipality shall meet IDOT Road and Bridges Standard Specifications. (Ord. No. 97-402; 10-16-97)

34-5-30 SIDEWALK CONSTRUCTION STANDARDS.

(A) **Relationship to Curb.** The street-side edge of every sidewalk shall either abut the curb or be located at least six (6) feet from the curb to allow sufficient space for tree planting.

(B) **Width.** Residential sidewalks shall be at least **four (4) feet** wide. Non-residential sidewalks shall be at least **five (5) feet** wide.

(C) **Thickness of Concrete.** All sidewalks shall be constructed of concrete at least **four (4) inches** thick, except that across driveways the thickness shall be increased to **six (6) inches** and/or number **six (6)** reinforcing mesh shall be used.

(D) **Grade.** No sidewalk shall be constructed at a grade steeper than **six percent (6%)**.

(E) **Ramps at Intersections.** When sidewalks are required curbs shall be cut and sidewalks shall be ramped at all intersections so as to enhance the mobility of handicapped individuals.

34-5-31 RESERVED.

DIVISION VII - STREETLIGHTS

34-5-32 INTERSECTIONS. Streetlights shall be provided at each intersection of streets (or alleys) within a subdivision and at each cul-de-sac, but in no event shall there be less than **one (1) streetlight per four hundred (400) feet** (or portion thereof) of street frontage between intersections, or between a street intersection and the terminus of a dead-end street. Additionally, in multi-family dwelling subdivisions, lighting shall be provided within parking areas at a minimum rate of **one (1) light per twenty-five (25) parking spaces** or any fraction thereof.

34-5-33 STREETLIGHT SYSTEM STANDARDS. The design and installation of the streetlight system in every subdivision shall be reviewed by the Engineer and the appropriate electric utility company.

The lighting intensity of each streetlight shall be equivalent, at a minimum, to a **175 watt lamp** or **6800 mercury luminaire lamp**. Each streetlight standard (post) shall be at least **sixteen (16) feet** high.

34-5-34 RESERVED.

DIVISION VIII - STREET NAME SIGNS

34-5-35 SPECIFICATIONS AND APPROVAL. Street name signs of the size, height, and type approved by Engineer shall be supplied and placed by the developer at all intersections within or abutting any subdivision. Street names shall be sufficiently different in sound and spelling from other street names in this Municipality so as to avoid confusion. The Village Clerk shall maintain a list of existing street names for reference. A street which is planned as a continuation of an existing street shall bear the same name.

34-5-36 RESERVED.

DIVISION IX - UTILITIES

34-5-37 INTRODUCTION. At locations within the subdivision where utilities and drainage facilities are not to be constructed within public rights-of-way, the subdivider shall make provision for easements for such installations. Preliminary plats shall be submitted to the electric, gas, and telephone companies for their input regarding utility easements.

34-5-38 UTILITY EASEMENTS. Utility easements, not less than twenty (20) feet wide for sanitary sewers and water mains and not less than fifteen (15) feet wide for gas, electric, telephone, and cable TV, shall be provided where necessary. Normally, in the case of abutting lots, an equal amount should be taken from each lot. Property owners may (at their own risk) plant shrubbery or hedges or install fences on the easement areas. Utilities (private and public), however, in order to have access for repair shall have the election to destroy said improvements and restore the area only by grading and seeding, or to have alternate access through the owner's property.

34-5-39 DRAINAGE EASEMENTS. Adequate easements for storm water drainage shall be established along any natural drainage channel and in such other locations as may be necessary to provide satisfactory disposal of storm water from streets, alleys, and all other portions of the subdivision. The location and minimum widths of such easements shall be approved by the Village Engineer.

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34-5-40 MAINTENANCE EASEMENTS. Maintenance easements of not less than five (5) feet in width shall be provided along all rear and side lot lines.

34-5-41 RESERVED.

DIVISION X - WATER FACILITIES

34-5-42 WATER SUPPLY. An adequate supply of potable water shall be provided to every platted lot in accordance with Illinois Department of Public Health regulations. If the public water system is reasonably accessible, each lot shall be properly connected thereto at the property line. All water distribution lines shall be at least six (6) inches in diameter.

34-5-43 COMPLIANCE WITH REGULATIONS. All proposed water lines shall comply with the regulations of the Illinois Department of Public Health and the Illinois Environmental Protection Agency, and must be approved by the Village Board. All water lines must be constructed as per **Standard Specifications for Water and Sewer Mains, State of Illinois, 4th Edition**, or as amended.

34-5-44 FIRE HYDRANTS. Fire hydrants of the type approved by the Water and Sewer Superintendent shall be installed in every subdivision as part of the water distribution system. The distance from any lot to a hydrant, measured along the centerline of the public right-of-way, shall not be greater than **four hundred (400) feet**.

DIVISION XI - SANITARY SEWERS

34-5-45 COMPLIANCE WITH REGULATIONS. All proposed sanitary sewer facilities shall comply with the regulations of the Illinois Department of Public Health and the Illinois Environmental Protection Agency, and must be approved by the Village Board. All water and sewer lines must be constructed as per **Standard Specifications for Water and Sewers Mains, State of Illinois, 4th Edition**, or as amended.

34-5-46 WHEN PUBLIC SYSTEM PLANNED. In areas where the public sanitary sewerage system is not reasonably accessible but where plans for the installation of said system have been approved by the Illinois Environmental Protection Agency, sanitary sewers shall be provided in accordance with such plans and temporarily capped. To serve the subdivision until the time when connection to the public system becomes practicable, an approved private central sewage disposal system shall be installed, or individual sewage disposal systems may be used.

34-5-47 ALTERNATE METHODS OF DISPOSAL. In the event it is not possible, or feasible, for the subdivider to extend the public sewer system into the proposed subdivision, for whatever reason, the subdivider has the right to petition the Village to install an alternative method of sewage disposal. Any such petition shall be considered on an individual basis with each case standing on its own merit. No subdivision shall be approved without the Village's approval of the method of sewage disposal:

(A) **Private Central Sewage Systems.** Upon specific approval of the Village Board, the subdivider may install a private central sewage system. The Village shall reserve the right to review and approve/reject the detailed plans for such a system. Approval of the plans by the Village shall in no way be construed as acceptance of the design or operation or maintenance responsibility for said installation. Such installation shall be designed and constructed in accordance with the rules and regulations of the Illinois Environmental Protection Agency, and the Illinois Department of Public Health. The subdivider shall assume perpetual operational and maintenance responsibilities for such installation unless arrangements to the contrary are provided for in a formal written agreement between home owners and the subdivider. Failure of the subdivider to discharge his operational/maintenance responsibilities may result in a fine of **Five Hundred Dollars (\$500.00)** per day for each day a deficiency exists and shall apply to the subdivider, his heirs, successors, or assigns.

Revised Code

(B) **Individual Disposal Systems.** Upon written approval of the Village Board, the subdivider may install individual sewage disposal systems providing the lot size is in excess of twenty thousand (20,000) square feet. If such installations are permitted, they shall be designed and installed in accordance with the applicable provisions of the requirements and regulations of the "Private Sewage Disposal Licensing Act and Code" of the Illinois Department of Public Health.

34-5-48 RESERVED.

DIVISION XII - DRAINAGE AND STORM SEWERS

34-5-49 PURPOSE AND INTENT. It is the policy of the Village to protect and promote the public health, safety and general welfare. The criteria for storm water detention will reduce the possibility of damage to public and private property, will reduce the erosion on land and creek channels, will assist in the attainment and maintenance of water quality standards, and will preserve and enhance the environmental quality of the watercourses in the Village. This criteria provides uniform procedures for designing and checking the design of storm drainage detention systems.

The Plan Commission shall not recommend the approval of any plat unless, after consultation with the Village Engineer, they determine that the proposed provisions for storm water drainage are adequate. Drainage improvements in the subdivision shall be coordinated with existing and planned drainage improvements elsewhere so as to form an integrated municipal system. The storm water drainage system shall be separate and independent of the sanitary sewer system.

34-5-50 SPECIAL DEFINITIONS.

(A) **"DEVELOPMENT":** Any activity, including subdivisions, that alters the surface of the land to create additional impervious surfaces including, but not limited to, pavement, buildings, and structures except:

- (1) Additions to, improvements and repair of existing single-family and duplex dwellings.
- (2) Construction of any buildings, structures, and/or appurtenant service roads, drives, and walks on a site having previously provided storm water control as part of a larger unit of development with the original development plan.

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- (3) Remodeling, repair, replacement, and improvements to any existing structure or facility and appurtenances that does not increase the impervious area on the site in excess of **ten percent (10%)** or add one acre of impervious area.
- (4) Construction of any one new single-family or duplex unit, irrespective of the site area on which the same may be situated.
- (B) **"EMERGENCY SPILLWAY"**: A device or devices used to discharge water under conditions of inflow that exceed the design inflow. The emergency spillway functions primarily to prevent damage to the detention facility that would permit the sudden release of impounded water. It shall be designed to handle the runoff from a 100-year storm.
- (C) **"FREEBOARD"**: The difference in elevation between the top of a structure such as a dam or open channel and the maximum design water surface elevation or high water mark and is an allowance against overtopping by waves or other transient disturbances.
- (D) **"PRINCIPAL SPILLWAY"**: A device such as an inlet, pipe, weir, etc., to discharge water during operation of the facility under the conditions of a **fifteen (15) year** or less return frequency of the existing conditions, before the proposed development.
- (E) **"PRIVATE DETENTION FACILITY"**: Any detention facility located on and controlling discharge from a site wholly owned and controlled by one owner and not platted for future subdivision of ownership. Also, all facilities incorporating detention storage of storm water in or on any of the following:
 - (1) Roofs of buildings or structures also used for other purposes.
 - (2) Paved or surfaced areas also used for other purposes.
 - (3) Enclosed underground pipes or structures on private property when the surface is used for other purposes.
- (F) **"PUBLIC DETENTION FACILITY"**: Any detention facility controlling discharge from a tributary area owned by more than one owner and/or platted for future subdivision of ownership, except as defined as a private detention facility herein.
- (G) **"RATIONAL METHOD"**: An empirical formula for calculating peak rates of runoff resulting from rainfall.
- (H) **"ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL"**. March 1982 (IPSUSESCM).
- (I) **"TRIBUTARY AREA"**: All land draining to the point of consideration, regardless of ownership.

34-5-51

RESERVED.

DIVISION XIII - GENERAL GUIDELINES

34-5-52 APPLICABILITY. This Code shall apply to all development within the limits of the Village. Residential developments having a total area of less than **five (5) acres**, and commercial or industrial developments having a total area of less than **two (2) acres**, may be given a waiver by the Village in accordance with **Section 34-4-4** of this Code, subject to the following conditions.

(A) The Village retains the right to require detention storage in all cases in which the proposed development will generate excess runoff that adversely affects the carrying capacity of the receiving watercourse.

(B) Developments less than **two (2) acres** with less than **thirty percent (30%)** of the area paved and developments generating less than one cubic foot per second (CFS)/acre increased runoff shall not be required to provide detention storage, unless conditions (A) is applicable.

(C) This Code shall apply for all newly platted areas and new developments proposed after the date of passage of this Code. All developments that have an approved preliminary plan by the Plan and Zoning Commission at the time of the approval of this Code will not have to conform to this Code.

34-5-53 AFFIDAVIT OF DISCLOSURE OF PROPERTY INTEREST. The effective acreage for a site is not limited to a fractional part of the total. If a project is developed in phases or small plats, the total acreage of the project site must be considered. At the time the owner of any development submits a preliminary plat or preliminary plan, he shall also identify to the Village all contiguous property or property in the watershed that he has interest in.

34-5-54 METHOD OF EVALUATION. The storage capacity and discharge rate shall be based upon the calculated volume and peak flow of the storm water runoff, respectively. The calculations for sites having an area of **one hundred (100) acres** or less shall be made using either the **Illinois Manual for Soil Erosion and Sedimentation Control Method or the Rational Method**. If the site is larger than **one hundred (100) acres** then the Engineer shall use the Illinois Manual for Soil Erosion and Sedimentation Control Method or if another method is desired to be used, the Engineer shall submit a proposed method of evaluation for the calculations for review and approval. The permitted discharge rate of storm water runoff shall be determined by calculating the rate of runoff for the site's pre- and post-development conditions. The Engineer shall determine the most critical storm looking at three different time periods: 1) the time of concentration, 2) a one hour storm and 3) a 24-hour storm.

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34-5-55 DETENTION OF DIFFERENTIAL RUNOFF. All new developments shall provide a storm water system that insures that the rate of flow of storm water runoff discharged from the site after development does not exceed the rate of flow of storm water runoff discharged from the site before development of a 25-year storm, unless given a waiver by the Village in accordance with **Section 34-4-4** of this Code. Data shall be submitted for the 15-, 25-, and 100-year frequency storm.

34-5-56 FLOWS FROM UPSTREAM AREAS. Flows from upstream areas outside the site should be based upon the assumption that those areas are fully developed under forecast land use patterns. The required storage volume will be based upon the site only, with flows from upstream areas being by-passed or discharged via overflow spillways or other devices for the 100-year storm.

34-5-57 FACILITIES IN FLOODPLAINS. If detention storage is provided within a floodplain, only the net increase in storage volume above that which naturally existed on the floodplain shall be credited to the development. No credit will be granted for volumes below the elevation of the base flood at that location unless compensatory storage is also provided. Where encroachments in the existing floodplain fill the valley storage areas, an equal amount of detention volume shall be provided.

34-5-58 LAND CREDIT FOR DETENTION FACILITIES. The number of units/lots shall be based on the total area of the tract to be developed. All areas to be used as detention facilities shall be included in this total area.

34-5-59 RESERVED.

DIVISION XIV - DESIGN CRITERIA

34-5-60 GENERAL REQUIREMENTS. The design shall be accomplished under the direction of a Registered Professional Engineer. The design shall also be based on land use in the tributary area as zoned, actually developed, or indicated by an adopted future land use plan, whichever basis produces the greatest runoff.

Revised Code

34-5-61 OTHER REFERENCES. Other agencies have criteria and regulations pertaining to drainage systems which may complement this criteria. When conflicts are encountered the most rigorous criteria shall govern.

(A) **Federal Insurance Agency - Floodplain Regulations and Implementing Ordinances Adopted by Municipalities.** Drainage systems designed within the limits of the designated 100-year floodplain on the principal stream shall be designed to convey the flood as defined by applicable published floodplain information studies. For areas located in FIA Zone "A" outside the detailed study area, the developer shall prepare studies and calculations establishing the floodplain, elevation and width. These calculations shall be submitted to the reviewing agency for approval. (See Chapter 15)

(B) **Illinois Department of Water Resources.** Rules and Regulations of Dams and Reservoirs shall apply to those structures classified as dams thereunder.

34-5-62 STORM WATER RUNOFF. The design criteria used in determining the amount of runoff shall be the same as set out in **Division XII** of this Code.

34-5-63 HYDRAULIC CONSIDERATIONS FOR DETENTION STORAGE.
(A) **Principal Spillways:** shall be designed to meet the following requirements:

- (1) The principal spillway shall be designed to function without requiring attendance or operation of any kind or requiring use of equipment or tools.
- (2) All discharge from the detention facility when inflow is equal to or less than the 100-year inflow shall be via the principal spillway(s).
- (3) The design shall allow for discharge of at least **eighty percent (80%)** of the detention storage volume within **twenty-four (24) hours** after the peak or center of mass of the inflow has entered the detention basin. On basins less than **one hundred (100) acres**, this shall not apply.
- (4) The design discharge rate via the spillway shall continuously increase with increasing head and shall have hydraulic characteristics similar to weirs, orifices or pipes.

(B) **Emergency Spillways:** The emergency spillway shall be provided to pass a 100-year storm without damaging any property and, where applicable, designed to Illinois Department of Water Resources Dam Safety Requirements.

(C) **Outlet Works:** shall have an outlet works consisting of valves, gates, pipes, and other devices as necessary to completely drain the facility in **seventy-two (72) hours** or less when required for maintenance or inspection on normally wet basins.

(D) **Sediment Storage:** shall be designed to provide for **five (5) years** of sediment accumulation calculated by using **Figure 1**. All other detention facilities shall provide storage for **two (2) years** of sediment accumulation by using **Figure 1**, except for those using roofs of buildings, paved parking areas or other facilities designed to preclude the deposition or accumulation of sediment. Sediment storage volume shall be in addition to the volume required for temporary storage of storm water to properly size the detention facility on normally wet basins.

(E) **Erosion Control:** Principal spillways and outlet works shall be designed to prevent erosion and if necessary equipped with energy dissipating devices to slow the water to normal velocity as called out in the IPSUSESC Manual. Special measures shall be taken by the developer to not permit sediment from filling the proposed detention basin during all construction of the proposed development.

(F) **Public Detention Facilities:** The owner shall dedicate the detention facility and easements as set forth upon completion of the **one (1) year** warranty period and approval by the Village Engineer, except:

- (1) When multi-purpose wet facilities are planned or are suitable for use for private aquatic recreation or for aesthetic enhancement of the owner's property.
- (2) When multi-purpose dry facilities incorporate surface recreational improvements.

(G) **Private Detention Facilities:** shall be designed requiring the same criteria as the public detention facilities.

The amount of easement shall be equal to the land occupied by the facility plus a **twenty (20) foot** wide strip around the perimeter of the highest elevation attained by the design storage volume, plus an excess easement **twenty (20) feet** in width between the facility and public street. This easement shall be shown as common ground or be dedicated to the trustees of the subdivision or owner of the property for the purpose of maintenance of the storm water detention facility.

A plan for perpetual maintenance and designating responsibility for the maintenance shall be provided for its continuing performance to the standards established by this criteria.

34-5-64 RESERVED.

34-5-65 PLAN REQUIREMENTS. The plan requirements shall be:

(A) Elevation-area-capacity curves for the storage facility including notation of the storage volumes allocated to run-off, and permanent residual water storage for other uses (wet basins only).

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(B) Inflow hydrographs (detention volumes for rational method) for the 15-, 25-, and 100-year recurrence interval design storms.

(C) Stage-discharge rating curves for each spillway and for combined spillway discharges.

(D) Routing curves for the 15-year and all greater criteria recurrence interval design storms with time plotted as the abscissa and the following plotted as ordinates (this item is not required for the rational method):

- (1) Cumulative inflow volume.
- (2) Cumulative discharge.
- (3) Stage elevation.

34-5-66 CONSTRUCTION ALTERNATIVES.

(A) A developer shall build, as part of his development, a detention basin as required by this Code. Unless the following sections apply.

(B) Developers of adjacent tracts may combine to build detention site large enough to meet the requirements of all tracts of land with approval of the Village. The basin shall one the be located in the same drainage basin.

(C) On-site detention will be required whenever increased runoff from the proposed development creates a hazard down stream as determined by the Village Engineer.

34-5-67 INSPECTION, MAINTENANCE AND ACCEPTANCE BY VILLAGE.

(A) **INSPECTION:** The developer shall inspect or cause to be inspected, all storm water detention systems constructed within the Village. Through such inspection reports the Village Engineer shall ensure that the facilities under construction are being constructed in accordance with the approved plans for such development.

(B) **MAINTENANCE:** Each owner of the property being developed has the responsibility and duty to properly operate and maintain any storm water management system which has not been accepted for maintenance by the Village. The responsibility of maintenance of the system and subdivision projects shall remain with the developer until such time as the storm water management system escrow for such development has been released at the end of the **one (1) year** warranty period. Upon release of escrow, the maintenance responsibility shall be vested in the trustees of the subdivision by virtue of a trust indenture. Indenture of trusts shall clearly indicate resident responsibility for maintenance. All such privately owned maintained systems shall be subject to periodic inspections by the Village Engineer or its representative. After an inspection by the Village Engineer, he determines whether or not the conditions of the privately owned storm water detention system are safe and correct. Any cost incurred by the Village, as a result of the Village Engineer's actions, shall be attest against the owner(s) of the system.

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(C) **ACCEPTANCE:** Upon acceptance by the Village Board, the storm water detention system may be dedicated to the Village for perpetual maintenance. Any such system shall include adequate perpetual access and sufficient area for maintenance by the Village personnel and vehicles.

34-5-68 RESERVED.

DIVISION XV - PENALTIES FOR VIOLATION

34-5-69 GENERAL. Violation of the provisions of this Code or failure to comply with any of its requirements, including conditions and safeguards established shall constitute a misdemeanor. Each day such violation continues shall be considered a separate offense.

34-5-70 CORRECTIVE ACTIONS. Nothing herein contained shall prevent the Village from taking such other lawful actions as is necessary to forbid or remedy any violations. All such costs connected therewith shall accrue to the person or persons responsible.

34-5-71 PENALTY. Any person who violates this Code shall be, upon conviction, subject to a fine as provided in **Section 1-1 20** of the Village Code.

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TABLE 5-A

STREET DESIGN SPECIFICATIONS

Residential Street Classification	Max. No. of Dwelling Units/Net Acre	Required On-Street Parking	Required R.O.W. (ft.)	Minimum Pavement Width (ft.) (See Note 1)	Maximum Gradient (%)	Minimum Gradient (%)
Alley	N/A	None	20	10	14	1.0
Marginal Access	To 1.99	None	40	20	6	1.0
Local	2.0-4.50	Both Sides	50	28	6	1.0
Local Collector	4.50/Greater	Both Sides	50	36	6	1.0
Collector (See Notes 2 & 3)	Over 250 dwelling units served	None	70	24	6	1.0
		One Side	70	34	6	1.0
		Both Sides	70	44	6	1.0

Commercial and Industrial Street Classification	Permitted On-Street Parking	Required R.O.W. (ft.)	Required Pavement Width (ft.) (See Note 1)	Maximum Gradient (%)	Minimum Gradient (%)
Local	None	70	28	10	1.0
Collector (See Note 3)	None	80	44	8	1.0

Other Street Classification	Permitted On-Street Parking	Required R.O.W. (ft.)	Required Pavement Width (ft.) (See Note 1)	Maximum Gradient (%)	Minimum Gradient (%)
Arterial (See Note 3)	None	80	24	8	1.0

Notes:

1. Minimum pavement width does not include curb & gutter.
2. Parking required on side of street adjacent to residential front lot lint.
3. Minimum pavement width will increase need for left-turn lanes, to be determined by Village Board of Trustees.

(Ord. No. 98-404; 01-08-98)

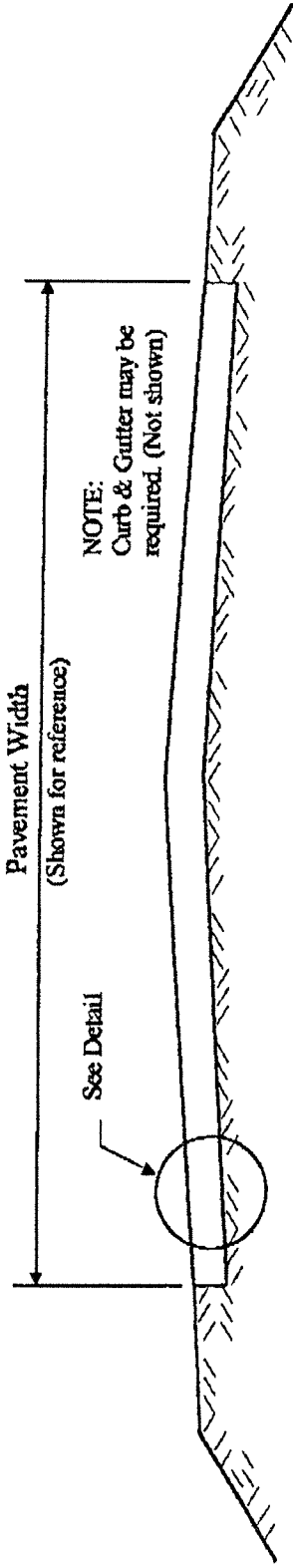
Table 5-B. Minimum Street Construction Standards (Ord. No. 97-402; 10-16-97)

Street Classification	Flexible Pavements		Rigid Pavements	
	Alternate #1	Alternate #2	Alternate #1	Alternate #2
Residential Alley Marginal Access	2" I-11 Surface 4" B.A.M. Base	1 1/2" I-11 Surface 1 1/2" I-11 Binder 8" Crushed Stone.	6" P.C.C. w/ 15' Plain Joints	N/A
Residential Local	2" I-11 Surface 4 1/2" B.A.M. Base	1 1/2" I-11 Surface 1 1/2" I-11 Binder 8" Crushed Stone	6" P.C.C. with 15' Plain Joints	N/A
Residential Collector and Local Collector	1 1/2" I-11 Surface 1 1/2" I-11 Binder 6" B.A.M. Base	2" I-11 Surface 3" B.A.M. 8" Crushed Stone	6" S.R.P.C.C. with 40' Dowel Joints	6" P.C.C. with Fiber Reinforcement and 20' Dowel Joints 4" Crushed Stone
Commercial Local	1 1/2" I-11 Surface 2" I-11 Binder 4" B.A.M. Base	2" I-11 Surface 3" B.A.M. 8" Crushed Stone	7" S.R.P.C.C. with 40' Dowel Joints	7" P.C.C. with Fiber Reinforcement and 20' Dowel Joints 4" Crushed Stone on U.L.
Commercial Collector	1 1/2" I-11 Surface 2 1/2" I-11 Binder 6" B.A.M. Base	1 1/2" I-11 Surface 1 1/2" I-11 Binder 4" B.A.M. Base 8" Crushed Stone	8" S.R.P.C.C. with 40' Dowel Joints	8" P.C.C. with Fiber Reinforcement and 20' Dowel Joints 4" Crushed Stone on U.L.
Arterial or Industrial	1 1/2" I-11 Surface 2" I-11 Binder 8" B.A.M. Base	1 1/2" I-11 Surface 1 1/2" I-11 Binder 4" B.A.M. Base 8" Crushed Stone.	8" S.R.P.C.C. with 40' Dowel Joints 6" Crushed Stone	N/A

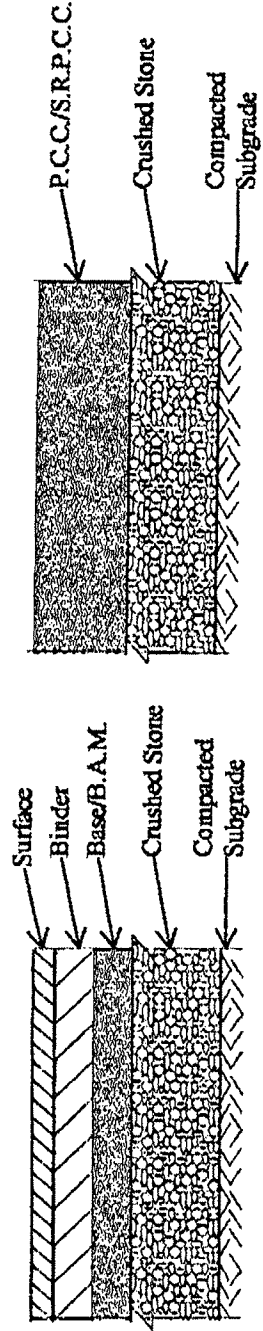
- NOTES: (1) Equivalent pavements, in addition to those shown in Table 5-B, shall be determined by the Village Engineer.
 (2) If total pavement thickness exceed 7", the granular aggregate base/subbase shall extend under the curb and gutter.
 (3) All pavement types shall be placed on 6" thick lime-modified subgrade, according to IDOT specifications.

ABBREVIATIONS AND DEFINITIONS:

1. B.A.M. - Bituminous Aggregate Mixture
2. P.C.C. - Portland Cement Concrete
3. S.R.P.C.C. - Standard Reinforced Portland Cement Concrete
4. U.L. - Synthetic Underlayment
5. Plain Joints - Keyed or sawcut joints with joint surface sealant
6. Dowel Joints - Sawcut or formed joints with cast-in-place dowels centered in joint and joint surface sealant.
7. Fiber Reinforcement - Polypropylene reinforcing fibers. Fiberglass is not allowed due to reactivity with cement paste.



Typical Roadway Section



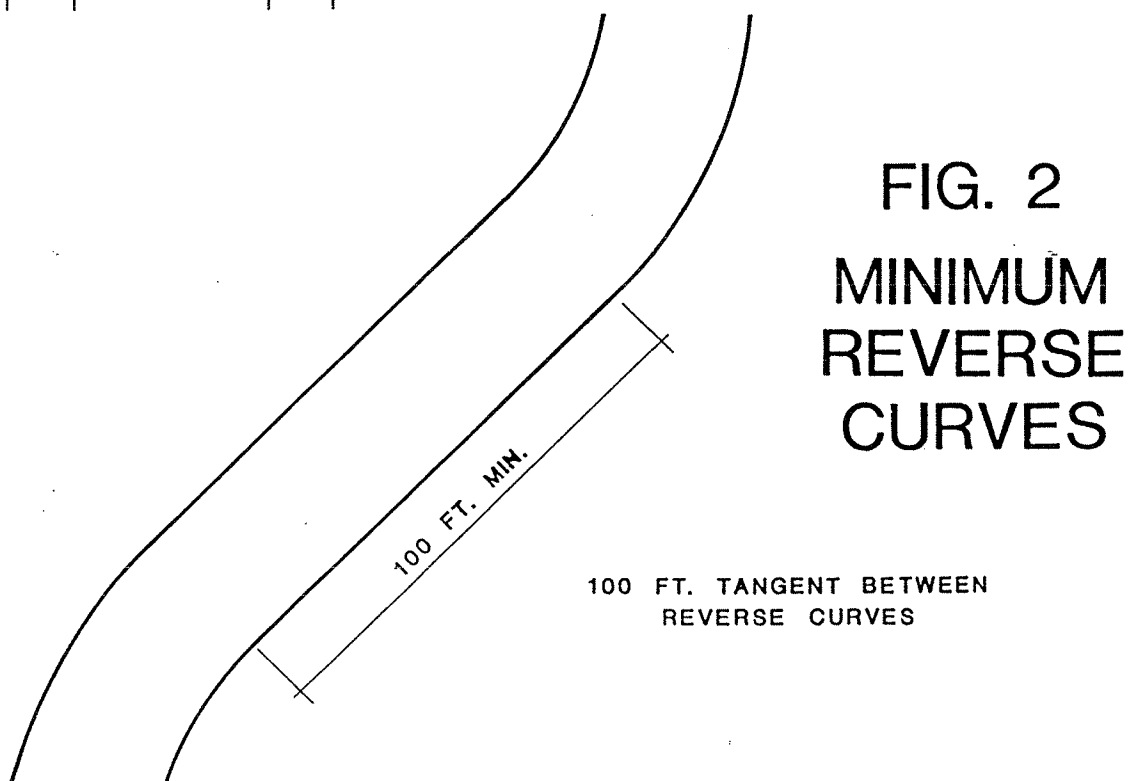
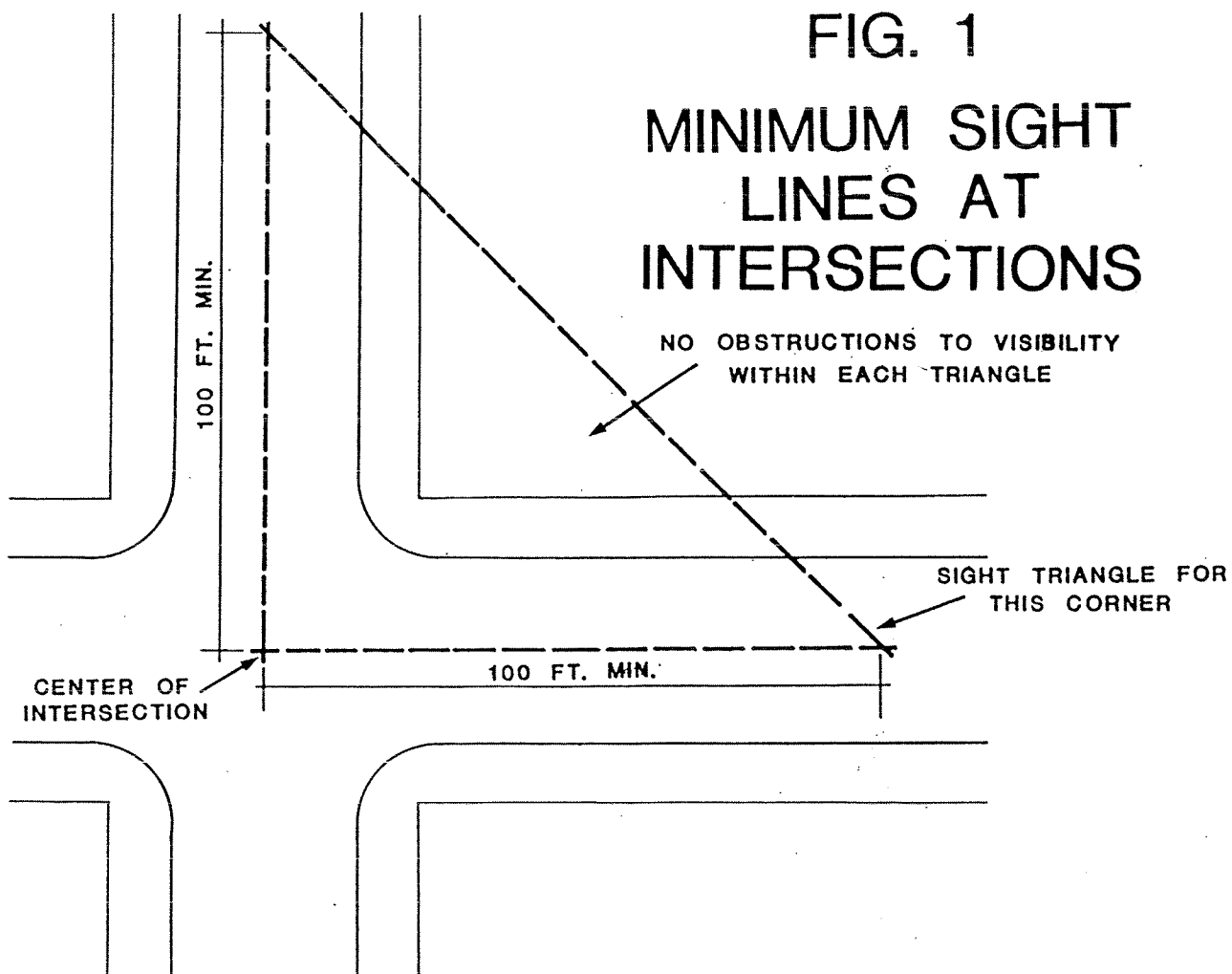
Flexible Pavement

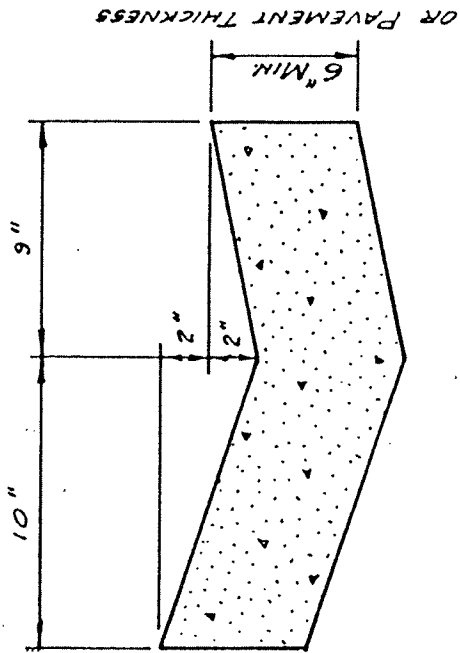
Rigid Pavement

Section 34-5-21(C)
Street Improvements

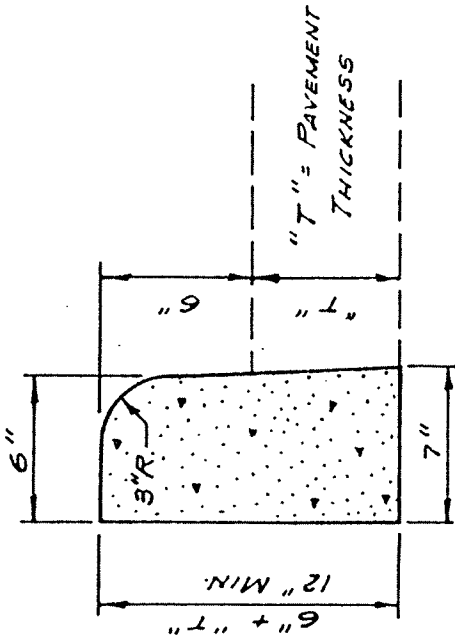
Pavement Details

(Ord. No. 97-402; 10-16-97)

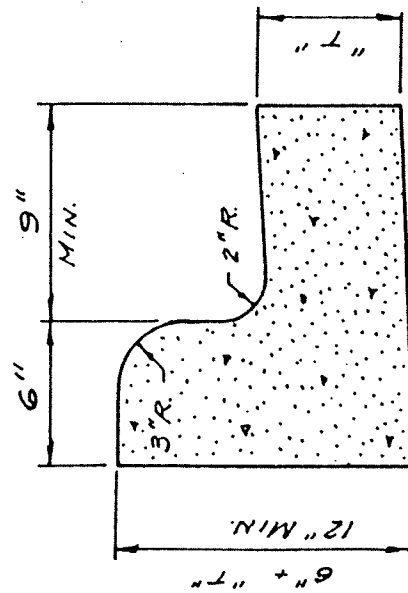




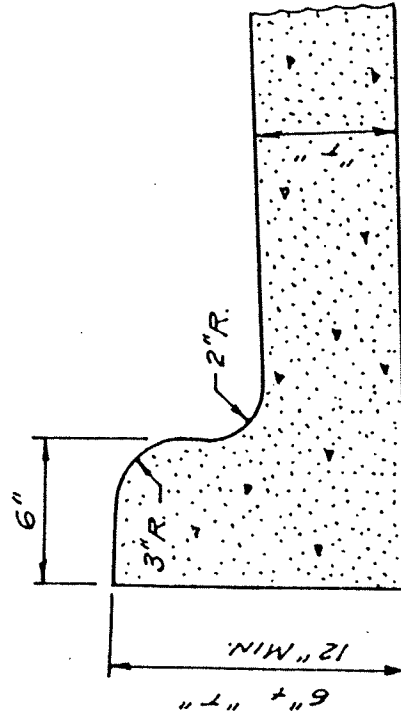
CONCRETE GUTTER



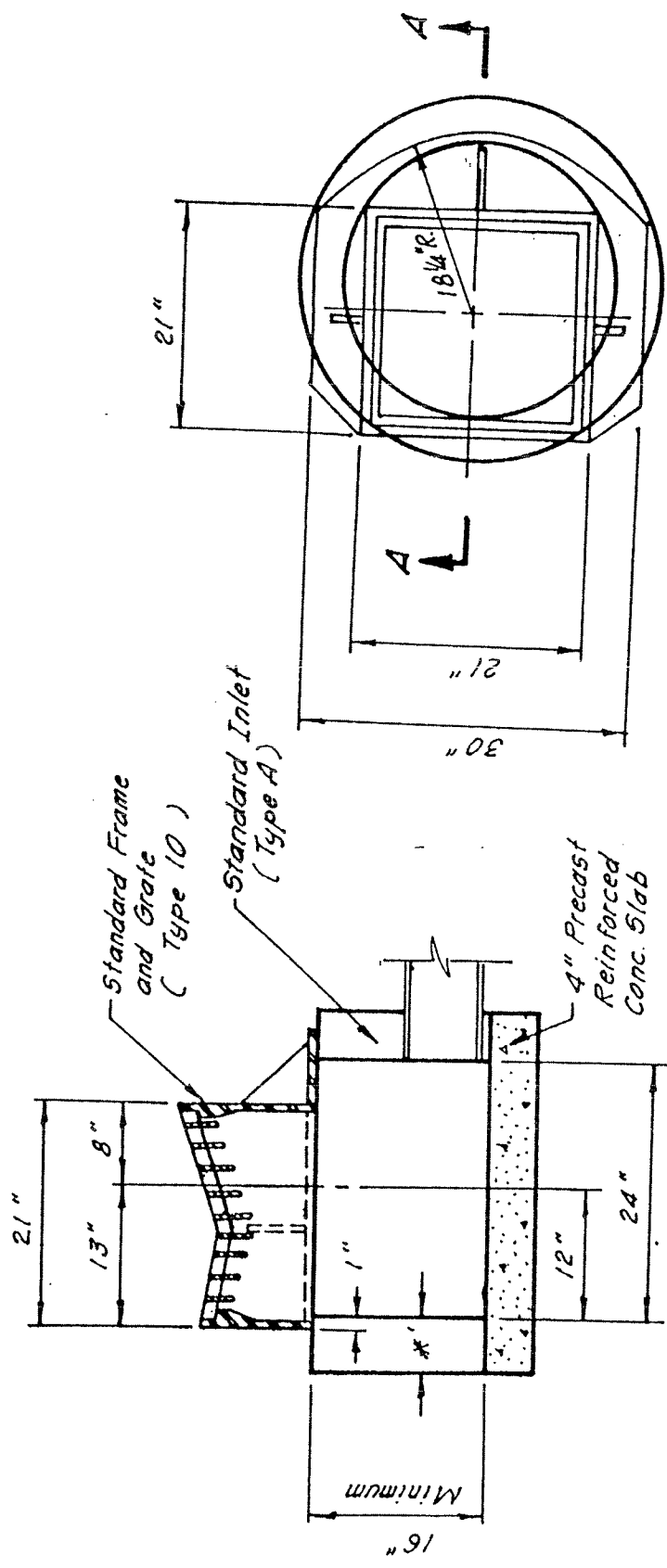
CONCRETE CURB
BITUMINOUS PAVEMENT



COMBINATION CONCRETE
CURB & GUTTER



INTEGRAL CONCRETE CURB
AND GUTTER SECTION



PLAN VIEW

SECTION A-A

INLET DETAILS