

## Chapter 30

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**ARTICLE I. IN GENERAL****Sec. 30-1. Compliance required.**

No plat of subdivision of land within the corporate limits of the village shall be approved excepting in full compliance with the provisions of this chapter.  
(Code 1981, § 7-5-1)

**Sec. 30-2. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Alley* means a public way which affords a secondary means of access to abutting property.

*Building setback line* means a line within a lot or other parcel of land, so designated on the plat of the proposed subdivision, between which line and the adjacent boundary of the street upon which the lot abuts, the erection of an enclosed structure, or portion thereof, is prohibited.

*Collector street* means a street which carries traffic from minor streets to the major street system, including the principal entrance streets of residence development and the primary circulating streets within such a development.

*Commercial district* means a zoning district of the village which provides locations for commercial establishments which are generally more extensive in range of service than those permitted in the residential district and which are subject to the provisions of chapter 38, article II, division 3.

*Crosswalk* means a public or private right-of-way across a block to be used by pedestrians or for underground utilities.

*Cul-de-sac* means a minor street having one open end and being terminated at the other end by a vehicular turnaround.

*Easement* means the quantity of land set aside or over which a liberty, privilege or advantage in land without profit, existing distinct from the ownership of the land, is granted to the public or some particular person or part of the public.

*Final plat* means a map or chart of a subdivision which has been accurately surveyed, and such survey marked on the ground so that streets, alleys, blocks, lots and other divisions thereof can be identified.

*Industrial district* means a zoning district of the village which provides both light and heavy industry and related operations and which is subject to the provisions of chapter 38, article II, division 4.

*Major street* means a public thoroughfare with a high degree of traffic continuity established by the thoroughfare plan in the official plan of the village.

*Major/business district street* means a public thoroughfare with a high average daily traffic (ADT), which is not intended to be a residential street. This street provides the connection to major state and county highways and has a high potential for the location of significant community facilities, as well as retail, commercial, and industrial facilities.

*Minor street* means a short street or cul-de-sac which has a low average daily traffic (ADT). The primary purpose of a minor street is to conduct traffic to and from dwelling units or to other streets within the hierarchy of streets.

*Owner* includes the plural as well as the singular and may mean either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, or combination of any of them.

*Preliminary plat* means a map or plan of a proposed land division or subdivision.

*Residential zoning districts.*

*R-1* means a residential district established to provide areas characterized by single-family dwellings intended for occupancy by families and related recreational, religious, and cultural facilities that serve the surrounding residents, as well as those living in the district.

*R-2* means a residential district established to provide areas characterized by two-family dwellings (zero lot line) intended for occupancy by families and related recreational, religious, and cultural facilities that serve the surrounding residents, as well as those living in the district.

*R-3* means a residential district established to provide areas characterized by two-family dwellings (duplexes) intended for occupancy by families and related recreational, religious, and cultural facilities that serve the surrounding residents, as well as those living in the district.

*R-4* means a residential district established to provide areas characterized by multifamily dwellings (apartments) intended for occupancy by families and related recreational, religious, and cultural facilities that serve the surrounding residents, as well as those living in the district.

*R-5* means a residential district established to provide areas characterized by single-family manufactured homes (mobile type units) intended for occupancy by families and related recreational, religious, and cultural facilities that serve the surrounding residents, as well as those living in the district.

*R-6* means a residential district established to provide areas characterized by single-family manufactured housing units (modular dwellings) intended for occupancy by families and related recreational, religious, and cultural facilities that serve the surrounding residents, as well as those living in the district.

*Street* means a public or private thoroughfare which affords primary access by pedestrians and vehicles to abutting property.

*Subdivider* means an owner who presents a subdivision plat for approval under this chapter.

*Subdivision* means any division of any lot, area or tract of land into two or more lots for the purpose, whether immediate or future, of conveyance, transfer, improvement or sale, with the appurtenant streets, alleys and easements dedicated or intended to be dedicated to public use or for the use of the purchasers or subdividers within the part, lot, area or tract divided, except that divisions exempted from the provisions of an act of the state legislature entitled, "An Act to Revise the Law in Relation to Plats, approved March 21, 1974, as amended," as set forth in section 1(b) thereof are not deemed subdivisions for purposes of this chapter.

*Tentative approval* means an approval with or without recommended alterations given to a preliminary plat by the village board and provides the necessary authority to proceed with the preparation and presentation of the final plat.

(Code 1981, § 7-5-2; Ord. No. 695, 5-16-2000; Ord. No. 743, 10-17-2006)

### **Sec. 30-3. Penalties.**

In addition to any civil remedies available to the village, any person violating any of the provisions of this chapter shall be fined in accordance with the general penalty provisions of section 1-19.

(Code 1981, § 7-5-8)

### **Secs. 30-4—30-24. Reserved.**

## **ARTICLE II. PLATS AND DATA**

### **Sec. 30-25. Preapplication.**

Previous to the filing of an application for conditional approval of the preliminary plat, the subdivider shall submit to the village board the following plans and data:

- (1) General information data and location map describing or outlining existing covenants, zoning, land characteristics, community facilities and utilities, streets, schools, parks, playgrounds, commercial and industrial developments.
- (2) A sketch plan showing in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions and may be freehand on a print of a topographic map.

(Code 1981, § 7-5-7(A))

**Sec. 30-26. Conditional approval of preliminary plat.**

A preliminary plat of the subdivision shall be accurately drawn to a scale of 100 feet equals one inch. The preliminary plat shall be 18 inches by 24 inches in size or larger in six-inch multiples.

- (1) *Topographic data.* The following are required to be shown on the preliminary plat:
  - a. Boundary lines and lot lines: by bearing and distances.
  - b. Existing easements: location, width and purpose.
  - c. Existing streets: on and adjacent to the tract by name, right-of-way width, location, type, width and elevation of surfacing; curbs, gutters, culverts and sidewalks.
  - d. Existing utilities: on and adjacent to the tract; location and size of water mains; location of gas lines; fire hydrants, electric and telephone poles and streetlights; if any of the above are not available at the site, indicate direction and distance to the nearest ones and furnish statement of availability.
  - e. Other existing conditions: watercourses, marshes, rock outcrops, wooded areas, dwellings, buildings and other significant features.
  - f. Proposed public improvements: streets or other major improvements planned by public authorities for future construction on or near the tract.
  - g. Ground elevations: on tracts based on USGS datum, show contours at vertical intervals not to exceed two feet.
  - h. Title and certificates: present tract designation; title under which subdivision is to be recorded; names and addresses of owners; acreage, scale, north point, datum, benchmarks, certification of registered professional engineer or surveyor and date of survey.
- (2) *Preliminary plat.* The preliminary plat shall show all existing conditions required in subsection (1) of this section in topographic data and show all proposals, including, but not necessarily limited to, the following:
  - a. Streets: names, right-of-way widths, approximate grades and gradients.
  - b. Easements: location, width and purpose.
  - c. Utilities: location, type and approximate size; this information may be shown on a separate exhibit.
  - d. Lots: lot lines, numbers and block numbers.
  - e. Sites (public): if any, to be dedicated or reserved for parks, playgrounds or other public uses.
  - f. Sites (nonpublic): if any, for shopping centers, churches, industry, multifamily dwellings or any other nonpublic use, including indication of proposed use.
  - g. Setback lines: given locations of minimum setback lines.

- h. Site data: including number of residential lots, typical lot size, and acres in other public and nonpublic land uses.
- i. Information: title, scale, north arrow and plat date.
- j. Other preliminary plans: When required by the village board and village engineer, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades; typical cross sections of the streets and sidewalks; a preliminary plan of proposed sanitary and stormwater sewers, and water mains, with grades and size indicated, if available.
- k. Covenants: draft or protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
- l. Zoning: show zoning classification of the subdivision and adjacent areas.  
(Code 1981, § 7-5-7(B); Ord. No. 695, 5-16-2000)

**Sec. 30-27. Final approval.**

The final plat shall meet the following specifications:

- (1) The final plat may include all or only a part of the area of the preliminary plat as proposed in the application.
- (2) The original drawing of the final plat of the subdivision shall be 18 inches by 24 inches or larger in six-inch multiples. It shall be drawn to a scale of 100 feet equals one inch. Four black or blue line prints and one reproducible print shall be submitted with the original final plat.
- (3) The following information shall be shown:
  - a. *Control points.* Primary control points, or descriptions and ties to such control points, to which all dimensions, angles, bearings and similar data on the final plat shall be referred.
  - b. *Lines and curves.* Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles, and radii, arcs and central angle of all curves.
  - c. *Street name and width.* Name and right-of-way width of each street or other rights-of-way.
  - d. *Existing streets.* Location and right-of-way widths of existing or platted streets adjacent to the tract.
  - e. *Easements.* Location, dimensions and purposes of all easements.
  - f. *Lot or site numbers.* Consecutive numbers for each lot or site within all subdivisions having the same name.

- g. *Sites dedicated or reserved.* Purpose for which sites, other than residential lots, are dedicated or reserved.
- h. *Setback lines.* Minimum setback lines on all lots and other sites.
- i. *Monuments.* Location and description of monuments.
- j. *Certification of accuracy.* Certification by the state registered land surveyor as to accuracy of the survey and plat.
- k. *Title certification.* Statement of a lawyer certifying that the subdivider has the title to the land being subdivided.
- l. *Public use.* Statement by subdivider dedicating streets, rights-of-way, easements and any sites for public use.
- m. *Information.* Title, scale, north arrow and date.
- n. *Other data.* Such other certificates, affidavits, endorsements or dedications as may be required by applicable codes, ordinances or statutes pertaining to zoning, dedicated streets and drainage facilities.

(Code 1981, § 7-5-7(C))

**Sec. 30-28. Bond certificate.**

Prior to recording the final plat, a certificate shall be required by the clerk certifying that the subdivider has posted a bond with the village equal to 110 percent of the value of the improvements. Ten percent of such bond shall be retained by the village for one year after completion of the improvements or completion of the sidewalk, whichever occurs earlier.

- (1) All required land improvements shall be installed and completed within a period of two years after the recording of the final plat. Failure of the subdivider to complete all the improvements within this two-year period shall result in forfeiture of the guarantee collateral unless an extension of time is requested by the subdivider and granted by the village board. In the event of failure to complete the improvements in the required period, as stated in this subsection, the village board may direct that no further building permits be issued for property in such subdivision pending satisfaction of the village board in regard to the status of the required land improvements.
- (2) All required land improvements to be installed under the provisions of this article shall be checked during the course of construction by, or at the direction of, the public works superintendent. The cost of any reinspection of any required land improvement found to be faulty or not in accordance with the approved plans and specifications shall be paid by the subdivider to the village. The testing of any concrete, asphalt, soil or other materials, and workmanship shall be done at the direction of the village and at the expense of the subdivider.

- (3) The subdivider's bond or guarantee collateral shall be released only upon fulfillment of the following conditions:
- a. The completion of all required land improvements.
  - b. The submission of four copies of acceptable as-built drawings of all land improvements.
  - c. An affidavit to the effect that:
    1. All materials, labor and other costs have been paid or arrangements have been made for payment so as to hold the village free from any obligations for payment of any costs of the land improvements; and
    2. The subdivider accepts responsibility for the maintenance and repair of all land improvements for one year after the date of the acceptance resolution by the village board.
  - d. Final acceptance, by resolution, by the village board of all land improvements.
- (Code 1981, § 7-5-7(D); Ord. No. 695, 5-16-2000)

**Secs. 30-29—30-59. Reserved.**

### **ARTICLE III. PROCEDURE**

#### **Sec. 30-60. Submission of preliminary plat and supplementary material.**

Before dividing any tract of land into two or more lots of less than five acres in size, a subdivider shall cause to be prepared a preliminary plat together with improvement plans and other supplementary material as specified in section 30-66. Six copies of the preliminary plat shall be filed with the village board.  
(Code 1981, § 7-5-3(intro. ¶), (A))

#### **Sec. 30-61. Review by village board; notice to subdivider.**

Following review of the preliminary plat and accompanying supplemental material and negotiations with the subdivider on changes deemed advisable and the kind and extent of improvements to be made by the subdivider, the village board shall express its conditional approval and state the conditions of such approval, if any, or, if disapproved, shall express its disapproval and its reasons in writing and deliver a copy of such reasons to the subdivider.  
(Code 1981, § 7-5-3(B))

#### **Sec. 30-62. Village board action noted.**

The action of the village board and village engineer shall be noted on two copies of the preliminary plat, to which shall be attached any conditions required. One copy shall be returned to the subdivider and the other retained by the village board.  
(Code 1981, § 7-5-3(C))

**Sec. 30-63. Scope of conditional approval.**

Conditional approval of the preliminary plat shall be construed to be an expression of approval of the general layout submitted as a guide to the preparation of the final plat and to be assurance to the subdivider that the final plat will be approved if it conforms to the terms of the conditionally approved preliminary plat.

(Code 1981, § 7-5-3(D))

**Sec. 30-64. Submission of final plat.**

Not later than one year after conditional approval of the preliminary plat, or such additional time as the planning committee may allow, the subdivider may submit an intended final plat of the subdivision and two reproductions thereof to the village board.

(Code 1981, § 7-5-3(E))

**Sec. 30-65. Final plat to conform to preliminary plat.**

The final plat shall conform to the preliminary plat as approved and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of this chapter.

(Code 1981, § 7-5-3(F))

**Sec. 30-66. Filing of intended plat when conditional approval has not been granted.**

If conditional approval has not been obtained, a subdivider may file five copies of an intended plat and all required supplementary material as specified, with the clerk, for distribution to the village board.

(Code 1981, § 7-5-3(G))

**Sec. 30-67. Review by village engineer; notice to subdivider of deficiencies.**

Within 60 working days after receipt of plats and supplementary material, the village engineer shall inform the subdivider that the plans and data as submitted or as modified do or do not meet the requirements of this chapter. When the plans and data do not meet such requirements, the village engineer shall state the reasons in writing and deliver a copy to the subdivider.

(Code 1981, § 7-5-3(H))

**Sec. 30-68. Final approval.**

Final approval of the final plat shall be granted by the village board on the basis of its conformity with a preliminary plat as approved, and with all pertinent laws, rules, regulations and particularly with the technical requirements of section 30-111 and article II of this chapter and with the plan, or conformity with the existing subdivision.

(Code 1981, § 7-5-3(I))

**Sec. 30-69. Renewal and extension of conditional approval.**

In the event only a portion of an approved preliminary plat is presented for final approval, the village board may notify the subdivider in writing whether or not the preliminary approval of the unrecorded portion has been renewed for one year. In the absence of such written notification, the subdivider may, within one year after conditional approval of the preliminary plat, apply to the village board for extension of the conditional approval of the preliminary plat without being required to pay additional fees.

(Code 1981, § 7-5-3(J))

**Sec. 30-70. Filing of approved final plat with county recorder.**

Within 60 days after approval of the final plat by the village board, the plat shall be filed by the subdivider with the county recorder, and, if not so filed, shall have no validity and shall not be recorded without recertification by the village board. All plats (original tracings of the plats) after being recorded shall become the property of the county.

(Code 1981, § 7-5-3(K))

**Sec. 30-71. Plat review fee.**

At the time the first application for preliminary or final approval is presented, the subdivider shall pay a plat review fee in the amount provided in the village fee schedule.

(Code 1981, § 7-5-3(L))

**Sec. 30-72. Subdivider consultation with village board.**

In order to conserve time, effort and expense, the subdivider may consult with the village board prior to the preparation of the preliminary plat.

(Code 1981, § 7-5-3(M))

**Sec. 30-73. Agreements as to improvements.**

The final plat to be placed on record shall be accompanied by a statement signed by the owner and subdivider, setting forth the following:

- (1) Plans and specifications for such improvements previously approved by the village engineer clearly describing the same.
- (2) An agreement executed by the owner and subdivider wherein they agree to make and install the improvements provided for in section 30-111, in accordance with the plans and specifications accompanying the final plat; and that all such improvements shall be inspected during the course of construction by an inspector appointed by the village board, salaries and other costs in connection with such inspections to be paid by the owner and subdivider, such costs to be based on the reasonable customary charges for such service.
- (3) In the event that the village board, by motion, approves the final plat, it shall withhold its approval of the plat until an agreement signed by the subdivider, as

provided in subsection (2) of this section, shall be given, supported by a bond executed by an acceptable surety company in an amount equal to the estimated cost of construction of the required improvements (which estimated cost shall be determined by the village engineer). The surety will be subject to the condition that the improvements will be completed within two years after approval of the final plat. As an alternative, the subdivider may deposit cash with the village in place of the surety bond.

(Code 1981, § 7-5-4)

**Secs. 30-74—30-104. Reserved.**

#### **ARTICLE IV. STANDARDS AND SPECIFICATIONS**

##### **Sec. 30-105. Applicability.**

The standards and principles of design in this article shall guide the laying out of subdivisions.

(Code 1981, § 7-5-5(intro. ¶))

##### **Sec. 30-106. General design standards.**

The design of the subdivision shall be in harmony with and shall conform with the plan or existing subdivision and shall be in accordance with good subdivision design principles not otherwise set forth herein. Natural features such as distinctive trees or vegetation, streams, ponds, hilltops, bluffs, creek bottoms and outlook views shall be preserved and enhanced wherever possible. In laying out a subdivision, due consideration shall be given to such aesthetic features existing within the tract being subdivided and which may add to the aesthetic quality of existing nearby subdivisions.

(Code 1981, § 7-5-5(A))

##### **Sec. 30-107. Streets.**

The course, width, grade and location of all streets shall conform to the plan and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets and shall conform to the following design standards:

- (1) *Arrangement of streets.* When not shown on the plan, the arrangement of streets in a subdivision shall either:
  - a. Provide for the continuation or projection of existing principal streets in surrounding areas; or
  - b. Conform to the thoroughfare plan where applicable; or
  - c. Conform to topographic or other conditions where continuance or projection of existing streets is impracticable or undesirable from the community viewpoint.

- (2) *Minor streets.* Minor streets shall be so laid out that their use by through traffic will be discouraged.
- (3) *Access.* Access to an existing or proposed major street or a railroad right-of-way or rail crossing shall be limited to a minimum number of intersections and determined with due regard for sight distance, distance between intersections, approach grades and requirements for future grade separations.
- (4) *Grade.* No street grade shall be less than 0.4 percent nor more than seven percent.
- (5) *Street intersections.*
- Streets shall be laid out to intersect as nearly as possible at right angles and no street shall intersect any other street at less than 75 degrees.
  - Street intersections with centerline offsets of less than 150 feet are prohibited.
- (6) *Horizontal deflection of street lines.*
- When connecting street lines deflect from each other more than ten degrees, they shall be connected with a curve with a radius adequate to ensure sight distance.
  - A tangent at least 100 feet long shall be introduced between curves on major and collector streets when the curve radius is less than 500 feet.
- (7) *Alleys.* Alleys shall not be permitted in residential districts.
- (8) *Right-of-way.*
- Street right-of-way widths not shown in the plan shall not be less than as follows:
- |                                 |         |
|---------------------------------|---------|
| Major/business district streets | 80 feet |
| Collector streets               | 70 feet |
| Minor (direct access) streets   | 60 feet |
- In a subdivision that adjoins or includes an existing street that does not conform to the right-of-way width required in subsection (8)a of this section, one-half of the additional width shall be provided along each side of such street for the entire frontage included within the land being subdivided, or as the village board may determine is proper.
  - Dead-end streets, designed to be so permanently, shall not be longer than 600 feet, unless limitation of the site by reason of topography or existing development makes impractical development except with a longer length. They shall be provided with a circular turnaround having an outside surface diameter of at least 80 feet and a right-of-way line diameter of at least 100 feet.
  - All streets shall be public, unless the subdivider submits sufficient evidence to demonstrate to the satisfaction of the village board and village engineer that there can be no public interest in a proposed street, which, upon approval, shall be clearly marked "private road" on the plat.

- e. Reserved strips controlling access to street rights-of-way shall not be permitted except upon approval of the village board.

(9) *Street names and numbers.*

- a. The continuation of an existing street shall have the same name. The name of a new street shall not duplicate the name of an existing street within the area served by the same post office or fire department.
- b. If a proposed subdivision is in close proximity to a village which has adopted a street numbering system, the lots within the subdivision shall be assigned street numbers in accordance with that municipal street numbering system, where practicable.

(Code 1981, § 7-5-5(B); Ord. No. 695, 5-16-2000)

**Sec. 30-108. Easements.**

Easements across lots for utilities, watercourses, drainageways, channels or streams shall not be less than ten feet wide and shall be adjacent to or centered on lot lines.

(Code 1981, § 7-5-5(C); Ord. No. 695, 5-16-2000)

**Sec. 30-109. Blocks.**

- (a) The length, width and shape of blocks shall be determined as to:
  - (1) Provision of adequate building sites for the special type of use contemplated.
  - (2) Requirements as to lot size and dimensions.
  - (3) Needs for convenient access circulation, control and safety of street traffic.
  - (4) Limitations and opportunities of topography.
- (b) Block lengths shall not exceed 1,200 feet.

(c) In cases when the block length exceeds 600 feet and where deemed essential by the village board to provide pedestrian circulation to schools, playgrounds, shopping centers and other community facilities, an easement dedicated to the public for a crosswalk not less than ten feet wide shall be provided.

(Code 1981, § 7-5-5(D); Ord. No. 695, 5-16-2000)

**Sec. 30-110. Lots.**

(a) All provisions of chapter 38 concerning lots shall apply, including lot area, width and depth. No parcel, remainder, gore, outlot or remnant of land which is part of the tract being subdivided shall be created which, by reason of lot width, depth, area, frontage, topography or lack of access thereto, cannot be used as a zoning lot, or be subject to further subdivision in accordance with the terms of this chapter. Any remaining parcel or outlot which cannot be made to comply with the foregoing shall be eliminated by combining the area thereof with one or more adjoining lots which do comply, or by conveying the same for appropriate public use to a public body, subject to its acceptance of same.

(b) The lot shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

(c) Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from major streets or to overcome specific disadvantage of topography and orientation.

(d) Side lot lines shall be substantially at right angles or radial to street lines.  
(Code 1981, § 7-5-5(E))

**Sec. 30-111. Required improvements.**

(a) *Generally.*

- (1) No grading, tree removal, site work or installation of any required improvements shall be commenced until the preliminary plat has been approved.
- (2) All grading, site work or installation of any required improvements shall be done in such manner as to prevent flooding, washing, erosion, silting or other impairment to adjacent properties, storm drainage channels, bodies of water or adjoining streets.
- (3) No trees, tree stumps, brush or similar material shall be buried or used as fill in any area of a subdivision to be traversed by a road or which is likely to be in or adjacent to an individual sewage disposal system or similar use.

(b) *Monuments.* Monuments shall be placed by a state registered land surveyor at all block corners, angle points, points of tangency or curves in streets and at such intermediate points as shall be required by the village engineer. The monuments shall be of such material, size and length as may be approved by the village engineer.

(c) *Streets.*

- (1) *Approval by village engineer.* Streets shall be completed to grades shown on the plat, profiles and cross sections as needed and approved by the village engineer.
- (2) *Improvements to standards.* Streets shall be graded, surfaced and improved to the dimensions and standards in this section.
- (3) *Adequate subsurface.* Prior to placing the street surface, adequate subsurface drainage for the streets and all utilities under the streets shall be provided or installed by the subdivider. Upon the completion of the street and alley improvements, plats and profiles as built shall be filed with the village engineer.
- (4) *Nonresidential streets.* Streets other than residential streets shall have such right-of-way widths as are indicated on the thoroughfare plan or as specified in this article. The village engineer shall also make such requirements as to type of pavement, and as to curbs, gutters or sidewalks as he deems to be necessary for such street; however, the subdivider shall be required to improve the street only to the width required by the current and immediate needs of his subdivision consistent with standards specified herein.

- (5) *Street improvements.* Street improvements shall be provided in each new subdivision in accordance with standards and requirements described in the following schedule:

| <i>Street<br/>Classification</i> | <i>ROW Width</i> | <i>Street<br/>Width<br/>(BB Curb)</i> | <i>Bit. Conc.<br/>Pavement</i> |              | <i>PCC Pavement</i> |              |
|----------------------------------|------------------|---------------------------------------|--------------------------------|--------------|---------------------|--------------|
|                                  |                  |                                       | <i>Base</i>                    | <i>Surf.</i> | <i>Base</i>         | <i>Conc.</i> |
| Major street                     | 80'              | 44'                                   | *                              | *            | 6"                  | 8"***        |
| Collector street                 | 70'              | 40'                                   | *                              | *            | 4"                  | 7"***        |
| Minor street                     | 60'              | 30'                                   | 8"                             | 3"           | ***                 | 6"***        |

\*Determined in accordance with "Design Manual" publication 1217, state public works department and buildings, division of highways, bureau of design and assuming an IBR is a minimum of three.

\*\*Minimum thickness or greater as determined based upon traffic volume and percentage trucks using "Design Manual" as indicated above.

\*\*\*Compacted subgrade to pass prof roll prior to pavement construction.

Note (1): All street work shall conform to the state department of transportation's "Standard Specifications for Road and Bridge Construction," January 1997, or subsequent editions.

Note (2): Sidewalks, four feet wide by six inches thick, shall be required on both sides of the street six inches from the ROW line.

(d) *Sanitary sewers.*

- (1) When a subdivision is reasonably accessible to a municipal sanitary sewer system, the subdivider shall provide the subdivision with a complete sanitary sewer system to be connected to the municipal sanitary sewer system, and shall conform to the "Standard Specifications for Water and Sewer Main Construction in Illinois," dated 1978, and subsequent editions or amendments thereto.
- (2) When no municipal sanitary sewer system is available or is not reasonably accessible to the subdivision, the subdivider shall provide the subdivision with a complete sanitary sewer system, which shall connect with a sanitary sewer outlet approved by the state department of public health, except that when such approved outlet is not available, one of the following methods of sewage disposal shall be used:
  - a. A complete sanitary sewer system to convey the sewage to a treatment plant, to be provided by the subdivider in accordance with minimum requirements of the state environmental protection agency and a permit to be issued to the subdivider. The minimum branch sewer line shall be eight-inch diameter, with a maximum distance between manholes of 400 linear feet. House service shall be six-inch diameter of material approved by the superintendent of water and sewer. The subdivider shall provide an individual house service on each lot in

the subdivision. When the subdivider design has an interceptor sewer design for the future use, the village shall compensate the subdivider for the cost difference in pipe size greater than eight-inch diameter when upsizing is required by the village.

- b. Upon completion of the sanitary sewer system installation, the village engineer shall certify that the sanitary sewer system complies with all the standards required by the village and the state environmental protection agency, according to the standard as built, and such verification shall be filed with the village board and village engineer.

(3) Storm sewers shall not be connected to sanitary sewers.

- (4) In this subsection (d) and subsection (e) of this section, the phrase "the subdivider shall provide" shall be interpreted to mean that the subdivider shall install the facility referred to, and that the subdivider shall require, as a condition of the sale of each lot in the subdivision, that the facilities referred to in these subsections shall be installed by the owner of the lot before occupation of the lot occurs.

(e) *Water.*

- (1) The subdivider shall provide the subdivision with a complete water main supply system which shall be connected to a municipal water supply and approved by the state environmental protection agency and a permit issued to the subdivider, with satisfactory provision for the maintenance thereof. The subdivider shall provide an individual water supply on each lot in the subdivision in accordance with minimum standards set forth in "An Ordinance Establishing Regulations for the Protection of the Sanitary Health in Tazewell County, Illinois," adopted August 17, 1967, and any amendment thereof.
- (2) The plans for the installation of a water main supply system shall be prepared by a registered professional engineer for the subdivider with the cooperation of the applicable water utility company. Upon completion of the water supply installation, two copies of the plans for such system as built shall be filed with the village engineer. The minimum size pipe shall be six-inch diameter with fire hydrants to be installed every 500 feet in residential districts and every 300 feet in high density residential, commercial and industrial districts. Dead-end mains greater than 200 feet should be avoided. Prior to construction, the subdivider shall secure a state environmental protection agency permit. The materials and construction shall conform to state law and rules. When the subdivider's design has a main branch water main, designed for the future, the village shall compensate the subdivider for the cost difference in pipe size greater than eight-inch diameter.

(f) *Storm drainage.* The subdivider shall provide the subdivision with an adequate street stormwater system approved by the village engineer; all calculations shall be determined on a five-year storm (minimum design storm).

- (1) *Adequate stormwater outlet.* If the stormwater outlet is not adequate, then stormwater retention or detention shall be provided. The applicant shall show by detailed calculation that the outlet is adequate based on the design formula and calculations acceptable by the village.
  - a. *Design formula.* Unless otherwise approved by the village engineer, formulas to be used in connection with the calculation of runoff reasonably expected from the minimum design storm shall be the Rational Method for total contributing areas of 20 acres or less and the Soil Conservation Service Method as outlined in their Technical Release No. 55 for areas greater than 20 acres.
  - b. *Calculating runoff.* Minimum design storm used in calculating runoff in the design formula will be the average rainfall intensity associated with an average recurrence interval of 25 years for waterways and five years for storm sewer for the storm period calculated by the time of concentration as outlined by the latest technical letters of the state water survey for rainfall frequencies.
- (2) *Flood route.* The subdivider shall provide the subdivision with an adequate overland flood route approved by the village engineer; all calculations shall be based upon a 50-year storm.
- (3) *Retention and detention facilities.* No development shall be authorized in the village unless there is an adequate outlet or the village has approved retention or detention facilities. The applicant shall show by detailed calculations that the outlet is adequate, and the calculations must be acceptable to the village. In the event the village determines the outlet is not adequate, the developer shall construct retention or detention facilities. In lieu of providing retention or detention facilities, the developer shall, upon village direction, pay a fee of \$2,000.00 per acre, which will be deposited in the village stormwater drainage fund.
  - a. *Design formula.* Unless otherwise approved by the village engineer, formulas to be used in connection with the calculation of runoff volumes and allowable release rates reasonably expected from the minimum design storm shall be the Rational Method for total contributing areas of 20 acres or less and the Soil Conservation Hydrograph Method for areas greater than 20 acres.
  - b. *Required stormwater storage.* Required stormwater storage will be determined from an inflow hydrograph generated by the design formula using a minimum design storm with a rainfall intensity associated with an average recurrence interval of 50 years and an assumed coefficient for the particular zoning district proposal, with an allowable release rate determined by the design formula using a minimum design storm with a rainfall intensity associated with an

average recurrence interval of three years for the storm period calculated by the time of concentration as outlined by the latest technical letters of the state water survey for rainfall frequencies and a runoff coefficient of 0.25.

(4) *Sump pump discharge.* In all residential zoning districts developed, the developer will be required to provide a minimum two-inch diameter sump pump discharge lateral to a point on each lot, the point to be a point that will accommodate the natural subsurface discharge from around the foundation of the building served. The lateral shall be attached to the primary sump pump discharge conduit by the installation of a formal "T" connection with wye branch connection.

- a. The primary sump pump discharge system shall connect all laterals to a storm sewer, pipe or conduit of sufficient size, grade and capacity to carry the discharge reasonably expected from the area improved with the maximum density authorized by this Code. No primary sump pump discharge conduit shall be less than six inches in diameter or greater than ten inches in diameter. Primary sump pump discharge conduit installed beneath a public street pavement shall not be less than eight inches in diameter. For conduit greater than ten inches in diameter, the design method of storm sewers shall govern.
- b. The primary sump pump discharge system shall connect all conduit to other storm sewers, inlets or catchbasins, manholes or improved drainageways of sufficient size, grade and capacity to carry the discharge reasonably expected in addition to the surface runoff expected from the minimum design storm for the design of storm sewers and drainageways.
- c. Cleanouts shall be installed at the end of each primary sump pump discharge line, at all changes in grade or alignment, and at distances not greater than 300 feet between cleanouts or between cleanouts and manholes or inlets. Inlets or manholes may be substituted for cleanouts located within the public right-of-way.
- d. No sump pump discharge lateral shall be installed beneath a public street pavement. The village will not accept for maintenance any primary sump pump discharge line located along rear lot lines without a 25-foot-wide easement.

(g) *Street lighting.* The subdivider shall provide the subdivision with 100-watt high pressure sodium streetlights on 25-foot poles to be placed in each street intersection with a maximum of 300 feet between lights in residential districts, or 175-watt high pressure sodium streetlights on 30-foot poles to be placed in each intersection with a maximum of 300 feet between lights in commercial and industrial districts.

(h) *Modification.* When the subdivider can show that the strict application of a provision of this section would cause unnecessary hardship because of unusual topographical or other physical conditions peculiar to the site, the village board may authorize such minor modification in the application of such provisions as, in its opinion and for reasons set forth in its minutes, will not materially impair the intent thereof, subject, however, to approval by the village board.

(i) *Engineering and inspection.*

- (1) Plans and specifications for public sidewalk, sanitary sewer, water main, storm sewer, street, curb and gutter, and appurtenances thereto and any other public improvement shall be submitted to the village engineer for review and approval before final disposition has been made of the subdivision plan. The subdivider shall be charged a fee equal to the actual cost of the village engineer.
- (2) Fees required for the inspection of any public improvement shall be borne by the subdivider. The subdivider shall be charged a fee equal to the actual cost of the village engineer/inspector.
- (3) All engineering plans, specifications and construction contracts shall be subject to the approval of the village engineer.

(j) *Legal costs.* All fees incurred by the village for legal counsel related to the subdivision shall be borne by the subdivider. The subdivider shall be charged a fee equal to the actual cost of the village attorney.

(Code 1981, § 7-5-6; Ord. No. 695, 5-16-2000; Ord. No. 744, 10-17-2006)