

TITLE 11
SUBDIVISION REGULATIONS

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CHAPTER 1

GENERAL SUBDIVISION PROVISIONS

SECTION:

- 11-1-1: Short Title
- 11-1-2: Official Status
- 11-1-3: Purpose
- 11-1-4: Application And Interpretation Of Provisions
- 11-1-5: General Requirements
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11-1-1: **SHORT TITLE:** This title shall be known and may be cited and referred to as the *SUBDIVISION ORDINANCE FOR THE VILLAGE OF ASHKUM, ILLINOIS*. (Ord. 02-05)

11-1-2: **OFFICIAL STATUS:** This title is hereby made a part of the official plan of the village. (Ord. 02-05)

11-1-3: **PURPOSE:** This title is adopted for the following purposes:

- A. To ensure sound, harmonious subdivision development and community growth, and to safeguard the interests of the homeowner, the subdivider, the investor and the village.
- B. To provide permanent assets to the locality and to the village.
- C. To prevent scattered development beyond existing public utilities and prevent excessive development costs.
- D. To conserve the value of the buildings placed upon land, provide the best practicable environment for human habitation, and to encourage the most appropriate use of land throughout the village and the adjacent unincorporated jurisdictional area.

- E. To provide common grounds of understanding and a sound working relationship between the village and the developer. (Ord. 02-05)

11-1-4: **APPLICATION AND INTERPRETATION OF PROVISIONS:**

A. Compliance With Provisions:

1. No person shall subdivide any tract of land which is located within the village or in any unincorporated area which is located entirely or in part within one and one-half ($1\frac{1}{2}$) miles of the nearest limits of the village except in conformity with the provisions of this title.

2. The subdivision plans and plats, proposed improvements to be installed, and all procedures relating thereto shall in all respects be in full compliance with the regulations herein.

- B. Minimum Requirements: In their interpretation and application, the provisions of this title shall be held to be the minimum requirements.

C. Most Restrictive Provisions Apply:

1. Where the conditions imposed by any provision of this title upon the use of land are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this title or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

2. This title is not intended to abrogate any easement, covenant, or any other private agreement; provided, that where the regulations of this title are more restrictive or impose higher standards or requirements than such easements, covenants, or other private agreements, the requirements of this title shall govern.

- D. Severability: If any section, subsection, sentence, clause, phrase, or portion of this title is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof. (Ord. 02-05)

11-1-5: GENERAL REQUIREMENTS:

- A. Whenever any subdivision of land shall hereafter be laid out within the incorporated limits of the village, or within contiguous territory not more than one and one-half ($1\frac{1}{2}$) miles beyond the incorporated boundary of the village, provided such contiguous territory is not included in any other municipality, the subdivider thereof or his agent shall submit both a preliminary and final subdivision plat to the planning commission for their approval. The subdivision plats and all procedures relating thereto shall in all respects be in full compliance with this title. The developer shall submit a time schedule of activities as well as a timetable for completion of the project to the planning commission.
- B. Until plats and plans for the subdivision are approved:
1. No land shall be subdivided, nor any street laid out, nor any improvements made to the natural land.
 2. No lot, tract, or parcel of land within any subdivision shall be offered for sale nor shall any sale, contract for sale, or option be made or given.
 3. No improvements, such as sidewalks, water supply, storm water drainage, sanitary sewerage facilities, gas service, electric service, lighting, grading, paving or surfacing of streets, shall hereafter be made by any owner or owners or his, or their agent, or by any public service corporation at the request of such owner or owners or his or their agent.
 4. Said subdivision does not have final approval unless the final storm sewer and sanitary sewer laterals are in, and water, curbs and base course, and lot line elevations established.
 5. No building permit shall be issued by the village authorizing the building on or improvement of any subdivided land not of record as of the effective date hereof unless the provisions and requirements of this title have been met.
- C. All offerings or dedications of land to the village for use as streets, highways, alleys, schools, parks, playgrounds, or other public uses shall be referred to the planning commission for review and recommendation before being accepted by the village board or by any other governing authority of the village.

- D. Where a tract of land proposed for subdivision is part of a larger, logical subdivision unit in relation to the village as a whole, the planning commission may, before approval, cause to be prepared a plan for the entire area or neighborhood, such plan to be used by the planning commission as an aid in judging the proposed plat. The village engineer shall cooperate with the planning commission in the preparation of this plan and shall furnish such surveys and data as may be necessary.
- E. Whenever an area is subdivided into lots of thirty thousand (30,000) square feet or more and there are indications that such lots will eventually be resubdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be located which will permit a logical arrangement of smaller lots. (Ord. 02-05)

11-1-6: **PROHIBITIONS:**

- A. **No Contract Of Sale:** No person, firm, or corporation proposing to make or have made a subdivision within the village and within one and one-half ($1\frac{1}{2}$) miles of the corporate limits of the village shall enter into any contract for the sale of or shall offer to sell said subdivision or any part thereof until he has obtained the approval of the final subdivision plat of the proposed subdivision.
- B. **No Construction On Land:** No person, firm, or corporation proposing to make or have made a subdivision within the village and within one and one-half ($1\frac{1}{2}$) miles of the corporate limits of the village shall proceed with any construction work on the proposed subdivision, including grading, until he has obtained the tentative approval of the preliminary plat of the proposed subdivision. (Ord. 02-05; amd. 2007 Code)
- C. **Not Entitled To Record:** No plat of any subdivision shall be entitled to record in the county recorder's office or have any validity until it shall have been approved in the manner prescribed by law. (Ord. 02-05)

11-1-7: **VARIANCES:** Where the planning commission finds that extraordinary hardships may result from strict compliance with this title, it may vary enforcement hereof so that substantial justice may be done and the public interest secured, provided such variation will not have the effect of nullifying the intent and purpose of the official comprehensive plan of the village or this title. (Ord. 02-05)

CHAPTER 2

RULES AND DEFINITIONS

SECTION:

- 11-2-1: Application Of Provisions
11-2-2: Rules Of Word Construction
11-2-3: Definitions

11-2-1: **APPLICATION OF PROVISIONS:** In the interpretation of this title, the rules and definitions contained in this chapter shall be observed and applied, except when the context clearly indicates otherwise. (Ord. 02-05)

11-2-2: **RULES OF WORD CONSTRUCTION:**

- A. Words used in the present tense shall include the future; and words used in the singular number shall include the plural number; and the plural number the singular.
- B. The word "shall" is mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "lot" shall include the words "plot", "piece", and "parcel".
- E. The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for", and "occupied for". (Ord. 02-05)

11-2-3: **DEFINITIONS:**

ALLEY: A public right of way primarily for vehicular traffic along the side or in the rear of properties

which affords only a secondary means of access to abutting properties.

APPLICANT:

The person or persons responsible for preparing and recording the plats of the subdivision and for carrying out all appropriate requirements relating thereto as outlined in this title.

APPROVAL, FINAL:

The approval given the final plat by the planning commission and village board, allowing the plat to be legally recorded with the county recorder of deeds.

**APPROVAL,
TENTATIVE:**

The approval given by the planning commission to a preliminary plat, indicating acceptance of such plan of subdivision and authorizing the construction of the improvements subject to approval of the village board to plans for such improvements and calling for the submittal of the final plat.

BLOCK:

A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights of way, bulkhead lines or shorelines of waterways, or corporate boundary lines of the village.

BOULEVARD:

A street, approved and containing center grassed or landscaped areas dividing the driving lanes.

BUILDING:

Any structure designed, built, or intended for the shelter, enclosure, or protection of persons, animals, chattels, or moveable property of any kind.

**BUILDING SETBACK
LINE:**

A line within a lot or other parcel of land which determines the area on the land where the erection of a building or accessory building is prohibited. The area between the "building setback line" and the adjacent boundary of the street which the lot abuts is the area on which the erection of a building or accessory building is prohibited.

CROSSWALK:	A public right of way located across a block to provide pedestrian access to adjacent streets or areas.
CUL-DE-SAC:	A minor street having one open end and being permanently terminated by a vehicle turnaround.
DEVELOPER:	The person(s) having site control over real estate being subdivided to erect any structure, or to install any improvements on a tract of land, or to undertake any activities such as grading in preparation therefor.
EASEMENT:	A grant by a property owner for the use of a strip of land by the general public, a corporation, or certain person or persons for a specific purpose or purposes.
EXTRATERRITORIAL PLAT APPROVAL JURISDICTION:	The unincorporated area within one and one-half ($1\frac{1}{2}$) miles of the corporate limits of the village and not included in any other municipality.
FRENCH DRAIN:	A perforated pipe installed for the purpose of discharging sump pumps and ground water when storm sewer pipe is not readily available to a property.
FRONTAGE:	The length of the front property line of the lot, lots, or tract of land abutting a public or private street or right of way.
GRADE:	The slope of any portion of the earth's surface or any improvements placed thereon, specified in percent, and shown on the street profile plans as required herein.
HIGHWAY:	A right of way for vehicular traffic which traverses a nonurban area, usually a state or federal numbered route.
LOT:	A portion of a subdivision or other parcel of land intended for transfer of ownership or for building development.

LOT, CORNER:	A lot abutting upon two (2) or more streets at their intersection.
LOT, DOUBLE FRONTAGE:	A lot having a pair of opposite lot lines along two (2) substantially parallel streets.
NEIGHBORHOOD DRAINAGE PLAN:	A plan establishing finished garage floor and corner elevations for each lot based on USGS datum.
OFFICIAL CORPORATE MAP:	The map, adopted by the village board pursuant to state of Illinois statutes, known as the official map of the village, with all changes and amendments thereto which are adopted from time to time.
OFFICIAL STANDARDS:	Those standards of installation, construction and design on file for public inspection in the office of the village engineer, as the same may be approved and adopted from time to time by the village board.
OUTLOT:	A tract or portion of land in a subdivision or other parcels of land authorized or granted for use for one or more specific purposes intended as a unit, whether for immediate or future development. The lot shall be reserved and recorded as an "outlot".
OWNER:	The person, partnership, corporation, trustee, trust, or any other legal entity having sufficient proprietary interest of record in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under the statutes of the state of Illinois or under the ordinances of the village.
PARKWAY:	A route intended to be used primarily by passenger vehicles and whose right of way is or is intended to be developed in a park like character.
PAVEMENTS:	See definition of Roadway.

**PLANNING
COMMISSION:**

The planning commission of the village, established pursuant to the statutes of the state of Illinois¹.

PLAT:

A plan, map, drawing, or chart on which the subdivider's plan for the subdivision of land is presented and which he submits for approval and intends to record in final form.

PLAT, FINAL:

The drawings and documents presented for final approval and as described in section 11-3-5 of this title.

PLAT, PRELIMINARY:

The drawings and documents presented for preliminary approval and as described in section 11-3-3 of this title.

RIGHT OF WAY:

A strip of land occupied or intended to be occupied by a road, walkway, crosswalk, railroad, electric transmission line, or another special use. Every "right of way" established under this title and shown on a final plat is 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.

ROADWAY:

The paved area within a street right of way intended for vehicular traffic, including all curb and gutter facilities.

SIDEWALK:

That portion of the street, walkway or crosswalk which is paved to meet the current Americans with disabilities act requirements and is intended for pedestrian use only.

SKETCH PLAN:

The preliminary general site development plan.

STREET:

An area which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other streets. The word "street" refers to the right of way or easement,

1. See title 2, chapter 1 of this code.

whether public or private, and not to the roadway or paving or other improvement within the street right of way.

- STREET, APPROVED:** Any street, whether public or private, meeting standards and specifications of the village.
- STREET, MARGINAL ACCESS:** A minor street which is parallel and adjacent to highways and primary thoroughfares and which provides access to abutting properties and protection to local traffic from fast through, moving traffic on the highways and primary thoroughfares.
- STREET, MINOR:** A street intended primarily as access to abutting properties.
- STREET, PRIVATE:** Any street which is under the jurisdiction of an individual, corporation, or trustee, or any street which is privately owned or established.
- STREET, PUBLIC:** Any primary or secondary thoroughfare or minor street which is shown on the subdivision plat and is or is to be dedicated for public use.
- SUBDIVIDER:** Any person, partnership, corporation, trustee, trust or any other legal entity commencing proceedings under this title to effect a subdivision of land hereunder.
- SUBDIVISION:** The division of a parcel of land into two (2) or more lots or parcels for the purpose of transfer of ownership or development for any future use, either residential, commercial, or industrial. The term includes resubdivision and, when appropriate to context, shall relate to the process of subdividing or to the land subdivided.
- THOROUGHFARE, PRIMARY:** A street of considerable continuity which serves or is intended to serve as a principal traffic artery between the various sections of the Ashkum area and is so designated as a primary thoroughfare on the general development plan.

**THOROUGHFARE,
SECONDARY:**

A street which carries traffic from minor streets to the primary thoroughfare system, or between primary thoroughfares, and is so designated as a "secondary thoroughfare" on the general development plan.

**VILLAGE BOARD,
BOARD, BOARD OF
TRUSTEES:**

The words "village board", "board", or "board of trustees", as used in this title, refer to the board of trustees of the village.

WALKWAY:

A right of way within a block, ten feet (10') or more in width, dedicated for public use, intended primarily for pedestrians but which may include utilities where necessary and from which motor and engine propelled vehicles are excluded.

ZONING ORDINANCE:

The Ashkum zoning ordinance, as amended. (Ord. 02-05)

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CHAPTER 3

PROCEDURE FOR SUBDIVISION APPROVAL

SECTION:

- 11-3-1: Compliance With Design Principles
- 11-3-2: Preapplication Conference
- 11-3-3: Preliminary Plat Approval
- 11-3-4: Construction Of Improvements
- 11-3-5: Final Plat Approval
- 11-3-6: Recording Final Plat

11-3-1: **COMPLIANCE WITH DESIGN PRINCIPLES:** The subdivider or his agent shall comply with the general principles of design and minimum requirements for the layout of subdivisions set forth in chapter 5 of this title and with the provisions of chapter 6 of this title establishing minimum design standards and procedures for the installation of subdivision improvements, and in every case shall pursue the procedure set out in this chapter. (Ord. 02-05)

11-3-2: **PREAPPLICATION CONFERENCE:** Any owner or representative of the owner of land located within the village or within one and one-half ($1\frac{1}{2}$) miles of the corporate limits shall first submit to the village planning commission such information as may be required by the planning commission (chapter 4 of this title) to describe or outline the existing conditions of the site and the proposed development thereof. The applicant shall be supplied with pertinent information on planning commission requirements not herein contained, or as these regulations may be applied to the subject property. (Ord. 02-05; amd. 2007 Code)

11-3-3: **PRELIMINARY PLAT APPROVAL:**

- A. Preparation Of Preliminary Plat; Application: Before submitting a final plat of approval, the subdivider shall prepare a preliminary plat of the

proposed subdivision which shall conform with the provisions set forth in chapters 4 and 5 of this title, and shall file with the village an application in writing for the tentative approval of said plat at least fifteen (15) days prior to the meeting at which it is to be considered and accompanied by ten (10) copies of the preliminary plat. See section 11-8-5 of this title for applicable fees.

- B. Planning Commission And Village Engineer Review: The preliminary plat will be checked by the planning commission and the village engineer as to conformity with the general development plan and official map and the principles, standards and requirements set forth in this title.
- C. Discussion With Subdivider; Forward Recommendation To Village Board: After review of the preliminary plat and, if necessary, discussion with the subdivider on changes deemed advisable and the kind and extent of public improvements which will be required, the planning commission shall, within ninety (90) days of its submission, forward to the village board a report recommending either approval or disapproval of the preliminary plat. (Ord. 02-05)
- D. Record Of Planning Commission Action: The action of the planning commission shall be noted on six (6) copies of the preliminary plat, referenced and attached to any conditions determined. One copy shall be returned to the applicant and the other five (5) copies retained by the village. (Ord. 02-05; amd. 2007 Code)
- E. Village Board Action: Upon receipt of the report of the planning commission, the village board shall either accept or reject the preliminary plat. Such action shall be taken within thirty (30) days after the first regular meeting of the village board following receipt of the planning commission's report. Upon acceptance of the preliminary plat and improvement plans as a part thereof, the following statement, signed by the village president, shall be stamped upon all record copies thereof:

NOTICE OF TENTATIVE APPROVAL

Notice is hereby given that the general plan of the subdivision shown in this plat has received tentative approval (subject to any conditions, if any) of the Village Board of the Village of Ashkum and that the Planning Commission of the Village of Ashkum is now ready to receive the Final Plat for consideration.

The Village Board of the Village of Ashkum, Illinois

Date of Acceptance: _____

Date of Signature: _____

By: _____
Village President

F. Notice Of Acceptance Or Rejection: The subdivider shall be notified in writing of any conditions of such acceptance or the reasons for rejection.

G. Tentative Approval:

1. Such tentative approval of the preliminary plan of the subdivision by the village board shall not constitute acceptance of the subdivision as such, and is contingent upon receiving tentative approval of the improvement plans.

2. Tentative approval of the preliminary plat, which includes subdivision improvement plans and specifications, shall entitle the subdivider to final approval of the layout shown by such plat if the final plat conforms substantially to said plat and any and all conditions of approval have been met and if it complies with all applicable village ordinances.

3. No preliminary plat shall be considered as having received full tentative approval until favorable action is taken by the village board regarding both the plan of subdivision and the improvement plans.

4. Tentative approval shall be effective for not more than twelve (12) months following the date of full tentative approval, unless by mutual agreement between the subdivider and village board, this time limit is extended in writing.

H. Improvement Plans And Specifications:

1. The construction plans and specifications will be checked by the village engineer or planning commission for conformity to the preliminary plat and the principles and provisions set forth in this title.

2. Upon the written recommendation of the village engineer, the village president and village board shall, within sixty (60) days of its

submission, give approval, approve with conditions, or reject the proposed subdivision improvement plans and specifications.

3. The subdivider shall be notified in writing of any conditions of approval or the reasons for rejection.

4. The subdivider shall obtain the necessary permits from the appropriate agencies of the state, as an agent of the village, upon specific authorization of the village board.

- I. **Limitations On Village Engineer:** Whenever any action or recommendation is required herein by the village engineer, he shall obtain the approval of the planning commission prior to any such action or recommendation. (Ord. 02-05)

11-3-4: CONSTRUCTION OF IMPROVEMENTS:

- A. **Construction Required:** Upon tentative approval of the preliminary plat by the village board and the approval of the state and the county, as evidenced by state and county permits where required, the subdivider shall construct and install the required subdivision improvements.
- B. **Responsibility For Damages And Cleanup:** The subdivider will be responsible for any damage caused or cleanup necessary to restore existing village streets to conditions existing before construction began on development. This will be paid for by the subdivider or deducted from the five percent (5%) deposit described in subsection C of this section.
- C. **Guarantee Of Improvements:** The subdivider shall deposit with the village money in the amount of five percent (5%) of the approved estimate of the cost of said improvements to act as a guarantee running to the village for a period of one year following completion of construction and final plat approval as outlined in chapter 6 of this title and contained on the approved plans and specifications. If the improvements are satisfactory at the end of the year, the deposit shall be returned. If they are unsatisfactory, the amount expended during that year on repair of the improvements shall be deducted from the deposit before its return. (Ord. 02-05)

11-3-5: FINAL PLAT APPROVAL:

- A. **Submission Of Final Plat:** Upon completion of all improvements as required by this title, the subdivider shall submit to the village the original tracing on reproducible Mylar and six (6) copies of the final plat within one year of the full tentative approval of the preliminary plat. The final plat shall be considered to include as built plans of completed improvements or complete engineering construction plans for the proposed improvements unless substantial changes have been approved by the village engineer. However, if approval of the preliminary plat must be obtained from another approving authority subsequent to approval by the village board, the final plat shall be resubmitted within one year of such approval. The failure to submit a final plat for record within the time above specified shall operate as a revocation of the tentative approval of the preliminary plat, and the subsequent subdivision of the same property shall proceed only upon a new application to the village.
- B. **Planning Commission And Village Engineer Review And Certification:** The final plat shall then be referred to the village engineer and planning commission for review, who shall prepare a certificate showing:
1. That technical details of the plat itself have been checked and found satisfactory.
 2. That all required improvements have been satisfactorily completed.
 3. That a quit claim deed must be provided at final approval for all dedicated lands other than public rights of way (i.e., parks, retention basins).
- C. **Village Board Action:** The final plat and appropriate recommendations shall then be referred to the village board within thirty (30) days of its submission to the village. The village board shall approve or reject the final plat within forty five (45) days, unless the time is extended by agreement with the subdivider. In the event that the village board rejects the final plat, the reasons for rejection shall be stated in the minutes of the board meeting, and a copy thereof or a written statement of the reason for the rejection shall be supplied the subdivider by the village clerk. (Ord. 02-05)

11-3-6: **RECORDING FINAL PLAT:** The village clerk shall, upon payment by the subdivider to the clerk of the estimated cost of recording, record the plat in the office of the county recorder. A copy of the supporting documents transmitted with the final plat, after recording, shall remain on file in the office of the village clerk with one copy to the planning commission and five (5) copies with the village clerk. The final plat, with copy of the approval thereof by the village board and all supporting documents, shall be delivered to the subdivider. See section 11-8-5 of this title for applicable fees. (Ord. 02-05; amd. 2007 Code)

CHAPTER 4

PRELIMINARY AND FINAL PLAT PREPARATION

SECTION:

- 11-4-1: Preapplication Sketch Plan And Data
- 11-4-2: Preliminary Plat Preparation
- 11-4-3: Final Plat And Data For Final Approval

11-4-1: **PREAPPLICATION SKETCH PLAN AND DATA:** The following information shall be presented by the subdivider at the time of the preliminary consultation:

- A. Proof of ownership of the land to be subdivided, in the form of a deed or certificate of title search, shall be provided by the subdivider at the time of presentation of the sketch plan. No further consideration will be given the proposed subdivision unless such proof of ownership is established at the time of the preapplication conference.
- B. General subdivision data shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required below. This shall include information on existing covenants, existing adjacent zoning, land characteristics, available community facilities, utilities, and information describing the subdivision proposal, such as number of residential lots; typical lot width and depth; business areas; school, playground, and park areas; other public areas; proposed protective covenants; proposed utilities; and proposed street improvements.
- C. Sketch plans (10 copies) of topographic survey shall show in simple sketch form the proposed layout of streets, lots, and other features in relation to existing conditions. The sketch plan shall be an engineered sketch made directly on a print of the topographic survey, with all details to scale. The sketch plan shall include the existing topographic data sufficient to show drainage patterns, any designated wetlands from the national wetlands inventory map, and

any designated floodways or floodplains. Similarly, a map shall be prepared indicating the location of the proposed subdivision in relation to the village.

- D. Within thirty (30) days the planning commission shall inform the applicant that the plans and data as submitted or as modified do or do not meet the objectives of this title. When the planning commission finds that the plans and data do not meet the objectives of this title, it shall express its reasons therefor.
- E. No plat will be approved for a subdivision which is subject to periodic flooding or which contains poor drainage facilities and which would make adequate drainage of the lots and streets impossible. However, if the applicant agrees to make improvements which will, in the opinion of the village engineer, make the area completely safe for residential occupancy and provide adequate lot and street drainage, the preliminary plat of the subdivision may be approved. (Ord. 02-05)

11-4-2: PRELIMINARY PLAT PREPARATION:

- A. Contents: The preliminary plat shall be legibly drawn on a reproducible Mylar not larger than twenty four inches by thirty six inches (24" x 36"), or divisible into parts not exceeding twenty four inches by thirty six inches (24" x 36"), with waterproof, nonfading, black ink on reproducible Mylar of good quality at a scale of not less than one hundred feet to one inch (1" = 100'), and shall show correctly on its face:
 - 1. Proposed subdivision name, which shall not duplicate the name of any plat previously recorded in Ashkum, Illinois.
 - 2. Date, scale, and north point.
 - 3. Name and address of the owner, the subdivider, and the engineer, surveyor, or land planner preparing the plat.
 - 4. Location of the subdivision by government lot, quarter section, section, township, range, and county.
 - 5. Small scale drawing of the section or government subdivision of the section in which the subdivision lies, with the location of the subdivision indicated thereon, and oriented in the same manner as the main drawing.

6. Exact length and bearing of the exterior boundaries of the subdivision, such boundary to be indicated by a solid, heavy line.
7. Location and names of adjoining parcels of unsubdivided land.
8. Zoning on and adjacent to the subdivision.
9. Location, widths and names of all existing and platted streets, alleys, or other public ways and easements, railroad and utility rights of way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges, and other pertinent data as determined by the planning commission within three hundred feet (300') of the proposed subdivision or property owned or controlled by the subdivider.
10. Where a subdivision borders on or contains a railroad or highway, the planning commission may require a street approximately parallel to and on each side of such railroad or highway, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
11. Water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lakes or streams; all elevations shall be referenced to village datum.
12. Boundaries of the highest known flood of record affecting the subdivision and the source of information.
13. If the subdivision borders a lake or stream, the distances and bearings of a meander line established not less than twenty feet (20') back from the ordinary high water mark of the lake or stream.
14. Finished garage floor, elevations of lot.
15. Layout, width and approximate grades of all new streets and rights of way, such as alleys, highways, easements for sewers, water mains, and other public utilities.
16. Direction and distance to nearest water and sewer mains.
17. Approximate dimensions of and areas of lots.

18. Proposed building lines.
19. Approximate radii of all curves and length of tangents.
20. Approximate location and area of any property proposed to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation.
21. Contours at vertical intervals of not more than two feet (2'), with reference to village datum, or at more frequent intervals if required by the planning commission for land of unusual topography.
22. All corporate boundary lines on or adjacent to the proposed subdivision.
23. Statement near the owner's name to read:

PRELIMINARY PLAT, NOT TO BE RECORDED

24. Table of the following information: total acreage of subdivision, acreage of streets, total number of lots, average area of lots, and acreage of public lands to be dedicated other than streets.
 25. Complete listing of all existing covenants which apply to the land to be subdivided, and a complete listing of all covenants which are proposed by the subdivider to apply to the subdivided land.
- B. Drawings And Specifications: As required under applicable sections of this title, construction drawings and specifications shall accompany the preliminary plat. However, if only a portion of the plat is to be improved and submitted for final approval, construction drawings and specifications need be prepared for such portion only. However, the entire area necessary to proper design of facilities shall be the basis for design and be so indicated. Conditional approval of the remainder of the plat shall be valid and lawful only for a period of one year from the date of final approval of the most recently developed portion of the plat. The preliminary plat shall be accompanied by construction drawings and specifications, which shall include the following:
1. Proposed building setback lines.
 2. Profiles showing existing ground surface and proposed street grades.

3. Finished garage floor elevations, elevation of lot corners.
4. Curve data of all curves.
5. Typical cross sections of the proposed grading, roadway and sidewalks.
6. Plans of proposed sanitary and storm water sewers with slopes and sizes indicated, or direction and distance to nearest water and sewer mains, if the plans do not show the mains.
7. All data as required under the village storm water management policy technical guidelines in section 11-8-4 of this title.
8. Plans for proposed water lines and fire hydrant locations.
9. Locations and specifications for streetlights.
10. All elevations shall be based on USGS datum.
11. Ground elevations on the tract, based on the USGS datum plane. For land that slopes less than one-half percent ($\frac{1}{2}\%$), show not less than one foot (1') contours; for land that slopes one-half ($\frac{1}{2}$) to two percent (2%), show not less than two foot (2') contours; and for land that slopes more than two percent (2%), show not less than five foot (5') contours. Contours shall be shown at more frequent intervals as may be required by the planning commission or village engineer for land of unusual topography.
12. Subsurface conditions on the tract, if required by the planning commission, as follows:
 - a. Location and results of tests made to ascertain subsurface soil, rock, and ground water conditions.
 - b. Depth to ground water unless test pits are dry at a depth of five feet (5').
 - c. Written approval from the county health department if individual sewage disposal systems are proposed, and proof that the county health department has approved the individual sewage disposal system.

13. Other conditions on the tract: watercourses, marshes, rock outcrop, wooded areas, isolated preservable trees one foot (1') or more in diameter, structures and other significant features.

14. Other conditions on adjacent land: approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; and owners of adjacent unplatted land (for adjacent platted land refer to subdivision plat by name, recording date, and number, and show approximate percent built up). (Ord. 02-05)

11-4-3: **FINAL PLAT AND DATA FOR FINAL APPROVAL:** A final plat of subdivided land shall meet the following requirements:

A. General Requirements: All plats shall be legibly prepared as follows: (Ord. 02-05)

1. On reproducible Mylar not less than eight and one-half inches by fourteen inches ($8\frac{1}{2}$ " x 14") and not more than thirty inches by thirty six inches (30" x 36"). (Ord. 02-05; amd. 2007 Code)

2. With waterproof, nonfading, black ink on a scale not less than one hundred feet to an inch (1" = 100'). The scale used shall be indicated on the plat graphically and in letters.

B. Map And Engineering Information: The final plat shall show correctly on its face:

1. Name or names of the owners of the property.

2. Name of the registered land surveyor who prepared the plat and the date thereof.

3. Legal description of the property subdivided.

4. All monuments erected, corners, and other points established in the field in their proper places; the material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend.

5. Exact length and bearing of the exterior boundaries, the boundary lines of all blocks, public grounds, streets and alleys, and all lot lines; except, that when the lines in any tier of lots are parallel, it

shall be sufficient to make the bearings of the outer lines on one tier thereof; easements shall be shown by centerline and width when lines are parallel to a boundary; otherwise, boundary bearings and distances shall be shown.

6. All blocks consecutively numbered or lettered in alphabetical order; the blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively through the several additions.

7. All lots in each block consecutively numbered.

8. Exact width of all easements, streets and alleys.

9. All lake or stream shore meander lines established by the surveyor in accordance with chapter 6 of this title, the distances and bearings thereof, and the distance between the point of intersection or such meander lines with lot lines and the ordinary high water mark.

10. All building setback lines, including setback lines on corner lots.

11. Accurate boundaries and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners in the subdivision.

12. A date, scale and north arrow.

C. Name, Location And Position: The name of the plat shall be printed thereon in prominent letters and shall not be a duplicate of the name of any plat previously recorded in Ashkum, Illinois. The following information relating to the position and location of the subdivision shall be shown on the plat:

1. Location of the subdivision by government lot, quarter section, section, township, range, and county noted immediately under the name given the subdivision.

2. Exact location of the subdivision indicated by distances and bearings with reference to a corner or corners established in the United States public land survey.

3. Where provisions are made for access from any subdivision to any lake or stream, the plat shall show the area over which access is provided to the lake or stream.

4. Names of adjoining streets, state highways, and subdivisions shown in their proper location underscored by a dotted line.

5. Abutting street and state highway lines of adjoining plats shown in their proper location by dotted lines; the width of these streets and highways shall be given also.

D. Roads And Public Spaces:

1. Name of each road or street in the plat shall be printed thereon in prominent letters.

2. All lands reserved for public use except roads and streets shall be clearly marked "Reserved For Public Use".

E. Site Conditions And Topography:

1. All existing buildings and structures.

2. All watercourses and drainage ditches.

3. Boundary of any floodplain area or zone, or area subject to flooding, as determined in title 12, chapter 1 of this code.

F. Documents To Accompany Plat:

1. To entitle a final plat to be recorded, such certificates as are required by law shall be lettered or printed legibly with black durable ink or typed legibly with black ribbon.

2. Restrictive covenants shall be shown on the final plat.

3. Certification by a registered surveyor to the effect that the plat represents a survey made by him, that the monuments and markers thereon exist as located and that all dimensions and details are correct.

4. Notarized certification, by the owner or owners, of the dedication of streets and other public areas.

5. Approvals by county authorities as required.

6. A statement signed by the subdivider setting forth the public improvements he proposes to make in the subdivision.

7. Construction drawings and specifications, including profiles, cross sections and details as applicable, of all public improvements reflecting improvements as built, must accompany the final plat submission unless any subdivision improvements are not completed at the time of final plat approval, such as built plans shall be provided to the village at the time of completion of improvements and prior to the release of the bond or security posted by the developer. Elevations shall be referenced to USGS datum.

8. A notice from the village board stating that there has been filed with and approved by the board, one of the following:

a. A certificate by the village engineer that all improvements and installations to the subdivision required for its approval have been made or installed in accordance with the specifications; or

b. A bond has been posted pursuant to subsection 11-3-4C of this title in sufficient amount to assure completion of all required improvements.

9. Protective covenants in form for recording.

10. Such other certificates, affidavits, endorsements, or dedications as may be required by the planning commission in the enforcement of this title. (Ord. 02-05)

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CHAPTER 5
DESIGN PRINCIPLES

SECTION:

- 11-5- 1: Compliance With Provisions
- 11-5- 2: Streets And Alleys
- 11-5- 3: Blocks
- 11-5- 4: Lots
- 11-5- 5: Easements
- 11-5- 6: Building Setback Lines
- 11-5- 7: Drainage And Flood Control Provisions
- 11-5- 8: Natural Features
- 11-5- 9: Parks, Schools And Public Parks
- 11-5-10: Driveways, Curbs And Gutters, And Sidewalks

11-5-1: COMPLIANCE WITH PROVISIONS:

- A. In laying out a subdivision, the subdivider shall conform to:
 - 1. The zoning ordinance and all other applicable ordinances of the village.
 - 2. The general development plan and official map, as amended, of the village.
 - 3. Applicable laws, rules and regulations of the state of Illinois and Iroquois County and fully constituted agencies thereof.
- B. In all instances where a requirement of this title is similar to or in conflict with other provisions of the village, township or county ordinances, rules or regulations, the most restrictive shall apply and prevail. (Ord. 02-05)

11-5-2: STREETS AND ALLEYS:

- A. **Public Streets Only:** A public street shall be provided for convenient access to all property within the subdivision. No private street or thoroughfare shall be permitted.
- B. **Layout:** The street layout of the subdivision shall be in general conformity with the general development plan and official map for the most advantageous development of adjoining areas in the entire neighborhood. The streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features, such as streams and existing street growth, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets.
- C. **Abutting State Or County Highways:** All streets in a subdivision abutting a state or county highway shall meet all the requirements of the state or county regulations pertaining thereto, as well as meeting the requirements of this title. Where such requirements are in conflict, the most restrictive shall apply.
- D. **Existing Public Street Part Of Subdivision:** Whenever a tract to be subdivided embraces any part of a public street so designated in the comprehensive plan and official map, such part of such street shall be platted by the subdivision at the location and width indicated on the plan.
- E. **Classification Of Streets:** Highways, major, collector and local streets as classified in this subsection shall be as shown and designated in the general development plan or official map.
 - 1. **Highway:** Those state, county and village designated routes which provide continuity of travel and freedom from hazards and congestion necessary for interregional and village traffic movement.
 - 2. **Major Street:** Those routes so designated by the village to be of importance in intravillage traffic movement and necessary to provide easy access to neighboring communities.
 - 3. **Collector Street:** Those primary streets within the neighborhood unit, providing a reasonable alignment coupled with an attractive pavement, which will act to collect traffic from minor streets for travel to major streets and highways.

4. Local Street: Those streets whose prime function is to give access to abutting property. They are not intended to carry heavy through traffic and are designed to discourage such movement.

5. Marginal Access Street: Those local streets which serve to control access to major thoroughfares and permit development of lands adjacent to high speed and high capacity highways. Their prime function is property access.

- F. Continuous Streets: Provision shall be made so that all proposed streets shall have a direct connection with or be continuous and in line with existing, planned, or platted streets with which they are to connect.
- G. Existing Streets Upgraded: Whenever in the opinion of the planning commission, it will be the responsibility of the developer to upgrade any existing village street to current village subdivision standards at the expense of the developer.
- H. Extension Of Streets: Where, in the opinion of the planning commission, it is necessary and desirable for the coordination of the layout of the subdivision with the existing or more advantageous future layout for development of adjacent land, to extend streets within the proposed subdivision, those streets shall be extended to the boundary lines of the proposed subdivision.
- I. Construction Standards: Design standards for highway and street construction, including grades, horizontal curves, vertical curves, and tangents, within the proposed subdivision, shall be in accordance with the appropriate standards established by the state design policy for state, county and township rural highways and village streets.
- J. Street Names: New street names shall not duplicate the names of existing streets, but streets that are continuations of others already in existence and named shall bear the name of the existing street. All new streets shall be subject to the approval and guidelines of the planning commission.
- K. Cul-De-Sacs: Streets designed to have one end permanently closed shall terminate in a turnaround or tee terminus. A turnaround shall have a right of way not less than one hundred feet (100') in diameter and a paved roadway turnaround of eighty feet (80') in diameter. Cul-de-sac streets shall not exceed five hundred feet (500') in length.

- L. Half Streets: Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of this title and where the planning commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
- M. Intersections:
1. Property lines at street intersections shall be rounded with a radius of twenty five feet (25') or of a greater minimum radius where the planning commission considers it necessary.
 2. Street jogs with offsets of less than one hundred twenty five feet (125') shall not be permitted. Where streets intersect highways, their alignment shall be continuous.
 3. Streets shall intersect in a manner to ensure safe traffic flow, preferably at right angles, but in no case shall two (2) streets intersect with an acute angle of less than sixty degrees (60°).
- N. Alleys:
1. Alleys shall not be permitted; except, that the planning commission may require alleys where other definite and assured provisions are not made for service access, such as off street loading, unloading, and parking, consistent with and adequate for the uses proposed.
 2. The width of an alley, where required, shall be a thirty foot (30') right of way, and pavement shall not be less than twenty feet (20').
 3. Alley intersections and sharp changes in alley alignment shall be avoided, but where necessary, corners may be cut off sufficiently to permit safe vehicular movement.
 4. Dead end alleys are prohibited.
- O. Reserve Strips: Controlling access to streets shall be prohibited except where their control is placed with the village under conditions approved by the planning commission. (Ord. 02-05)

11-5-3: BLOCKS:

- A. Lengths, Widths And Shapes: The lengths, widths and shapes of blocks shall be appropriate for the topography and the type of development contemplated. It is desirable that block lengths in residential areas should not exceed one thousand two hundred sixty feet (1,260') nor be less than four hundred feet (400') nor have less than sufficient width to provide for two (2) tiers of lots of appropriate depth between street lines, except where fronting on marginal access streets.
- B. Pedestrian Walkways: Pedestrian walkways not less than ten feet (10') wide may be required by the planning commission through the center of blocks more than nine hundred feet (900') long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, and/or other community facilities.
- C. Commercial Or Industrial Use: Blocks or portions thereof intended for commercial or industrial use shall be designated as such, and the plan shall show adequate off street areas to provide for parking, loading docks, and other such facilities. (Ord. 02-05)

11-5-4: LOTS:

- A. Compliance With Zoning Regulations; Depth Of Lot: Lot dimensions shall conform to the requirements of the appropriate zoning classification of the zoning ordinance, but in no case shall a lot have an average depth of less than one hundred twenty feet (120').
- B. Street Abutment: Residential lots which abut upon major streets shall also abut upon a local street. Vehicular access to such lots shall be by the local street only.
- C. Right Angle Lots Discouraged: Lots at right angles to each other shall be avoided where possible in residential areas.
- D. Side Lot Lines: Side lot lines shall be substantially at right angles or radial to street lines.
- E. Crossing Municipal Or County Lines Prohibited: Lots shall not cross municipal nor county boundary lines.

- F. Double And Reverse Frontage Lots: Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from highways or primary thoroughfares or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such highways and primary thoroughfares or other disadvantageous use.
- G. Size And Area: Lots shall be of sufficient size and area to provide for all required activities such as, but not limited to, parking and loading as required by the zoning ordinance.
- H. Corner Lots: Corner lots in residential zones shall be considered as having frontage on each street and shall be increased in width to conform with minimum setback lines on both streets.
- I. Angular Lots: Angular lots in residential zones shall be a minimum width of seventy feet (70') measured at the setback line. (Ord. 02-05)

11-5-5: **EASEMENTS:**

- A. Easements across lots or centered on rear or side lines shall be provided for utilities where necessary and shall be at least twelve feet (12') wide.
- B. Easements shall be designed to provide continuity from block to block.
- C. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right of way conforming substantially with the line of such watercourse and shall include such further width or construction, or both, as will be adequate for the purpose and as determined by the planning commission. A minimum of ten feet (10') shall be provided on either side of the ditch, measured from the top of the bank away from the centerline of the drainageway. Parallel streets or parkways may be required in connection therewith.
- D. When a subdivision drainage plan proposes use of retention basins or ponds, which are to be dedicated for public use, provision shall be made that a public access be possible through extension of a public access easement to connect the facility to a public street. (Ord. 02-05)

11-5-6: BUILDING SETBACK LINES:

- A. Compliance With Zoning Regulations; Exceptions: Building setback lines in residential areas of new subdivisions shall conform to the front yard provisions of the Ashkum zoning ordinance; except, that in no case shall the building setback line be less than twenty five feet (25') from the front property line on a major street, and the building setback line be less than fifteen feet (15') from the property line on a minor street.
- B. Corner Lots: A corner lot shall maintain not less than the minimum building setback lines required on both streets on which the lot abuts. (Ord. 02-05)

11-5-7: DRAINAGE AND FLOOD CONTROL PROVISIONS: In addition to providing for streets and alleys and ways and easements for public facilities and utilities, provision shall be made for the reservation of such storm floodwater runoff by channels and basins and public grounds, as may be reasonably required by the planning commission, to conform to the principles set forth in the general development plan and official map. Refer also to applicable provisions of this code¹. (Ord. 02-05)

11-5-8: NATURAL FEATURES: In all subdivisions, due regard shall be given to the preservation of natural features.

- A. Trees.
- B. Commercial landscaping. (Ord. 02-05)

11-5-9: PARKS, SCHOOLS AND PUBLIC PARKS: (No information available.)

11-5-10: DRIVEWAYS, CURBS AND GUTTERS, AND SIDEWALKS:

- A. Driveways:
 - 1. Driveways shall be constructed using accepted procedures and equipment of one of the following alternative materials:

1. See title 12, chapter 1 of this code.

a. Aggregate or crushed stone base course: Eight inch (8") compacted with two and one-half inch ($2\frac{1}{2}$ ") compacted thickness of bituminous concrete surface course (asphalt); or

b. Portland cement concrete: Six inch (6") thickness reinforced with six inch by six inch (6" x 6") paving mesh, with a three inch (3") stone base course; or

c. Portland cement concrete base course: Four inch (4") thickness with two inch (2") compacted thickness of bituminous concrete surface course (asphalt) with a three inch (3") granular course.

2. Any alternate materials other than those mentioned above shall be presented to the village engineer for his approval prior to the use thereof. No oil and chip surfaces will be allowed.

3. No driveway shall be constructed at a grade that exceeds eight percent (8%) from the garage to the street unless the village engineer specifically approves a greater slope.

B. Curb Cuts: All curb cuts necessary for driveways accessing on village streets shall be completed as follows:

1. The complete existing combination concrete curb and gutter shall be removed and then replaced with a new combination concrete curb and gutter (depressed) according to the standard specifications for road and bridge construction adopted by the state of Illinois, department of transportation, latest edition.

2. Driveways may be finished off to match the top of the existing curb without a curb cut, if and only if such curb is a modified M-3:12 or at a height less than three inches (3") measured up from the gutter pan flow line.

C. Gutter Pans: All gutter pans or gutters shall be kept clear of all materials. No concrete, asphalt or any other material will be permitted in the gutter pan. This prohibitive restriction also applies to pipes or any other device placed in the gutter pans to provide a better approach to the driveway.

D. Public Sidewalks:

1. The back of the curb at this point of intersection shall not exceed one and one-half inches ($1\frac{1}{2}$ ") elevation over the flow line of the gutter pan.

2. Specifications for sidewalks are as follows:

- a. Five inch (5") thickness.
- b. Four feet (4') wide except
- c. Over a three inch (3") stone base.

E. Damage To Infrastructure:

1. Any damage done to the village infrastructure system at the time of construction shall be repaired to the satisfaction of the village engineer or the appointed village official.

2. At no time shall any portion of the combination concrete curb and gutter be poured as an integral part of the driveway. A joint using preformed joint filler shall be provided between the back of the curb and the driveway portion.

F. Enforcement: The building code/zoning officer is charged with the responsibility to enforce the provisions of this section. (Ord. 02-05)

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CHAPTER 6

REQUIRED LAND IMPROVEMENTS

SECTION:

- 11-6-1: Completion Of Improvements
- 11-6-2: Certification Of Improvements
- 11-6-3: Insurance Requirements
- 11-6-4: Procedure
- 11-6-5: Inspections

11-6-1: COMPLETION OF IMPROVEMENTS:

- A. Time For Completion: All of the improvements required under this title shall be constructed in accordance with these provisions prior to the filing with the village of the final plat for final approval by the village president and village board.
- B. Optional Completion Of Improvements: There should be no other optional methods of completion of improvements except as provided herein. (Ord. 02-05)

11-6-2: CERTIFICATION OF IMPROVEMENTS: Before a subdivision shall be approved, the village engineer shall certify that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of all ordinances of the village and that they comply with the applicable sections of this title. (Ord. 02-05)

11-6-3: INSURANCE REQUIREMENTS¹: The party initiating or installing any of the improvements herein shall, prior to the installation thereof, agree to protect and save the village harmless from any and all claims, expenses, liability or judgments, in any manner resulting

1. See also subsection 11-3-4C of this title for guarantee of improvements.

from, arising out of, or incident to the making of any of the aforesaid improvements or the granting of permission to so make. Said party, naming said party and the village as the insureds, shall cause a policy of insurance to be issued providing minimum public liability coverage in the amounts of five hundred thousand dollars (\$500,000.00) for injury or death to one person, five hundred thousand dollars (\$500,000.00) for injury or death to more than one person in any one accident, and property damage in any amount of not less than five hundred thousand dollars (\$500,000.00). All such policies of insurance shall be approved by the village planning commission prior to the installation of any of the aforesaid improvements. (Ord. 02-05)

11-6-4: PROCEDURE:

- A. Plans Required For Certain Improvements: Simultaneous with filing the preliminary plat, or as soon thereafter as practicable, ten (10) copies of construction plans and specifications, prepared by a professional engineer registered in Illinois, shall be furnished to the village in accordance with the provisions of this section for the following subdivision improvements:
1. Street pavements.
 2. Sanitary sewerage system.
 3. Storm drainage including sewers, and neighborhood drainage plan to include finished garage floor elevations and overland surface water flow.
 4. Water supply and distribution, including all fittings and appurtenances.
 5. Curb and gutter.
 6. Public utility locations.
 7. Street signs, guardrails, etc.
- B. Construction And Inspection:
1. Prior to starting any of the work covered by the plans approved above, written authorization to start the work shall be provided by the village engineer within thirty (30) days.

2. All improvements shall be subject to inspection by duly authorized village inspectors both during the course of construction and after construction is completed. The contractor shall provide for reasonable test and proof of quality of materials as requested by the inspector. Upon due cause, the village engineer may require that work be suspended, and "due cause" shall include weather conditions, questionable materials of construction, methods of construction or nonadherence to specifications and drawings, and failure to stop work upon the order of the village engineer shall constitute a violation of this title. The inspector shall prepare and submit to the village engineer periodic reports stating progress of work and giving his findings as to quality of materials and workmanship. He shall call attention to any circumstance that entails departure from drawings and specifications. When an improvement has been completed, he shall prepare a summary report.

3. Approval by the inspector or absence of inspection shall in no way relieve the subdivider of full responsibility for adherence by his contractor to specifications.

- C. **As Built Plans:** After completion of all public improvements and prior to final acceptance of said improvements, the subdivider or village, whichever is responsible for installation of the particular works, shall make or cause to be made a map showing the actual location of all valves, manholes, stubs, sewer and water mains, and such other facilities as the village engineer shall require. This map shall be in black ink on tracing cloth and shall bear the signature of a professional engineer registered in Illinois. The presentation of this map shall be a condition of final acceptance of the improvements and release of the surety bond assuring their completion.
- D. **Survey Monuments:** All permanent and other monuments required under the applicable sections shall be placed prior to the approval of the final plat.
- E. **Acceptance Of Dedications, Improvements:**
 - 1. The approval of the final plat by the village president and village board shall constitute acceptance of the dedication of any public street, open space, or other public area.
 - 2. The acceptance of the improvements constructed, in accordance with this title for operation and maintenance purposes, shall be after successful completion of the guarantee period covered by the guarantee bond and by formal resolution of the village president and

village board. However, the normal operating costs of the pumping stations, etc., shall be assumed by the village when put in operation upon being tentatively accepted subject to the guarantee. (Ord. 02-05)

11-6-5: **INSPECTIONS:** All public improvements proposed to be made under the provisions of this title shall be inspected during the course of construction by the village engineer or a duly designated deputy. All fees and costs connected with such inspection and with reviewing the plans and specifications for such improvements shall be paid by the subdivider. See fee schedule in section 11-8-5 of this title. (Ord. 02-05)

CHAPTER 7

CERTIFICATES

SECTION:

11-7-1: Required Certificates

11-7-1: REQUIRED CERTIFICATES: When the village board shall, upon motion and majority vote, approve the final plat, the president and village clerk shall be authorized to sign the original tracing. The certificates on the final plat shall be in the following form, with the signatures of the chair of the Iroquois County board, the township highway commissioner, the county engineer, the chair of the county planning and zoning committee, and the county clerk to be necessary only where the plat covers land in the unincorporated areas.

A. The following certificates shall appear on all final plats:

1. Ownership Certificate:

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF IROQUOIS)

This is to certify that _____ and _____ are the owners of the land described in the annexed plat, and that they have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes therein set forth, that they hereby dedicate to the public for use as streets any right or title they may have to any land noted on the plat as streets, and that they do hereby acknowledge and adopt the same under the style and title hereon indicated.

Dated this ____ day of _____, A.D. 20__.

2. Notary Certificate:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF IROQUOIS)

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that the people whose signatures appear in the "Ownership Certificate" are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners and that they appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal at _____, Illinois
 this ____ day of _____, A.D. 20__.

_____, Notary Public

3. Surveyor's Certificate:

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF IROQUOIS)

This is to certify that I, _____, Illinois Professional Land Surveyor No. _____, have surveyed and subdivided the following described property: _____, dividing the same into lots as shown by the annexed plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the County Board relative to subdivisions have been complied with in the preparation of this plat.

Given under my hand and seal at _____, Illinois, this ____ day
 of _____, A.D. 20__.

_____, I.P.L.S.#____

4. Topography:

TOPOGRAPHY

To the best of my knowledge no part of this subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRM Maps, Panel Number _____, dated _____.

Dated this ____ day of _____, A.D. 20__.

_____, P.E.# _____

5. County Clerk's Certificate:

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF IROQUOIS)

TO WHOM IT MAY CONCERN:

I, _____, County Clerk of Iroquois County, Illinois, and custodian of the records and files of said office, do hereby certify that I find from such records and files, no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments on file against the tract of land described on the attached plat of _____, and that there are no unpaid deferred installments of special assessments outstanding against the said property or any part thereof.

Dated at Watseka, Illinois this ____ day of _____, A.D. 20__.

_____, County Clerk

- B. The following certificates will also appear for plats located in unincorporated areas within one and one-half (1 $\frac{1}{2}$) miles of the boundaries of the village:

(see following page)

1. Certificate Of Township Highway Commissioner:

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
)SS
 COUNTY OF IROQUOIS)

I, _____, _____ Township Highway Commissioner, do hereby certify that all matters pertaining to the highway requirements as prescribed in the regulations governing plats adopted by the Board of Supervisors of Iroquois County insofar as they pertain to the annexed plat have been complied with.

Dated this ____ day of _____, A.D. 20__.

_____, Highway Commissioner

2. Certificate Of County Engineer:

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
)SS
 COUNTY OF IROQUOIS)

I, _____, County Engineer of said County, do hereby certify that the annexed plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the Board of Supervisors of Iroquois County, Illinois.

Dated this ____ day of _____, A.D. 20__.

_____, County Engineer

3. County Planning And Zoning Committee:

COUNTY PLANNING AND ZONING COMMITTEE

STATE OF ILLINOIS)
)SS
 COUNTY OF IROQUOIS)

Approved by the Iroquois County Planning and Zoning Committee at a meeting held on the ____ day of _____, A.D. 20__.

_____, *Chairman*

4. Iroquois County Board:

IROQUOIS COUNTY BOARD

STATE OF ILLINOIS)
)SS
COUNTY OF IROQUOIS)

Approved by the Iroquois County Board, Watseka, Illinois at a meeting held on the ____ day of _____, A.D. 20__.

_____, *Chairman* _____, *County Clerk*

- C. The following certificates shall be contained on all final plats within the corporate boundaries of the village:

1. Village Board Certificate:

ASHKUM VILLAGE BOARD

STATE OF ILLINOIS)
)SS
COUNTY OF IROQUOIS)

Approved by the Board of Trustees of the Village of Ashkum at a meeting held on the ____ day of _____, A.D. 20__.

_____, *President* _____, *Clerk*

2. Planning Commission Certificate:

ASHKUM PLANNING COMMISSION

STATE OF ILLINOIS)
)SS
COUNTY OF IROQUOIS)

Approved by the Ashkum Planning Commission at a meeting held on the ____ day of _____, A.D. 20__.

_____, *Chairman* _____, *Secretary*

3. Village Engineer Certificate:

VILLAGE ENGINEER

STATE OF ILLINOIS)
)SS
COUNTY OF IROQUOIS)

Approved by the Village Engineer of the Village of Ashkum on the ____
day of _____, A.D. 20__.

_____, *Village Engineer*

(Ord. 02-05)

CHAPTER 8
APPENDICES

SECTION:

- 11-8-1: Appendix A, Minimum Standards For Utilities And Street And Lot Improvements
- 11-8-2: Appendix B, Application For Preliminary Plat Review
- 11-8-3: Appendix C, Subdivision Review Checklist
- 11-8-4: Appendix D, Storm Water Management Policy Technical Guidelines
- 11-8-5: Appendix E, Subdivision Fee Schedule
- 11-8-6: Appendix F, Site Plan Review Checklist

11-8-1: APPENDIX A, MINIMUM STANDARDS FOR UTILITIES AND STREET AND LOT IMPROVEMENTS:

APPENDIX A

**MINIMUM STANDARDS FOR REQUIRED UTILITIES
AND STREET AND LOT IMPROVEMENTS**

1. Primary Thoroughfares: In accordance with "Minimum Standard For Street Design", table one.
2. Secondary Thoroughfares: In accordance with "Minimum Standard For Street Design", table one.
3. Streets: In accordance with "Minimum Standard For Street Design", table one.
4. Combination Concrete Curb And Gutter:
 - a. The material shall be class X Portland cement concrete per Illinois department of transportation (IDOT) standard specifications for road and bridge construction, latest edition.

b. The curb and gutter shall conform to Illinois department of transportation type M-3:12.

5. Concrete Valley Gutter:

a. The material shall be class X Portland cement concrete per Illinois department of transportation (IDOT) standard specifications for road and bridge construction, latest edition.

b. The curb and gutter shall conform to Illinois department of transportation type M-3:12 depressed curb.

6. Pavement Design:

a. Design of the pavement structure shall conform to the Illinois department of transportation (IDOT) design manual. The design period shall be twenty (20) years, and the estimated ADT shall be subject to the approval of the village engineer. The design shall meet the following minimum requirements:

1. Publicly Maintained - Residential: The base shall be crushed stone. Minimum thickness shall be ten inches (10"). The surfacing shall be bituminous concrete binder and surface courses. The binder course shall be one and one-half inches ($1\frac{1}{2}$ ") in thickness, and the surface course shall be one and one-half inches ($1\frac{1}{2}$ ") in thickness. The asphalt surfacing shall total three inches (3").

2. Publicly Maintained - Commercial: The base shall be crushed stone. Minimum thickness shall be twelve inches (12"). The surfacing shall be bituminous concrete binder and surface courses. The binder course shall be two inches (2") in thickness, and the surface course shall be one and one-half inches ($1\frac{1}{2}$ ") in thickness. The asphalt surfacing shall total three and one-half inches ($3\frac{1}{2}$ ").

3. Alleys: Alley pavement design shall conform to the design for publicly maintained residential streets.

4. Privately Maintained (Off Street Parking): The subdivider may select one of the following options for this pavement structure:

a. The base shall be crushed stone. Minimum thickness shall be ten inches (10"). The surfacing shall be bituminous concrete binder and surface courses. The binder course shall be one and one-half inches ($1\frac{1}{2}$ ") in thickness, and the

surface course shall be one and one-half inches ($1\frac{1}{2}$ ") in thickness. The asphalt surfacing shall total three inches (3");

b. The base shall be crushed stone. Thickness shall be four inches (4"). The surface shall be class X concrete with welded wire mesh six inches by six inches (6" x 6"), and shall be seven inches (7") in thickness.

7. Pavement Base:

a. Flexible Pavement: The materials and methods of construction shall conform to the Illinois department of transportation (IDOT) standard specifications for road and bridge construction, latest edition.

b. Rigid Pavement: Not applicable.

8. Surface Course: The materials and methods of construction shall conform to the Illinois department of transportation (IDOT) standard specifications for road and bridge construction, latest edition.

9. Driveways: The materials and methods of construction shall conform to the Illinois department of transportation (IDOT) standard specifications for road and bridge construction, latest edition. The subdivider may select one of the following options for driveway construction:

a. Material shall be base course consisting of IDOT gradation CA-6 or CA-10, eight inches (8") in thickness, and surface course consisting of bituminous concrete surface course - two and one-half inches ($2\frac{1}{2}$ ") in thickness (asphalt). (All thicknesses measured with materials in place, compacted.);

b. Material shall be base course consisting of IDOT gradation CA-6 or CA-10, three inches (3") in thickness, and class X Portland cement concrete, six inches (6") in thickness, reinforced with six inch by six inch (6" x 6") 10/10 welded wire paving mesh. (All thicknesses measured with materials in place, compacted.);

c. Material shall be base course consisting of IDOT gradation CA-6 or CA-10, three inches (3") in thickness, and class X Portland cement concrete, four inches (4") in thickness, with bituminous concrete surface course (asphalt), two inches (2") in thickness. (All thicknesses measured with materials in place, compacted.);

Any alternate materials, in addition to those described above, shall be presented to the village engineer for his approval prior to inclusion in the construction drawings and specifications. No bituminous surface treatment (oil and chip surfaces) will be allowed.

All curb cuts necessary for driveways accessing on village streets shall be completed as follows:

1. The complete existing combination concrete curb and gutter shall be removed and then replaced with a new combination concrete curb and gutter (depressed) according to the Illinois department of transportation standard specifications for road and bridge construction, latest edition. At no time shall any portion of the combination concrete curb and gutter be poured as an integral part of the driveway. A joint using three-fourths inch ($\frac{3}{4}$ ") preformed bituminous expansion joint filler shall be provided between the back of the curb and the driveway portion.

2. Driveways may be finished off to match the top of the existing curb without a curb cut if, and only if, such curb is a modified M-3:12 or at a height less than three inches (3") measured up from the gutter pan flow line.

All gutter pans or gutters shall be kept clear of all materials. No concrete, asphalt or any other material will be permitted in the gutter pan. This prohibitive restriction also applies to pipes or any other device placed in the gutter pans to provide a better approach to the driveway.

No driveway shall be constructed at a grade that exceeds eight percent (8%) from the garage to the street unless the village engineer specifically approves a greater slope.

Common driveways will not be allowed.

10. Street Trees: Three inch (3") caliper, forty feet (40') to fifty feet (50') apart.
11. Sidewalks: Public Sidewalks Intersecting With Street Curb And Gutter: The back of the curb at this point of intersection shall not exceed one and one-half inches ($1\frac{1}{2}$ ") elevation over the flow line of the gutter pan.

The materials and methods of construction shall conform to the Illinois department of transportation (DOT) standard specifications for road and bridge construction, latest edition.

- a. Material shall be base course consisting of IDOT gradation CA-6 or CA-10, four inches (4") in thickness, and class X Portland cement concrete, five inches (5") in thickness. The thickness of the concrete shall be increased to six inches (6") where the sidewalk crosses a driveway. (All thicknesses measured with materials in place, and compacted, where applicable);
 - b. Width shall be five feet (5') except where the planning commission or village engineer deem a wider sidewalk necessary.
12. Pedestrian Walkways: Pedestrian walkways improvements shall conform to the specifications for sidewalk, including the width requirement. The sidewalk shall generally be centered in the pedestrian walkway.
13. French Drains: Minimum pipe diameter shall be eight inches (8") laid at a minimum slope of 0.40 percent. Where larger pipe sizes are necessary, the minimum slope shall conform to Illinois environmental protection agency recommendations. These drains shall be perforated drain tile, except in special cases where the village engineer requires these drain pipes to be solid wall.
- a. The French drain tiles shall be provided an easement separate from the public utilities easement provided for gas, electric, or telephone, etc.
 - b. The material for the French drain tile shall be ABS N-12 or equivalent.
 - c. The French drain tile, where perforated tile is utilized, shall have bedding and backfill to six inches (6") over the top of the pipe, of one inch (1") clean stone.
 - d. An inlet shall be installed at all locations where the pipe changes direction, changes pipe size, at a multiple pipe connection, or an endpoint.
 - e. A magnetic locator strip shall be installed above all drain pipe to aid in future efforts to determine pipe location.

14. Storm Sewers: All streets shall be provided with inlets and underground drainage facilities having a design capacity adequate to carry off surface water falling or coming on the streets in a 10-year storm, as that term is used in publications of the state water survey, division of the department of energy and natural resources of the state of Illinois. Sufficient inlets shall be provided so that no pavement is designed to allow water to drain across the crown of an intersecting street or is carried in the gutter for more than four hundred feet (400'). Storm sewer systems shall be constructed with bell and spigot or tongue and groove pipe of such type as required to provide adequate strength for the load to be carried.

a. Pipe materials for any storm sewer which crosses public streets shall be reinforced concrete pipe of the appropriate class for the conditions under which it will be installed or ductile iron. Storm sewers in other areas may be reinforced concrete pipe, or HDPE (N-12 or equal) pipe with smooth interior walls, of the appropriate class for the condition under which it will be installed.

b. Manholes shall be precast concrete, with plastic steps, and poured inverts.

c. Detention pond improvements shall include the following in addition to the requirements in appendix D, Storm Water Management Policy Technical Guidelines:

1. Underdrains: Underdrains with an inlet shall be provided at all storm sewer outfalls into a detention pond to accommodate residual storm flows.

2. End Sections: End sections shall be installed at all storm sewer outfalls into a detention pond. The end section shall be precast concrete.

3. Turf: Improvements shall include installation of a minimum of four inches (4") of topsoil, fertilizer, and seeding. Final acceptance of the improvements will be withheld until the turf is established.

15. Sanitary Sewers:

a. Pipe materials shall be PVC SDR 35, bell and spigot type, or approved alternate, and shall be bedded in accordance with the standard specifications for sewer and water main construction in Illinois.

b. Pipe testing shall be performed in accordance with the Illinois environmental protection agency requirements. The pipe for all sanitary sewer mains shall be deflection tested and air tested. All sections shall be air tested to detect leakages.

c. Sanitary services may be installed either at the time of installation of the sanitary sewer main, or they may be cut in using a PVC saddle, attached to the main using stainless steel straps and utilizing an elastomeric gasket. The saddle shall be silicone caulked to assure water tightness of the system. Service pipe for each service shall be PVC SDR 35, push-on type with elastomeric gaskets. No glue joints between the sanitary sewer main and the house will be allowed.

d. Sanitary sewer manholes shall be precast concrete with plastic steps and poured concrete inverts.

e. Until a public sanitary system is available, a septic plan approved by the Iroquois County health department will be required prior to preliminary plat approval. Proof of approval will have to be provided to the village.

16. Water Main: Water main improvements shall conform to the following:

a. Water main disinfection shall be accomplished in accordance with Illinois environmental protection agency requirements.

b. Pressure testing shall be accomplished at the same time as disinfection, with pressure reaching one hundred fifty (150) psi for one hour.

c. Water main pipe shall be ductile iron pipe, class 50 minimum, with an 8 mil polywrap encasement, and be of the gasketed bell and spigot type. The water main shall have two (2) brass wedges for signal conductivity at each push-on joint.

d. System valves shall be butterfly valves.

e. Gate valves shall be installed and spaced so that no more than one block need be shut off at one time.

f. Fire hydrants subject to approval of fire chief and commissioner of public works shall be installed throughout the entire subdivision at intervals not exceeding four hundred feet (400'). All fire hydrants

shall have a five inch (5") barrel and shall be provided with two (2) 2¹/₂-inch hose connections and one 5-inch steamer connection. Fire hydrants shall be required with six inch (6") auxiliary valve and valve box. Chicago thread is standard.

g. An end of main extension shall have a system valve and one 20-foot length of pipe, capped, and provided at an unlooped end of all mains.

h. Service pipe shall be minimum diameter of three-fourths inch (³/₄"), type K copper, bedded in sand.

17. Street Name Signs: At all intersections or per the planning commission. Regulatory signing as per the village engineer.

MINIMUM STANDARDS FOR STREET DESIGN
TABLE ONE

Street	Right Of Way Width (Feet)	Roadway Width (Face Of Curb To Face Of Curb) (Feet)	Radius Of Horizontal Curves (Feet)	Length Of Vertical Curves (Feet)	Tangents Between Reverse Curves (Feet)
Expressways*	200		500	200	200
Local Expressways*	100		500	200	200
Primary*	80 - 100		500	200	200
Secondary*	70	40	400	200	200
Collector	70	36	400	150	150
Minor: For row houses and apartments	66	34	300	150	150
Minor: For single-family residence	66	34	100	100	100
Cul-De-Sac	50, radius	40, radius	200	100	100
Marginal Access	40	20	200	100	100
In Business Districts	80 - 100	56	500	200	200

*Minimum standards shall be as indicated or as determined by the planning commission and the village engineer.

MINIMUM STANDARDS FOR STREET DESIGN
TABLE TWO

Street	Maximum Gradient	Minimum Gradient	Clear Sight Distance (Feet)	Tangent Property Lines At Street Intersections (Feet)
Expressways*	5 percent	0.35 percent	500	
Local Expressways*	5 percent	0.35 percent	500	
Primary*	5 percent	0.35 percent	500	25
Secondary*	5 percent	0.35 percent	400	20
Collector	6 percent	0.35 percent	300	20
Minor: For row houses and apartments	6 percent	0.35 percent	200	15
Minor: For single-family residences	6 percent	0.35 percent	200	15
Cul-De-Sac	6 percent	0.35 percent	200	15
Marginal Access	6 percent	0.35 percent	200	15
In Business Districts*	6 percent	0.35 percent	500	25

*Minimum standards shall be as indicated or as determined by the planning commission and the village engineer.

(Ord. 02-05)

11-8-2: **APPENDIX B, APPLICATION FOR PRELIMINARY PLAT
REVIEW:**

APPENDIX B

VILLAGE OF ASHKUM
109 EAST LAKE STREET
ASHKUM, IL 60911
(815) 698-2424

APPLICATION FOR PRELIMINARY PLAT REVIEW

NAME OF SUBDIVISION _____

LOCATION _____ SECTION _____

NAME OF SUBDIVIDERS _____

IF A TRUST, BENEFICIARY OWNERS SHALL BE LISTED:

ADDRESS OF SUBDIVIDER _____

PHONE NO. WHERE SUBDIVIDER CAN BE REACHED _____

=====

APPLICATION is hereby made for review of a Preliminary Plat.

The following documents are made a part of this application:

1. _____

2. _____

3. _____

4. _____

5. _____

NUMBER OF LOTS _____

PRELIMINARY REVIEW FEE _____

ACTION TAKEN BY THE VILLAGE PLANNING COMMISSION SHOULD BE SENT TO:

NAME _____

ADDRESS _____

Respectfully submitted this ___ day of _____, 20__.

Planning Commission Action:

Approve
 Approve Conditionally
 Disapprove

Comments: _____

Date: _____

 Planning Commission Chairman

Village Board Action:

Approve
 Approve Conditionally
 Disapprove

Comments: _____

Date: _____

 Village President/Official

(Ord. 02-05)

11-8-3: **APPENDIX C, SUBDIVISION REVIEW CHECKLIST:****APPENDIX C****VILLAGE OF ASHKUM
SUBDIVISION REVIEW CHECKLIST**SUBDIVISION NAME: _____
_____**Checklist
-Subdivision Review-****Symbols**

- - Indicates: Not required at this time
- - Indicates: Complete
- - Indicates: Needed to complete review
- - Indicates: At Village's discretion to provide

<u>Developer/ Engineer</u>	<u>Village Planning Commission</u>	<u>Village Board</u>	
			<u>GENERAL</u>
☐	☐	☐	Proof of ownership submitted.
☐	☐	☐	Plan scale.
☐	☐	☐	North arrow and date.
☐	☐	☐	Proposed subdivision name.
☐	☐	☐	Name and address of owner, subdivider and the engineer, surveyor or planner preparing the plat.

☐	☐	☐	Review fee.
☐	☐	☐	Precise legal description.
☐	☐	☐	Location and names of adjacent subdivisions and owners of adjoining land.

<u>Developer/ Engineer</u>	<u>Village Planning Commission</u>	<u>Village Board</u>	
☐	☐	☐	Parcels of unsubdivided land.
☐	☐	☐	Zoning on and contiguous to subdivision.
☐	☐	☐	Percolation test data.
☐	☐	☐	Soil boring data.
☐	☐	☐	Soil types _ _ _ _ _
☐	☐	☐	Amount of soil over bed rock (average) ____
☐	☐	☐	Floodplain.
☐	☐	☐	Zoning requested.
☐	☐	☐	Variations needed. (List) _____ _____
☐	☐	☐	Number of acres. _____
☐	☐	☐	Vicinity map.
☐	☐	☐	Consistency with local land use plans.
			 <u>EXISTING CONDITIONS</u>
☐	☐	☐	Physical characteristics of the site.
☐	☐	☐	Existing buildings, bridges or other permanent structures.
☐	☐	☐	Availability of public utilities.
☐	☐	☐	Applicable private restrictions, covenants or easements.
☐	☐	☐	Existing rights of way or easements.
☐	☐	☐	Location map.
☐	☐	☐	Topography.
			 <u>LOTS</u>
☐	☐	☐	Proper lot size for zoning district.
☐	☐	☐	Proper lot width at building setback line.
☐	☐	☐	Proper lot frontage.
☐	☐	☐	Proper corner lot size.

<u>Developer/ Engineer</u>	<u>Village Planning Commission</u>	<u>Village Board</u>	
☐	☐	☐	Proposed building setback lines.
☐	☐	☐	Not more than 10% of the minimum lot area within a drainage easement.
☐	☐	☐	All lots front or abut on a dedicated public street.
<u>STREETS</u>			
☐	☐	☐	Proper right of way width.
☐	☐	☐	Proper cul-de-sac radius maintained.
☐	☐	☐	Street names provided.
☐	☐	☐	Streets and right of way aligned with existing streets and ROWs.
☐	☐	☐	Proper right of way dedicated for future streets and street widening.
☐	☐	☐	Undesirable street jogs eliminated.
☐	☐	☐	Proper pavement width.
☐	☐	☐	Proper street length for any street terminating in a cul-de-sac.
☐	☐	☐	Provide names or ownership of existing streets or right of way.
☐	☐	☐	Proper regulatory signing provided for.
☐	☐	☐	Street pavement striping provided for, including stop lines.
☐	☐	☐	Street lighting including required easements.
☐	☐	☐	Traffic safety.
☐	☐	☐	Guardrails.
☐	☐	☐	Vehicular access points.
<u>BLOCKS</u>			
☐	☐	☐	Proper block lengths.

<u>Developer/ Engineer</u>	<u>Village Planning Commission</u>	<u>Village Board</u>	
			<u>DRAINAGE</u>
☐	☐	☐	Depth and size of retention and detention facilities shown.
☐	☐	☐	Plans show topsoil placement on detention facility prior to seed or sod.
☐	☐	☐	Plans show seed or sod.
☐	☐	☐	Drainage calculations.
☐	☐	☐	Storm sewer improvements.
☐	☐	☐	Each lot has access to primary storm sewer systems or supplementary drainage tile, if required.
			<u>NEIGHBORHOOD DRAINAGE PLAN</u>
☐	☐	☐	Sidewalk grades shown.
☐	☐	☐	Lot line grades shown.
☐	☐	☐	Curb grades shown.
☐	☐	☐	Underground storm sewer system shown.
☐	☐	☐	Supplementary drainage tiles shown.
☐	☐	☐	Statement on plans that all easements and lot line to be rough graded to within 4" +/- by Developer.
☐	☐	☐	Statement on plans certifying that all proposed finished earth grades are not less than 0.50% (6" in 100' fall).
☐	☐	☐	<u>LANDSCAPING</u>
			<u>WATER DISTRIBUTION SYSTEM</u>
☐	☐	☐	Hydrants at minimum spacing per Official Village Standards.
☐	☐	☐	Approval of hydrant locations by Fire Department. (Letter on file.)
			<u>SANITARY SEWER SYSTEM</u>
☐	☐	☐	Sanitary sewer collection.
☐	☐	☐	Pump station, if needed.

<u>Developer/ Engineer</u>	<u>Village Planning Commission</u>	<u>Village Board</u>
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DEDICATIONS

☐	☐	☐	Public utilities.
☐	☐	☐	Open space.
☐	☐	☐	Park.
☐	☐	☐	Outlot.
☐	☐	☐	Institutional site.
☐	☐	☐	Public site.
☐	☐	☐	Storm water detention site.

CERTIFICATES (ON FINAL PLAT)

☐	☐	☐	Owner.
☐	☐	☐	Notary.
☐	☐	☐	Surveyor.
☐	☐	☐	County Clerk.
☐	☐	☐	Planning Commission.
☐	☐	☐	Village Board.
☐	☐	☐	Floodplain, Engineer.
☐	☐	☐	Village Engineer.

FINAL PLAT (OTHER ITEMS)

☐	☐	☐	All monuments erected. Corners and other points established in the field.
☐	☐	☐	The exact length and bearing of all exterior boundary lines.
☐	☐	☐	The exact width of all easements, streets, alleys and public utilities.
☐	☐	☐	All lots consecutively numbered within consecutively numbered blocks.
☐	☐	☐	The number of degrees, minutes and seconds on all lot angles other than 90 degrees, except that when the lines in any tier of lots are parallel, it shall be sufficient to mark only the outer lot.

<u>Developer/ Engineer</u>	<u>Village Planning Commission</u>	<u>Village Board</u>	
☐	☐	☐	When a street is on a circular curve, the center line shall be described by listing all curve data in a table.
☐	☐	☐	The water elevations of adjoining lakes or streams at the date of survey and the approximate high and low water elevations of such lakes and streams. Include the year of record.

FINAL PLAT (OTHER ITEMS)

The following information shall be submitted with the preliminary plat:

1. A letter of intent shall accompany the preliminary plat specifying what improvements are proposed to serve the subdivision with respect to water supply, sewage disposal, drainage facilities, street improvements, curb and gutter, sidewalks, and other similar features.
2. Improvement plans as required in this title, i.e., the subdivision manual, shall be furnished if only a portion of the plat is to be improved and submitted for final plat approval. Construction plans and specifications need be prepared for such portion only. However, the entire area of the proposed subdivision, as well as any additional area necessary to design facilities, shall be the basis for design and so indicated.
3. Improvement Construction Plans: Final construction plans shall be prepared, signed, and sealed by an Illinois registered professional engineer on twenty four inch by thirty six inch (24" x 36") material of good quality and shall contain at least the following information in suitable combined form.
 - a. Title page.
 - b. Plat of subdivision.
 - c. General layout of drawings of the proposed streets and storm drainage system showing the grade of the center line of the streets, the drainage structures, culverts and such other information as necessary to show the disposition of the surface water.
 - d. General layout drawings of the proposed water and sanitary sewer systems.

e. Plans and profiles of streets at recommended scale of one inch equals forty feet ($1" = 40'$) horizontal and one inch equals four feet ($1" = 4'$) vertical.

f. Details of street structures.

g. Direction, size of, and distance to nearest water and sewer mains.

(Ord. 02-05)

11-8-4: **APPENDIX D, STORM WATER MANAGEMENT POLICY
TECHNICAL GUIDELINES:**

APPENDIX D

VILLAGE OF ASHKUM
109 EAST LAKE STREET
ASHKUM, IL 60911
(815) 698-2424

STORM WATER MANAGEMENT POLICY TECHNICAL GUIDELINES

EFFECTIVE DATE:

I. AUTHORITY

The village of Ashkum subdivision ordinance number 02-05, IX, part B 24, requires all improvements to "conform with local, state and federal authorities which have jurisdiction over the subdivision". 765 Illinois Compiled Statutes 205/2 states in part "or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface water into public areas, or drains which the subdivider has a right to use, and that such surface water will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining properties because of the construction of the subdivision".

II. PURPOSE

The purpose of these storm water management policy guidelines is to guide developers' attempts to control the transportation or movement of storm water and reduce damage to property and protect the public health, safety and general welfare.

III. INTENT

The intent of these storm water management policy guidelines is to require temporary storage of storm water runoff and to control the rate of release of storm water runoff by interpretation of "reasonable provision" and "in accordance with generally accepted engineering practices".

IV. SCOPE OF APPLICATION

A combination of storm water storage and controlled release is required for all subdivisions involving:

1. Nonresidential developments greater than two (2) acres in area; or less than two (2) acres with greater than fifty percent (50%) impervious surface area.
2. Residential development greater than five (5) acres in area, or less than five (5) acres with greater than fifty percent (50%) impervious surface area.

Existing land uses, particularly agricultural, may be exempt if current storm water provisions do not adversely affect the servient estates.

V. TECHNICAL REQUIREMENTS

The following requirements shall be applicable and shall be satisfied prior to village engineer approval of the subsidiary drainage plat. These requirements are presented in the following tabular form. The volumes and controlled release rates vary with the type of development and existing conditions.

	Unsewered Outlet Condition		Sewer Outlet Condition	
Type Of Development	V (Inches)	Q (CFS/Acre)	V (Inches)	Q (CFS/Acre)
Agricultural	--	--	--	--
Residential and commercial	2.5	0.18	1.0	0.33

Definitions:

MAXIMUM RELEASE RATE (Q):

The maximum controlled release rate in cubic feet per second per acre of development.

Example:

Residential subdivision, 20 acres platted area
Outlet condition is an existing swale
Dry basin design

Required detention basin storage volume is
 $V = 20 \text{ acres} \times 2.5 \text{ inches} \times 1 \text{ ft./12 inches}$
 $= 4.2 \text{ acre - ft.}$

Maximum controlled release rate is
 $Q = 0.18 \text{ CFS/acre} \times 20 \text{ acres}$
 $= 3.60 \text{ CFS}$

The detention basin would be sized to accommodate 4.2 acre - ft. of storage and the outlet pipe sized to allow a maximum release rate of 3.60 CFS.

**SEWERED OUTLET
CONDITION:**

Receiving outlet for proposed development is an existing storm sewer closed conduit system. This condition is intended solely for those developments or redevelopments currently accessible to storm sewer which do not border upon unsewered outlets. Included in this category are undeveloped areas surrounded in whole or in part by village storm sewer, and redevelopments falling within this policy's scope of application.

**UNSEWERED
OUTLET CONDITION:**

Receiving outlet for proposed development is anything other than an existing storm sewer closed conduit system. Included in this category are open channels (drainage swales, ditches, streams, rivers, etc.).

VOLUME:

Volume of storm water detention or retention required in inches of depth to be applied over the entire development for proper outlet condition (excluding 12 inches of freeboard).

VI. GENERAL REQUIREMENTS

1. The design engineer is encouraged to use the tabulated data for calculation of detention requirements. If, however, the table for determination of storage volumes and maximum release rates is not used, the volume of required storm water storage shall be calculated on the basis of the maximum value achieved from the runoff of a 100-year return period storm for any and all durations, less the

volume of water released through the outlet structure. The outlet structure maximum release rate is that flow generated by natural undeveloped lands computed at 0.18 cfs/acre/hr which is the rate required to discharge seventy percent (70%) of the 100-year twenty four (24) hour duration rainfall in twenty four (24) hours. The rainfall for the 100-year three (3) hour return period storm shall be determined utilizing technical letter 13 of the Illinois water survey, or the most recently available information. The method utilized for calculation of volume of storage shall be the "Soil Conservation Service TR-55" method or any other substantial method acceptable to the village engineer. The release rate of the outlet sewer structure, when one-half ($\frac{1}{2}$) of the storage volume is filled, may be used in lieu of routing techniques in small drainage areas. The control structure shall be designed to maintain as uniform a flow as possible, independent of the storm water storage volume. Where the proposed structure, project, or land development forms only a portion of a watershed or contains portions of several watersheds, the storage volume calculation shall be based upon the area of the entire project, development or land use change.

2. The storage of excess storm water runoff from a 100-year return period storm having a duration of twenty four (24) hours, released at the allowable rate, shall not result in a storage duration in excess of twenty four (24) hours, but storage duration may be as long as forty eight (48) hours or more upon site specific approval by the village. All design calculations must be submitted to the village engineer for approval. The tabulated values in the technical requirements section accommodate this requirement.
3. Each storm water storage area shall be provided with a method of overflow in the event a storm in excess of the design capacity occurs. This overflow facility shall be constructed to function without special maintenance attention and can become a part of the excess storm water passageway for the entire development.
4. The entire storm water storage area shall be designed and constructed to fully protect the public health, safety and welfare. The minimum building site elevation for wet or dry basins shall be set at a minimum of two feet (2') above the maximum calculated storage elevation. The maximum elevation will include the energy head at the outfall structure. If a condition occurs in the storm water storage area which is hazardous to the public health, safety or welfare, the property owner or owners shall provide approved corrective measures. In the event these corrective measures are not provided,

the village may eliminate the hazard at the expense of the property owner or person responsible.

5. Dry Bottom Storm Water Storage:

a. Dry bottom storm water storage areas should be designed where possible to serve a secondary purpose for recreation, open space, or similar types of uses which will not be adversely affected by occasional intermittent flooding and will not interfere with storm water management. Backyard storage will be an approved method of controlling storm water runoff only if adequate lot depth is provided to afford the property owner adequate recreational use as determined by the village engineer.

b. Minimum grades for longitudinal turf areas shall be one-half percent (0.5%) (200 units horizontal to 1 unit vertical) and maximum side slopes shall be twenty five percent (25%) (4 units horizontal to 1 unit vertical). Minimum transverse bottom grade shall be one percent (1%). Storage area side slopes shall follow the natural land contours as closely as practicable, and a minimum of earth excavation shall be used to create the storage facility. Geometrics of dry bottom storm water storage areas shall be approved by the village engineer.

c. Temporary seeding or other soil stabilization measures shall be established in the storm water storage area and excess storm water passageway immediately following the construction or reconstruction of these areas. During the construction of the overall development, it is recognized that a limited amount of sediment buildup may occur in the storm water storage areas due to erosion. In no case, shall the volume of the storage area be reduced to less than ninety percent (90%) of the required volume during the construction phase of the development.

Permanent erosion control measures such as mulching, hydroseeding, conventional seeding, nurse crops, fertilizing, or sod installation shall be utilized to control soil movement and erosion within the storage area and excess storm water passageway. These measures shall meet or exceed the standards established by the soil and water conservation district.

The installation of these permanent measures shall take place only after the majority of construction and other silt and sediment producing activities have been completed. Prior to the establishment of the storm water storage area and the excess storm water, passageway shall be restored.

- d. The outlet control structure shall be provided with an interceptor for trash and debris. It shall be designed and constructed to prevent soil erosion and not to require manual adjustments for its proper operation. The control structure shall be designed to operate properly with little or no maintenance or attention. The control structure shall be provided with safety screens for any pipe or opening, other than a weir, to prevent children or large animals from crawling into structures. The control structure shall be constructed to allow access to it at all times, including times of flood flow.
 - e. Low flow conduits or channels shall be provided in storm water storage areas and shall be concrete lined. These conduits or channels shall be constructed so that they will not interfere with any secondary usage of the storage area and will reduce the frequency of time that the storage area will be covered with water. Low flow conduits shall facilitate complete interior drainage of the storm water storage area.
 - f. Pipe outlets of less than ten inches (10") in diameter shall not be allowed unless specifically approved by the village engineer. Multiple outlet pipes from a storm storage area shall be avoided if they are designed to be less than twelve inches (12") in diameter.
 - g. Maximum planned depth of storm water stored shall not exceed four feet (4').
 - h. Tile underdrains shall be provided in dry bottom storm water storage areas. These tile underdrains shall be constructed so that they will not interfere with any secondary usage of the storage area. Tile underdrains shall be constructed so that they shall facilitate dewatering of the soils in the storm water storage area to avoid marshy or saturated soil conditions. Tile underdrain systems may be combined with the low flow conduits or channel systems and shall be as approved by the village engineer.
 - i. Posting of danger signs mounted at appropriate locations to warn of deep water, possible flood conditions during storm periods, and of other dangers that exist to pedestrian and vehicular traffic, shall be the sole responsibility of the owner.
6. Wet Bottom Storm Water Storage: Wet bottom storm water storage areas shall be designed in compliance with all the regulations which are applicable and govern the construction of dry bottom storm water storage areas. The following additional regulations shall apply:

- a. The water surface area of the permanent pool shall not exceed one-fifth ($\frac{1}{5}$) of the area of the tributary watershed, or as approved by the village engineer.
 - b. Minimum normal water depth shall be eight feet (8'). If fish are to be used to keep the pond clean, at least one-fourth ($\frac{1}{4}$) of the pond area shall be a minimum of ten feet (10') deep. The pond shall have a safety ledge.
 - c. Facilities should be provided to lower the pond elevation by gravity flow for cleaning purposes and shoreline maintenance.
 - d. The control structure for storm water release should be designed to operate at full design rate with only a small increase in water depth in order to minimize the land surface wetted by frequent minor storm water runoff conditions.
7. Paved Storm Water Storage: Design and construction of the pavement base must ensure that there is no pavement damage due to flooding. Control structures in paved areas must be readily accessible for maintaining and cleaning. Flow control devices will be required unless otherwise approved by the village engineer.
 8. Street Pavement Surface Ponding: Street pavement surface ponding shall not exceed nine inches (9") in depth in the gutterline under all rainfall conditions up to and including the 100-year storm event. Open waterways, such as surface overflow swales, shall be designed into the grading plan to receive all excess storm water runoff. Depressing the sidewalk across such overflow swales to meet this requirement shall be acceptable.
 9. Roofing Storm Water Storage: Rooftop storage of excess storm water shall be designed and constructed to provide permanent control inlets and parapet walls to contain excess storm water. Adequate structural roof design must be provided to ensure that roof deflection does not occur which could cause the roofing material to fail and result in leakage. Overflow area must be provided to ensure that the weight of storm water will never exceed the structural capacity of the roof.
 10. Automobile Parking Lot Storage Areas: Automobile parking lots may be designed to provide temporary detention storage on a portion of their surfaces. Automobile parking facilities used to store excess water of eight inches (8") shall be located in the most remote, least used areas of the parking facility. Design and construction of

automobile parking in storm water areas must ensure there is no damage to the parking facility due to flooding, including damage to the subbase. Warning signs shall be mounted at appropriate locations to warn of possible flood conditions during storm periods.

11. **Underground Storm Water Storage:** Underground storm water storage facilities must be designed for easy access in order to remove accumulated sediment and debris. These facilities must be provided with a positive gravity outlet unless otherwise approved by the village engineer.
12. **Storm Water Storage Areas:** Storm water storage areas, which will be filled to capacity by frequent storms, shall be designed in a manner that will protect immediate downstream properties, and all overflow structures shall be designed to function properly and effectively without the necessity of making manual adjustments. A larger outlet for a storm water storage area may be permitted for the orderly management of storm water runoff where large tributary areas were developed without detention.
13. If the orderly management of the storm water runoff cannot be achieved by passing the entire tributary area runoff through the storm water storage area, then the storm water storage area may be constructed to exclude the runoff from the tributary area originating outside of the area to be developed by separation or rerouting of flows.
14. Where the owner has a large tract of land upon which development is to occur in several phases, the owner is encouraged to construct one storm water storage facility which is designed to provide for the needs of entire completed development, or to be enlarged at later dates as additional portions of the owner's lands are developed and as additional storm water storage is required due to that development.
15. Where portions of the owner's land are tributary to the same drain for an outlet, but which are within two (2) or more tributary areas to that drain, the owner may construct, upon site specific approval by the village engineer, compensatory storm water detention facilities within one tributary area which offset the lack of construction of storm water detention facilities in another tributary area. Such compensatory storage shall be designed and constructed such that the net effect of these facilities shall be to limit the amount of storm water runoff released into the drain to that which would have

occurred had storm water detention facilities been constructed for all the tributary areas.

16. Storm water storage areas may be planned and constructed jointly by two (2) or more land owners as long as compliance with this policy is maintained.
17. Easements: Easements to the village shall be granted to further this policy.
18. These policy guidelines shall be interpreted to protect the public health, safety and welfare and shall not prevent the village engineer from determining that other or additional requirements must be satisfied in order to promote the intent and purpose of this policy.

VII. SUBMITTALS

Two (2) copies of all storm water detention or retention system designs shall be submitted by the developer and engineer for approval simultaneously with the subsidiary drainage plat. All calculations shall be shown legibly on eight and one-half inch by eleven inch ($8\frac{1}{2}$ " x 11") sheets of paper. The subdivision name, engineer's firm, the engineer's initials and date shall all be indicated. For all detention systems, a plot or tabulation of storage volumes with corresponding water surface elevations (stage storage table) and of the basin outflow rates for those water surface (stage discharge) elevations shall be furnished. These tabulations shall be listed for water surface elevation intervals not exceeding one foot (1').

(Ord. 02-05; amd. 2007 Code)

11-8-5: **APPENDIX E, SUBDIVISION FEE SCHEDULE:****APPENDIX E****SUBDIVISION FEE SCHEDULE****PRELIMINARY PLAT APPLICATION FEE**

1. In order to cover the cost of examining the layout, advertising, and holding public hearings, recording fees and other expenses incidental to the approval of a subdivision, the subdivider shall pay the fees as provided in subparagraph 2 of this paragraph at the time of the application for conditional approval of the preliminary plat. Such fee will be based on the estimated number of lots created. At the time of application for approval of the final plat, the required fee will be recalculated on the basis of the actual number of lots created, and an adjustment of the fee will be made. The subdivider shall pay an additional amount or receive a refund, if the adjusted fee differs from the original fee. There will be no refund on any portion of the fee if the subdivider fails to apply for final approval of the subdivision. If, because of the failure of the subdivider to submit a final plat within twelve (12) months after receiving conditional approval of the preliminary plat, it is necessary to resubmit the preliminary plat for conditional approval, the subdivider shall pay the fee currently in effect at the time of the resubmission.
2. The fees for approval of a subdivision shall be charged and collected at the time of filing application for conditional approval at the following rates:
 - For subdivisions containing not more than twenty five (25) lots, the fee will be one hundred fifty dollars (\$150.00), or ten dollars (\$10.00) per lot, whichever sum shall be the greater.
 - For a subdivision containing more than twenty five (25) lots, the fee will be two hundred fifty dollars (\$250.00) plus seven dollars (\$7.00) for each lot in excess of twenty five (25) lots contained in the subdivision.

PLAT PREPARATION AND CHECKING FEES

Fees will be assessed to defray the engineering expenses incurred by the village in preparation or checking of preliminary plat and final plat, construction drawings and specifications, and also in checking the final plat

when it is prepared by others. These are separate and distinct charges from the fee paid at the time of submission of the preliminary plat. The subdivider shall reimburse the village as follows:

1. When the subdivider elects to have the construction drawings and specifications prepared by the village, the subdivider shall make a request for preparation of a preliminary estimate of construction cost for the improvements. This request shall be in writing to the village clerk and shall be accompanied by a certified check in the amount of seven hundred dollars (\$700.00) to be receipted for by the village clerk. The deposit is to guarantee the expense of preparation of the preliminary estimate of construction cost to be performed by the village engineer.
2. When notified of the amount of the preliminary estimate of construction cost, the subdivider shall make a further written request to the village clerk for preparation by the village engineer of construction drawings and specifications and final estimate of construction cost to be used in the construction of the improvements. This request shall be in writing to the village clerk and shall be accompanied by a surety in the form of a certified check in the amount of one hundred percent (100%) of the village engineer's quoted charge to the village, as based upon the practices recommended in the manual of professional practices for civil engineers published by the American Society of Civil Engineers (ASCE) currently in effect.
3. Upon payment of the engineering fee per paragraph 2 above, the surety of one hundred dollars (\$100.00) will be refunded. The one hundred dollar (\$100.00) surety shall be forfeited if the engineering fee is not paid with twelve (12) months after the subdivider receives the preliminary estimate of construction cost by the village. In the case where the engineering fee is not paid within the twelve (12) month period, the subdivider shall begin the process again with new surety and a new request of preliminary estimate of construction cost. There will be no refund of the engineering fee if the project is abandoned or if approval of the final plat is denied. Any revision of the construction drawings and specifications, for whatever reasons, shall be subject to an additional engineering fee, paid in advance, in an amount quoted by village engineer.
4. When the subdivider elects to have construction drawings and specifications and cost estimates for improvements prepared by an engineer retained by himself, the subdivider shall apply in writing to the village clerk making a request that such construction drawings,

specifications and cost estimates for improvements be checked by the village engineer. The application shall be accompanied by two (2) sets of the above described materials. The village clerk will inform the subdivider of the amount of the fee for the village engineer's services which will be based upon the ASCE recommendation per the publication referenced in paragraph 2 above. The village will authorize the village engineer to proceed upon the receipt of this fee by the village clerk.

Additional fees will be assessed and shall be paid by the subdivider for rechecking of the materials submitted arising from revisions made by or required by the subdivider. There will be no refund of engineering fees if the project is abandoned for any reason whatsoever.

5. The subdivider shall reimburse the village for any legal expense incurred by the village in connection with the processing of the subdivision for approval. This will include the cost of preparing or examining agreements, guarantees, escrows provided for by section VIII and X of the subdivision ordinance and furnishing of opinion required under section XI C in the subdivision ordinance, the preparation of deeds or other instruments of conveyance that may be required, and any other legal expense incurred by the village in connection with qualifying the subdivision. The village may, at its discretion, obtain an estimate from the village attorney of the cost of any such legal expense and require a deposit from the subdivider in the amount of such estimate before incurring the legal expenses involved.

INSPECTION FEES

1. Inspection of construction will be performed by the village engineer or an inspector on the village payroll.
 - a. When the village engineer performs this service, the rates will be equal to one hundred percent (100%) of the engineer's quoted fee to the village as based upon the ASCE recommendation per the manual of professional practices for civil engineers.
 - b. When inspection is performed by an inspector on village payroll, the charge will be one hundred twenty five percent (125%) of the regular salary paid to the inspector computed to an hourly basis. There will be not less than a four (4) hour charge for the time spent in any one day. For time spent outside the regular working hours of

the inspector, the hourly charge will be two hundred fifty percent (250%) of the regular salary paid to the inspector computed to an hourly basis.

2. The subdivider shall submit to the village clerk a cash or certified check deposit of ten percent (10%) of the preliminary estimate of construction cost to provide for inspection charges per the above paragraph. Any excess of the sum deposited over total inspection charges will be refunded to the subdivider and any overdraft for inspection shall be provided for immediately by the subdivider to ensure continuity of inspection.

IMPACT FEES

As a condition of approval of annexation of real estate to the village and approval of a final plat of subdivision or final plat of a planned unit development, if such a plat is required involving residential real estate, the owner-developer or subsequent owner, shall be required to pay impact fees as hereinafter set forth. Provision for payment of said fees shall be included in an annexation agreement to be entered into between the owner/developer and the village. Said fees shall be paid to the village prior to a building permit being issued where a residential zoning district is involved and shall be paid by the party making application for building permit. Said fees shall be in the following amounts and for the following purpose:

- | | | |
|----|---|----------|
| 1. | Police protection impact fee per residential dwelling unit | \$500.00 |
| 2. | Sewer system expansion and maintenance impact fee per residential dwelling unit | 250.00 |
| 3. | Water system expansion and maintenance impact fee per residential dwelling unit | 250.00 |

The village board may waive the sewer system impact fee or water system impact fee in the event the property to be annexed will not be connected to the village sewer system and/or the village water system.

(Ord. 02-05)

11-8-6: **APPENDIX F, SITE PLAN REVIEW CHECKLIST:****APPENDIX F****SITE PLAN REVIEW CHECKLIST**

Project Name _____

Date Submitted _____

Developer _____

- ___ Zoning, and adjacent zoning
- ___ Setbacks
- ___ Traffic patterns and impact
- ___ Possible widening of street
- ___ ROW acquisition
- ___ Easement acquisition
- ___ Green space
- ___ Buffering - berms, fencing, landscaping, etc.
- ___ Permits from other agencies
- ___ Site layout
- ___ Parking lane widths, space sizes, etc.
- ___ Handicap accessibility
- ___ Site utilities. Electric, telephone, gas, cable tv, water, sanitary, storm, etc.
- ___ Grading of site
- ___ Entrances
- ___ Curbs
- ___ Sidewalk
- ___ Lighting
- ___ Parking lot surfacing

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- ☐ Site landscaping
- ☐ Underground storm drainage
- ☐ Drainage calculations
- ☐ Detention

(Ord. 02-05)

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