

# Subdivision Code

of the Village of Tremont, Illinois

*Title XV Land Usage, Chapter 152*

*Ordinance Number xx-xxx*

*Adopted:*



## CHAPTER 152

### SUBDIVISION CODE

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## **GENERAL PROVISIONS**

### **§ 152.001 TITLE.**

This chapter shall be known and may be cited as the Subdivision Code of the Village of Tremont and contiguous areas.

### **§ 152.002 PURPOSE, APPLICATION AND JURISDICTION.**

- A. The purpose of this Subdivision Code, which is part of the Comprehensive Plan of the Village, is to ensure that the subdivision and development of land is accomplished in a timely manner, in conformance with all Village and State regulations and standards, and in a manner which minimizes or eliminates adverse impacts and encourages and facilitates the orderly development of Tremont and its environs.
- B. The provisions of this Subdivision Code shall be applicable to all subdivisions and developments within the Village and within a mile and one-half of the Village's corporate limits. It is the intent of this code to permit subdivision development within all zoning classifications except agriculturally zoned property.
- C. The provisions of this Subdivision Code shall also apply to any other developments, whether a subdivision is required or not under the law, statutes, ordinances, or regulations of the governing body or agency having jurisdiction or control, and regardless of whether the same is labeled a subdivision or not, it being the intent of the chapter to apply to all types of development, both within the Village and to areas lying within a mile and one-half of the Village's corporate limits. This shall apply to all types of land subdivisions or developments which impact adjacent land, including but not limited to, the dedication or construction of public or private streets, storm sewers, sanitary sewers, storm water drainage facilities and similar types of improvements, whether a subdivision of land is required or not under the laws, statutes, ordinances or regulations of the governing bodies or agencies having jurisdiction.

### **§ 152.003 DEFINITIONS.**

For the purpose of this Subdivision Code the following definitions shall apply unless the context clearly indicates or requires a different meaning. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and when any pertinent term is not expressly defined it shall be construed to have its usual legal definition. The word "shall" is always mandatory and not merely advisory.

**ASSOCIATION.** The owner's association to be formed for the owners of property in a subdivision to maintain any open space, common grounds or common buildings not dedicated to and accepted by a public agency.

**BASE FLOOD.** A flood having a one percent (1%) chance of being equaled or exceeded in any given year. The base flood is also known as the one hundred (100) year flood.

**BOND, ETC.** A performance bond issued by a surety company, a cash bond or a letter of credit issued by a financial institution, to guarantee a contract and the payment of all obligations for the construction of public improvements.

**BYPASS CHANNEL.** A channel formed in the topography of the earth's surface to carry storm water runoff through a specified area.

**CERTIFICATE OF REGISTRATION.** A certificate issued by the Village Clerk indicating registration with the Village to develop and/or construct public improvements which will be or have been dedicated to the Village during a subdivision process. This certificate shall not be denied, suspended or revoked except by Village Board action.

**COMPREHENSIVE PLAN.** The official comprehensive plan and land use map of Tremont adopted by the Village Board, and amended from time to time.

**CONDOMINIUM SUBDIVISION.** Any subdivision or part of a subdivision which is intended for multi-family buildings to be constructed and sold by the Subdivider as condominium units rather than as apartments.

**CONSTRUCTION PLANS AND SPECIFICATIONS.** Plans prepared by a registered engineer of the Subdivider to show the types, location, lines and grades of the proposed streets, storm sewers, sanitary sewers, water mains, etc. in the subdivision.

**CONSULTING ENGINEER.** A firm licensed by Illinois, or any State, as a professional design firm able to provide engineering services. Consulting engineering firms may also provide related professional services such as surveying and landscape architecture. A Consulting Engineer must maintain professional liability insurance in order to provide services within the Village for public facilities or facilities that will become publicly owned facilities.

**CONTROL STRUCTURE.** A structure designed and built to control the flow of stormwater runoff.

**DESIGN STORM.** A rainfall event of specified duration and frequency used to calculate the stormwater runoff from a given area of land. An example of a Design Storm is a rainfall event with a duration of 24 hours that occurs on average once every 2 years. Another example is a rainfall event with a duration of 1 hour that occurs once every 25 years on average. The rainfall data set to be used in the Village is maintained by the Illinois State Water Survey and is published as Bulletin 70.

**DETENTION BASIN.** A facility designed and built to provide for the temporary storage of stormwater runoff and the controlled release of runoff at a prescribed rate during and after a storm event.

**DEVELOPMENT.** Any manmade change to real estate, including:

1. Construction, reconstruction or placement of a building or any addition to a building valued at more than one thousand dollars (\$1,000);
2. Installing a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than one hundred eighty (180) days;
3. Drilling, mining, installing utilities or facilities, construction of roads, bridges or similar projects valued at more than one thousand dollars (\$1,000);
4. Filling, dredging, grading, excavating, constructing parking lots, or other non-agricultural alterations of the ground surfaces;

5. Storage of materials; or
6. Any other activity that might change the direction, depth, or rate of flood or surface waters within the Village.

Development does not include maintenance of existing buildings and facilities, gardening, plowing and similar agricultural practices.

**DRY BOTTOM STORM WATER STORAGE AREA.** A detention facility designed to receive runoff and release all of the runoff such that the facility is normally in a dry condition.

**DWELLING UNIT.** One (1) or more rooms constituting all or part of a dwelling used exclusively as living quarters for one family and not more than two (2) roomers or boarders, and which contain cooking facilities, sink, or other kitchen facilities.

**EASEMENT.** A right or privilege to enter and use private land for specified purposes.

**FINAL ACCEPTANCE.** Acceptance of the subdivision improvements by the Village Board.

**FINAL PLAT.** The final map or drawing on which the Subdivider's plan of subdivision is presented to the Village Board for approval, and which, if approved, shall be recorded in the Tazewell County Recorder's office for the purpose of conveying land.

**FLAG LOT.** A lot configured such that the main or principal use, or the building area, does not abut or adjoin a public street, but is connected to such public street by a narrow strip of land intended to provide access between the public street and the useful portion of the lot.

**FLOOD HAZARD AREA.** Areas susceptible to the base flood and delineated as "A" zones on a Flood Insurance Rate Map prepared by the Federal Emergency Management Agency (FEMA). Flood hazard areas of unincorporated Tazewell County that are within the extraterritorial jurisdiction of the Village are identified on a Flood Insurance Rate Map prepared for Tazewell County by FEMA.

**LOT.** A portion of a subdivision or parcel of land considered a unit intended for transfer of ownership or for building development.

**NATURAL DRAINAGE.** The flow path of stormwater runoff across land without alteration by development. As the runoff travels farther distances, the flow becomes concentrated in channels and streams formed in the existing surface topography.

**OUTLOT.** A lot within a subdivision to be used for a unique purpose such as a drainage pond or shared park land. Any such lots used as a shared resource of a subdivision shall be owned and managed by an Association of the property owners.

**PRELIMINARY PLAT.** A preliminary map or drawing indicating the proposed layout of the subdivision as submitted to the Planning Commission for consideration and approval of the Village Board.

**PLAT OFFICER.** An officer appointed by the Village President with the consent of the Village Board whose vested duty is to administer and enforce the regulations and standards of this Subdivision Code.

**PLANNING COMMISSION.** The Tremont Planning Commission.

**PUBLIC WATER SUPPLY.** A potable water system serving at least fifteen (15) service connections or which regularly serve at least twenty five (25) persons at least sixty (60) days per year, as more specifically defined by the Illinois Environmental Protection Act (415 ILCS 5/3.28).

**RESERVE STRIP.** A strip of land, usually the boundary of a subdivision, which is withheld from sale or dedication to control the development of adjacent land.

**RETENTION BASIN.** A facility constructed or modified to provide for the storage of stormwater runoff without overland discharge or release of runoff. Collected runoff is only released by means of infiltration and evaporation.

**REVERSE FRONTAGE.** A lot that is bounded in front and in back by a street or thoroughfare.

**SANITARY SEWER.** A constructed conduit to collect and carry liquid and solid sewage wastes, other than stormwaters, to a sewage treatment plant.

**SELECTED GRANULAR BACKFILL.** Aggregate material used for water and sewer pipe construction as defined by the Standard Specifications for Water and Sewer Main Construction.

**SIDEWALKS.** The paved portion of the right-of-way, excluding the paved street, designed and intended for the movement and use of pedestrians.

**STATE ROAD SPECIFICATIONS.** The most recent edition of the Standard Specifications for Road and Bridge Construction, as adopted by the Illinois Department of Transportation.

**STATE WATER AND SEWER MAIN SPECIFICATIONS.** The most recent edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.

**STREETS AND ALLEYS.** A way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, or however designated, in the following hierarchy:

1. **ARTERIAL STREET** is designed for high vehicular capacity and moderate travel speed. Arterial Streets typically travel through the Village providing travel routes to and from the community.
2. **COLLECTOR STREET** is designed to carry a moderate amount of traffic at low to moderate speeds. Collector Streets typically carry traffic within the Village between subdivisions and between residential areas and other zoned property types.
3. **LOCAL STREET** are those streets typically carrying lower volumes of traffic at low speeds. Local Streets provide access to abutting properties.
4. **ALLEYS** connect streets and provide access to the rear of properties typically for service such as garbage collection or access to garages.

**SUBDIVIDER.** Any individual, association, corporation or other legal entity who is an owner or agent responsible for subdividing or developing land and who is responsible for requirements outlined in these regulations for the subdividing of land.

**SUBDIVISION CODE.** This Subdivision Code of the Village and contiguous areas.



**SUBDIVISION.** The division of a parcel of land into two (2) or more lots or parcels for the purpose of transfer of ownership or building development, shall be deemed a subdivision. The term includes resubdivision, provided that the division of not more than five (5) lots or tracts of record into not more than three (3) lots, and not involving a new street, shall be eligible for record without approval of the Village Board, but with the written approval of the Plat Officer, who shall first determine that the new lots comply with the area regulations and other requirements, including sanitation of the zoning regulations of the Village. When appropriate to the context, the term subdivision shall relate to the process of subdividing or to the land subdivided. The term also applies to the following, which, while not requiring submission of a subdivision plat nor approval of the Village Board, requires Village approval through the Plat Officer and compliance with the other requirements of this Subdivision Code:

1. Division or subdivision of land into lots of five (5) acres or more which do not involve any new streets or easements of access;
2. Division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right-of-way for railroads, utilities or pipe lines which do not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements for access;
6. The conveyance or dedication of land for highway or other public purposes or the vacation of land dedicated for a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels following the division into no more than two (2) parts of a particular parcel of land existing on July 17, 1959, and not involving any new streets or easements of access; or
9. It is the intent of the section to eliminate the exception Stated at Section 1(b) (9) of the Plat Act and thereby require compliance with the Plat Act in transactions involving the sale of a single lot of less than five (5) acres from a larger tract in all instances except that specified in subdivision (1) above.

**SUBSTANTIAL CONFORMANCE.** No changes in a subdivision's street configuration, the number, sizes and configuration of lots, and the configuration of storm water drainage plans or the configuration of any other utility services.

**STORM DRAINAGE CAPACITY.** The flow of stormwater runoff that can be transported by a channel without overtopping or a conduit without causing a rise of the water surface over the conduit where water enters the conduit.

**STORMWATER RUNOFF.** The flow of water resulting from precipitation which was not absorbed by the soil or plant material.

**STORMWATER RUNOFF RELEASE RATE.** The flowrate at which stormwater runoff is released from a control structure.

**STORM SEWER.** A constructed conduit to carry stormwater runoff.

**TRIBUTARY WATERSHED.** All the land area that contributes stormwater runoff to a given point.

**VILLAGE ENGINEER.** Appointed by the Village President with the consent of the Village Board to assist the Village as described in the Village's Code of Ordinances. The Village Engineer shall be a Professional Engineer (P.E.) licensed by the State of Illinois. The Village Engineer shall have expertise in Civil Engineering. A qualified Consulting Engineer may serve as Village Engineer if approved by the Village Board.

**WET BOTTOM STORM WATER STORAGE AREA.** A facility designed to be maintained as a pond with a free water surface and which has capacity to contain excess stormwater runoff.

#### **§ 152.004 SUBDIVISION OUTSIDE THE CORPORATE LIMITS WITHIN A MILE AND ONE-HALF.**

- A. Subdivisions located outside the Village's corporate limits, but within a mile and one-half of the corporate limits, shall meet all requirements of the Village's Subdivision Code and standards, in addition to the requirements of the township and county.
- B. Storm sewers, sanitary sewers and water mains shall not be extended to users located outside the Village's corporate limits except when the Village Board votes to allow such an extension after affected property owners file a petition for water or sewer service and sign an agreement to annex to the Village when requested.
- C. Streets and other public improvements constructed outside the corporate limits of the Village but within one and one-half (1½) miles extraterritorial jurisdiction must meet Village requirements and shall also conform to the rules, specifications, and regulations regarding location, width, grades, surface and drainage structures applicable to the township road system. The review and approval of streets and public improvements in the township is performed by both the Village and the Township Highway Commissioner, with bonds, etc. for public improvements, including streets, assigned jointly to the Village and County and held by the County. Final acceptance shall be filed with the County Clerk and County Engineer. Final plat acceptance does not convey acceptance of roads.

#### **§ 152.005 ENTITLEMENT OF RECORD UPON APPROVAL.**

- A. Each Subdivider who seeks the Village Board's approval of a subdivision shall follow these procedures and conform to the Village's approved Comprehensive Plan, as amended from time to time. All requests for preliminary plat of a subdivision shall be referred to the Planning Commission for review and recommendation before action by the Village Board.
- B. No owner or agent of the owner of any parcel of land located in a proposed subdivision shall transfer or sell such a parcel until a final plat of the subdivision has been approved by the Village Board and filed with the Tazewell County Recorder of Deeds.

- C. Amendments to the Subdivision Code become effective with approval by the Village Board. Any final plat requests, based on preliminary plats which were approved by the Village Board within one (1) year of the date of the request for final plat approval, shall not be required to comply with the amendments to the Subdivision Code made within that one (1) year period. All other final plats must comply with the then existing Subdivision Code requirements in effect on the date of the request for final plat approval. All requests for final plat approval must be made in compliance with the provisions of this Subdivision Code.
- D. If a plat has been approved and afterward it is desirable to change or vary the lot lines as shown, this constitutes a re-subdivision and re-platting of the lots is required following these subdivision procedures.
- E. Upon the approval of a final plat by the Village, the Subdivider thereby grants the Village, its officers, employees, and agents, access to the subdivision for the purpose of inspecting improvements.

**§ 152.006 WATER AND SEWER MAIN EXTENSION POLICY.**

- A. It has been, and continues to be, the policy of the Village that land developers within the Village or within a mile and one-half of the corporate limits are required to extend water, storm sewer, and sanitary sewer mains to their developments at their own expense.
- B. In certain situations in which the corporate authorities deem it to be necessary or desirable to protect the public health, safety, and welfare by insuring that adequate public facilities exist to serve new developments and to promote orderly development, the Village may elect, in its sole discretion, to extend water, storm sewer or sanitary sewer mains at the Village's expense to desirable areas and to recoup its expense by charging a connection fee to the owners/developers of the property benefited by said main extensions.
- C. In the event the Village elects to extend mains at its own expense, it shall be done so by ordinance and each such ordinance shall contain, at a minimum, the following:
  - 1. An estimate of the cost to the Village to extend the main or mains;
  - 2. A designation of the area which the Village reasonably believes will be benefited by the main extension; and,
  - 3. A formula or fee schedule setting forth the way in which the connection fee will be determined.
- D. Nothing herein shall be construed to prohibit or limit the Village from collecting the fees provided for elsewhere in its Code of Ordinances in addition to the connection fee proposed herein.
- E. The following areas have been designated by separate ordinances as areas in which the Village will, or has, paid for the construction of public water, public sanitary sewer or public storm sewer main extensions and for which reimbursement will be collected from developers or property owners, by the Village, upon connection to the main.

**§ 152.007 CONDOMINIUM SUBDIVISIONS.**

- A. In addition to all other requirements relating to new subdivisions, the requirements of this section shall apply to any subdivision or part of a subdivision intended to be developed by the construction of two-family or multi-family building(s) and the sale of the building by selling individual condominium units. Conversions of existing two-family, multi-family, office, commercial, or industrial buildings into individual condominium units shall not be permitted.
- B. Except as specifically limited in Subparagraph (A) above, and expanded by Subparagraph (C) below, the provisions of the Illinois Condominium Property Act ("C.P.A.") (765 ILCS 605/1, et seq.) shall apply to all condominium subdivisions.
- C. In addition to the requirements of the C.P.A.:
1. Each developer of a proposed condominium subdivision shall submit to the Village for public inspection purposes only, the following information:
    - a. Plans and specifications indicating where each condominium is to be and what public areas are to be owned by the association of condominium owners.
    - b. Proposed articles of incorporation and by-laws for the association of condominium owners which will manage the common areas.
    - c. A detailed description of proposed financing to be available to purchasers of the condominium units.
    - d. Information indicating financial responsibility and financial ability of the builders or developers to complete the project as proposed, including a projected operating budget for the condominium.
    - e. A copy of all proposed covenants relating to the real estate.
    - f. An agreement by the developer specifying the improvements to be completed by the developer, including recreational facilities, bicycle trails, and other common areas. The agreement shall also indicated the percentage of ownership interest in each of the common areas allocated to each unit or shall specifically state that it is an "add on condominium" that allows a reallocation of the percentage ownership interest in the existing and additional common elements pursuant to Section 605/25 of the C.P.A.
    - g. If the construction is to be financed in whole or in part by escrow funds put up by purchasers, or if escrow funds of any kind are required from purchasers, then the following information will be provided:
      - i. A description of the escrow arrangements.
      - ii. A copy of all escrow documents.
      - iii. Provision for the return of funds to purchasers if the matter is not completed by the date specified.
      - iv. The name and address of the institution to hold the escrow.
    - h. Title information insuring all liens, easements, and interest of record including all ownership concerning the real estate. All mortgages and mechanics' liens and other financial liens of any kind shall be listed.
    - i. In connection with the common areas and recreational areas, a proposed management agreement and proposed rules will be furnished.

- j. The forms to be used for agreements, promissory notes, deeds, and other documents of title and documents related to the sale of the condominium units.
2. No person may be denied the right to purchase or lease a unit based on race, religion, sex, sexual preference, marital status, or national origin.
3. Unit owners may not be required to be members of or participate in recreational or similar facilities that are not owned in fee by the unit owners or by an association in which the unit owners are members.
4. Unit owners must be allowed to inspect financial books and records of the condominium association within seven (7) business days after written request for examination is received by the association.

**§ 152.008 COMMON AREAS, BUILDING FACILITIES [RESERVED]**



**PROCEDURES TO BE FOLLOWED FOR SUBMITTING A SUBDIVISION PLAN**

**§ 152.009 PRE-APPLICATION.**

- A. Prior to filing a preliminary plat, the Subdivider may confer with the Plat Officer so general information about the subdivision and its location may be conveyed to the Planning Commission. The Pre-application is optional and does not require formal application, nor any fee, nor the filing of a plat with the Village.
- B. Ten (10) copies of any Pre-application materials requested shall be submitted to the Plat Officer no later than the fifteenth (15<sup>th</sup>) day of the month prior to the meeting at which the Planning Commission shall review the Pre-application materials.
- C. The Plat Officer may request all or a portion of the following at the time of Pre-application:
  - 1. Land characteristics and existing condition of the site.
  - 2. A sketch plan of the proposed subdivision layout showing the following:
    - a. Street and lot layout and other features in relation to existing conditions.
    - b. Number of lots with typical widths and depths.
    - c. Available utilities.
  - 3. Any additional information and data necessary for proper consideration of the proposed subdivision.

**§ 152.010 PRELIMINARY PLAT.**

- A. The Subdivider shall prepare and submit ten (10) copies of the preliminary plat of the proposed subdivision. An application for subdivision shall be filed with the preliminary plat.
- B. Preliminary plat materials shall be submitted to the Plat Officer no later than the fifteenth (15<sup>th</sup>) day of the month prior to the meeting at which the Planning Commission shall review and recommend action on the preliminary plat.
- C. The Planning Commission shall approve or disapprove the application for preliminary plat within forty five (45) days from the date of the application or the filing by the applicant of the last item of required supporting data, whichever date is later, unless such time is extended by mutual consent.
- D. If such preliminary plat is disapproved, within fifteen (15) days the Planning Commission shall furnish the applicant or Subdivider, in writing, a Statement setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to the ordinances including the official map. The Planning Commission will recommend denial to the Village Board unless the Subdivider requests reconsideration by the Planning Commission in writing prior to the first meeting of the Village Board following written denial by the Planning Commission. If the Subdivider requests reconsideration by the Planning Commission, the Planning Commission shall have an additional forty five (45) days to consider the Subdivider's request.

- E. If the preliminary plat is recommended for approval, ten (10) additional copies of the preliminary plat, as recommended by the Planning Commission, shall be submitted to the Plat Officer within five (5) days following recommendation. The Village Board, which in turn shall accept or reject the preliminary plat within thirty (30) days after its first regular scheduled meeting following action by the Planning Commission.
- F. The preliminary plat shall contain the following information:

#### **EXISTING CONDITIONS**

1. A detailed drawing of the proposed subdivision at a scale not smaller than one hundred (100) feet per inch. Horizontal mapping coordinates shall use the North American Datum of 1983 (NAD83) Zone 1202 (Transverse Mercator / Western Zone)
2. Existing topographical data. For all land that slopes less than two percent (2%), show contours with an interval of one (1) foot. For land that slopes more than two percent (2%), show contours with an interval of two (2) feet. All elevations shall be based on North American Vertical Datum of 1988 (NAVD 88).
3. Other site conditions and significant features including flood hazard areas, water courses, marshes and wooded areas.
4. Conditions on land adjacent to the site including approximate direction of ground slope including embankments and retaining walls, buildings, railroads, towers and all other nearby nonresidential land uses.
5. Zoning on and adjacent to the tract, including land separated by a transportation feature. Designation of any lots for duplex development.
6. Names of owners of adjacent unplatted land and names of adjacent platted subdivisions.
7. Existing easements on or adjacent to the tract showing locations and purpose.
8. Existing streets and roads on or adjacent to the tract showing the location, name, right-of-way width and street surface width. All existing walks, curbs, gutters, culverts, etc.
9. Existing utilities on or adjacent to the tract including:
  - a. The location and size of all water mains. If water mains are not adjacent to the tract, indicate the direction and distance to the nearest main, and its size.
  - b. The location and size of all sanitary and storm sewer mains, manholes and inlets. If sanitary sewer mains are not adjacent to the tract, indicate the direction, distance and invert elevation of the nearest sanitary sewer and its size.
  - c. The location of all gas mains.
  - d. The location of all electric and telephone poles and street lights.

#### **PROPOSED CONDITIONS**



10. Proposed improvements or other major projects planned by public authorities to be constructed on or near the tract.
11. Sites and acreage, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings.
12. Sites and acreage, if any, to be dedicated for parks, playgrounds, bikeways, schools and other public uses.
13. Proposed streets including right-of-way and pavement widths.
14. Location and dimensions of all other proposed rights-of-way and easements and their purpose.
15. Lot lines, block and lot numbers and lot sizes shall be shown.
16. Minimum building setback lines.
17. Location and sizes of all proposed utilities.
18. Storm water control facilities including storm water retention basins.
19. Title, scale, north arrow, and date.
20. Additional information, if required by the Plat Officer, including:
  - a. Profiles showing existing ground surface and proposed street extensions showing grades and cross sections for a reasonable distance beyond the limits of the proposed subdivision.
  - b. Preliminary plans of proposed sanitary and storm sewers with grades and sizes indicated for a reasonable distance beyond the limits of the proposed subdivision.
21. Draft of restrictive covenants (if any) whereby the Subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.

**§ 152.011 FINAL PLAT.**

- A. Within one (1) year of approval of the preliminary plat by the Village Board, the Subdivider shall prepare and submit a Final Plat of the proposed subdivision, or a portion thereof, along with other supplementary information required. The final plat shall be in substantial conformance with the approved Preliminary Plat and shall comply with the construction standards and Subdivision Code requirements in effect at the time the Preliminary Plat was approved.
- B. Should the Subdivider prepare Final Plats for portions of the subdivision, Subdivider shall have an additional four (4) year period in which to prepare and submit Final Plat(s) of the proposed subdivision portions, along with other supplementary information required, but any such Final Plat must comply with those construction standards and Subdivision Code requirements in effect at the time of Final Plat submission. Following this five (5) year period, the Subdivider may request an extension of the period the preliminary plat remains in effect by submission of an application for extension presented for Village Board action.

- C. Should the Subdivider not submit a Final Plat within one (1) year of approval of the preliminary plat, the Subdivider shall resubmit a Preliminary Plat for the subdivision which must comply with those construction standards and Subdivision Code requirements in effect at the time of new Preliminary Plat submission. The one (1) year and additional four (4) year Final Plat process timeline begins after Village action on the new Preliminary Plat.
- D. Ten (10) copies of the final plat application along with the construction plans and specifications and an estimate of expenditure, shall be submitted to the Plat Officer no later than twenty (20) days before the regular meeting of the Village Board at which the approval of the subdivision final plat is sought.
- E. The final plat shall be a reproducible ink drawing at a scale of two hundred (200) feet equals one (1) inch or larger. The drawing may be on more than one (1) sheet with an index sheet, if required.
- F. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Plat Officer.
- G. The final plat shall contain as a minimum, the following information:
1. Primary control points and ties to such control points to which all dimensions and bearings and similar data shall be referred. At least one (1) of the control points shall be an established section corner.
  2. Subdivision boundary lines, street right-of-way lines, easements and lot lines shall be shown with accurate dimensions and bearings. Radii, arcs and central angles of all curves shall also be shown. The location and description of all monuments used to identify points shall be included.
  3. The name and right-of-way width of each street or other right-of-way.
  4. The location, dimensions and purpose of all easements, including easements provided for sump pump drains, gas lines, electric lines, etc.
  5. The minimum building setback lines.
  6. A number to identify each lot or site.
  7. The purpose for which sites other than residential lots are dedicated.
  8. The names of recorded owners of adjoining unplatted land.
  9. Reference to recorded subdivision plats adjoining the site with recorded name, date and number.
  10. All reserve strips.
  11. Delineation of all areas to be inundated by a 100 year storm event.
  12. Plat title, scale, north arrow and date.
- F. Final plats of sites located entirely within the Village limits shall contain the following certificates:
1. A certificate from a registered land surveyor, acknowledged by the owner of the land or duly authorized attorney, as required by the Plat Act.

2. A certificate to be signed by the Plat Officer stating that the plat conforms to the Subdivision Code.
  3. A certificate to be signed by the Village Clerk stating that the plat was approved by the Village Board.
  4. A certificate to be signed by the Tazewell County Clerk stating that the subdivision is not subject to delinquent real estate taxes or special assessments.
  5. A certificate containing a dedication by the owner of the property dedicating to the public in perpetuity the right-of-way for public streets, alleys, watermains, and sanitary and storm sewers, and that easements are granted for the uses specified, and that other lots are dedicated for public purposes, as specified and applicable.
  6. A certificate for a notary public attesting to the property owner's free and voluntary act of endorsing the owner's certificates.
- G. Final plats of sites located outside the Village but within a mile and one-half of the Village's corporate limits shall contain the following certificates and Statements in addition to all of those required for sites within the Village limits:
1. All certificates required by Tazewell County.
  2. A certificate to be signed by the Township Highway Commissioner.
  3. A certificate to be signed by the Tazewell County Engineer.
- H. Final plats for subdivisions that are bounded by State right-of-way shall contain a certificate for use by the Illinois Department of Transportation.
- I. Within ninety (90) days after approval of the final plat by the Village Board, the Subdivider shall record the final plat with the Tazewell County Recorder. If the plat is not so recorded, it shall have no validity and shall not be recorded without subsequent approval of the Village Board. The Village Board may extend the filing date an additional ninety (90) days if the Subdivider can demonstrate unique circumstances or conditions whereby the recording of the final plat cannot be accomplished. Three conformed copies of the recorded final plat shall be deposited with the Village Clerk within five (5) days of being recorded.
- J. Subdivider shall execute, upon request by the Village, a bill of sale conveying to the Village personal property located in the rights-of-ways and easements which are dedicated to the Village.
- K. Restrictive covenants (if any) in a form acceptable for recording, and other data, such as other certificates, affidavits, etc. as may be required by the Plat Officer to enforce the Subdivision Code, design standards, or other regulations shall be submitted at this time.
- L. No final plat of any subdivision shall be approved for recording if the Subdivider or any one working under or through the Subdivider is in violation of any of the provisions of the Subdivision Code. Furthermore, the Planning Commission and Village Board have the right to refuse to consider any additional plat or plats covering any subdivision or subdivisions of said Subdivider through Pre-application procedure, or otherwise, until such time as such violation, or violations, cease and the Subdivider is in full compliance with all of the provisions of this code.

**§ 152.012 CONSTRUCTION PLANS, SPECIFICATIONS AND OTHER REQUIREMENTS.**

- A. At the time of final plat submittal, five (5) copies of construction plans and specifications for all public improvements, including but not limited to streets, sanitary sewers, water mains, drainage plans, sump pump drain lines, storm sewers, storm water controls and erosion controls shall be submitted. The construction plans and specifications shall be prepared, signed and sealed by a registered Illinois Professional Engineer. These plans and specifications shall conform to the Subdivision Code and design standards of the Village and be reviewed and approved by the Village Engineer.
- B. An estimate of expenditure covering the cost of public improvements shall be prepared and submitted to the Plat Officer with the construction plans and specifications. The estimate of expenditure shall be prepared and signed by a registered Illinois Professional Engineer. This estimate shall be verified by the Village Engineer for accuracy and adequacy.
- C. Drainage plans, including the calculations for storm water control, shall be submitted as part of the construction plans and specifications. The drainage plan shall be recorded with the final plat. The drainage plan shall contain the following Statement regarding drainage of surface waters signed by a registered professional engineer and the owner of the land or attorney duly authorized by the owner: "To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the Subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision."
- D. In the case of commercial and industrial subdivisions and developments, the owner or developer shall first consult with the Plat Officer concerning its plan for screening and landscaping. A final plan shall be submitted to and approved by the Village Planning Commission with the advice of the Village Engineer.

**§ 152.013 BONDS, FEES, AND CERTIFICATIONS.**

- A. All subdivider shall obtain a certificate of registration from the Village prior to the submittal of preliminary plats.
- B. All public improvement contractors shall obtain a certificate of registration from the Village prior to the start of construction of any public improvements.
- C. The applicant for a condominium subdivision shall furnish a bond with a corporate surety licensed to do business in this State, guaranteeing that all common areas and facilities and all common recreational facilities will be completed. All other bonds, fees, and certificate requirements of this ordinance also apply to condominium subdivisions.
- D. The Subdivider, prior to approval of the final plat by the Village Board, shall furnish surety that public improvements shall be completed satisfactorily. Surety shall be provided to the Village when development occurs within the boundaries of the Village and jointly to the Village and Tazewell County when development occurs within the one and one-half (1½) mile jurisdiction of the Village. The surety shall take any of three (3) separate forms:

1. The Subdivider may elect to furnish a corporate surety bond approved by the Village Board, in the amount of one hundred ten percent (110%) of the verified estimate of expenditure.
  2. In lieu of a surety bond, the Subdivider may provide a cash bond in the form of a cashier's check or certified check payable to the Village in an amount equal to one hundred percent (100%) of the verified estimate of expenditure. The cash bond will be invested by the Village and the Subdivider shall receive the interest earned on the cash bond when final repayment is made to the Subdivider.
  3. In lieu of a surety or cash bond, the Subdivider may provide an irrevocable letter of credit from a bank or other financial institution in an amount equal to one hundred ten percent (110%) of the verified estimate of expenditure and in the form acceptable to the Village.
- E. If the Subdivider obtains guaranteed contracts from the contractors for all improvements in the subdivisions that total less than ninety percent (90%) of the verified estimate of expenditure, the Subdivider may petition the Village Board to reduce the amount of the surety to an amount equal to one hundred ten percent (110%) of the contract amount.
- F. Bond, etc. reductions to the Subdivider may be made upon the Subdivider's written request following fifty percent (50%) completion of the improvements, provided, however, that storm water control features, approved by the Village Engineer, shall be serviceable, if not entirely completed. Reduced bond, etc. amounts will be based upon completed quantities and applicable unit costs as contained in the verified estimate of expenditure and will require a written recommendation by the Village Engineer to the Village Board. Based upon the Village Engineer's written recommendation, the Village Board may authorize a reduction of the bond, etc. A maximum of three (3) requests for reduction will be considered. Sufficient surety shall be maintained by the Village to cover all remaining construction costs with a minimum amount retained of twenty percent (20%) until final approval and acceptance of the subdivision. Reductions of bonds, etc. shall not be considered as acceptance of all or part of a subdivision.
- G. Public improvements shall be substantially completed in a satisfactory manner within a two (2) year period following the recording of the final plat with the Tazewell County Recorder and shall also be conditioned upon the Subdivider fully complying with the provisions of the Subdivision Code. The Subdivider, the Subdivider's engineer and the Subdivider's general contractor shall submit to the Village a certificate of compliance stating that all public improvements being dedicated to the Village have been completed in conformance with the subdivision construction plans and specifications as submitted with the Final Plat. The certificate shall further state that any changes to or deviations from the construction plans and specifications have received approval of the Village Engineer.
- H. Upon completion and conditional approval of all subdivision improvements, the Subdivider shall provide a one (1) year written maintenance agreement/guaranty of the improvements against structural failure. During this period, the Subdivider shall provide financial surety as follows:

1. If a surety bond is used, it shall provide the surety has agreed to maintain such improvements constructed under the bond for a period of one (1) year for one hundred percent (100%) of the estimated costs of the improvements.
  2. If the Subdivider provides a cash bond or an irrevocable letter of credit, the bond or letter of credit shall be twenty percent (20%) of the amount of the estimated costs of the improvements.
- I. Final amounts retained shall be released to the Subdivider, with accrued interest, if any, following written recommendation by the Village Engineer for final approval and acceptance by the Village Board. Following the one year maintenance period, and finding by the Village Engineer that all of the public improvements are in good and satisfactory condition, the Village Board shall take formal action at a meeting to approve and accept public improvements. At such time, the final amounts of surety shall be released to the developer, with accrued interest, if any.
- J. Each applicant for approval of a condominium subdivision shall pay a review fee of twenty dollars (\$20.00) per unit to help defray the cost to the Village of reviewing the plans and making a determination as to whether or not the proposed condominium subdivision complies with all applicable ordinances. This review fee will not be refundable, whether or not the condominium subdivision is approved.
- K. A Preliminary Plat fee of not less than \$150 shall be paid by the Subdivider to the Village for legal and engineering review prior to consideration by the Village Board. An additional fee shall be paid based on the number of lots in the Preliminary Plat based on the following schedule:

<u># of Lots</u>	<u>Base Fee</u>	<u>Additional Fee per Lot</u>	<u>Fee Range</u>
Less than 5	\$150	0	\$150
6 to 10	\$150	\$50.00	\$200 to \$400
11 to 20	\$400	\$30.00	\$430 to \$700
21 to 40	\$700	\$20.00	\$720 to \$1100
41 to 60	\$1100	\$15.00	\$1115 to \$1400
61 to 100	\$1400	\$10.00	\$1410 to \$1800
More than 100	\$1800	\$5.00	\$1805 minimum

- L. A Final Plat Fee of not less than \$150 shall be paid by the Subdivider to the Village for legal and engineering review of each plat. An additional fee shall be paid based on the number of lots in the Final Plat based on the following schedule:

<u># of Lots</u>	<u>Base Fee</u>	<u>Additional Fee per Lot</u>	<u>Fee Range</u>
Less than 5	\$150	0	\$150
6 to 10	\$150	\$30.00	\$180 to \$300
11 to 20	\$300	\$20.00	\$320 to \$500
21 to 40	\$500	\$15.00	\$515 to \$800
41 to 60	\$800	\$10.00	\$810 to \$1000
61 to 100	\$1000	\$8.00	\$1008 to \$1320
More than 100	\$1320	\$5.00	\$1325 minimum

M. For each set of subdivision construction plans, specifications, bidding documents, construction cost estimates, estimate of construction time, and drainage plan; Subdivider shall pay a fee not less than \$700 to the Village for engineering review prior to consideration by the Village Board. An additional fee shall be paid based on the number of lots in the Final Plat based on the following schedule:

<u># of Lots</u>	<u>Base Fee</u>	<u>Additional Fee per Lot</u>	<u>Fee Range</u>
Less than 5	\$700	0	\$700
6 to 10	\$700	\$50.00	\$750 to \$950
11 to 20	\$950	\$40.00	\$990 to \$1350
21 to 40	\$1350	\$30.00	\$1380 to \$1950
41 to 60	\$1950	\$25.00	\$1975 to \$2450
61 to 100	\$2450	\$20.00	\$2470 to \$3250
More than 100	\$3250	\$10.00	\$3260 minimum

N. All fees shall be paid to the Village Clerk at the time of submittal of the plats and plans.

O. In addition to the above review fees, the Subdivider shall pay a subdivision development fee for water and sewer system upgrades and extensions necessary to serve the new development. Such fee shall be negotiated at the time the Preliminary Plat is presented for approval and shall be paid by the Developer at the time the Final Plat is approved by the Village Board.





## **DESIGN STANDARDS**

All subdivision or development of land subject to the Subdivision Code shall conform to these design standards and the comprehensive plan.

### **§ 152.014 ALLEYS.**

- A. The minimum width of alley right-of-way shall be twenty (20) feet.
- B. Alley intersections and sharp changes in alignment shall be avoided. Where they are required, corners shall be cut off sufficiently to permit safe vehicular movement.
- C. Dead-end alleys shall be avoided where possible. If unavoidable, they shall be provided with adequate turn around facilities acceptable to the Village Engineer and Planning Commission.
- D. Alley surfaces shall be constructed of not less than a 12 inch thick CA-6 crushed aggregate and surfaced with an A-3 surface.

### **§ 152.015 BLOCKS.**

- A. The length, width and shape of blocks shall be determined with due regard to the following:
  - 1. Zoning requirements as to lot size.
  - 2. Limitations of topography.
  - 3. Needs for convenient access, traffic movement, control and safety of street traffic.
  - 4. Provisions of adequate building sites suitable to the special needs of the type of subdivision contemplated.
- B. Pedestrian crosswalk or walkways shall be required to provide circulation, access to schools and playgrounds, shopping centers, transportation and other community facilities. Walkways shall not be less than ten (10) feet wide.

### **§ 152.016 DRAINAGE REPORT.**

- A. A drainage report consisting of plans, calculations and a narrative shall be submitted along with the construction plans for all subdivisions as defined herein. The Drainage Report submitted for the first phase of a multi-phase subdivision must address the drainage plan for the entire subdivision and must specify what facilities will be constructed to control runoff such that each phase is in compliance with this ordinance. The report must be reviewed and approved by the Village Engineer.
- B. For developments which do not require a final plat, a drainage plan shall be submitted and approved prior to the issuance of a building permit.
- C. The drainage report shall be comprehensive in nature and shall address how all components of the storm water drainage system are designed and will be constructed to comply with this ordinance. Each report shall have as a minimum, the following items:
  - 1. Natural land contours at one (1) foot intervals.

2. Final grading contours at one (1) foot intervals.
3. A construction pad for each lot with spot elevations. The construction pad shall be the proposed finished ground elevation at the building perimeter. The top of building foundation or basement wall elevation shall be a minimum of six (6) inches above the ground elevation adjacent to the foundation or wall.
4. A finished grade on each lot allowing for a minimum slope of five percent (5%) for a minimum of ten (10) feet from any building foundation and a minimum of two percent (2%) away from any building beyond the ten (10) foot limit. Where a swale is used to convey drainage from two (2) or more lots, the swale may have a minimum slope of one and one-half percent (1.5%) provided the swale is constructed as part of the larger development and is final graded and seeded prior to issuance of any building permits.

Exception: Where lot lines, walls, slopes, or other physical barriers prohibit six (6) inches of fall within ten (10) feet, the final grade shall slope away from the foundation at a minimum slope of five (5) percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of two percent (2%) when located within ten (10) feet of the building foundation. Impervious surfaces within ten (10) feet of the building foundation shall be sloped a minimum of two percent (2%) away from the building.
5. Any and all swales, ditches or other features that may be used to convey storm water. Spot elevations, grades and typical cross sections shall be shown for all swales, ditches and defined overland drainage ways.
6. The lot lines, numbers and building setback lines for all lots.
7. All storm water runoff controls and storm water detention/retention basins.
8. The location and direction of all storm water flow into the subdivision and the location and direction of all storm water flow out of the subdivision.
9. Calculations developed for the design of the proposed system.

**§ 152.017 EASEMENTS.**

- A. Easements shall be provided for utilities centered on rear and/or side lot lines and along street right-of-ways where necessary. Easements for sump pump drain lines and street lights shall be located as approved by the Village Engineer. Easements shall be a minimum of ten (10) feet in width. Water main easements shall be a minimum of fifteen (15) feet in width. Storm sewer and sanitary sewer easements shall be a minimum of twenty (20) feet in width.
- B. Where a subdivision is traversed by a water course, drainage way, channel, or stream stormwater or detention facility where the runoff from a base flood storm exceeds one (1) cubic foot per second, a water course easement or drainage way easement shall be provided conforming substantially with the lines of the water course and/or detention facilities. The

width of the easement shall be sufficient for the water course and future maintenance access to the drainage way.

- C. A planting screen easement of at least ten (10) feet in width shall be provided along the lines of lots abutting a traffic artery of reverse frontage lots.
- D. Detention/retention facilities shall be private property under the ownership of the Subdivider or an association of subdivision owners. Responsibility for maintenance and repairs of detention/retention facilities shall belong to the Subdivider or an association of subdivision owners. A permanent easement for such facilities shall be provided to allow the Village access to inspect and address any public emergency conditions that warrant action.

**§ 152.018 GAS MAINS AND APPURTENANCES.**

- A. Gas main design and installation shall be approved by Ameren.
- B. Gas mains shall be located between the proposed sidewalk and the proposed curb on the opposite side of the roadway from the water mains.
- C. All gas main trenches located below street surfaces, curb and gutters and sidewalks shall be backfilled with selected granular backfill.

**§ 152.019 LOTS.**

- A. The area, width and depth of all lots shall not be less than required by the Village zoning code. No outlot, remainder or remnant of land which is part of the tract being subdivided shall be created which, by reason of the lot width, depth, area, frontage, topography, or lack of access, or otherwise, cannot be used as a zoning lot, or be subject to further subdivision in accordance with the terms of this Subdivision Code. Any remaining parcel or outlot which cannot be made to comply with this code shall be eliminated by combining the area with one or more adjoining lots which do comply or by conveying it to a public body for an appropriate public use, subject to acceptance, or by conveyance to an association of homeowners as set forth in this Subdivision Code.
- B. All properties reserved or laid out for commercial and/or industrial purposes shall be adequate to provide off street service and parking. The area required for these uses shall be determined by the type of use and development contemplated and as required by the zoning code.
- C. If public sanitary sewers are not available and individual on-lot sewage systems are to be used for sewage disposal, the minimum lot size shall be twenty thousand (20,000) square feet.
- D. If neither a public sanitary sewer nor a public water system is available, the minimum lot size shall be one (1) acre with a lot width at the setback line of one hundred ten (110) feet or more.

- E. Reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
- F. Corner lots in residential subdivisions shall have extra width to permit building orientation to either street.
- G. Lots in residential subdivisions with pedestrian crosswalk easements shall have the minimum side yard dimensions increased in width equal to the projection into the easement on the lot.
- H. All residential lots shall conform to the following general standards, in addition to all other requirements of this chapter:
  - 1. All such residential lots shall have access and frontage on a public street. An alley may only be a secondary access. Only in very unique and unusual conditions, the Planning Commission may allow this requirement be waived where, due to unique circumstances or topographical limitations, access to a public street must be provided by either a private drive or an ingress/egress easement.
  - 2. If zero lot line multi-family lots or structures have any shared elements, the developer shall submit to the Village all maintenance and management agreements for any such shared elements including, but not limited to, driveways and roofs. Additionally, all applicable regulations within §152.007 (Condominium Subdivisions) shall be in effect for any shared elements.
  - 3. Flag lots will not be permitted. Except where it is found that another lot configuration is not practical due to adjacent waterways, topography, or existing development and that a street cannot reasonably serve the portion of the property intended for flag lots. Such flag lots must satisfy all of the following requirements:
    - a. Each lot provides for a minimum width at the right of way line of sixty (60) feet, with the exception of zero lot line multi-family lots. The minimum width shall be maintained from the right of way line to the main or principal use area, or building area, of such lot; and
    - b. The length of such access portion of the lot connecting to the street does not exceed three hundred (300) feet.
- I. Side lot lines shall be substantially at right angles or radial to street right-of-way.
- J. Building setback lines shall be established on all lots. The setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Minimum setback lines shall be established by the zoning code.
- K. All lot corners, angle points and points of curvature shall be marked with a monument. Monuments shall be set by or under the direction of an Illinois Registered Land Surveyor, and shall be iron pipe, three-fourths inch by twenty four inch (3/4" x 24") or equal.

**§ 152.020 POWER LINES.**

All power lines shall be installed underground. All main power lines shall be installed in a utility easement at the front, rear, or side lot lines.

**§ 152.021 SANITARY SEWERS AND APPURTENANCES.**

- A. The Subdivider shall provide the subdivision with a complete sanitary sewer system which shall be connected with the Municipal sanitary sewer system. Connection of new sanitary sewers to the existing system shall not be made until approved by the Village Engineer. The connection of the new sanitary sewer shall be sealed with a water tight plug at all times until final testing is complete.
- B. The size and material type of sanitary sewers and appurtenances shall be approved by the Village Engineer. The minimum size of sewer mains shall be eight (8) inches and the minimum size of sewer laterals shall be six (6) inches. The type of material used for sewers greater than eighteen (18) inches in diameter or laid at depths exceeding twenty-eight (28) feet or at stream crossings and in unstable ground shall be approved by the Village Engineer.
- C. Sanitary sewers and appurtenances shall be in accordance with the latest edition of the Standard Specifications for Water and Sewer Construction in Illinois.
- D. No storm sewers, sump drain lines, footing tile lines, etc., shall be connected to sanitary sewer lines.
- E. All sanitary sewers and service lines shall be laid with a minimum cover of four (4) feet.
- F. All sanitary sewers shall be installed on granular cradle bedding.
- G. All sanitary sewer main and service line trenches located below or within two (2) feet of street surfaces, sidewalks, and curbs and gutters shall be backfilled with select granular backfill and mechanically compacted to ninety-five (95) percent Standard Proctor Density (SPD) in minimum twelve (12) inch loose layers.
- H. All other sanitary sewer trenches shall be compacted by mechanical compaction, jetting and water soaking or another means, as approved by the Village Engineer.
- I. A tee and lateral shall be constructed for each individual lot or parcel in the subdivision and shall be a minimum of six inches in diameter. The lateral shall extend to five feet beyond the right of way line. A service riser shall be installed at the point five feet from the right of way line.
- J. Manholes shall be built where sewers change in size, slope, or direction, and at a maximum spacing of four hundred feet (400') for sewers fifteen inches (15") and less in diameter and five hundred feet (500') for sewers eighteen inches (18") through thirty inches (30") in diameter. Manholes shall be precast concrete.
- K. All new sanitary sewers and appurtenances shall be tested for leakage by air exfiltration under pressure or other methods approved by the Village Engineer, tested for deflection, lamped for straightness, and visually inspected. All tests shall be performed by the Subdivider's engineer or an independent testing company or under the observation of the Village Engineer and test results documented and submitted to the Village Engineer for review.

## § 152.022 SIDEWALKS.

Concrete sidewalks shall be provided in all subdivisions on both sides of all public streets.

- A. Sidewalks shall comply with the Illinois Accessibility Code and Federal guidelines presented as the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way; commonly referred to as PROWAG.
- B. Sidewalks shall be not less than five (5) feet wide and not less than four (4) inches thick.
- C. Sidewalks shall be within the public right-of-way and not closer than six (6) inches from the street right-of-way lines. Sidewalks shall be separated from the street curb by a turf or landscape area not less than five (5) feet wide.
- D. Sidewalks through driveways shall comply with maximum sidewalk slope criteria per PROWAG.
- E. Sidewalk thickness through driveways serving commercial and industrial properties shall also be not less than 6 inches thick or equal to the driveway thickness whichever is greater.
- F. In the event a sidewalk must be constructed adjacent to a street or parking lot curb, the width shall be six (6) feet wide.
- G. All sidewalks within street right of way, public park areas, and subdivision common areas shall be constructed by the Subdivider as part of the subdivision construction. Owners that purchase and develop individual lots within the subdivision will be required to protect the sidewalk, curb, gutter and all public infrastructure. Any damage caused by Owner's private construction activities shall be repaired by at the Owner's expense to the satisfaction of the Village Engineer.
- H. In all new commercial developments, a minimum eight (8) foot wide walking space shall be constructed where the primary entrance is located. A minimum four (4) foot wide walking space shall be constructed on the sides of the building that provide parking. In addition, two and a half (2½) feet of parking overhang shall be provided or in addition to the minimum walking space when angle of ninety (90) degree parking abuts the sidewalk and parking blocks are not provided. The walking space shall be separated from vehicular traffic through the use of grade differences, paving material, and/or additional landscaping. The walking space shall be constructed in addition to any required exterior sidewalks. Staff may waive or reduce the walking space requirements where it is impractical or unnecessary.
- I. In new commercial developments of sixty thousand (60,000) square feet or larger, it is recommended that an on-site sidewalk system be constructed to provide safe pedestrian circulation within the development.
- J. In new commercial and industrial developments, with the exception of where sidewalks cross driveways, sidewalks shall be separated from vehicle parking and vehicle maneuvering areas by grade differences, paving material, and/or landscaping. Sidewalk/driveway crossings shall be minimized as much as possible in the design of an

on-site sidewalk system. Sidewalks shall connect to any existing or planned recreational trails.

- K. Where sidewalks are not deemed necessary for the public safety or where topographical concerns or other conditions make their installation and use impractical, the developer or owner may apply to the Village Board, to waive the sidewalk requirements for specified locations.

## **§ 152.023 STORMWATER MANAGEMENT STANDARDS**

### **A. General Requirements**

1. A Stormwater Management (SWM) Permit is required for all regulated development under this Ordinance.
2. No regulated activities shall commence until the Village issues written approval of a SWM Permit.
3. The SWM Permit approved by the Plat Officer is required to be on site throughout the duration of the regulated activity.
4. All regulated activities (pre- and post-construction, erosion and sediment control measures, and stormwater management BMPs) shall be designed, implemented, operated, and maintained to meet the purposes and requirements of this ordinance. Various BMPs and their design standards are listed in the Illinois Urban Manual.
5. All regulated activities shall include such measures as necessary to:
  - a. Protect health, safety, and property;
  - b. Meet the water quality goals of this ordinance by implementing measures to:
    - i. Protect and/or improve the function of floodplains, wetlands, and wooded areas.
    - ii. Protect and/or improve native plant communities, including those within the riparian corridor.
    - iii. Protect and/or improve natural drainage ways from erosion.
    - iv. Minimize thermal impacts to waters of Illinois.
    - v. Minimize runoff to impervious surfaces by directing runoff to pervious areas.
6. Impervious areas:
  - a. The measurement of an impervious area shall include all of the impervious areas in the total proposed development, even if development is to take place in stages or phases.
  - b. For development taking place in stages or phases, the entire development plan must be used in determining conformance with this ordinance.
  - c. Any areas designed to initially be gravel or crushed stone shall be assumed to be impervious.

- d. For new permeable pavement, designers should use one-half of the measured infiltration rate during design to approximate long-term infiltration rates or similar design standards based on the specifications of pavement used in the design.
7. A minimum ten (10) foot wide access easement shall be provided for all proposed stormwater facilities with tributary areas equal to or greater than 1000 square feet and not located within a public right-of-way. Easements shall provide for ingress and egress to a public right-of-way.
8. Drainage easements shall be provided where the conveyance, treatment, or storage of stormwater, either existing or proposed, is identified on the SWM permit. Drainage easements shall be provided to contain and convey the 100-year frequency flood.
9. A plan for the ongoing maintenance of all stormwater management system components, including wetlands and buffer areas, is required prior to plan approval. The plan shall include:
  - a. Maintenance tasks.
  - b. The party responsible for performing the maintenance tasks.
  - c. A description of all permanent public or private access maintenance easements and overland flow paths, and compensatory storage areas.
  - d. A description of dedicated sources of funding for the required maintenance.
- B. Site Runoff Controls. Site runoff control for large storms, up to the 100-year event, is essential to protect against immediate downstream erosion and flooding.
  1. Post-development discharge rates shall not exceed the existing conditions discharge rates for the 2-, 10-, 50- and 100-year critical duration storm events. If it is shown that the peak rates of discharge indicated by the post-development analysis are less than or equal to the peak rates of discharge indicated by the existing conditions analysis for 2-, 10-, 50-, and 100-year critical duration storms, then the requirements of this section have been met. Otherwise, the applicant shall provide additional controls as necessary to satisfy the peak rate of discharge requirement. Peak runoff rates shall be based on the critical duration storm.
  2. Any concentrated stormwater discharges leaving a site must be conveyed into an existing channel, storm sewer, or overland flow path with adequate downstream stormwater capacity and will not result in increased erosion, flood damage, or other drainage hazard. Demonstration of this shall include a comparison of existing and post-development velocity, discharge, and hydrograph at the location where stormwater leaves the site. Post-development velocity, peak discharge, and runoff volume shall be less than 110% of the existing conditions of velocity, peak discharge and volume for the 100-year critical duration storm.
  3. The design of stormwater management systems shall not result in any transfer of water between watersheds unless no reasonable alternative exists as determined by



the Plat Officer.

4. Concentrated stormwater discharge shall not be connected to an existing field tile or any other drainage tile system unless the applicant submits a maintenance agreement, recorded easement, and a report that indicates the existing system, from the connections to the discharge point in an open channel, has adequate hydraulic capacity and structural integrity. The recorded easement and maintenance agreement must extend from the connection to the discharge point in an open channel. The recorded easement and maintenance agreement must be approved by the Plat Officer prior to issuance of a stormwater management permit.
5. Calculation Methodology
  - a. TR-20, WinTR-20, HEC-1, HEC-HMS, or a (municipality)-approved hydrograph producing a hydrologic model shall be used for the following:
    - i. To determine peak runoff rates for areas with a drainage area of 100 acres or greater; and,
    - ii. To confirm the stormwater storage requirements for stormwater facilities that have a drainage area of 10 acres or more.
  - b. TR-55 may be used to calculate discharges for areas that drain less than 100 acres. TR-55 with a pond- routing program such as TR-20 or HEC-1 may be used to confirm stormwater storage requirements.
  - c. The Rational Method may be used to calculate discharges for drainage areas of less than 20 acres and the storm sewer design. The Rational Method or the Modified Rational Formula shall not be used to determine detention storage requirements.
  - d. Climatic Sectional rainfall data with appropriate application of the areal to point ratio as presented in the Illinois State Water Survey Bulletin 70 shall be used for all hydrologic analysis.
  - e. Rainfall should be distributed using the appropriate Illinois State Water Survey Circular 173 Huff rainfall distribution (Huff, 1990), except that SCS Type II distribution is acceptable with TR-55.
  - f. Runoff calculations for all offsite tributary land shall be based on either the anticipated future land use conditions or existing land use conditions. Anticipated future land use conditions will be based on future land use and existing offsite storage facilities. Existing land use conditions will be based on existing land use and existing offsite storage facilities.

#### C. Detention Facilities

1. Detention, along with green infrastructure, non-structural and structural BMPs, are required for projects involving more than 1.0 acre of new impervious area. Green infrastructure and non-structural BMPs are required to control stormwater runoff for projects with less than 1.0 acre of new impervious area.
2. The area of development shall be used to calculate the detention volume and allowable release rate from a detention facility in accordance with the criteria stated herein Section 152.023.B.1.
3. All stormwater infiltration, retention, and detention facilities shall be provided

with an emergency overflow structure or path capable of passing the inflow from a critical duration 100-year storm without damages to any structures on adjacent land. The emergency overflow structure shall have an invert elevation at or above the design high water elevation. A minimum freeboard of 1 foot shall be provided above the design high water elevation. The freeboard should be measured from the design high water elevation to the top of the berm. The overflow path shall not be located on top of the outlet pipe.

4. Where a single pipe outlet or orifice plate is to be used to control discharge, it shall have a minimum diameter of twelve (12) inches. If this minimum size permits release rates greater than those specified in this section, alternative outlet designs shall be utilized which incorporate self-cleaning flow restrictors. The minimum area for the flow restrictor is 12.56 square inches (equivalent to a 4-inch circular pipe). The outlet pipe and control devices shall be designed to minimize maintenance requirements and prevent tampering.
5. Online detention facilities shall meet the following requirements:
  - a. Online detention shall not be permissible on perennial streams. This shall include, but not be limited to, all streams designated as Hydrographic Category perennial in the NHDFlowline feature class in the National Hydrography Dataset (NHD) database.
  - b. Online detention shall not be permissible with an off-site to on-site drainage area ratio greater than 10:1.
  - c. Online detention shall not be permissible if the drainage area is greater than 640 acres.
  - d. The required online detention volume shall be calculated based on the hydrologically disturbed area of the ownership parcel and release rates. The control structure shall be designed based on the total tributary area (on-site and off-site) and release rates at the impoundment elevations established by the required detention volumes.
  - e. A stable overflow structure capable of passing the 100-year, critical duration offsite flow rate shall be provided. The offsite flow-rates shall be calculated assuming existing conditions or future conditions with detention required per this ordinance, whichever is greater.
  - f. All permitting requirements of USACE, IEPA, and IDNR/OWR shall be met.
  - g. Online detention volume shall be in addition to the existing floodplain storage.
6. Inlet and Outlet Orientation: To the extent feasible, the distance between detention inlets and outlets should be maximized. If possible, they should be at opposite ends of the basin. There shall be no low flow bypass between the inlet and outlet, and paved low flow channels shall not be used.
7. Side slopes: The side slopes at the shoreline of wet and wetland detention basins (from at least six inches below to at least six inches above normal water level) shall be no steeper than 10:1 to prevent shoreline erosion due to wave action and fluctuating water levels. Above shoreline areas, or in dry bottom portions, the maximum side slope shall be 4:1.

8. A 20-foot minimum setback shall be required from all property lines and roadways to the normal pool elevation.
9. Safety shelf: A safety shelf with a minimum 8 foot width and no slope shall be constructed no more than 1 foot below normal water level.
10. Bank Erosion Protection: The shoreline of wet detention basins shall be protected from erosion. The preferred method of shoreline stabilization is native wetland and wet prairie vegetation with a deep root system to stabilize the soils.
11. Off-site flow may be diverted around a proposed detention facility provided that the other applicable standards regarding regulatory floodplain or flood-prone areas are met.
12. Any development involving the construction, modification, or removal of a dam as defined in 17 Ill. Admin. Code Part 3702 (Rules for Construction of Dams) shall obtain an IDNR/OWR Dam Safety permit or a letter stating no permit is required prior to the start of such activity.
13. Berms for stormwater infiltration, retention, and detention facilities shall not be constructed in a regulatory floodplain or a flood-prone area unless approved by the Village Engineer. If a berm is constructed in a regulatory floodplain or a flood-prone area, the development must meet the requirements of the floodplain ordinance. The volume inside the stormwater facility shall not be considered available for compensatory storage unless the volume is in addition to the required detention volume and is available at the appropriate storage interval.
14. Detention facilities may connect to existing drain tiles or storm sewers only if the applicant submits a maintenance agreement, recorded easement, and a report that indicates the existing system from the connection to the discharge point in an open channel has adequate hydraulic capacity and structural integrity. The recorded easement and maintenance agreement must extend from the connection to the discharge point in an open channel. The recorded easement and maintenance agreement must be approved by the Plat Officer prior to issuance of a stormwater management permit.
15. Infiltration basins may be used as detention facilities subject to the following:
  - a. The basin must be designed to dewater within 72 hours following the end of the 100-year critical duration storm event.
  - b. The underlying soils must have an infiltration rate of at least 0.5 inches per hour as determined by an engineer.
  - c. Pretreatment facilities must be provided to prevent obstruction.
  - d. The basin must be at least 200 feet away from any water supply wells or maximum setback zone if established.
  - e. Runoff from the areas that have water quality concerns or are subject to frequent winter deicing must not be routed to the infiltration facility.
  - f. The bottom of the infiltration basin must be at least four (4) feet above the seasonal high groundwater elevation.

D. Buffer Areas. Buffer areas shall be required for all areas defined as Waters of the United

States (WOTUS). The buffer area for all WOTUS shall extend landward from the ordinary high water mark. The buffer area for jurisdictional or mitigated wetlands shall extend from the edge of the delineated wetland. A property may contain a buffer area that originates from WOTUS on another property. Buffer areas are divided into two types, linear buffers and water body buffers.

1. Linear buffers shall be designated along both sides of all channels meeting the definition of WOTUS:
  - a. When the channel has a watershed greater than twenty (20) acres, the minimum buffer shall be 30 feet on each side of the channel.
  - b. Channels with an Index of Biotic Integrity (IBI) greater than 35 shall have a minimum buffer width of one hundred (100) feet on each side of the channel. (Initial IBI based on IDNR, IEPA data, or site specific assessment, whichever is most current.)
2. Water body buffers shall encompass all non-linear bodies of water meeting the definition of WOTUS including wetlands, lakes, and ponds.
  - a. For all water bodies with a total surface area of one-tenth (0.10) acre but less than 1 acre, a minimum buffer width of thirty (30) feet shall be established.
  - b. For all water bodies with a total surface area greater than one (1) acre but less than 2.5 acres, a minimum buffer width of 40 feet shall be established.
  - c. For all water bodies with a total surface area of 2.5 acres, a minimum buffer width of 50 feet shall be established.

E. Soil Erosion and Sediment Control

1. Subdividers shall be responsible for complying with state and local laws and regulations pertaining to the National Pollutant Discharge Elimination System (NPDES) Stormwater permit program.
2. All subdivision construction plan sets shall include a site-specific written document that identifies potential sources of stormwater pollution at the construction site, describes practices to reduce pollutants in stormwater discharges from the construction site (reduction of pollutants is often achieved by controlling the volume of stormwater runoff), and identifies procedures the operator will implement to comply with the terms and conditions of a construction NPDES permit.

**§ 152.024 STORM SEWERS AND CONVEYANCE.**

- A. The design and construction of the storm sewers and appurtenances shall be the responsibility of the Subdivider and reviewed for acceptance by the Village Engineer. The Rational Method as described in the most recent version of the Illinois Department of Transportation Drainage Manual shall be used to design the municipal storm drainage system of the subdivision.
- B. Minimum capacity of storm sewers shall be adequate to carry a ten (10) year storm under gravity flow conditions.
- C. Storm sewer inlets shall be placed such that runoff encroaches on no more than one half the pavement width for the ten (10) year design storm.

- D. Culverts carrying flow under a roads shall be designed based on the street Classification. The following table provides the applicable design criteria:

Classification	Design Storm Event	Freeboard (Pavement low point to High Water)
Local Street	25 year	1 feet
Collector	25 year	2 feet
Arterial	50 year	3 feet

- E. The minimum design velocity for a storm sewer shall be 2.5 feet per second. The maximum design velocity for a storm sewer shall be 8.0 feet per second.
- F. A concrete flared end section or cast-in-place headwall is required for all culverts and storm sewer outlets.
- G. All field tile found during construction shall be left in a functional condition and incorporated into the new drainage system.
- H. Storm sewers and appurtenances shall be installed in accordance with the latest edition of the Standard Specifications for Water and Sewer Construction in Illinois. Connection of new storm sewers to the existing system shall not be made until approved by the Village Engineer.
- I. Storm sewers located under streets shall be reinforced concrete with bell and spigot or tongue and groove joints. Storm sewers not located under streets may be PVC or other materials approved by the Village Engineer.
- J. Storm sewer manholes and inlets shall be precast concrete components or monolith concrete. Bases shall be cast in place concrete or precast concrete.
- K. Storm sewers shall be not smaller than 12 inch diameter and be installed on granular cradle bedding.
- L. All storm sewers and appurtenances located below or within two (2) feet of street surfaces, sidewalks, curbs, and gutters shall be backfilled with select granular backfill and mechanically compacted to a minimum of ninety-five percent (95%) SPD in minimum twelve (12) inch loose lifts.
- M. All storm sewers shall be lamped for straightness and visually inspected. All tests shall be done by the Subdivider's engineer or by an independent testing company under the supervision of the Subdivider's engineer. All test results shall be documented and submitted to the Village Engineer for review.
- N. Overland Flow Path
1. All areas of development must provide an overland flow path that will pass the 100-year flood flow (including offsite tributary flow) without damage to structures or property. If the drainage area is less than 20 acres, the storm sewer pipe and inlet may be sized for the 100-year flow instead of providing an overland flow path.
  2. The overland flow path shall be protected from any development, such as fencing, landscaping, storage sheds, or other obstructions which could impair its function by impeding flow. This protection shall be established through a

properly recorded covenant running with the land, restricting the use of the overland flow path area.

3. Structures adjacent to an overland flow path shall have the following lowest opening elevation for the following tributary areas:
    - a. One-half (1/2) foot above the BFE for tributary areas of 20 acres or less.
    - b. One (1) foot above the BFE for tributary areas of 20 acres or greater.
- O. Streams and Channels. If the proposed activity involves a channel modification, it shall be demonstrated that:
1. There are no practicable alternatives to the activity that would accomplish its purpose with less impact to the natural conditions of the body of water affected. Possible alternatives include levees, bank stabilization, flood-proofing of existing structures, removal of structures from the floodplain, clearing the channel, high flow channel, or the establishment of a stream side buffer strip or green belt. Channel modification is acceptable if the purpose is to restore natural conditions and improve water quality and fish and wildlife habitat;
  2. Water quality, habitat, and other natural functions would be improved by the modification and no significant habitat area may be destroyed, or the impacts are offset by the replacement of an equivalent degree of natural resource values;
  3. Migration of fish and other aquatic organisms will not be adversely impacted, sediment bedload transport (a critical component of stream geomorphology and function) will not be impaired, temporary or permanent accumulation of sediment will not result, and increases in stream water temperatures will not occur;
  4. The activity has been planned and designed to maintain the carrying capacity of an altered or relocated watercourse and will be constructed in a way which will minimize its adverse impacts on the natural conditions of the body of water affected, consistent with the following criteria:
    - a. The physical characteristics of the modified channel shall match as closely as possible to those of the existing channel in length, cross section, slope, and sinuosity. If the existing channel has been previously modified, restoration of more natural physical conditions should be incorporated into a channel modification design, where practical.
    - b. Hydraulically effective transitions shall be provided at both the upstream and downstream ends of the project, designed such that they will prevent erosion.
    - c. One-sided construction of a channel shall be used when feasible. For example, removal of streamside (riparian) vegetation should be limited to one side of the channel, where possible, to preserve the shading and stabilization effects of the vegetation.
    - d. Clearing of stabilization vegetation shall be limited to that which is essential for construction of the channel.
    - e. Channel banks shall be constructed with a side slope no steeper than 3:1 horizontal to vertical, wherever practicable.
    - f. All disturbed areas associated with the modifications shall be seeded or otherwise stabilized as soon as possible upon completion of construction to

control erosion during normal and flood flows. An erosion blanket or an equivalent material shall be required to stabilize disturbed channel banks prior to establishment of the vegetative cover. Permanent stabilization shall be installed as soon as practical but not later than 10 days after the channel construction is complete.

- g. Temporary erosion control shall be installed prior to excavation associated with a channel modification and must be maintained throughout the construction period. The temporary erosion control shall be removed upon written notification from the (enforcement officer).
- h. If the existing channel contains considerable bottom diversity such as deep pools, riffles, and other similar features, such features shall be provided in the new channel. Spawning and nesting areas and flow characteristics compatible with fish habitat shall also be established, where appropriate.
- i. New or relocated channels should be built in the dry. All items of construction, including vegetation, should be completed prior to diversion of water into the new channel.
- j. There shall be no increases in stage or velocity as the channel enters or leaves the project or unless necessitated by a public flood control project.
- k. Unless the modification is for a public flood control project, there shall be no reduction in the volume of floodwater storage outside the floodway as a result of the modification (i.e., no floodplain fill).
- l. A channel maintenance easement is required along all channels draining 100 acres or more. The minimum width of the maintenance easement shall be 25 feet centered on the channel or the distance between the tops of banks plus 20 feet, whichever is greater.

#### **§ 152.025 STREETS.**

- A. The arrangement of streets in new subdivisions shall make provisions for the continuance of existing streets in adjoining areas. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for proper projection of dedicated streets to the boundaries of the subdivision or development.
- B. The arrangement, width, grade and location of all streets shall be considered in their relation to existing topographical conditions and safety.
- C. The proposed street network shall conform to the Comprehensive Plan.
- D. When a subdivision abuts or contains an existing or proposed major thoroughfare, the Planning Commission may require marginal access streets, reverse frontage lots with screen plantings, rear service alleys or such other treatment as may be necessary to provide separation of through and local traffic.
- E. 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.
- F. Street jogs with centerline offsets of less than one hundred twenty five (125) feet shall be avoided.

- G. Streets shall be laid to intersect as nearly as possible at right angles. No street shall intersect any other street at less than a seventy five (75) degree angle.
- H. Property lines at street intersections shall be rounded or clipped as necessary to provide sufficient space for the intersection radii, sidewalk ramps, and traffic control devices.
- I. Dead end streets shall be provided with a turnaround cul-de-sac having an outside pavement diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet. The length of a dead end street shall not exceed six hundred (600) feet measured from the center point of the turn-around to the centerline of an intersecting street.
- J. Access to State and county highways at intervals of less than one thousand three hundred twenty (1,320) feet shall not be allowed except where impractical or impossible due to existing property divisions or topography. Streets within new subdivisions shall be arranged to permit access to adjacent future subdivisions to meet this requirement.
- K. All underground utilities that lie or cross under the proposed pavement shall be constructed prior to any street construction. Trenches shall be backfilled with either flowable fill or select granular backfill to a point two (2) feet behind the curb. If street pavement is to be constructed in the same season the trench is installed, Flowable Fill shall be used as the backfill material. Trenches allowed to settle through a winter and spring season before pavement is installed, can be backfilled with select granular backfill and compacted mechanically to ninety-five percent (95%) SPD in minimum twelve (12) inch loose lifts.
- L. Streets constructed outside the corporate limits of the Village but within the mile and one-half extraterritorial jurisdiction shall also conform to the rules, specifications, and regulations regarding location, width, grades, surface, and drainage structures applicable to the township road system. The review, approval and acceptance of roads or streets in the township is performed by the township Highway Commissioner, in coordination with the Village, and acceptance shall be filed with the County Clerk and County Engineer.
- M. The location of trees planted in parkways or street rights-of-way is subject to approval of the Village Engineer. Trees should be a minimum of two (2) inch caliper. The recommended types of trees are: Norway Maple, Red Maple, Amur Cork-Tree, Little Leaf Linden, Common Hackberry, or American Linden.
- N. Street Functional Classification and characteristics shall be as follows:

Classification <sup>1</sup>	ROW Width	Pavement Width	Curb & Gutter	Grass Buffer Width (SW to curb)	Sidewalk Width	Minimum Design Speed
Local Street	55 feet	29 feet	B-6.18	5 feet	5 feet	20 mph
Collector	60 feet <sup>2</sup>	34 feet <sup>2</sup>	B-6.18	5 feet	5 feet	30 mph
Arterial	75 feet <sup>2</sup>	44 feet <sup>2</sup>	B-6.18	7.5 feet	5 feet	30 mph



<sup>1</sup> The Village may consider variations of the Classification and cross section widths if the Subdivider presents unique characteristics or conditions that warrant special consideration. For example, industrial, commercial and residential subdivisions will be designed based on their respective land use.

<sup>2</sup> If traffic studies indicate that more than two lanes for through traffic and/or turning traffic are necessary, the pavement and right of way widths shall be increased accordingly. The Village Engineer shall evaluate traffic studies prepared by the Subdivider's engineer to assist in this evaluation.

- M. Geometric design policies for Village roadways shall be as stated in the most recent version of the Illinois Department of Transportation's Bureau of Local Roads and Streets Manual. More specifically, horizontal alignment shall comply with the Low-Speed Urban Streets criteria unless directed otherwise by the Village Engineer.
- N. Design Speed shall control roadway design values. Design Speed for all subdivision streets shall be established in cooperation with the Village Engineer during the Pre-application process or in the early stages of the Preliminary Plat process. Design Speed Values provided in the table above may be modified by the Village Engineer.
- O. Pavement material and thickness design shall be in accordance with the most recent version of the Illinois Department of Transportation's Bureau of Local Roads and Streets Manual. More specifically, Chapter 44 in the 2012 Manual version. The Rigid (PCC) Pavement Design or Full-Depth HMA Pavement Design shall be used for subdivision streets. For all pavements, a granular sub-base not less than 8 inches shall be constructed.
- P. Longitudinal slopes of pavements and gutters shall not be less than five tenths percent (0.5%).
- Q. Driveway widths shall not be less than 12 feet wide and not more than 35 feet wide. A residential property may only have one driveway and that driveway may not be wider than 24 feet at the property line. Residential driveways shall be concrete and not less than 6 inches thick within the public right of way. Commercial and Industrial zoned properties must also build concrete driveways within the public right of way and the concrete must be not less than 8 inches thick.

#### **§ 152.026 STREET LIGHTING.**

Lighting in each residential subdivision shall consist of a combination of individual yard lights placed on each lot in addition to street pole lights placed as directed by the Village Engineer or his designee at the time of construction plan review and approval. Yard lights shall be placed within 10 feet from the back of the sidewalk or edge of the right-of-way. Street pole lights shall be placed at intersecting streets where one or more of the intersecting streets have or will have a posted speed of 30 mph or greater. In addition, street pole lights shall be placed where in the opinion of the Village Engineer, the horizontal and/or vertical street alignment warrants placement of a light.

**§ 152.027 STREET NAMES, SIGNS AND NUMBERING.**

- A. The Subdivider shall designate all street names. No street name shall be used which will duplicate or be confused with the name of any existing street. All street names must be approved by the Plat Officer.
- B. The Subdivider shall pay the cost for materials and installation of street and traffic signs. The signs shall be installed by the Subdivider's contractor in accordance with the approved construction plans. Sign materials and installation methods and locations shall comply with federal, state and local policies. The latest version of the FHWA Manual for Uniform Traffic Control Standards shall govern traffic control sign design and installation.
- C. Street numbers shall be assigned by the Tazewell County Emergency Telephone System Board.

**§ 152.028 SUMP PUMP DRAIN LINE SYSTEM.**

- A. The Subdivider shall provide sump pump drain lines to drain the sump pump discharge lines from each lot or parcel in the subdivision where a sump pump drain line cannot be discharged directly into a drainage ditch or swale. Sump pump drain lines are not required for lots one (1) acre or greater and sump pump lines must discharge to the rear of all properties.
- B. Sump pump drain lines shall be installed in the grass area between the sidewalk and curb. The street storm sewer pipes shall not have tee connections installed for sump pump drain lines.
- C. Manholes or cleanouts shall be provided on the sump drain lines at a maximum spacing of five hundred (500) feet and shall be located in street right-of-way or easements adjacent to street right-of-way accessible for maintenance.
- D. Sump drain lines shall discharge into drainage ditches, storm sewer inlets or storm sewer manholes.
- E. A tee in the sump pump drain line shall be provide for each lot. The Subdivider shall install a lateral line for each lot and install a cleanout at the property line. The owner of each lot shall install a lateral line between the house and the lateral cleanout connection.
- F. All sump drain line construction within the street right of way shall be in accordance with the Village's construction standards and shall become a part of the Village's storm sewer system. Outside the Village's corporate limits sump pump drain lines shall be maintained by the property owner.
- G. All sump drain lines located below sidewalks, curb and gutters shall be backfilled with select granular backfill.
- H. All sump drain line trenches in or adjacent to street right-of-way shall be compacted by mechanical compaction to ninety-five percent (95%) SPD in minimum twelve (12) inch loose lifts, or another means, as approved by the Village Engineer.

## **§ 152.029 TELEPHONE AND CABLE TELEVISION LINES.**

All main telephone, internet and cable television lines in subdivisions shall be installed along either the front or rear lot lines. All lines shall be installed underground. All main lines shall be installed in a utility easement.

## **§ 152.030 WATER MAINS AND APPURTENANCES.**

- A. The Subdivider shall provide the subdivision with a complete water main supply system which shall be connected to the Municipal water supply. Water systems shall be looped (meaning having two distinct sources of supply or points of connection to the existing system) wherever possible. Where not presently possible, main shall be installed to allow for future looping.
- B. Water mains shall be located between the proposed sidewalk and the proposed curb. The minimum size for water mains shall be six (6) inches. Larger size water mains shall be provided if required to adequately serve the proposed subdivision. If larger size mains are required by the Village to serve areas other than the proposed subdivision, the cost difference may be paid by the Village in accordance with the current policies in effect at the time the subdivision is considered. The Subdivider must obtain approval from the Village Engineer of the water system design before any subdivision construction is started.
- C. Water mains and appurtenances shall be installed in accordance with the Village construction standards and with the most recent edition of Standard Specifications for Water and Sewer Main Construction in Illinois. Connection of new water mains to the existing system shall not be made until approved by the Village Engineer.
- D. Water mains shall be CL350 Tyton Joint Ductile Iron pipe, or polyvinyl chloride (PVC) with a minimum rating of DR18 PC 235 psi. Iron Pipe Size SDR21 or SDR26 is not permitted.
- E. A locating tape (tracer wire) shall be installed with all PVC water mains. Tracer wire shall have an HDPE jacket; THHN coated wire is not allowed.
- F. Gate valves and boxes shall be provided to adequately valve the water system.
- G. Fire hydrants and appurtenances shall be furnished and installed by the Subdivider at a maximum spacing of 600 feet. Hydrants shall be Mueller Model A423 5-1/4" diameter three (3) way hydrants. All hydrants shall be isolated by a valve.
- H. An individual water service shall be installed for each lot or parcel in the subdivision. All service lines shall be 200 psi Copper Tube Size HDPE tubing. Fittings shall be Mueller type C100 Compression fittings.
- I. All water mains and service lines shall be laid with a minimum cover of four (4) feet.
- J. All water main and service line trenches located below or within two (2) feet of street surfaces, sidewalks, curbs and gutters shall be backfilled with select granular backfill and mechanically compacted to a minimum of ninety-five percent (95%) SPD in minimum twelve (12) inch loose lifts.

- K. All other water main trenches shall be compacted by mechanical compaction, jetting and water soaking or another means, as approved by the Village Engineer.
- L. All new water mains and appurtenances shall be visually inspected, disinfected, pressure tested and leak tested. The testing shall be done by the Subdivider's engineer or an independent testing company under the observation of the Village Engineer. The system must pass all tests prior to being connected to the municipal water system.
- M. All water main and service construction shall be performed in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition.

## CONSTRUCTION

### § 152.031 CONSTRUCTION INSPECTIONS AND DEVIATIONS FROM THE PLANS AND SPECIFICATIONS.

- A. The Village or the designated representative of the Village shall have access to the subdivision site at all times to observe the improvements during and after construction. A pre-construction conference to be held with the Village Engineer, Subdivider, Subdivider's engineer and Subdivider's general contractor is encouraged to discuss the requirements for public improvements, including but not limited to, construction specifications, bonding, scheduling, and testing.
- B. The Subdivider shall notify the Village at least twenty four (24) hours in advance of any underground construction of improvements.
- C. The Subdivider shall be responsible for the inspection of all improvements to insure that all construction is done in accordance with Village and State codes and requirements. The Subdivider shall provide sufficient engineering inspection so that the Subdivider's engineer can certify that all construction was completed in accordance with the approved plans and specifications.
- D. No significant deviation from the approved construction plans and specifications shall be permitted without the written approval of the Village Engineer. In the event of a discrepancy between sets of plans and specifications for the subdivision, the official copy on file with the Village shall take precedence.
- E. The Subdivider shall certify that all improvements have been constructed in accordance with Village and State codes and requirements and with the approved plans and specifications. This certification shall be required for each improvement made prior to the release by the Village of the subdivision bond, cash deposit or any portion thereof. The engineer for the Subdivider shall also certify that all improvements have been constructed in accordance with Village and State codes and requirements and with the approved plans and specifications. This certification shall be required for each improvement made prior to the release by the Village of the subdivision bond, etc. cash deposit or any portion thereof.
- F. The contractor or subcontractor responsible for installing each improvement shall also certify that all improvements have been constructed in accordance with Village and State codes and requirements and with the approved plans and specifications. This certification shall be required for each improvement prior to the release by the Village of the subdivision bond, etc. cash deposit or any portion thereof.
- G. One copy of "as built" construction plans must be submitted to the Village prior to the release of the subdivision bond, etc.

***VILLAGE OF TREMONT CONSTRUCTION STANDARDS***

**RESERVED**

**PRELIMINARY PLAT CERTIFICATES**

**1. Surveyor's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, a professional land surveyor, do hereby certify that I have prepared the above Preliminary Subdivision Plat and the above plat is a true and correct representation of said subdivision as drawn to a scale of 1 inch = 100 feet. I further certify that the above tract of land is located within an incorporated Village, town or Village or within 1½ miles of the corporate limits of an incorporated Village, town or Village which has adopted a Village plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as now or hereafter amended, and not included in any municipality.

Dated at Tremont, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Illinois Land Surveyor # \_\_\_\_\_

**2. Plat Officer's and Planning Commission's Certificate**

This Preliminary Plat of \_\_\_\_\_ Subdivision, on the \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, received the recommendation of the Village of Tremont Plat Officer and Planning Commission. This recommendation is subject to acceptance or rejection by Village Board within thirty (30) days after its first regular scheduled meeting.

\_\_\_\_\_  
Plat Officer

\_\_\_\_\_  
Chairman, Planning Commission

**3. Village Clerk's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, Clerk of the Village of Tremont, Illinois, do hereby certify that by Resolution No. \_\_\_\_, adopted by the Village Board of the Village of Tremont, Tazewell County, Illinois, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Preliminary Plat of \_\_\_\_\_ was approved and the streets shown thereon were accepted.

\_\_\_\_\_

Village Clerk



**FINAL PLAT CERTIFICATES**

**1. Surveyor's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, a professional land surveyor, do hereby certify that I have prepared the above Final Subdivision Plat and the above plat is a true and correct representation of said subdivision as drawn to a scale of 1 inch = 100 feet. I further certify that the above tract of land is located within an incorporated Village, town or Village or within 1½ miles of the corporate limits of an incorporated Village, town or Village which has adopted a Village plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as now or hereafter amended, and not included in any municipality.

Dated at Tremont, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Illinois Land Surveyor # \_\_\_\_\_

**2. Owner's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, owner and proprietor of the land shown on the above plat, do hereby certify that I/we have caused this survey and subdivision to be made as shown on this plat, to be known as \_\_\_\_\_ Subdivision. I/we acknowledge this survey to be correct to the best of my knowledge and belief, and I/we hereby dedicate the streets shown herein to the public use forever.

A permanent non-exclusive easement is hereby reserved for and granted to the VILLAGE OF TREMONT, TAZEWELL COUNTY, ILLINOIS, and to those public utility companies, if any, operating under franchise from the Village of Tremont, including, but not limited to Frontier Telephone, Ameren, cable television and internet companies, and to their successors and assigns in, upon, across, over, under, and through the areas shown and designed on the attached plat of

subdivision for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining electrical, gas, telephone or other utility lines or appurtenances, sanitary sewers, storm sewers, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes, and without limitation, such other installations as may be required to furnish public utility service to the attached area, and such appurtenances and additions thereto as said Village and utilities may deem necessary, together with the right of access across the lot and real estate included in the attached document for the necessary men/women and equipment to do any or all of the above work. The right is also hereby granted to said Village and utilities to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers or, without limitation, utility installations in, or upon, or across, under or through said easements. No permanent buildings or trees shall be placed on said easements, but same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. Where an easement issued for storm or sanitary sewers, other utility installations shall be subject to the prior approval of the said Village of Tremont so as not to interfere with the gravity flow in said sewer or sewers.

Optional: Each lot or part hereof in this Subdivision shall be subject of restrictions as recorded in a Declaration of Restrictions placed on record in the Tazewell County Recorder's Office. Each contract for sale, conveyance or lease of any lot or part thereof, shall be made expressly subject to these restrictions, and each purchaser, grantee or lessee in the acceptance of such contract, conveyance or lease, shall thereby subject himself, his heirs, executors, administrators, and assigns to these restrictions.

IN WITNESS WHEREOF, \_\_\_\_\_, has caused this certificate to be subscribed this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Owner

**3. Notary Public's Certificate Attesting to Owner of Plat**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, the undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that \_\_\_\_\_ is/are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the Plat Certificate as their free and voluntary act for the uses and purposes set forth, and on their oath Stated that they are duly authorized to execute said instrument.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2\_\_.

\_\_\_\_\_

Notary Public

\_\_\_\_\_

Commission Expires

**4. Plat Officer's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, Plat Officer of the Village of Tremont, do hereby approve this Final Plat and acknowledge that it meets the requirements of the Village's Subdivision Code and Comprehensive Plan, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Village of Tremont Plat Officer

**5. Village Clerk's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, Clerk of the Village of Tremont, Illinois, do hereby certify that by Resolution No. \_\_\_\_, adopted by the Village Board of the Village of Tremont, Tazewell County, Illinois, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2\_\_, the Final Plat of \_\_\_\_\_ was approved and the streets shown thereon were accepted.

\_\_\_\_\_

Village Clerk

**6. Tazewell County Clerk's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the real estate embraced in the accompanying Plat of \_\_\_\_\_.

Given under my hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_

County Clerk

***FINAL PLAT CERTIFICATE REQUIRED***

***FOR SUBDIVISIONS BOUNDED BY STATE HIGHWAYS***

7. I, \_\_\_\_\_, Illinois Department of Transportation Regional Engineer, hereby certify that the above plat meets with my approval. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Illinois Department of Transportation  
Regional Engineer

***FINAL PLAT CERTIFICATES REQUIRED***

***FOR SUBDIVISIONS OUTSIDE CORPORATE LIMITS***

**8. Township Road Commissioner's Certificate**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, Township Highway Commissioner for \_\_\_\_\_ Township hereby certify that the above plat meets with my approval. Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Township Highway Commissioner

**9. Certificate by Tazewell County Highway Engineer**

STATE OF ILLINOIS)

COUNTY OF TAZEWELL)

I, \_\_\_\_\_, Engineer for Tazewell County hereby certify that the above plat meets with my approval. Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
County Engineer

**ADDITIONAL EXHIBITS**

10. Letter of Credit (attached)

11. Bill of Sale for Public Improvements (attached)

**LETTER OF CREDIT**

Village of Tremont  
115 West Jefferson Street  
Tremont, IL 61571

Date: \_\_\_\_\_  
Number: \_\_\_\_\_  
Account: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
(Two Year Maximum)

IRREVOCABLE LETTER OF CREDIT

We hereby establish our Irrevocable Letter of Credit in your favor for the account of \_\_\_\_\_ (Developer), \_\_\_\_\_, Illinois, in the aggregate amount of \$ \_\_\_\_\_ available by your draft drawn on sight and marked "Drawn Under \_\_\_\_\_ (financial institution) # \_\_\_\_\_ dated \_\_\_\_\_ and accompanied by the following document:

A signed Statement by the Village President, or any other duly authorized official of the Village of Tremont, certifying that any portion of the improvements on the \_\_\_\_\_ Subdivision \_\_\_\_\_ Extension, as specified in the plans and specifications for the subdivision known as \_\_\_\_\_, approved by the Village President, have not been complied with in accordance with said plans and specifications or that fails to conform to the rules, specifications and regulations regarding location, width, grades, surface and drainage structures applicable to the Village of Tremont road system.

The development is legally described as follows:

The improvements in the above described Subdivision shall be completed on or before \_\_\_\_\_. If said improvements have not been completed and approved by the Village President of the Village of Tremont (hereinafter referred to as "Village") on or before that date, the Village is hereby granted authority to draw on this Irrevocable Letter of Credit for the purpose of completing said improvements, in accordance with the following provisions.

The \_\_\_\_\_ (name of issuer of Letter of Credit/Bank) will make payments for materials and labor to contractors or subcontractors retained by the municipality if:

1. The Village sends us a resolution indicating that \_\_\_\_\_ (Owner/Developer) has failed to satisfactorily complete the required improvements; and
2. Such resolution indicates \_\_\_\_\_ (Owner/Developer) has been notified that the Village considers them to be in breach and such breach has not been cured within thirty (30) days.

Such payments will be made to the contractors and subcontractors who completed the improvement, on the Village's request in substantial accordance with the original plans and specifications. Such payments shall be made upon certification from the Village President that the work has been completed and submission of proper lien waivers.

This Irrevocable Letter of Credit shall not operate as a limitation on the obligations of \_\_\_\_\_ (Developer) to install all improvements required by the Village.

The Village may submit its sight drafts as herein and above provided without the consent of \_\_\_\_\_ (Developer) or any other party. If, within ten (10) days of the date such draft is presented in conformance with the terms of this Irrevocable Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs, and other expenses incurred by the Village enforcing the terms hereof.

The principal amount of this Irrevocable Letter of Credit shall not be reduced for any improvements installed unless such reduction is approved by the Village President. This Irrevocable Letter of Credit may only be reduced upon the following terms and conditions:

1. A reduction may occur only when the subdivision improvements are a least 50% complete, provided, however, that the storm water control features are serviceable, if not entirely completed and such storm water control has been approved by the Village President; and
2. The amount of the reduction of this Irrevocable Letter of Credit must be authorized by the Village Board of the Village of Tremont; and
3. The amount of this Irrevocable Letter of Credit shall not be reduced more than three times; and at no point may the amount of this Irrevocable Letter of Credit be reduced below \$ \_\_\_\_\_ (20% of the cost of Improvements) until the final approval and acceptance of the subdivision or as otherwise provided in this Irrevocable letter of Credit; and
4. The amount of each reduction in this Letter of Credit shall be in writing, signed by the Village. Said reduction shall recite the modified amount of this Irrevocable Letter of Credit and it must incorporate all rights, liabilities, terms, and conditions of this Irrevocable Letter of Credit; and



5. Reductions in the amount of this Irrevocable Letter of Credit shall not be considered as acceptance of all or part of said subdivision.

We hereby agree this Irrevocable Letter of Credit shall expire on \_\_\_\_\_, as Stated herein above, or at such time as said subdivision improvements are 100% completed and approved by the Village, whichever occurs first; provided, however, that we shall notify the Village President by certified mail, return receipt requested, at least ninety (90) days prior to said expiration date or completion of subdivision improvements that said Letter of Credit is about to expire. In no event shall this Irrevocable Letter of Credit or the obligations contained herein expire except upon prior written notice, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with this notice provision.

We hereby agree that upon the expiration of this letter of credit, we shall immediately issue a new letter of credit or cash bond in your favor in the amount of \$ \_\_\_\_\_ (20 % of the cost of the improvements) for a period of one year. The terms of this new letter of credit shall be in substantially the same form as the attached exhibit. See Exhibit "A", attached hereto and expressly made a part hereof.

The undersigned further agrees that this credit shall remain in full force and effect and pertain to amendments and modifications which may be made from time to time to the plans and specifications.

\_\_\_\_\_  
(Name of Bank)

By \_\_\_\_\_  
Its \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

This Irrevocable Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credit, the International Chamber of Commerce Publication #400 (Latest Revision)," except as herein and above modified.



**BILL OF SALE FOR WATER, STORM SEWER AND SANITARY SEWER SYSTEMS**

**KNOW ALL MEN BY THESE PRESENTS**, that \_\_\_\_\_ (the "Developer") in consideration of One Dollar and other valuable consideration does hereby grant, sell, transfer and deliver unto the VILLAGE OF TREMONT, TAZEWELL COUNTY, ILLINOIS (the "Village"), the following goods, chattels and other items of personal property located in \_\_\_\_\_ (Subdivision and extension thereof) namely:

- (1) Each and every part and item of a system of storm sewers, lined culverts and paved drainage ways, and other items for the retention or detention of storm and surface waters installed at the direction of the Village by the Developer for the purpose of the collection, transport, and flow of surface and storm waters.
- (2) Each and every part and item of a system for the collection, transportation and treatment of sewage installed at the direction of the Village by the Developer with the exception of those pipes which transport the sewage of a single building into a common sewer commonly known as a house service.
- (3) Each and every part and item of a system for the distribution of water installed at the direction of the Village by the Developer except the pipe which transports water from the buffalo box to a single building commonly known as a house service.
- (4) The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village, with the exceptions noted, the ownership in all items which comprise the storm sewer, sanitary sewer and water distribution systems installed by the Developer in the above referenced subdivision within the Village. The storm and surface water retention and detention areas are specifically not included in this Bill of Sale and shall remain the sole property of Developer.

The Developer does hereby covenant it is the lawful owner of the aforesaid goods, chattels and personalty; that such items are free from all encumbrances; that the Developer has the right to sell the same as aforesaid; and that the Developer warrants and will defend the same against the lawful claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said corporation, individual or partnership.

DATED at Tremont, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2\_\_.

\_\_\_\_\_

Developer



**SUBDIVISION APPLICATION FEES**

<b>Preliminary Plat Application Fee</b>			
Lot #	Fee per Lot	Lot count	Fee
0 to 5	\$0		
6 to 10	\$50		
11 to 20	\$30		
21 to 40	\$20		
41 to 60	\$15		
61 to 100	\$10		
More than 100	\$5		
Base Fee			\$150
Total Preliminary Plat Fee			

<b>Final Plat Application Fee</b>			
Lot #	Fee per Lot	Lot count	Fee
0 to 5	\$0		
6 to 10	\$30		
11 to 20	\$20		
21 to 40	\$15		
41 to 60	\$10		
61 to 100	\$8		
More than 100	\$5		
Base Fee			\$150
Total Final Plat Fee			

<b>Construction Document Review Fee</b>			
Lot #	Fee per Lot	Lot count	Fee
0 to 5	\$0		
6 to 10	\$50		
11 to 20	\$40		
21 to 40	\$30		
41 to 60	\$25		
61 to 100	\$20		
More than 100	\$10		
Base Fee			\$700
Total Construction Document Fee			



**PRELIMINARY PLAT REVIEW CHECKLIST**

Name of Subdivision:

Owner of Subdivision:

Address of Owner:

Village:

State:

Zip:

Name of Person Completing This Checklist:

Address of Person Completing This Checklist:

Village:

State:

Zip:

Telephone Number:

Date of Submittal of This Preliminary Plat to the Village of Tremont:

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?

DO THE PROPOSED USES AND LOT-SIZES COMPLY WITH THE VILLAGE'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE?

IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation. For those items that are checked under the "NO" column, explain

why this plat should be approved without those items, in the Letter of Request for Preliminary Plat Review.

<u>ITEM</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Application for Subdivision with Owner and Developer Identified.			
2. 10 Copies of Preliminary Plat.			
3. Submitted No Later than the 15th Day of the Month Prior to Planning Commission Meeting.			
4. Legal Description and Area of Subdivision.			
5. Zoning On and Adjacent the Site, Including Identification of Non-residential Land Uses.			
6. Names of Owners and Property Identification Numbers of Adjacent Unplatted Land.			
7. Names of Adjacent Platted Subdivisions.			
8. Topography On and Adjacent the Site with 2' Contours Based Upon State Plane Coordinates.			
9. 100 Year Flood Plain, Flood Hazard Areas, Water Courses, and Wooded Areas.			
10. Lot Lines and Sizes, Block and Lot Numbers and Minimum Building Setback Lines.			
11. Easements On and Adjacent the Site, with Purpose, Location and Dimensions.			
12. Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width.			
13. Utilities On and Adjacent to the Site, Including Location, and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.			
14. Existing and Proposed Location of Storm Water Controls.			
15. Registered Land Surveyor's Certificate.			



<b><u>ITEM</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>N/A</u></b>
16. Plat Officer's Certificate.			
17. Village Clerk's Certificate.			
18. Scale not Smaller than 100' Per Inch.			
19. Title, North Arrow, and Date.			
20. Restrictive Covenants, if any.			
21. Certificate of Registration on File with Village Clerk.			

**FOR VILLAGE OF TREMONT USE ONLY:**

Reviewer:

Date of Plat Submittal:

Date of Review:

Date to Go Before Planning Commission:

Comments to Planning Commission:

Recommendation of Planning Commission:

Action of Village Board:



**FINAL PLAT REVIEW CHECKLIST**

Name of Subdivision:

Owner of Subdivision:

Address of Owner:

Village:

State:

Zip:

Name of Person Completing This Checklist:

Address of Person Completing This Checklist:

Village:

State:

Zip:

Telephone Number:

Date of Submittal of This Preliminary Plat to the Village of Tremont:

Date of Village Board approval of Preliminary Plat:

**WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?**

**DO THE USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE VILLAGE'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE?**

**IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?**

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, provide reasons why they are

checked as such, and, provide reasons as to why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>ITEM</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. 10 Copies of Final Plat.			
2. Plat Substantially Conforms to the Approved Preliminary Plat.			
3. Submitted No Later Than 20 Days Before Regular Meeting of Village Board.			
4. Legal Description and Area of Subdivision.			
5. Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.			
6. Easements On and Adjacent the Site, with Purpose, Location and Dimensions.			
7. Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width and Pavement Width.			
8. Lot Lines and Sizes, Lot areas in acres, Block and Lot Numbers, Minimum Building Setback Lines.			
9. Names of Owners of Adjacent Unplatted Land.			
10. Names of Adjacent Platted Subdivisions.			
11. Flood Hazard Areas and the Purpose for any Non-residential Sites.			
12. Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments or Other Encumbrances.			
13. Village Clerk's Certificate.			
14. Plat Officer's Certificate.			
15. County Clerk's Certificate.			
16. County Plat Officer's Certificate.			

<b><u>ITEM</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>N/A</u></b>
17. IDOT Regional Engineer's Certificate, if required.			
18. Township Road Commissioner's Certificate, if required.			
19. County Engineers Certificate, if required.			
20. Registered Land Surveyor's Certificate.			
21. Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.			
22. Environmental Resource Consultation Process Completed with Satisfactory Clearance.			
23. Construction Plans and Specifications, Estimate of Expenditure and Drainage Plans with IL Professional Engineer Seal			
24. Scale Not Smaller than 200' Per Inch.			
25. Title, North Arrow and Date.			
26. Surety Provided that Public Improvements will be Completed Satisfactorily.			
27. Bill of Sale Conveying Public Utilities.			
28. Subdivision Fees and Development Fees Paid.			

NOTE: All applicable fees must be paid prior to final plat signing and recording.

FOR VILLAGE OF TREMONT USE ONLY:

Reviewer:

Date of Plat Submittal:

Date of Review:

Date to Go Before Village Board:

Comments to Village Board:

Action of Village Board: