

VILLAGE OF FRANKLIN PARK APPLICATION FOR SUBDIVISION OR RE-SUBDIVISION

DATE _____

SUBDIVISION NUMBER _____

TO THE FRANKLIN PARK ██████████ ZONING BOARD OF APPEALS
9500 WEST BELMONT AVENUE
FRANKLIN PARK, ILLINOIS 60131

APPLICATION IS HEREBY MADE FOR SUBDIVISION FOR:

ON PROPERTY HEREINAFTER LEGALLY DESCRIBED:

(PLEASE ATTACH LEGAL DESCRIPTION)

P.I.N # 12- - - -0000

commonly known by the street address of: _____

BY:

Owner/Agent

Property Owner or Person Having Possessors Interest

EMAIL:

Address

City

Telephone

I, _____, do hereby certify or affirm that the owner/person(s) holds possessors interest in the above describe property make application as such

SIGNATURE

SUBSCRIBED AND SWORN TO ME ON THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC

VILLAGE OF FRANKLIN PARK

9500 Belmont Avenue

Franklin Park, Illinois 60131

Zoning: PHONE (847) 671-8281, FAX (847) 671-6015

APPLICANT REQUIREMENTS PETITION FOR SUBDIVISION OR RE-SUBDIVISION

I. Application

- a. **Current plat of subdivision and appropriate legal description. Fifteen (15) copies required.**
- b. **Ownership in fee, including full disclosure of beneficial interest in land trust—and / or letter of authorization to present fee owner in the application.**
- c. **Letter with reasons for subdivision or re-subdivision**
- d. **Petition- standard application form to be completed and returned to the Community Development Department. (Secretary of the EDC).**
- e. **Application to be notarized.**
- f. **Payment of the appropriate fee (based on approved fee schedule) when application is filed.**

VILLAGE OF FRANKLIN PARK

9500 Belmont Avenue
Franklin Park, Illinois 60131
Zoning: PHONE (847) 671-8792, FAX (847) 671-6015

II. Public Hearing – Presentation

Meetings are held on the 2nd Wednesday of the month at 9500 W Belmont in the North/Rear Conference Room at 7:00 p.m.

- a. **Petitioner, his attorney or agent must attend the Public Hearing and present testimony.**
- b. **All witnesses giving testimony relative to facts in the case being heard shall be asked to sign in and will be sworn in.**
- c. **All petitioner's exhibits will be marked and retained by the Zoning Board of Appeals.**
- d. **All questions arising from the general public shall be directed to the Hearing Chairman.**

III. Recommendations

Recommendations maybe made at this or the next regular meeting of the Zoning Boards of Appeals.

IV. Decisions

Assuming no problems, all matters are referred to the Village Board for final action as expeditiously as possible after the Zoning Board of Appeals makes the recommendation.

NOTE: Allow approximately ninety (90) days from date of filing complete application and payment for hearing to completion of process in the form of signed ordinance.

TITLE 10
SUBDIVISIONS

| Subject | Chapter |
|-----------------------------------------------------|---------|
| General Subdivision Regulations | 1 |
| Procedure for Plat Approval and Land Division | 2 |
| Contents of Preliminary and Final Plats | 3 |
| Subdivision Design Standards | 4 |
| Public Use Areas and Acceptance of Streets | 5 |
| Required Land Improvements | 6 |
| Street Lights | 7 |
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CHAPTER 1

GENERAL SUBDIVISION REGULATIONS

SECTION:

- 10-1-1: Purpose, Compliance and Jurisdiction
- 10-1-2: Definitions
- 10-1-3: Building Permit
- 10-1-4: Occupancy Permit
- 10-1-5: Variations
- 10-1-6: Enforcement
- 10-1-7: Record of Plats
- 10-1-8: Applicability of Flood Hazard and Damage Prevention Provisions

10-1-1: **PURPOSE, COMPLIANCE AND JURISDICTION:**

The purpose of this Title is to implement a workable plan for the Village applicable to lands situated within the corporate limits and contiguous areas lying within one and one-half (1½) miles beyond the corporate limits and not included in any municipality, to:

- A. Establish reasonable standards of design for subdivisions and for resubdivisions of unimproved land and of areas subject to redevelopment;
- B. Establish reasonable requirements governing the location, width, course and surfacing of public streets, highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection and treatment and other land improvements;

- C. Establish procedures for approval and recording of plats;
- D. Impose fees for processing plats; and
- E. Provide for enforcement and for imposition of penalties for violations in accordance with authority vested in the municipality under the provisions of the applicable statutes of the State.

Because each new subdivision accepted by the Village becomes a permanent unit in the basic physical structure of the future community, to which the future community will, of necessity, be forced to adhere, all subdivisions hereafter planned within the incorporated limits of the Village, and within the unincorporated area lying within one and one-half (1½) miles beyond the corporate limits, shall, in all respects, be in full compliance with the regulations hereinafter contained in this Title. These regulations are designed to provide for the orderly development of the Village, for the coordination of streets within new subdivisions with other existing or planned streets, and to secure a uniform system of utilities and services. (Ord. 6970 MC 17, §1)

10-1-2: **DEFINITIONS:** Whenever a word or term defined hereinafter appears in the text of this Title, its meaning shall be construed as set forth in the definition thereof. Any word appearing in parentheses directly after a word herein defined shall be construed in the same sense as that word.

The following words and terms, wherever they occur in this Title, shall be construed as herein defined:

ALLEY: A right of way which affords secondary means of access to properties abutting upon a street.

BLOCK: A tract of land bounded by streets or by a combination of one or more streets and parks, cemeteries, shorelines of waterways, corporate limit lines or other lines of demarcation.

BUILDING INSPECTOR: The Building Inspector of the Village or duly authorized representative.

BUILDING SETBACK LINE: A line within a lot or other parcel of land so designated on the preliminary plat, which denotes the area between such line and the adjacent street right-of-way line where an enclosed building and other obstructions are prohibited, except those obstructions that are permitted by zoning ordinance regulations.

COLLECTOR STREET: A street within a subdivision which has wider right-of-way and roadway widths, and which is a prime entrance or circulating street. Its primary function is to distribute and collect traffic to and from the minor streets.

CUL-DE-SAC: A minor street with a single outlet.

EASEMENT: A quantity of land set aside over or under which is a liberty, privilege or advantage in land without profit and is dedicated and is distinct from ownership of the land, is granted either to the public, a particular person or a combination of both.

FINAL PLAT: A map or plan of a subdivision and any accompanying material as described in Section 10-3-2.

FRONTAGE ROAD: A minor street which is parallel to and either adjacent to or within the right of way of a thoroughfare.

HALF STREET: A street of less than the total required width along one or more property lines of a subdivision.

LAND IMPROVEMENT: Any sanitary sewerage system, storm sewerage system, water supply and distribution system, roadway, side-strip, sidewalk, pedestrian way, no-access strip, off-street parking area, or other improvement which the Village may require under this Title.

LOT: A portion of a subdivision or other parcel of land intended for transfer of ownership or for building development.

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

LOT, DOUBLE FRONTAGE: A lot which has a pair of opposite lot lines along two (2) substantially parallel streets.

MINOR STREET: A street of limited continuity. Its primary purpose is to serve abutting properties.

NO-ACCESS STRIP: A land area at least twelve feet (12') wide along the rear lot line of a double-frontage lot and abutting a thoroughfare within which no vehicular driveways shall be permitted.

OWNER or SUBDIVIDER: Shall include any firm, association, partnership, private corporation, public or quasi-public corporation, or a combination of any of them, or other legal entity having sufficient proprietary

interest in the land sought to be subdivided or divided to commence and maintain proceedings under the provisions of this Title.

PEDESTRIAN WAY: A right of way across or within a block designated for pedestrian use.

PRELIMINARY PLAT: A tentative map or plan of a proposed subdivision as described in Section 10-3-1.

ROADWAY: That portion of the street designated for vehicular use.

SIDE-STRIP: The unpaved strip of land within a street right of way and is parallel to the roadway.

SIDEWALK: That portion of the street designated for pedestrian use.

STREET: A right of way which affords primary means of access by pedestrians and vehicles to abutting properties, whether designated as a street, avenue, highway, road, boulevard, lane or however otherwise designated.

STREET WIDTH: The shortest distance between the right-of-way lines of a given street.

SUBDIVISION: A described tract of land which is to be, or has been, divided into two (2) or more lots or parcels, or any division of land when a new street is involved, for the purpose of transfer of ownership or building development. A subdivision shall not include the following:

- A. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access;
- B. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- C. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities;
- D. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- E. The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- F. Conveyances made to correct descriptions in prior conveyances.

The term "subdivision" includes re-subdivision and, where it is appropriate to the context, relates to the process of subdividing or to the land subdivided.

SUBDIVISION DESIGN STANDARDS: The basic land planning principles established as guides for the preparation of preliminary plats.

THOROUGHFARE: A street with a high degree of continuity and serving as an arterial trafficway between the various districts of Franklin Park and its environs.

VILLAGE ENGINEER: The Village Engineer of the Village of Franklin Park, Illinois, or the licensed engineer so designated by the Village Board. (Ord. 6970 MC 17, §1)

10-1-3: **BUILDING PERMIT:** No building permit shall be issued by any governing official for the construction of any building, structure or improvement to land on any lot within a subdivision, which has been approved under this Title, until there has been compliance with all requirements of this Title. (Ord. 6970 MC 17, §1)

10-1-4: **OCCUPANCY PERMIT¹:** No occupancy permit shall be granted by any governing official for the use of any structure within a subdivision approved under this Title, until required utility facilities have been installed and made ready to service the property; and that roadways providing access to the subject lot or lots have been constructed or are in the course of construction and are suitable for vehicular traffic; provided, however, that an occupancy permit may be granted to the owner in hardship cases upon written request. (Ord. 6970 MC 17, §1)

10-1-5: **VARIATIONS:** The Plan Commission may recommend variations from the requirements of this Title in specific cases which, in its opinion, do not adversely affect the intent of this Title. Such recommendations shall be communicated to the Board of Trustees or governing County authorities in writing, substantiating the recommended variation. The Board of Trustees may approve variations from the requirements of this Title when, in its opinion, such variations will not adversely affect the intent of this Title. The Board of Trustees shall not approve variations that result in requirements less than required by the Cook or DuPage County Subdivision Regulations Ordinance for subdivisions located in the unincorporated areas under the ex-

traterritorial jurisdiction of this Title. (Ord. 6970 MC 17, §1)

10-1-6: **ENFORCEMENT:** No plat of any subdivision shall be entitled to record in the recorder's office or have any validity until it shall have been approved in a manner prescribed in this Title. (Ord. 6970 MC 17, §1)

10-1-7: **RECORD OF PLATS:** All plats of a subdivision, after the same have been submitted and approved as provided in this Title, shall be filed and kept by the Village Clerk among the records of the Village. (Ord. 6970 MC 17, §1)

10-1-8: **APPLICABILITY OF FLOOD HAZARD AND DAMAGE PREVENTION PROVISIONS:** Any subdivision of property located within a base flood area as set forth in Title 8, Chapter 5 of this Code shall be subject to the requirements of Title 8 of this Code in addition to the requirements of this Title. (Ord. 7879 MC 10, §2)

1. See also Section 1-5B-9 of this Code.

CHAPTER 2

PROCEDURE FOR PLAT APPROVAL AND LAND DIVISION

SECTION:

- 10-2- 1: Compliance
- 10-2- 2: Procedure for Approval of Preliminary Plat
- 10-2- 3: Notice of Approval of Preliminary Plat
- 10-2- 4: Distribution of Prints of Preliminary Plat
- 10-2- 5: Approval of Preliminary Plat Conditioned on Section 10-2-9
- 10-2- 6: Procedure for Approval of Final Plat
- 10-2- 7: Distribution of Copies of Final Plat
- 10-2- 8: Land Division Procedure
- 10-2- 9: Plans and Specifications for Land Improvements
- 10-2-10: Statement of Agreement
- 10-2-11: Completion and Maintenance Bond or Deposit Generally
- 10-2-12: Form for Completion and Maintenance

10-2-1: **COMPLIANCE:** Before subdividing any tract or parcel of land in the Village and the unincorporated areas within one and one-half ($1\frac{1}{2}$) miles beyond the Village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the Village authorities in accordance with the requirements of this Chapter. Prior to preparation of final preliminary plat drawings, it is recommended that the subdivider consult with the Plan Commission and other Village officials to determine conformity to the proposed Comprehensive Plan, zoning ordinance and

compliance with this Chapter and applicable Village ordinances. (Ord. 6970 MC 17, §1)

10-2-2: **PROCEDURE FOR APPROVAL OF PRELIMINARY PLAT:**

- A. The owner or subdivider of a proposed plat shall file an application for approval of the preliminary plat with the Village Clerk, ten (10) copies of the preliminary plat and the required filing fee shall accompany the application.
- B. The Village Clerk shall refer five (5) copies of the preliminary plat to the Plan Commission, within five (5) days from the date of filing.
- C. The Plan Commission shall notify the owner or subdivider as to the time and place of the Plan Commission meeting at which the owner or subdivider will be afforded an opportunity of being heard.
- D. The Plan Commission shall approve or disapprove the application for preliminary plat approval within ninety (90) days from the date of filing the application or the filing by the applicant of the last item of required supporting documents, whichever date is later, unless such time is extended by mutual consent.
- E. When the preliminary plat has been acted upon by the Plan Commission, it shall be referred to the Board of Trust-

ees. If the Plan Commission approves the plat, it shall so indicate on the plat, and if it disapproves such plat, it shall furnish the Board of Trustees and the applicant a written statement setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to this Title. The Board of Trustees shall accept or reject the plat within thirty (30) days after its regular stated meeting following the action of the Plan Commission. (Ord. 6970 MC 17, §1)

10-2-3: **NOTICE OF APPROVAL OF PRELIMINARY PLAT:** Upon approval of a preliminary plat for a subdivision by the Board of Trustees, the following notice of approval shall be stamped upon five (5) prints thereof, and required signatures affixed:

NOTICE OF APPROVAL OF PRELIMINARY PLAT

Notice is hereby given that the preliminary plat of subdivision shown hereon has received approval by the Board of Trustees of the Village of Franklin Park, Illinois, and upon compliance by the subdivider with requirements of qualifications governing the approval of preliminary plats and with other revisions and stipulations that may be required, the Board of Trustees will receive the final plat for consideration when submitted by the subdivider in such form and within such time as required by this Chapter.

The Board of Trustees of the Village of Franklin Park, Illinois

Date _____, 19__

By _____
President

Attest _____
Village Clerk

(Ord. 6970 MC 17, §1)

10-2-4: **DISTRIBUTION OF PRINTS OF PRELIMINARY PLAT:** Five (5) prints of an approved preliminary plat for a subdivision shall be distributed by the Village Clerk as follows:

- A. One print shall be sent to the Plan Commission;
- B. One print shall be sent to the Village Engineer;
- C. One print shall be retained by the Village Clerk for filing;
- D. One print shall be returned to the subdivider; and
- E. One print shall be sent to the Department of Public Works and Buildings. (Ord. 6970 MC 17, §1)

10-2-5: **APPROVAL OF PRELIMINARY PLAT CONDITIONED ON SECTION 10-2-9:** Approval of the preliminary plat of a proposed subdivision by the Plan Commission and Board of Trustees shall be conditioned upon stipulations as set forth in Section 10-2-9 et seq. (Ord. 6970 MC 17, §1)

10-2-6: **PROCEDURE FOR APPROVAL OF FINAL PLAT:**

- A. Within one year after approval of the preliminary plat for a proposed subdivision by the Board of Trustees, the owner or subdivider shall file an application for approval of the final plat with the Village Clerk. In case application for approval of a final plat is made for a part or parts of an approved preliminary plat, the Board of Trustees may extend the time for application of approval of final plats for other parts of the approved preliminary plat until a later date or dates beyond the foregoing one year period.
- B. The application for final plat approval shall include the original drawing drawn with ink on linen tracing cloth or its equivalent, one transparency print and four (4) contact prints of the final plat, four (4) copies of all supporting maps, plans and other drawings and all other required documents. The final plat shall retain the design characteristics of the approved preliminary plat, except that the Plan Commission may recommend and the Board of Trustees may require such changes or revisions as are deemed necessary, in the interest and needs of the community, in keeping with the provisions of this Title. Accordingly, the Board of Trustees shall refer the application for approval of the final plat to the Plan Commission for recommendation and report relative to design characteristics of the final plat.
- C. When the person submitting the plat of subdivision for final approval has filed with the Village Clerk all drawings, maps and other documents required by this Title to be furnished in support thereof and when all such material meets all requirements of this Title and applicable ordinances of the

Village and has been approved by the Plan Commission, the Board of Trustees shall approve the proposed plat within sixty (60) days from the date of filing the last required document or other paper or within sixty (60) days of filing application for final approval of the plat, whichever date is later, or a period of time beyond such sixty (60) day period that is mutually agreed upon by the applicant and the Board of Trustees. (Ord. 6970 MC 17, §1)

10-2-7: **DISTRIBUTION OF COPIES OF FINAL PLAT:** Upon approval by the Board of Trustees, the Village Clerk shall secure one transparency print and four (4) contact prints of the approved final plat and four (4) copies of the approved supporting documents. The cost of such prints and copies of documents shall be paid by the subdivider. Distribution shall be as follows:

- A. One contact print and one set of supporting documents shall be delivered to the Plan Commission;
- B. One contact print and all specifications, drawings and estimates shall be delivered to the Village Engineer;
- C. One transparency print and one contact print and all other supporting documents shall be retained by the Village Clerk; and
- D. One contact print and one set of supporting documents shall be delivered to the Department of Public Works and Buildings.

The final plat in exact form as approved by the Board of Trustees shall be filed for record by the Village Clerk. The Village

Clerk shall secure four (4) print copies of the recorded plat, and the four (4) copies to be distributed to replace the four (4) copies as enumerated in this Section. The subdivider shall pay recording fees and the cost of the print copies. (Ord. 6970 MC 17, §1)

10-2-8: LAND DIVISION PROCEDURE:

Before dividing lots or blocks in any recorded subdivision which does not involve any new streets or easement of access, or the sale or exchange of parcels or tracts of land following division into no more than two (2) parts of a particular parcel or tract of land existing on November 17, 1969 which does not involve any new streets or easement of access, the owner or subdivider shall file with the Village Clerk, the original drawing and four (4) contact prints of a certified plat of survey showing the proposed division of such lots, blocks, parcels or tracts of land. Three (3) prints of the plat of survey shall be forwarded to the Plan Commission at least ten (10) days before the next meeting of the Plan Commission. Not more than fifteen (15) days after the meeting at which the plat of survey is referred to the Plan Commission, the chairman of the Plan Commission shall notify the owner or subdivider whether a new street or easement of access is required. In the event that a new street or easement of access is required, the notice shall stipulate that an application for final plat approval containing such maps, certifications and supporting documents as required by the Plan Commission shall be filed with the Village Clerk for processing as herein set forth in this Chapter and in Section 10-2-9 et seq. (Ord. 6970 MC 17, §1)

10-2-9: PLANS AND SPECIFICATIONS FOR LAND IMPROVEMENTS:

- A. Requirement and Approval of Preliminary Plans and Specifications: After the approval of the preliminary plat for a proposed subdivision and prior to filing an application for approval of a final plat, the subdivider shall submit to the Village Engineer and other public officials having jurisdiction, preliminary plans and specifications, prepared by a registered engineer, for required land improvements and, if required by the Plan Commission, detailed grading plans of lots and blocks. The Village Engineer and other public officials having jurisdiction shall approve preliminary plans and specifications or set forth the revisions necessary for approval.
- B. Requirement and Approval of Final Plans and Specifications: Based upon the conditions of approval of the preliminary plans and specifications for a proposed subdivision, the subdivider shall have final plans and specifications covering such required land improvements prepared by a registered engineer. Such construction plans and specifications shall be approved by the Village Engineer and other public officials having jurisdiction and such approval certified on the final plat. (Ord. 6970 MC 17, §1)

10-2-10: STATEMENT OF AGREEMENT: Any owner or subdivider filing an application for approval of a final plat for a proposed subdivision shall submit a statement of agreement that: the land improvements required by Section 10-6-1 et seq., shall be completed by the owner or subdivider in accordance with plans and specifications approved by the Village Engineer and all inspection fees required shall

be paid within sixty (60) days following the approval of these improvements by the Board of Trustees. One set of plans and specifications showing such improvements as installed shall be filed with the Village following the approval of these improvements by the Board of Trustees and prior to final acceptance of improvements and release of bond. (Ord. 6970 MC 17, §1)

10-2-11: COMPLETION AND MAINTENANCE BOND OR DEPOSIT

GENERALLY: A completion and maintenance bond shall be posted by such owner or subdivider with the Village Comptroller prior to approval of the final plat for a proposed subdivision. Such completion and maintenance bond shall be in a penal sum sufficient to cover the cost of the land improvements as required for land improvements hereof or, in lieu of a bond, a deposit of cash, or other security or undertaking acceptable to the Board of Trustees. Such cost for the completion of the required land improvements shall be in accordance with cost estimates prepared by the Village Engineer and approved by the Board of Trustees. If a completion bond or other guarantee is posted, there should be good and sufficient surety thereon, approved as to form by the Village Attorney and conditioned upon the installation of such improvements and payment of inspection fees, and the required one year guarantee after acceptance, all of which, other than the one year guarantee, shall be within two (2) years following the approval of the final plat. If not improved by that time and if cash or other security is deposited, it is to be used by the Village insofar as it is sufficient to defray the cost of making such improvements including inspection fees. Any unused balance will be returned to the depositor. There shall be no reduction of that portion of the bond or other guarantee

or deposit applying to a particular improvement, unless and until that improvement is complete and accepted or approved by the Board of Trustees, and the one year period has expired; except that upon the completion of the subgrade, base course and one-half ($\frac{1}{2}$) of the thickness of the wearing surface course of a street, alley or parking area, the Board of Trustees may reduce that amount of that portion of the bond or other guarantee or deposit covering such land improvements, but such reduction shall not be more than an amount equal to ninety percent (90%) of the estimated cost of installation of the subgrade and base course. (Ord. 6970 MC 17, §1)

10-2-12: FORM FOR COMPLETION AND MAINTENANCE:

The completion and maintenance bond required by Section 10-2-11 shall be acknowledged before a notary public by the principal and surety and shall be in substantially the same form as follows:

KNOW ALL PERSONS BY THESE PRESENTS,

That _____, as principal, and _____, hereinafter referred to as surety, are held and firmly bound unto the Village of Franklin Park, a Village corporation, hereinafter called the obligee, in the penal sum of \$_____, lawful money of the United States, for which we, and each of us, hereby bind ourselves as principal and surety to be truly made by us, our heirs, executors, administrators, successors and assigns, jointly and severally, by the following presents.

Sealed and dated this _____ day of _____, 19____, at Franklin Park, Cook County, Illinois.

WHEREAS, a petition has heretofore been filed with the Board of Trustees of the Village of Franklin Park for the acceptance of a tract of land as a subdivision to the Village of Franklin Park under the name and title of _____

_____ " _____ to the Village of Franklin Park, Cook County, Illinois", per plat of _____, Registered Illinois Land Surveyor Number _____, consisting of _____ lots and streets, dated _____, 19____, and the plan of which plat has received preliminary approval by the Plan Commission of the Village of Franklin Park and the Board of Trustees, and which plat will be finalized upon the principals meeting the further requirements of Title 10 of the Village Code of the Village of Franklin Park.

The legal description of the property sought to be subdivided, and for which a final plat will be presented, and for which property this bond is given, is described as follows, to wit:

WHEREAS, said principal is required by the Village Code of the Village of Franklin Park to provide sanitary sewer and water conduits, curb and gutter, street base and surface, sidewalks, storm water conduits, street lights, street signs, trees and pay all inspection fees and other costs set forth in said Village Code, and said work is to be done per exact specifications and plans as provided by said

Village Code and as heretofore established by the Village of Franklin Park; and,

WHEREAS, said principal has agreed to provide same as an inducement to said Village to accept said plat, all in accordance with said plans and specifications heretofore filed with said obligee and now on file with said Village of Franklin Park; and,

WHEREAS, said principal's promise and guarantee that all construction on said proposed improvements shall be done in a workmanlike manner and in compliance with the Village Code and all ordinances of the Village of Franklin Park, and subject at all times to inspection and approval by said obligee and its authorized officers and employees, and shall be completed on or before _____, 19____, and upon further guarantee that all damage or liability incurred by the Village of Franklin Park, its officers and/or employees, which damage or liability is caused or results from the construction, operation or repairs made by the said principal to said streets, utility conduits, etc., pursuant to the terms of said plans and specifications, will be repaired and the obligee herein, its offices or employees, saved harmless from any and all claims whatsoever arising from the operations of the principal for and during the period from the acceptance of this bond by said obligee and one year after the completion and acceptance by said obligee of all matters and things required by said Village Code and ordinances and herein bonded to be done.

NOW, THEREFORE, the condition of this obligation is such that if the

above-bonded principal shall well and truly keep, do and perform each and every, all and singular the matters and things in said plans and specifications required and set forth and specified to be done by said principal and performed by said principal at the time and in the manner in said Village Code and ordinances specified, or shall pay over, make good, reimburse and save the above named obligee harmless from all loss and damage which said obligee may sustain by reason of failure or default on the part of said principal so to do, then this obligation shall be null and void; otherwise, same shall remain in full force and effect.

Note: Such agreements, as set forth above, shall not be required for subdivisions located in the unincorporated areas within one and one-half (1 1/2) miles beyond the Village limits when there is evidence that agreements are entered into between the owner or subdivider and DuPage or Cook County, except when the Village standards of public improvements are of higher quality than county standards, such agreements may be required by the Village. (Ord. 6970 MC 17, §1)

PRINCIPAL: _____

SURETY:

By _____
NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, _____, a notary public in and for said county, in the state aforesaid, do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the above instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 19__.

CHAPTER 3

CONTENTS OF PRELIMINARY AND FINAL PLATS

SECTION:

- 10-3-1: Contents of Preliminary Plat
 10-3-2: Contents of Final Plat

5. Graphic (engineering) scale shall not exceed one hundred feet to one inch (100' = 1").

6. North point (designated as true north).

7. Date of preparation.

10-3-1: **CONTENTS OF PRELIMINARY PLAT:**

A. General Requirements: The preliminary plat for a proposed subdivision shall be drawn on tracing paper or tracing cloth in a manner that clear and legible prints can be made.

B. Identification and Description: The preliminary plat for a proposed subdivision shall contain the following identification and description:

1. The proposed name of the subdivision, not duplicating the name of any plat heretofore recorded in the Village or in Cook County, Illinois.

2. Location by section, town and range or by other approved legal description.

3. An accompanying boundary line survey map prepared and certified by a registered surveyor and an accompanying topographic map indicating source of survey.

4. Names and addresses of the owner and subdivider having control of tract and designer of the plat.

C. Existing Conditions: The preliminary plat for a proposed subdivision shall include the following existing conditions:

1. Boundary lines of the proposed subdivisions in accordance with subsection 10-3-1B3.

2. Total acreage therein.

3. Existing zoning districts in the proposed subdivision and adjacent tracts.

4. Location, widths and names of all existing or previously platted streets or other right of way showing type of improvement (if any), railroad and utility right of way, parks and other public open spaces, permanent structures, easements and section and corporate lines within the tract and to a distance of three hundred feet (300') beyond the tract.

5. Location and size of existing sewer lines, water mains, culverts or other underground facilities within the tract and to a distance of three hundred feet (300') beyond the tract; also indi-

ating such data as locations and surface and invert grade elevations of catch basins, manholes and fire hydrants.

6. Location map, drawn at a scale of not less than one inch equals one thousand feet (1" = 1,000'), showing boundary lines of adjoining unsubdivided or subdivided land within an area bounded by the nearest arterial streets or other natural boundaries, but not less than one-half ($1/2$) mile beyond the subdivision boundaries in subdivisions located beyond the Village limits, identifying type of use and ownership of surrounding land and showing alignments of existing streets.

7. Topographic data including existing contours at vertical intervals of not more than two feet (2'), except in unusual topographic conditions, such vertical intervals may be required to be altered as determined by the Village Engineer. Topographic data shall refer to the U.S.G.S. Datum with a conversion factor to the Village datum. The location of watercourses along their natural or relocated rights of way, marshes, floodplains, detention basins and other significant features. Soil boring data and seepage tests may be required at locations and depths as determined by the Village Engineer.

8. Locations of or references to locations of existing monuments, bench marks, temporary bench marks, useful elevations or survey markers used in preparation of survey and grade elevation of each monument and marker.

D. Subdivision Design Features: The preliminary plat for a proposed subdivision shall include the following subdivision design features:

1. Layout of streets showing right-of-way widths and street names, not duplicating the name of any street heretofore used in the Village or its environs unless such street is an extension of or in line with an already named street, in which event the names shall be used; and showing proposed through streets extended to boundaries of subdivision.

2. Location and width of alleys, pedestrian ways and utility and drainage easements.

3. Layout, total number of lots and dimensions of the lots containing the minimum width and depth and the lots containing the maximum width and depth.

4. Minimum front and side street building setback lines indicating dimensions.

5. The Village's zoning districts proposed for the subdivisions to be annexed.

6. Areas, if any, intended to be dedicated or reserved for nonresidential purposes indicating in each the approximate acreage. Such areas shall be designated by letter and/or number.

7. Proposed location, size and gradients and invert elevations of sewers, storm drains and open drainage ways, if any, and proposed method of sewage and waste disposal.

8. Proposed street, pavement widths, approximate street elevations and gradients.

9. Proposed locations and sizes of water mains, valves and hydrants.

10. Proposed detailed grading plans of blocks and lots. No land will be approved for subdivision which is subject to periodic flooding or which contains inadequate drainage facilities, unless the subdivider agrees to make improvements which will, in the opinion of the Village Engineer, make such land suitable for the intended use and provide adequate drainage.

11. Location of proposed street lights and easements therefor.

- E. Fee for Filing Preliminary Plat: A fee of one dollar (\$1.00) per lot with a minimum fee of fifteen dollars (\$15.00) shall be paid by the subdivider to the Village at the time of filing the preliminary plat for a proposed subdivision with the Board of Trustees at the office of the Village Clerk. (Ord. 6970 MC 17, §1)

10-3-2: CONTENTS OF FINAL PLAT:

- A. General Requirements: All information required on the preliminary plat for a proposed subdivision, except that required in Section 10-3-1 et seq., is to be shown accurately and drawn with black waterproof drawing ink or transparent linen tracing cloth or equal, in a manner that clear and legible transparent or contact prints or photostatic copies can be made.
- B. Additional Delineation: The final plat for a proposed subdivision shall include the following additional delineation:
1. Accurate angular and lineal dimensions for all lines, angles and curvatures, with functions used to describe all boundaries, including perimeter survey of tract, streets, alleys, easements, areas to be reserved for public use, and other important features. Error to closure of boundary-line surveys shall not exceed one in ten thousand (1 foot for each 10,000 feet of perimeter survey). Angular error shall not exceed plus or minus twenty (20) seconds. Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners, the measurement of the angle shall be shown in degrees, minutes and seconds. The final plat shall show accurately the location of all permanent lot markers to be actually installed.
 2. An identification system for all blocks and lots using consecutive numbers for lots within a block.
 3. True angles and distances to the nearest established street lines and official monuments (not less than three), which shall be accurately described in the plat by location, size and elevation.
 4. Village, township or section lines accurately referenced to the lines of the subdivision by distances and angles.
 5. Accurate location of all monuments which shall be placed at all block corners, angle points and at interme-

ciate points as shall be required by the Village Engineer, and installed in such a manner that they may be located by a licensed surveyor. All U.S.G.S., State, County, Village or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.

6. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.

7. Protective covenants, or filed as an accompanying document.

8. For subdivisions containing twenty (20) acres or more in area, the Board of Trustees may require a declaration creating and establishing scope of activities for an Architectural Control Committee.

C. Certificates Required: The application for approval of the final plat of a proposed subdivision shall not be deemed complete until the following certificates, other than the Village Clerk's certificate, have been duly executed:

(1) OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

KNOWN ALL PERSONS BY THESE PRESENTS, that we, the undersigned, hereby certify that we are the owners of all the premises embodied in the attached plat of the _____ Subdivision to the Village of Franklin Park,

Cook County, Illinois, and that we have caused said plat to be made and that it is a true and correct plat of "The _____ Subdivision to the Village of Franklin Park", Cook County, Illinois, as laid off into lots and streets by _____, Registered Illinois Land Surveyor Number _____; and we, the undersigned, hereby dedicate and set apart for the use of the general public forever all of the streets and highways so indicated on said plat; and we further dedicate the easements therein set forth to the Village of Franklin Park for general utility purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this _____ day of _____, 19__

(SEAL)
(SEAL)

(2) NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public and for said County and State aforesaid, do hereby certify that _____

_____ 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 said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of homestead, and also

including the dedication of all streets and highways to the use of the general public forever, and including the grant of certain general utility easements to the Village of Franklin Park, Cook County, Illinois.

Given under my hand and notarial seal this ___ day of _____, 19__.

_____ Notary

(3) FLOOD PLAIN SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, _____, a Registered Illinois Land Surveyor, No. _____, do hereby certify that I have surveyed, in accordance with the laws and usages of the State of Illinois, and with the ordinances of Cook County, for _____

_____ the following described property, to wit:

I further certify that I have subdivided the same into ___ lots and the streets as shown on the attached plat. Iron pins identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All streets and drives and easements

designated on said plat are intended for public use.

No part (A part) of the property covered by this Plat of Subdivision is situated within five hundred feet (500') of any surface drain or watercourse serving a tributary area of six hundred forty (640) acres or more.

Said subdivision is to be known as _____, Cook County, Illinois.

I further certify that the foregoing plat accompanying this certificate correctly represents the said premises as subdivided.

Name of Firm Registered Land

Surveyor No.

Address Date

(4) VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, _____, Village Engineer of the Village of Franklin Park, Illinois, hereby certify that the land improvements described in the annexed plat and the plans and specifications therefor, meet the minimum requirements, of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated at Franklin Park, Cook County, Illinois this _____ day of _____, 19__.

Village Engineer

(5) COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, _____, County Clerk of Cook County, State of Illinois, do hereby certify that on the ____ day of _____, 19__, there were no delinquent general taxes unpaid, special assessments or delinquent special assessments against the tract of land shown on the plat attached to this certificate and describes in the certificate of the surveyor attached hereto and to said plat.

(SEAL OF SAID COUNTY)

County Clerk, Cook County, Illinois

(6) CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, _____, Village Treasurer of the Village of Franklin Park, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been

apportioned against the tract of land included in the plat.

Dated at Franklin Park, Cook County, Illinois, this _____ day of _____, 19__.

Village Treasurer

(7) PLAT CERTIFICATE (ONLY FOR PLATS OUTSIDE CORPORATION LIMITS)

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Approved by the Board of Supervisors of Cook County, Illinois, this ____ day of _____, 19__.

County Plat Officer

(8) VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, _____, Village Clerk of the Village of Franklin Park, Illinois, hereby certify that the annexed plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on _____, 19__, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

*IN WITNESS WHEREOF, I have here-
unto set my hand and the seal of the
Village of Franklin Park, Illinois, this __
__ day of _____, 19__.*

Village Clerk

Note: Except as otherwise required by statute, certification on final plats of subdivision located in the unincorporated areas within one and one-half (1¹/₂) miles beyond the Village limits shall be those required by the DuPage County or Cook County Subdivision Regulations, except when Village of Franklin Park Subdivision Regulations are more restrictive, the applicable certifications contained herein shall also be required. (Ord. 6970 MC 17, §1)

CHAPTER 4

SUBDIVISION DESIGN STANDARDS

| SECTION: | Type of street | <u>Residential subdivision</u> | <u>Manufacturing or business subdivision</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 10-4-1: Standards Available Through Village Engineer | Collector streets | 80 feet | 80 feet |
| 10-4-2: Street Plan | | | |
| 10-4-3: Streets | | | |
| 10-4-4: Alleys and Pedestrian Ways | | | |
| 10-4-5: Easements | | | |
| 10-4-6: Block Standards | | | |
| 10-4-7: Lot Standards | | | |
| | | A collector street may be required by the Plan Commission: in a residential subdivision containing twenty (20) acres or more in area; in any subdivision as an extension of an existing or planned collector street in an adjacent subdivision; and in any manufacturing or business subdivision. | |
| 10-4-1: STANDARDS AVAILABLE THROUGH VILLAGE ENGINEER: The design standards for sewers, water and streets, for subdivisions can be obtained from the Village Engineer. (Ord. 6970 MC 17, §1) | Minor streets | 66 feet | 66 feet |
| | Half streets | One-half the total right-of-way of the proposed street or as required by the Plan Commission | Not permitted |
| 10-4-2: STREET PLAN: The arrangement, character, extent, width, grade and location of all streets in subdivisions shall be considered in their relation to existing and planned streets; to reasonable circulation of traffic within the subdivision and adjoining lands; to topographic conditions; to runoff of storm water; to public convenience and safety; and in their appropriate relations to the proposed uses of the area to be served. (Ord. 6970 MC 17, §1) | Cul-de-sac streets | 66 feet | 66 feet |
| | Frontage road (not in rights-of-way thoroughfares) | 40 feet | 40 feet |
| | | Thoroughfares, including freeways, expressways, parkways, major and secondary thoroughfares, shall be in accordance with those designated by Federal, State or County authorities having jurisdiction. | |
| 10-4-3: STREETS: | | | |
| A. All right-of-way widths in subdivisions shall conform to the following minimum dimensions: | B. | Where there is a deflection in horizontal center lines within a given block, a curve shall be inserted with a radius of not less than: | |

- | | | |
|----------------------|----------|--|
| 1. Collector streets | 300 feet | |
| 2. Minor streets | 100 feet | |
- C. Different connecting street gradients shall be connected with vertical curves. Minimum length in feet of these curves shall provide a stopping sight distance of not less than three hundred feet (300'), measured from an eye level four feet (4') high, with a clear view of an obstacle not over six inches (6") high.
- D. Minor streets shall be so aligned that their use by through traffic will be discouraged.
- E. Street jogs with center line offsets of less than one hundred fifty feet (150') should be avoided.
- F. It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow and, in general, be at or near right angles avoiding acute angles. An intersection of more than two (2) streets shall be avoided unless specific conditions of design indicate otherwise.
- G. Cul-de-sac streets in single-family residential districts shall be not more than five hundred feet (500') in length, measured along their center lines from the streets of origin to the ends of their right of way, or may be longer than five hundred (500) lineal feet provided not more than fifteen (15) lots abut upon their right-of-way lines. In multiple family residential districts, such streets shall not exceed four hundred feet (400') in length. Each cul-de-sac street shall have a terminus of nearly circular shape with a minimum diameter of one hundred
- twenty feet (120'), except a cul-de-sac street that has not more than five (5) lots fronting on its right of way, or a temporary cul-de-sac street may have a terminus of the "T" type or other variation of the circular shape as approved by the Plan Commission.
- H. Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the Board of Trustees finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever an existing or dedicated half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. A half street shall be graded and improved with a roadway in accordance with cross-section design standards and profile grades applicable to the entire street width, as established by the Village Engineer and approved by the Board of Trustees. When the other half of an existing half street is developed, it shall conform with such established cross-section design and profile grades.
- I. Provisions shall be made for vehicular and pedestrian access to residential property abutting thoroughfares either by providing: 1) Frontage roads; or 2) By backing lots to the thoroughfare and providing access by a collector, minor or cul-de-sac street one lot depth removed and with a no-access strip along the rear lot line. These standards are established for the purpose of providing protection to residential properties and to separate through and local traffic.

J. Gradients of streets shall be at least one-half percent ($\frac{1}{2}\%$) and not exceed on:

- | | |
|-------------------------------------------|-----------|
| 1. Collector streets | 5 percent |
| 2. Minor streets (Ord. 6970 MC 17, §1) | 7 percent |

10-4-4: **ALLEYS AND PEDESTRIAN WAYS:**

- A. Alleys in subdivisions shall be not less than twenty feet (20') wide and alleys in commercial and manufacturing subdivisions shall be not less than twenty two feet (22') wide.
- B. Pedestrian ways in subdivisions, when required by the Plan Commission, shall be not less than twelve feet (12') wide. (Ord. 6970 MC 17, §1)

10-4-5: **EASEMENTS:**

- A. Utility distribution or transmission installations serving a subdivision and, when required, storm water drainage ways shall be located in easements as designated on the subdivision plat of record. Such easements shall be located along the rear lot lines or side lot lines at locations of extensions of utility installations between blocks or continuity of drainage way. They shall occupy not less than the rear six feet (6') of lot depth or six feet (6') of lot width adjoining the applicable side lot line. Additional easements at other locations on the lot or additional widths may be recommended for specific conditions by the Village Engineer and required by the Board of Trustees.

B. Where a subdivision is traversed by a natural drainage way, channel or stream, there shall be provided a drainage easement, conforming substantially with the areas bordering such watercourse that are subject to flooding. The boundaries of such areas subject to flooding shall be as designated by the Village Engineer.

C. All easements designated on final plat shall be reserved for public utilities and drainage. (Ord. 6970 MC 17, §1)

10-4-6: **BLOCK STANDARDS:**

- A. In residential subdivisions, the maximum length of blocks containing lots less than one hundred fifty feet (150') in width shall be one thousand two hundred (1,200) lineal feet, and the maximum length of blocks containing lots one hundred fifty feet (150') and over in width shall be one thousand eight hundred (1,800) lineal feet. No blocks shall be less than nine hundred (900) lineal feet in length unless approved by the Plan Commission. Pedestrian ways leading to schools, parks or other common destinations may be required by the Plan Commission.
- B. In manufacturing and business subdivisions, maximum length of blocks shall be as approved by the Plan Commission.
- C. The shape of blocks shall be determined by topographical features, the basic street system and traffic pattern, lot depths and areas designated for public and other nonresidential land uses.

D. Where a subdivision borders upon or is traversed by a railroad right of way or thoroughfare, the Plan Commission may require a street (on one or both sides of such right of way or street) approximately parallel to and at a distance removed suitable for the appropriate use of the intervening land; for example, park purposes, deep residential lots fronting on it with a no-access strip along the rear lot lines, and off-street parking, business or other uses as permitted by the zoning ordinance. (Ord. 6970 MC 17, §1)

10-4-7: **LOT STANDARDS:**

A. In general, lots in a subdivision should be as nearly rectangular in shape as practicable.

B. Width and area of lots shall conform with lot width and area requirements set forth in the zoning ordinance of the Village or that of the County in the unincorporated areas beyond the Village limits. Corner lots shall be increased in width by twenty percent (20%) over the width of typical interior lots, except that corner lots need not exceed ninety feet (90') in width, if the ninety feet (90') in width is greater than the width of the typical lot, except the Plan Commission may require a greater width to provide for the proper development of intersection design and traffic safety.

C. Depth of lots shall be not less than one hundred twenty feet (120') for interior lots, and not less than one hundred ten feet (110') feet for corner lots, provided the width is increased to give equivalent area.

D. Width, area and depth of lots in a manufacturing or business subdivision shall be as approved by the Plan Commission.

E. All lots shall abut upon a street.

F. Side lot lines of lots shall be at right angles or radial to the street line or substantially so.

G. Double-frontage lots are not permitted, except where lots back upon a thoroughfare, upon a body of water in separate or undivided ownership, or as specifically approved by the Plan Commission in manufacturing and business subdivisions.

H. Lots abutting upon a watercourse, drainage way, channel or stream, shall have an additional depth or width as required by the Plan Commission in order to provide acceptable building sites.

I. In the subdividing of any land, due regard shall be shown for all natural features, such as street growth, watercourses, historic spots or similar conditions. (Ord. 6970 MC 17, §1)

CHAPTER 5

PUBLIC USE AREAS AND ACCEPTANCE OF STREETS

SECTION:

- 10-5-1: Public Use Areas
 10-5-2: Acceptance of Streets

10-5-1: **PUBLIC USE AREAS:** When an area of land for public use in subdivisions (in addition to streets, alleys, pedestrian ways and utility easements) shall be required by the Plan Commission to be located in whole or in part in a subdivision, the subdivider shall designate on the preliminary plat and final plat that such land is reserved for public use. If such land is not acquired or arrangements made for acquisition by the Village, a school board or other governmental body within one year after the date of recording of the final plat, such land may thereafter be used by the subdivider for a use permitted at its location by zoning regulations or, if applicable, in accordance with more restrictive protective covenant requirements. (Ord. 6970 MC 17, §1)

10-5-2: **ACCEPTANCE OF STREETS:** If any plat of a subdivision contains public streets or thoroughfares which are herein dedicated as such, whether located within the corporate limits of the Village, or all or in part outside thereof, or contains existing streets located outside of the corporate limits, the approval of the plat by the Board of Trustees, or the subsequent annexation of the property to the Village, shall not constitute an acceptance thereon or therein, irrespective of any act or

acts by an officer, agent or employee of the Village with respect to such streets or improvements. The acceptance of such streets or thoroughfares shall be made only by the adoption of a resolution by the Board of Trustees, after there has been filed with the Village Clerk a certificate by the Village Engineer certifying that all improvements required to be constructed or installed in or upon such streets or thoroughfares, in connection with the approval of the plat of subdivision by the Board of Trustees, have been fully completed and the construction or installation thereof has been approved by the Village Engineer, together with a maintenance bond. (Ord. 6970 MC 17, §1)

CHAPTER 6

REQUIRED LAND IMPROVEMENTS

SECTION:

- 10-6- 1: Submission and Approval of Completed Plans and Specifications
- 10-6- 2: Sewers
- 10-6- 3: Water Supply
- 10-6- 4: Street Grading
- 10-6- 5: Street Pavement Requirements
- 10-6- 6: Minimum Widths for Streets
- 10-6- 7: Minimum Dimensions for Cul-De-Sac Turnarounds
- 10-6- 8: Requirements for Roadways
- 10-6- 9: Sidewalks
- 10-6-10: Street Signs
- 10-6-11: Storm Water Inlets and Catch Basins
- 10-6-12: Curb or Roadway Pavement Corners
- 10-6-13: Side-Strips Within Street Rights of Way
- 10-6-14: Trees
- 10-6-15: Pedestrian Ways or Paved Walks

10-6-1: SUBMISSION AND APPROVAL OF COMPLETED PLANS AND SPECIFICATIONS:

Before a final plat of a subdivision may be approved by the Board of Trustees, the owner or subdivider shall submit to the Village Engineer completed plans and specifications, prepared by a registered engineer, covering the improvements and utilities described in the subdivider's plat, and the Village Engineer shall certify in writing to the Board of Trustees that such improvements and utilities meet the minimum requirements of the

Village, County, State and other authorities having jurisdiction and comply with this Chapter. (Ord. 6970 MC 17, §1)

10-6-2: **SEWERS:**

- A. Public or community sanitary sewerage systems, including sewer stub terminals at the lot line for each lot, shall be installed in accordance with Village standards and specifications to serve all lots in a subdivision. Subdivisions containing no lots less than one acre or more in area and located in the unincorporated areas within one and one-half ($1\frac{1}{2}$) miles of the corporate limits of the Village or such subdivisions located in the Village may be served with individual sewage disposal systems conforming with standards approved by the Cook or DuPage County Health Department and other applicable governmental authorities, except that individual sewage disposal systems shall be permitted in such subdivisions located within the Village only after being specifically approved by the Board of Trustees when it is determined that connection with a public or community system is not practicable.
- B. Storm water drainage systems shall be designed to service the entire subdivision to carry off water from all inlets, catch basins or open-drainage ways and be connected with an adequate outfall. The storm water drainage system shall be separated and

independent of the sanitary sewerage system.

- C. Where sanitary or storm sewer mains of larger capacity than necessary are required, as directed by the Board of Trustees, to serve the subdivision as delineated in the preliminary plat, the subdivider shall be required to pay for the installation to the subdivision. (Ord. 6970 MC 17, §1)

10-6-3: WATER SUPPLY:

- A. Public or community water supply and distribution systems, including water stub terminals to each lot, shall be installed in accordance with Village standards and specifications to serve all lots within a subdivision.
- B. Where water mains of larger capacity are required, as directed by the Board of Trustees, to serve the future growth in the vicinity of the subdivision, the subdivider shall be required to pay for the installation to the subdivision.
- C. Fire hydrants and water valves shall be installed at locations designated by the Village Engineer and in accordance with Village standards and specifications, which is not less than three hundred fifty feet (350') apart. (Ord. 6970 MC 17, §1)

10-6-4: STREET GRADING:

- A. In street grading for subdivisions, all stumps, trees that cannot be saved, boulders and similar items shall be removed.

- B. The full width of the right of way shall be graded, including the subgrade of the areas to be paved. (Ord. 6970 MC 17, §1)

10-6-5: STREET PAVEMENT REQUIREMENTS: All streets in a subdivision shall be improved with roadway paving and bordered by Portland cement concrete curbs. Pavement shall meet the following requirements:

LOCAL AND MARGINAL ACCESS STREETS UNDER 5,000 VEHICLES PER DAY

| | |
|--------------------|-------------------------------------------------------------------------------------------------------------|
| Flexible Pavement | 2 1/2" Bituminous Concrete Surface |
| | 11" Waterbound Macadam |
| Semirigid Pavement | 2 1/2" Bituminous Concrete Surface |
| | 7" Pozzolanic Base Course* |
| Rigid Pavement | 6" Portland cement concrete with reinforcing steel in intersections and tie bars at all longitudinal joints |

COLLECTOR STREETS OVER 5,000 VEHICLES PER DAY

| | |
|---------------------|------------------------------------|
| Flexible Pavement | 3" Bituminous Concrete Surface |
| | 11" Waterbound Macadam |
| Semi-Rigid Pavement | 2 1/2" Bituminous Concrete Surface |
| | 8" Pozzolanic Base Course* |

COLLECTOR STREETS OVER 5,000 VEHICLES PER DAY (cont.)

Rigid Pavement 6 1/2" Portland cement concrete with reinforcing steel in intersections and tie bars or dowel bars at all joints

*All Pozzolanic base materials delivered for installation between September 15 and October 15 on all subdivision streets shall contain a minimum of four percent (4%) lime. No streets shall be prepared for Pozzolanic base material after October 15 unless the street is in the process of being completed. (Ord. 6970 MC 17, §1)

10-6-6: MINIMUM WIDTHS FOR STREETS: All streets in a subdivision shall be improved with roadway pavements to an overall width in accordance with the following minimum dimensions:

PAVEMENT WIDTH
Back of curb to back of curb

| Type of street | Residential subdivision | Manufacturing or business subdivisions |
|----------------------------------------------------|------------------------------------------------------------------|----------------------------------------|
| Collector | 37 feet | 40 feet |
| Minor | 30 feet | 37 feet |
| Cul-de-sac | 30 feet | 37 feet |
| Half street | 1/2 the width of the proposed street but not less than 18 feet | Not permitted |
| Frontage road (not in rights-of-way thoroughfares) | 24 feet | 24 feet |
| Thoroughfares | In accordance with Federal, State, County or local requirements. | |

The Plan Commission may require greater roadway pavement widths in manufacturing or business subdivisions. (Ord. 6970 MC 17, §1)

10-6-7: MINIMUM DIMENSIONS FOR CUL-DE-SAC TURNAROUNDS:

Roadway pavements in cul-de-sac street turnarounds in subdivisions shall have a minimum diameter, measured from faces of the outside curb or outside edges of roadway pavement of eighty four feet (84') for residential subdivisions and one hundred feet (100') for manufacturing and business subdivisions, and roadway pavements in "T" type or other variations of the circular type terminus shall be as approved by the Plan Commission. (Ord. 6970 MC 17, §1)

10-6-8: REQUIREMENTS FOR ROADWAYS:

- A. Roadway pavement in streets in subdivisions shall have a width not less than herein required in Section 10-6-6, and shall be installed in accordance with the Village standards and specifications.
- B. Roadway pavements in alleys shall be not less than twenty feet (20') wide in residential subdivisions and not less than twenty two feet (22') wide in business or manufacturing subdivisions, and shall be installed in accordance with Village standards and specifications.
- C. Curb or curb and gutter roadway pavement edging shall be installed in accordance with the Village standards and specifications. (Ord. 6970 MC 17, §1)

10-6-9: **SIDEWALKS:** Sidewalks in subdivisions shall be installed in accordance with Village standards and specifications on both sides of the street or on one side of a street if approved by the Plan Commission. Sidewalks in residential subdivisions shall not be less than five feet (5') wide, and in manufacturing and business subdivisions, width of sidewalks shall be as approved by the Plan Commission. (Ord. 6970 MC 17, §1)

10-6-10: **STREET SIGNS:** Street signs shall be located so as to identify every street within the subdivision and they shall be of the type and installed in accordance with Village standards and specifications. (Ord. 6970 MC 17, §1)

10-6-11: **STORM WATER INLETS AND CATCH BASINS:** Storm water inlets and catch basins in subdivisions shall be provided at locations as required by the Village Engineer and they shall be of the type and installed in accordance with Village standards and specifications. (Ord. 6970 MC 17, §1)

10-6-12: **CURB OR ROADWAY PAVEMENT CORNERS:** All curb or roadway pavement corners in residential areas in subdivisions shall have a radius of not less than twenty feet (20'). All curb or roadway pavement corners in commercial and business districts shall have a radius of forty eight feet (48') to back of curb. (Ord. 6970 MC 17, §1)

10-6-13: **SIDE-STRIPS WITHIN STREET RIGHTS OF WAY:** All side-strips within a street right of way in subdivisions shall be graded and seeded in accor-

dance with Village standards and specifications. (Ord. 6970 MC 17, §1)

10-6-14: **TREES:** Trees shall be planted along all streets where trees do not exist. Trees shall have a trunk diameter, measured twelve inches (12") above the ground, of not less than two and one-half (2 $\frac{1}{2}$ ") inches, and shall be spaced not more than fifty feet (50') apart. This requirement shall be satisfied if an equivalent number of trees of the same size or larger are planted in a naturalistic manner in the front yards of the adjoining lots. The planting shall be restricted to thornless honey locusts, sugar maples, hackberries, pin oaks, sycamores, ginkgos or any other trees approved by the Board of Trustees. Chinese elm, box elders, willow, poplar and similar fast growing brittle wood species are prohibited. (Ord. 6970 MC 17, §1)

10-6-15: **PEDESTRIAN WAYS OR PAVED WALKS:** Pedestrian ways or paved walks shall be installed to a width of not less than five feet (5'), in accordance with the Village sidewalk specifications. (Ord. 6970 MC 17, §1)

CHAPTER 7
STREET LIGHTS

SECTION:

- 10-7-1: Required
- 10-7-2: Location
- 10-7-3: Poles
- 10-7-4: Requirements for Luminaries
- 10-7-5: Cable Requirements
- 10-7-6: Control
- 10-7-7: Construction Plans; Approval and Notice
- 10-7-8: Conveyance of Improvements

10-7-1: **REQUIRED:** Street lighting improvements shall be installed to serve all streets within the subdivision. Such improvements may be of the individual service or of the multiple circuit type and shall consist of poles, brackets, luminaries, cable conduit under driveways and/or streets, controllers, handholds and all other miscellaneous work and equipment necessary for an integrated system of street lights. (Ord. 6970 MC 17, §1)

10-7-2: **LOCATION:** In residential areas in subdivisions, there shall be at least one standard luminary at each cul-de-sac and at each intersection. Mid-block spacing of standards shall not exceed two hundred fifty feet (250') in residential areas. In commercial and/or manufacturing areas, spacing and location of standards shall be detailed by the Village Engineer. (Ord. 6970 MC 17, §1)

10-7-3: **POLES:** Poles for street lights in subdivisions shall be spun aluminum, round, anchor base type, set in a poured concrete foundation. Center of pole shall be located not less than three feet (3') nor more than five feet (5') back of face of curb. Mounting heights of light center and bracket length shall be as follows:

- A. Residential Areas: Twenty five feet (25') with eight feet (8') bracket in mid-block (installed at 90 degrees to curb), and twelve foot (12') bracket at intersection (installed at 45 degrees to intersecting curbs).
- B. Commercial, Industrial and Manufacturing Areas: Thirty feet (30') with the length of the bracket arm, as approved by the Village Engineer. (Ord. 6970 MC 17, §1)

10-7-4: **REQUIREMENTS FOR LUMINARIES:** Luminaries for street lights in subdivisions shall be of the mercury vapor type, as follows:

- A. Residential areas – 175 watt, IES Type II 2-way (mid-block) and 3-way or 4-way (intersection). Type V may be used if unit is installed in center of cul-de-sac island.
- B. Commercial, industrial and manufacturing areas – 250 watt or 400 watt, Type II, III or IV, as approved by the Village Engineer.

- C. Ballasts shall be of the constant wattage type. (Ord. 6970 MC 17, §1)

Village Engineer prior to placing any orders.

10-7-5: **CABLE REQUIREMENTS:**

- A. Cable on multiple circuit systems for street lights in subdivisions shall be not less than No. 8 wire and shall be buried at least thirty inches (30") below finished grade. Cable shall be installed in a two inch (2") galvanized rigid steel conduit with two inch (2") fiber bushings where such cable crosses beneath existing or proposed pavements, driveways or sidewalks. No underground cable splices will be permitted.
- B. Cable in individual service systems shall be not less than No. 10 wire with six hundred (600) volt insulation, Type USE, Style RR, installed in direct burial not less than thirty inches (30") below grade. Underground splices will be permitted only in handholds or splice boxes at points of connection to the Commonwealth Edison Company. (Ord. 6970 MC 17, §1)

- B. No work shall commence without prior written approval of plans by the Village Engineer.
- C. Twenty four (24) hours prior to starting and immediately after construction, the Village Engineer shall be notified. (Ord. 6970 MC 17, §1)

10-7-8: **CONVEYANCE OF IMPROVEMENTS:** Title to all public improvements required in this Chapter shall, at the time same are accepted by the Board of Trustees, be conveyed and transferred to the Village by sufficient documents of transfer.

If wiring is laid in areas not previously dedicated as public rights of way or wiring easements, an easement shall be dedicated along the route of such wiring and measuring at least two and one-half feet ($2\frac{1}{2}'$) on each side of the wire. (Ord. 6970 MC 17, §1)

10-7-6: **CONTROL:** Control of street lights in subdivisions shall be by circuit type or individual luminary type photocell. (Ord. 6970 MC 17, §1)

10-7-7: **CONSTRUCTION PLANS; APPROVAL AND NOTICE:**

- A. Detailed construction plans, layout and specifications including the exact manufacturer's pole, luminary and control equipment proposed for use in a subdivision, shall be furnished to the

CHAPTER 8

PUBLIC UTILITIES

SECTION:

10-8-1: Requirements for Public Utilities

10-8-2: Permits for Utility Services

of communication, electric power, gas and other utility services in public or private rights of way or easements, as shown on the final plat for a subdivision. (Ord. 6970 MC 17, §1)

10-8-1: **REQUIREMENTS FOR PUBLIC UTILITIES:**

- A. All utility distribution lines for telephone, electric and gas service in a subdivision shall be placed underground. Installation of such facilities shall be made in compliance with the applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective and the subdivider shall be responsible for compliance with rules and regulations, now and hereafter effective and filed with the Commission pursuant to the Illinois Public Utilities Act, of any public utility whose services will be required for the subdivision with respect to the provision of such facilities.
- B. Underground telephone, electric and gas service shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public. (Ord. 6970 MC 17, §1)

10-8-2: **PERMITS FOR UTILITY SERVICES:** Permits shall be obtained from the governing body for the installation

