CHAPTER 152: SUBDIVISIONS

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GENERAL PROVISIONS

§ 152.001 PURPOSE.

This chapter regulating the subdivision of land is hereby made a part of the Official Plan for Winthrop Harbor and contiguous areas. It is, to provide for the harmonious development of the Village and its' environs; for the coordination of streets within new subdivisions with other existing or planned streets; for the dedications and acceptance of land required for schools, parks, playgrounds, and other public uses; for the preparation of subdivision plans and the procedure for the submittal, approval, and recording of subdivision plats in and about the Village in accordance with the authority vested in the Village under the provisions of the State "Revised Cities and Villages Act" Illinois Municipal Code.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.002 JURISDICTION.

(A) Wherever any subdivision of land shall hereafter be laid out within the incorporated limits of the village or one and one-half miles beyond the incorporated boundary of the village, the subdivider thereof or the subdivider's agent shall submit both a preliminary plan and a final subdivision plat to the village. Said plans and plats, proposed improvements, and all procedure relating thereto, shall include all respects be in full compliance with the regulations hereafter contained in this chapter.

(B) All lands offered to the village for use as streets, highways, alleys, parks, and other public uses shall be referred to the Planning and Zoning Board for review and recommendation before being accepted by the Village Board of Trustees or by any other governing authority.
(Ord. 1995-0-25, passed 12-26-95)
§ 152.003 WHEN EFFECTIVE; TITLE.

This chapter shall be in full force and effect after November 11, 1966. This chapter shall be know as the "Subdivision Regulations".
(Ord. 1995-0-25, passed 12-26-95)

§ 152.004 APPROVALS, INTERPRETATIONS, AND EXCEPTIONS.

(A) No land shall, after the adoption of these regulations, be subdivided or entitled to record, until the plat or plans of subdivision shall have been certified and approved by action of the Board of Trustees of the village. This approval must be in writing and placed on the original tracing of the final plats according to the procedures outlined in § 152.132.

(B) No lot, tract, or parcel of land within any such subdivision shall be offered for sale nor shall any sale, contract for sale, or option be made or given until such subdivision plans have been properly reviewed by the Planning and Zoning Board and officially approved by the Board of Trustees of the village.

(C) No improvements, such as sidewalks, water supply, storm water drainage, sewerage facilities, lighting, grading, paving, or surfacing of streets shall hereafter be made within any such subdivision by any owner or owner's agent until the plats for the subdivision and also the plans for improvements thereto have been formally recommended by the Planning and Zoning Board and approved by the Board of Trustees of the village.

(D) Subdivisions of land lying outside of the village and within one and one-half miles of the village limits shall also be required to conform with the requirements of this chapter or the regulations of Lake County whenever said county requirements are more stringent than the provisions of this chapter.

(E) Where a tract of land is proposed for subdivision that is part of a large, logical subdivision unit in relation to the village as a whole, the Village Mayor and Board of Trustees may cause to be prepared a possible plan of the entire area; such plan to be used by the Planning and Zoning Board and the Village Board as an aid in judging the proposed plat.

(F) All interpretations of these rules and regulations are reserved to the administrative bodies referred to herein.

(G) The Village Board, in accordance with § 152.006 may vary and make exceptions as set forth herein in instances where there is sufficient evidence, in its opinion, of hardship caused by topographic conditions, or where any other reasonable deterrents prevail, provided the variations or exceptions are in substantial conformance with the standards of design of this chapter.

(H) Whenever the area is divided into lots containing one to three acres, inclusive, and there are indications that such lots could eventually be resubdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be opened which will permit a logical arrangement of smaller lots.
(Ord. 1995-0-25, passed 12-26-95)
§ 152.005 DEFINITIONS.

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.


ACCEPTED PUBLIC STREET. Any street duly accepted for maintenance by the Board of Trustees of the village.

ADMINISTRATIVE POLICIES MANUAL. The current Manual of Administrative Policies as published by the Illinois Department of Transportation.

ALLEY. A strip of land, not less than 20 feet in width and not more than 40 feet in width, along the side or in the rear of properties, intended to provide access to these properties.

ALLEY. A minor traffic facility which is used primarily for vehicular access to the back or side of properties abutting upon and having access to another traffic facility.

APPROVED STREET. Any street, whether public or private, meeting standards and specifications of the village.

BUILDABLE AREA. Any portion of the lot that is where a structure(s) may be constructed. Floodway, floodplain, or wetland may be included in the minimum lot size area but may not be buildable.

BUILDING DEPARTMENT. The building department of the village acting through its designated building inspectors.

BUILDING LINE. A line within a lot or other parcel of land so designated on the plat of the proposed subdivision.

COLLECTOR ROAD. A road designed for moderate volumes of traffic and extends for some distance collecting and distributing traffic between major arterials and local roads.

COLLECTOR STREET or SECONDARY STREET. Those existing streets designated as such on the Official Plan of the village and streets proposed as COLLECTOR STREET in new subdivision which are designated with a right-of-way width of 66 to 80 feet, for access of traffic from several minor streets to a major street.

COMMISSION. The Planning and Zoning Board of the village.

COMPREHENSIVE PLAN. The official plan of Winthrop Harbor as adopted by the Village Board.

CONSERVATION, DEPARTMENT OF. The Illinois Department of Conservation.

COUNTY. Lake County, Illinois.

COUNTY BOARD. The County Board of Lake County.
**COUNTY CLERK.** The County Clerk of Lake County.

**COUNTY RECORDER.** The Recorder of Deeds of Lake County.

**COUNTY TREASURER.** The Treasurer of Lake County.

**CROSS-WALKWAYS.** A strip of land dedicated to public use, which is reserved across a block to provide pedestrian access to adjacent areas.

**CUL-DE-SAC.** A street having one open end and terminated by a vehicle turnaround.

**DEDICATION.** A mutually acceptable arrangement whereby the ownership of a strip or parcel of land or other improvement is transferred to the village or other public agency.

**DEVELOPER.** Any person subdividing or resubdividing, erecting structures, or causing to have made any improvements to land.

**DEVELOPMENT.** The total improvement of land through building and development of housing, commercial, and recreational uses in a coordinated manner, including the division, or redivision of any tract or parcel of land.

**EASEMENT.** A grant or dedication by a property owner for the use of a strip or parcel of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

**ENGINEER.** A professional engineer registered as such and licensed to practice in the state.

**E.P.A.** The Illinois Environmental Protection Agency.

**EXPRESSWAY.** A fully access controlled divided facility serving high traffic volumes at moderate to high speeds and designed to move vehicular traffic between communities or other large areas.

**FINAL DEVELOPMENT PLAN.** The specific design of all physical planning and engineering elements necessary to develop the land in substantial compliance with the approved preliminary development plan.

**FINAL PLAT.** The drawings and documents described in § 152.072.

**FRONTAGE.** All the property on one side of a street between two intersecting streets (crossing or terminating) or property lines measured along the line of the street, or if the street is dead-ended, then all the property abutting on one side between is intersecting street or property lines and the dead-end of the street.

**FRONTAGE ROAD.** A public or private marginal access roadway or paved parking lot containing the necessary driveways or traffic ways which are located along the frontage of multiple-family, business, or industrial zoning districts with regulations for purposes of establishing minimum distances between points of access to the accepted street, eliminating parking of motor vehicles on the accepted public street.
**HALF ROAD.** That road which may ultimately be part of a full road in a development which is providing frontage along one side only. The width shall be at least 50% of the ultimate required road width.

**HEALTH DEPARTMENT.** The Lake County Health Department.

**HEALTH OFFICER.** The Administrator of the Lake County Health Department.

**HIGHWAY DESIGN MANUAL.** The current design manual as published by the Illinois Department of Transportation.

**HIGHWAY STANDARDS MANUAL.** The current standards manual as published by the Illinois Department of Transportation.

**IMPROVEMENT** or **PUBLIC IMPROVEMENT.** Any facility for which the village or other municipal body may ultimately assume the responsibility for maintenance and operation or which is constructed for general public use or benefit.

**INDUSTRIAL STREET.** Any street included in any subdivision or plot of ground to be used for industrial purposes as defined in the zoning ordinance of the village.

**INTERMITTENT STREAM.** A stream or portion of a stream that flows only in direct response to precipitation. It receives little or no water from springs and no long-continued supply from melting snow or other sources. It is ordinarily dry for more than three months of the year.

**INTERSECTION, STREET.** The area embraced within the prolongation or connection of the lateral curb lines, or, if none, then the lateral boundary lines of the roadways of two highways which join one another at, or approximately at, right angles, or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict. Where a highway includes two roadways 30 feet or more apart, then every crossing of each roadway of such divided highway by an intersecting highway shall be regarded as a separate intersection. In the event such intersecting highway also includes two roadways 30 feet or more apart, then every crossing of two roadways of such highways shall be regarded as a separate intersection.

**LOCAL ROAD.** A road which serves relatively low volumes of traffic in residential areas, subdivisions, and rural areas.

**LOT.** A parcel of land.

**MAJOR ARTERIAL.** A facility serving traffic volumes of medium high speed and is usually the main roadway connecting municipalities.

**MARGINAL ACCESS ROAD.** A local road which is adjacent to or is included in the right-of-way of an expressway, major arterial, collector road, railroad, or utility right-of-way and which provides access to abutting properties and protection from through traffic.

**MARGINAL ACCESS STREET.** A street which is parallel to and adjacent to primary streets and highways, and which provided access to abutting properties and protection to local traffic from fast, through-moving traffic on the primary streets.

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**MINOR STREET.** A street intended primarily as access to abutting properties.

**NSSD.** The North Shore Sanitary District.

**OWNER.** The individuals, firms, associations, syndicates, co-partnerships, corporations, trusts, or any other legal entities having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under the statutes of the state or under the ordinances of the village.

**PEDESTRIANWAY.** As defined in the Highway Design Manual.

**PLANNED DEVELOPMENT.** A tract of land which is developed as a per unit under single ownership or control and which includes two or more principal buildings.

**PLAT.** A map, drawings, or chart on which the subdivider’s plan of the subdivision is presented and which the subdivider submits for approval and intends to record in final form.

**PONDING.** The creation of pockets or depressions which have no surface drainage provided and which, in the event of a failure on the part of inlets or storm sewers, will contain standing water. That portion of surface waters which are flowing will not be considered as **PONDING.**

**PRELIMINARY DEVELOPMENT PLAN.** The general design of land to be developed. It is the general concept and design of all physical planning elements related to the rational and economic development of land together with the application of services adequate to support the development of the land.

**PRELIMINARY PLAN.** Preliminary plan shall mean the drawings and documents described in § 152.130.

**PRELIMINARY PLAT.** Preliminary plat shall mean the drawings and documents described in § 152.130.

**PRIMARY STREET.** Primary or major street shall mean a street of considerable continuity which serves or is intended to serve as a major traffic artery between the various sections of the Winthrop Harbor area. (As shown on the Major Thoroughfare Plan, made a part of the Official Plan) (Deleted by Bob M)

**PRIVATE ROAD.** A road in which no public interest is shown. Such a road is not eligible for public maintenance or improvements and must provide a private means of snow removal. It must conform to all the standards and specifications of this chapter.

**PUBLIC AGENCY.** Any public board created by authority of the Illinois Compiled Statutes.

**PUBLIC STREET.** All primary, secondary, and minor streets which are shown on the subdivision plat and are to be dedicated for public use.

**RIGHT-OF-WAY.** A strip of land dedicated to the village or other agency for roadway or utility purposes.

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ROADWAY or ROAD. The paved area existing on the street right-of-way and not the street right-of-way width.

STANDARD SPECIFICATIONS. The current standard specifications for road and bridge construction adopted by the Illinois Department of Transportation.

STREET. The width of the street right-of-way or easement, whether public or private, and shall not be considered as the width of paving or other improvement on the street right-of-way.

STRUCTURAL ENGINEER. A structural engineer registered as such and licensed to practice in the state.

SUBdivider. Any person subdividing or resubdividing land for themselves or for another.

SUBDIVISION. Any subdivision or redivision of any subdivision, tract, parcel, or lot of land into two or more parts by means of mapping, platting, conveyance, change or rearrangement of boundaries or otherwise, and shall also relate to the process of subdividing or to the land subdivided where appropriate to the context.

SUBDIVISION.

(1) The division of land into two or more parts, for the purpose, whether immediate or future, of transfer of ownership or building development, including all public streets, alleys, ways for public service facilities, parks, playgrounds, school grounds or other public grounds, and all the tracts, parcels, lots, or blocks, and numbering of all such lots, blocks or parcels by progressive numbers, giving their precise dimensions.

(2) Any planned development shall be deemed a SUBDIVISION for the purpose of these regulations regardless of whether the land is divided into parcels for separate sale or is developed on a lease basis and said SUBDIVISION shall be subject to the improvement and design requirements of this chapter and other requirements specified by the Planning and Zoning Board.

(3) Any division of land made pursuant and in conformity with "An act to revise the law in relation to plats" (Ill. Comp. statutes, ILCS Ch. 765, Act 205) for which such act specifically provides that no subdivision plat is required shall not be considered a SUBDIVISION and shall be exempt from the requirements of this chapter. However, all lots so created shall conform to all other applicable village zoning, land use and development regulations.

(4) No certificates of occupancy shall be issued until the Superintendent of Public Works and the Village Engineer have recommended acceptance to the President and Board of Trustees for the street, sanitary sewer, storm sewer and water main in the subdivision.

SURVEYOR. A land surveyor registered as such in the state.

TRAFFIC CONTROL MANUAL. The current manual for "Uniform Traffic Control Devices for Streets and Highways" as published by the Illinois Department of Transportation.

TRAFFIC FACILITY. Any public or private right-of-way used for or to be used for travel whether designated as an expressway, highway, arterial, road, street, thoroughfare, avenue, lane, place, alley, or however otherwise designated.

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TRANSPORTATION, DEPARTMENT OF. The Illinois Department of Transportation.


VILLAGE ENGINEER. The registered professional engineer designated in that capacity by the village.

WATERWAY. A natural course or constructed channel for the flow of water including but not limited to a river, channel, canal, or other navigable body of water used for travel or transport.

WATER RESOURCES, OFFICE OF. The Illinois Office of Water Resources, a division of the Illinois Department of Natural Resources.

ZONING ORDINANCE. The village zoning ordinance.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.006 VARIATIONS.

The Planning and Zoning Board may recommend a variation of the application of the regulations of this chapter in harmony with their general purpose and intent and in accordance with the rules therein contained in cases where there are particular difficulties or peculiar hardship in the way of carrying out the strict letter of any of such regulations relating to the subdividing of land, and may recommend to the Village Board that said Village Board approve said plat of subdivision in spite of failure to comply strictly with the letter of any regulations, stating the reasons for said recommendation.
(Ord. 1995-0-25, passed 12-26-95)

STANDARDS

§ 152.010 STREET PLAN.

(A) The subdivision of land, including the arrangement, character, extent, width, grade, and location of all streets, alleys, or other land to be dedicated for public use shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

(B) Arrangement.

(1) The arrangement of roads shall provide for the continuation of roads between and to adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, and for the efficient provision of utilities. If the adjacent property is undeveloped, a temporary cul-de-sac shall be provided and the right-of-way shall be extended to the boundary line of the proposed subdivision.

(2) A temporary “T” shaped turnaround may be provided on all temporary cul-de-sacs with 1996 S-5
a notation on the subdivision plat that land outside the normal right-of-way shall revert to the adjacent landowners whenever the road is extended.

(C) Existing road patterns. All roads shall be properly integrated with the existing or proposed network of roads. The rigid rectangular road pattern need not necessarily be adhered to and the use of curvilinear roads, cul-de-sacs, or U shaped roads shall be encouraged where such will result in a more desirable layout.

(D) Traffic generators. All roads shall be properly related to special traffic generators such as industries, business districts, schools, churches, and shopping centers, to population densities, and to the pattern of existing and proposed land uses.

(E) Roads along boundary lines. No roads shall be laid out on the periphery of the subdivision. Exceptions to this may be permitted where such roads are desirable for future expansion or where such roads conform to the existing or proposed network of roads.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.011 MINIMUM STREET WIDTH.

The minimum widths of rights-of-way for streets to be dedicated or established after the effective date of this chapter shall conform to the following schedule:

(A) Primary streets, major streets, and parkways: (located in accordance with Major Thoroughfare ft. Plan) 80 to 100 ft.

(B) Secondary or collector street or industrial street 60 to 80 ft.

(C) Marginal access street (without intersecting streets) 66 feet

(D) Minor Street 60 to 66 ft.

(E) Cul-de-sac 60 ft. radius

(F) Cross-walkways 10 feet

(G) Utility easements 10 to 20 feet

(H) The minimum widths of rights-of-way for two-family or apartment developments shall be 66 feet

(I) Access, maintenance or public improvement easements 20 feet

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(J) The minimum of rights-of-way for minor streets in single-family developments shall be 66 feet.

(K) When minor streets adjoin an un-subdivided parcel, a street not less than 30 feet in width may be dedicated and whenever a later subdivision of property adjoins said street, the remainder of the street shall be dedicated at the time of platting the un-subdivided parcel.

(L) Minor streets shall be so laid out that their use by through traffic will be discouraged. Where a marginal or access street is used as a minor street in a residential subdivision with the lot having frontage on both the minor street and a primary major, secondary, or collector street, the covenants and plat of the subdivision shall prohibit the installation of driveways or access along the property line of the lot which forms the line of a primary, major, secondary or collector street.

(M) Street jogs with centerline offsets of less than 125 feet shall be avoided.

(N) Clear visibility, measured along the centerline of the street shall be provided for at least 300 feet on all primary streets, 200 feet on secondary streets, and at least 100 feet on all other streets.

(O) It must be evidenced that all street intersections and confluences encourage safe traffic flow.

(P) Alleys.

(1) Alleys may be required in commercial and industrial districts. The Planning and Zoning Board shall refer any variations to the Board of Trustees for waiving this requirement if provisions are made for service access such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.

(2) Alleys shall be prohibited in residential areas except where topographic or other conditions may necessitate their use.

(3) The width of an alley shall not be less than 20 feet.

(Q) The maximum length cul-de-sac shall be 600 feet measured along the centerline from the intersection at origin, through center of circle, to end of right-of-way. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum diameter of 120 feet.

(R) 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 Village President and Board of Trustees finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be placed within such tract. No strip or area shall be reserved along any portion of a street, half-street, or alley which will prevent adjacent property owners access thereto, except by consent of the Village Board.

(S) No street names may be used which will duplicate or be confused with the names of existing streets in local postal districts. Existing street names must be projected wherever possible.

(T) Where a subdivision borders on or contains an existing or proposed major street, the Village President and Board of Trustees may require a marginal access street or reversed frontage with 1996 S-5.
screen planting contained in a non-access reservation, which shall have a minimum width of ten feet; (along the adjoining property line;) or other treatment as may be adequate for protection of residential properties and to afford separation of through and local traffic.

(U) If the tract of land proposed to be subdivided or any part thereof lies adjacent to a highway over which the Lake County Division of Transportation or, the Division of Highways of the state has jurisdiction with respect to maintenance and upkeep thereof, and an entrance or entrances are desired from such highway to lots, streets, roadways, or alleys in such proposed subdivision, the subdivider shall submit to the Village Engineer a written permit from the said Division of Highways granting the Division's permission to obtain and construct such an entrance or entrances.

(V) Where, in the opinion of the President and Board of Trustees it is desirable to provide for street access to adjoining property, the proposed streets shall be extended by the dedication to the boundary of such property.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.012 EASEMENTS.

(A) Easements across lots or centered on rear or side lot lines shall be provided for public utilities and street lighting where necessary, and shall be specified by the public utility company. The easement shall be so laid out that a proper continuity may be had from lot to lot and from block to block. In addition, due provisions for extension of easements to adjacent areas shall be made. Written approval of the utility easement layout by the public utility companies shall be required on the final plat.

(B) Whenever a subdivision is traversed by a water course, drainage way, channel or stream, the subdivider shall make adequate provision for improving the channel so that it will properly carry the surface water, and shall also provide and dedicate to the village an easement along each side of the stream, which easements shall be for the purpose of access, maintenance, widening, improving, or protecting the stream. The width of each easement shall not be less than 20 feet, and the total width of the easements shall be adequate to provide for any necessary maintenance.

(C) Minimum 20 foot wide public improvement easements shall be platted centered on all side yard lot lines and rear yard lot lines.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.013 RESIDENTIAL BLOCK STANDARDS.

The maximum lengths of blocks may be permitted up to 1,200 feet. Blocks over 800 feet may require cross-walk easements. Cross-walk easements not less than ten feet in width shall be provided where deemed necessary by the Planning and Zoning Board at the approximate centers of the blocks. The use of additional cross-walk-ways in any instance to provide safe and convenient access to schools, parks, or other similar destinations may be recommended by the Planning and Zoning Board.
(Ord. 1995-0-25, passed 12-26-95)

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§ 152.014 RESIDENTIAL LOT STANDARDS.

(A) All side lot lines shall be generally perpendicular to the street right-of-way lines, or radial to curved street lines unless necessary to achieve a better street and lot plan. Lots with double frontage shall be avoided. All residential lots shall abut on a publicly dedicated right-of-way.

(B) The area of the street right-of-way, whether dedicated to the public or a private street or easement for street purposes, shall not be included in calculating the area of the lot to be in accordance with the minimum lot area requirements of the zoning district in which the lot is located.

(C) Corner lots shall have extra width sufficient to permit the establishment of front building setback lines on both the front and the side of the lots adjoining the streets as stipulated in the Zoning Ordinance for the appropriate zoning district.

(D) Property lines at street intersections shall be rounded with a radius of 25 feet or a greater minimum radius where the Planning and Zoning Board considers it necessary.

(E) Lots abutting a water course, drainage way, channel, or stream shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required in the zoning ordinance for front, rear, and side yards.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.015 BUSINESS DISTRICT DESIGN AND IMPROVEMENT.

The minimum standards for design and improvement of subdivisions developed in areas zoned for business use after November 21, 1966 shall be in accordance with the requirements for planned business center districts as stipulated in §§ 154.105 through 154.111. These standards shall apply regardless of whether the subdivision is platted for sale in lots, tracts, or parcels or is planned to be held under one ownership and leased.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.016 INDUSTRIAL DISTRICT DESIGN AND IMPROVEMENT.

The minimum standards for design and improvements of subdivisions developed in areas zoned for industrial use after (November 21, 1966) shall be in accordance with the requirements for planned industrial districts as stipulated in §§ 154.120 through 154.134. These standards shall apply regardless of whether the subdivision is platted for sale in lots, tracts, or parcels, or is planned to be held in one ownership and leased.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.017 BUILDING LINES.

(A) Minimum building lines shall be shown on plats which are intended for residential use of any character, and on commercial or industrial lots immediately adjoining said residential areas. Such building lines on lots adjacent to major highways shall not be less than the building and setback lines established by any ordinance of the Village Board. In all cases, building lines shall not be less than required by any zoning regulation applying to the property.

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(B) Building lines for territory outside the incorporated limits but within the jurisdiction of this chapter shall conform to the provisions of the applicable county ordinance.
(Ord. 1995-0-25, passed 12-26-95)

SUBDIVISION IMPROVEMENTS

§ 152.025 LANDSCAPING.

(A) All improved areas within the dedicated street area or other public use areas shall be graded and seeded in an approved manner.

(B) Trees shall be planted within the right-of-way throughout the entire subdivision. The trees shall be of the following:

(1) LINDENS
   American
   Redmond
   Greenspire

(2) OAKS
   Red Oak
   Burr Oak
   White Oak

(3) OTHERS
   Hackberry
   Honeylocust
   Ginkgo

(4) MAPLES
   Sugar Maple
   King Crimson Maple
   Red Maple
   Cleveland Maple
   Red Sunset

   White
   Green
   Emerald (Seedless)
   Emerald Lustre

(5) ASH
   Emerald Lustre

(C) All trees shall be of a diameter of not less than two inches and the developer shall furnish certification that said trees are free from disease under the state Plant Inspection Department of Standards. The trees shall be transplanted stock with the transplanting thereof having been done within four years from the date of the recording of the subdivision. Trees when so planted shall be only of one specie between two intersecting streets.

(D) In any circumstances where trees cannot be planted, whether due to adverse weather conditions or for other just cause, by the developer of the subdivision, an amount of funds, determined by the village to be sufficient to cover the costs of purchase and planting of such trees in compliance with this section. Shall be deposited with the Village Treasurer. The fees will be in accordance with current fee schedule.

   (1) If the developer has not planted such trees within a reasonable period of time, the village may notify the owner of the lot, for which the developer placed such funds in escrow, or the amount in the escrow, and if the owner of that lot causes trees to be planted, in conformity with this section, the village may reimburse such lot owner, from the escrow, up to the amount of money placed into the escrow for that lot.

   (2) If after one year after the deposit of such funds into the escrow, neither the developer nor lot owner have planted trees in the public right-of-way for such lot, then the village shall notify both the developer and the owner of the lot, that if a tree is not planted on the public right-of-way of 1996 S-5
such lot within 30 days, that the escrow shall be forfeited to the village, and the village may, at its election, either use such funds held in the escrow to plant a tree on the public right-of-way for that lot or, in any public place within the village.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.026 SIGNS.

(A) Subdivision signs. After the approval of such subdivision plat and installation of public improvements, the subdivider shall purchase and install throughout the subdivision signs of such number, type, and size as shall have been approved by the President and Board of Trustees.

(B) Road names. Road names shall not be confusingly similar to or duplicate any other road in the village or adjacent townships or municipalities. New roads which are extensions or in alignment with existing roads shall bear the name of the existing road. The names of all roads shall be approved by the village.

(C) Prohibition of signs.

(1) Only authorized signs shall be permitted to be placed, displayed, or maintained within the right-of-way of any road.

(2) Street name signs shall be erected at each intersection so as to identify every street within the subdivision. Street name signs shall conform to specifications in most recent addition of the Manual of Uniform Traffic Control Devices, Department of Public Works and Buildings, State of Illinois.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.027 REQUIRED IMPROVEMENTS.

(A) All subdivisions shall be improved with the improvements enumerated in Design and Construction Standards for Public Improvements and all such improvements shall comply with the specifications for such improvements adopted by the village.

(B) In case of resubdivision or areas to be subdivided where any of such improvements are already installed which meet the requirements of the Standards, no further provision to duplicate such installation shall be required; provided, however, that where such installations have become worn out, broken, defective, or do not meet village standards, the subdivider, developer, builder shall be required to repair, correct, or upgrade such defects to village design standards and specifications.

(C) If property for which an application to subdivide has been presented abuts on or contains an existing public street which has width or roadway less than specified in the Design and Construction Standards, the subdivider shall be required to dedicate additional land and provide additional pavement to bring roadway widths up to the minimum standards before the approval of the property for subdivision or resubdivision.

(D) The Village Engineer shall determine that proper adjustment is made where the widenings...
merge with the existing narrow widths of pavement at the boundary of the property and to require that the lanes are painted to designate driving and parking lanes.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.028 MONUMENTS.

(A) Permanent monuments shall be placed at all corners and at points of tangency of curve lines along the boundary of the subdivision. Permanent monuments shall be of concrete with minimum dimensions of four inches by four inches at top, six inches by six inches at bottom and 36 inches long, with a copper dowel three-eighths inch in diameter, at least two and one-half inches in length, imbedded so that the top of the dowel shall be flush with the surface and at the center of the monument.

(B) All lot corners not marked by concrete monuments shall be marked by galvanized or wrought iron pipe or iron or steel bars at least 18 inches in length and not less than one-half inch in diameter. The top of the pipe or bar is to be set level with the established grade of the ground.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.029 STREET CONSTRUCTION.

(A) All new streets within the corporate limits of the village dedicated or platted after November 21, 1966 shall be improved with roadway paving and bordered by portland cement concrete curbs, in accordance with the following dimensions:

<table>
<thead>
<tr>
<th>Type of Street</th>
<th>Minimum Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary or major streets</td>
<td>48 feet between backs of curbs or two 24 foot roadways, divided by a median strip</td>
</tr>
<tr>
<td>Secondary Streets</td>
<td>40 feet</td>
</tr>
<tr>
<td>Minor streets</td>
<td>30 feet</td>
</tr>
<tr>
<td>Cul-de-sac streets</td>
<td>22 feet from edge to edge of pavement</td>
</tr>
<tr>
<td>Marginal access streets</td>
<td>22 feet from edge to edge of pavement</td>
</tr>
<tr>
<td>Front age roads</td>
<td>22 feet from edge to edge of pavement</td>
</tr>
</tbody>
</table>

(B) Grades of streets shall meet with the standards and specifications developed by the Village Engineer and on file with the Village Clerk.

(C) Roadway pavements shall meet with the standards and specifications developed by the Village Engineer and on file with the Village Clerk.

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(D) Roadway crowns shall meet the standard village specifications.

(E) Where the gradient of the street warrants installation of vertical-type curb or other special design of improvements, such as double inlets, the Village Engineer is authorized to require said design.

(F) Streets within or abutting subdivisions containing two-family or apartment developments shall have sidewalks on both sides of the street and shall have no less than a 36-foot pavement including concrete curb, and a radius of curvature of 130 feet.

(G) The complete design for frontage roads, including specifications and designation of traffic-ways, driving lanes, parking lanes, paving widths, thickness, materials, and the like shall be submitted to the Planning and Zoning Board for review and approval prior to the issuance of building permits or the sale or lease of buildings or land in planned developments. The minimum number of off-street spaces shall be in accordance with the requirements of the zoning ordinance of the village.

(H) Parking areas shall have a minimum thickness of seven inches of portland cement concrete, or eight inches of aggregate base course surfaced with three inches of bituminous concrete.

(I) Whenever a frontage road is to be dedicated to public use, it shall conform to the requirements of this chapter for other streets of similar nature.

(J) No planned development in which more than one owner or lessee are to use the same private frontage road or parking lot shall be approved by the Planning and Zoning Board, unless a covenant with power for use and maintenance of such private frontage road or parking lot is recorded.

(K) Where possible, a minimum distance of 750 feet shall be required between points of ingress and egress.

(L) Where the subdivision contains two or more lots having an average area of three acres or less, the minimum design standards for the widths of street right-of-ways and paving for industrial subdivisions or developments shall be the same or of a higher specification than required for secondary streets in this chapter, and shall also be subject to such additional design and improvement standards as may be recommended by the Planning and Zoning Board, the Village Engineer, and the Board of Trustees.

(M) Where an industrial tract having more than 20 acres has frontage on an existing primary or major highway shown on the official plan of the village, the driveways serving the principal building may be designed and installed with pavement standards lower than required for industrial or secondary streets in § 152.010 and § 152.029 provided a circulation plan for driveway design, improvements, and direction of traffic flow is submitted to and approved by the Village Planning and Zoning Board.

(N) No subdivision plat shall be approved unless the area to be subdivided or resubdivided shall have frontage on or can be provided with access to the following:

1. An existing major arterial, collector, or local road; or
2. A road shown upon a plat recorded in the office of the County Recorder.
(O) Whenever land adjacent to and existing road is subdivided with lot/ lots facing or having direct access thereon and said road is not improved to a standard as high as that required for the proposed subdivision road, the subdivider, owner or builder will be required to improve, reconstruct, patch, and/or resurface said road if said road is used for access to said lots or damaged during construction.

(P) Where a subdivision does not front on a road, and the access road does not lie within the subdivision, not less than one road of full width shall be provided to furnish the subdivision with access to an existing road. Said access road shall be improved by the subdivider, owner or builder to at least the standard required for the proposed subdivision.
(Ord. 1995-0-25, passed 12-26-95)

(Q) Prior to plat approval, the village and the developer shall agree on the specific roads covered by the provisions of this section, and shall further agree upon the amount of money to be provided for in the developer's letter of credit to cover the reasonably estimated and anticipated cost of repairs and/or upgrades, but this amount of money shall not be determinative of the total responsibility of the developer for any such damage or upgrades, but shall merely be indicative of the good faith estimates of the village and developer for such projected costs; and further, the village and developer shall agree upon a time frame in which the improvements and repairs shall be completed, all of which agreement shall be in writing, and shall be maintained of record in the village.
(Ord. 1998-O-4, passed 2-17-98)

§ 152.030 STREET LIGHTING REQUIREMENTS.

Street lights shall be installed in accordance with the standards and specifications developed by the Village Engineer and shall be Commonwealth Edison acceptable and maintained.

(A) This item shall be constructed in accordance with the applicable section of the I.D.O.T. “Standard Specifications for Traffic Control Items”, January 1, 1977. The work shall consist of the installation of individual service lighting units including pole luminary, bracket arm, lamp, photocell, and receptacle and wiring.

(B) Lighting unit - pole and bracket arm. The pole shall be of #83-40-8423-0621 aluminum equal to Kaiser Catalogue or equal with a six foot bracket spread; mid block pole, ten foot spread, pole length 22 feet, mounting height 25 feet. All lighting standards shall have a bolt down base and shall be the “breakaway” type.

(C) The aluminum pole shaft shall be a one piece, seamless, round tapered tube of alloy 6063, or metallurgical equal, and shall be full length heat treated after welding on the base flange to produce T6 temper. A handhole, frame and cover shall be provided.

(D) A 5/8" X 8' ground rod shall be installed at each aluminum pole location and connected to the pole with No. 8 stranded copper wire with an aluminum to copper approved lug. A set screw shall be provided in the base of the pole for lug attachment.

(E) The bracket arm shall be of tapered aluminum construction of length specified on the plans.

(F) Luminaries shall be as follows:

1. The luminaries shall consist of a housing, reflector, refractor holder, lamp sockets, with a two inch cast slipfitter and shall be McGraw Edison “Unidor 250” or approved equal. The ballast components shall be mounted in the luminary for accessibility to the wiring.
(2) The luminary shall provide IES Type II distribution and shall accommodate the required high pressure sodium lamp. Type II fourway refractors shall be used at all intersection.

(G) Ballasts and lamps. The ballast shall be designed to operate an individual high pressure sodium lamp and shall be compatible with the specified lighting unit. The refractor on luminary shall be made of heat resistant Borosilicate glass.

(H) Photocell and receptacle. The luminary shall include an integrally mounted photocell receptacle with internal wiring. The photocell shall be rated for 105-285 volts.

(I) Conductors. All underground electrical conductors shall be one inch diameter unit-duct or equal with electrical conductors, type THW, with 600 volt insulation. No conductor shall be smaller than #6 AWG copper. Voltage drop shall not exceed 5%. Voltage for all standards shall be 120 volts.

(J) Wire shall be buried a minimum of 30 inches below grade. Where unit-duct cross under streets, sidewalks, or private drives, they shall be run in hotdipped galvanized heavy wall rigid conduit not smaller than two inches internal diameter and this conduit shall extend beyond the curb or concrete, as the case may be, for a minimum distance of 12 inches on both sides of the street, or concrete in the case of concrete, or asphalt in the case private drives or sidewalks. On each end of this conduit shall be a bakelite bushing and, after placing wires, this conduit shall be sealed with duck seal.

(K) All trenches must be backfilled and the soil tamped and smoothed. Extra care shall be exercised in trenching, backfilling, tamping and smoothing atop the trench where seeded grass areas have been disturbed by trenching.

(L) Wires for the connecting of the underground cable to the ballast in luminary shall not be less than #12 stranded copper THW type. Connections at base between the pole wires and the underground cable shall be made with split bolt connectors thoroughly taped and pointed after painting with an insulating and moisture-proof paint. No underground splices will be allowed, nor shall the use of aluminum wire be allowed.

(M) Payment. Payment shall be made on a lump sum basis for pole units including pole, bracket arm, luminaire, lamp photocell and receptacle. Wiring cable and galvanized steel conduit shall be paid for on a lump sum basis for cable and galvanized steel conduit installed in place. Lump sum prices for all items listed above shall be included in the lump sum price for street lighting improvements.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.031 CURBS, GUTTERS, AND DRAINAGE.

Curbs, gutters, and drainage shall be provided in accordance with standard specifications on file in the village. Such construction shall be subject to inspection and approval of the Village Engineer.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.032 SIDEWALKS.

Portland cement concrete sidewalks shall be constructed one foot from the property line of the lots and along such line as extended at intersections, and shall be in accordance with standards and specifications developed by the Village Engineer and on file with the Village Clerk.

(Ord. 1995-0-25, passed 12-26-95)
§ 152.033 WATER SUPPLY.

Each lot within the subdivision shall be provided with a public water supply approved by the village and water mains shall be installed in that portion of the public way as is approved by the Village Engineer and Village Board traversing all streets throughout said subdivision. All connections shall be subject to the approval of the Village Engineer and Superintendent of Public Works. The subdivision water system so required shall be connected to the existing village water main system at such point of connection as is most reasonably available, taking into account the size of the main at said point of connection in relation to the water demands reasonably expected within such subdivision. Water main extension shall be so laid out as to prevent dead-end mains wherever possible.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.034 FIRE HYDRANTS.

Fire hydrants shall be installed within the subdivision. The type and quality shall be in accordance with standards and specifications in the Design and Construction Policy Chapter 53.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.035 SANITARY SEWER SYSTEM.

Each lot within the subdivision area shall be provided with a connection to a subdivision sanitary sewer system, and shall be installed to comply with specifications established by the Design and Construction Policy Chapter 53 and the North Shore Sanitary District, and shall be connected to the public sanitary sewer system.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.036 STORM SEWER SYSTEM.

Every subdivision shall have storm sewers separate and independent of the sanitary sewer system and with an adequate outlet or connection with the existing storm system. Storm sewers and storm services for each lot shall be provided in accordance with standard specifications in the Design and Construction Policy Chapter 53.

(a) FLOODWAY/FLOOD PLAIN AREAS

Filling of flood plain areas is discouraged and shall be minimized. Where filling is permitted, compensatory flood storage shall be provided elsewhere on the site as may be required in the regulations of the Lake County Watershed Development Ordinance adopted by the Village of Winthrop Harbor.
(Ord. 1995-0-25, passed 12-26-95)
§ 152.037 GRADING.

(A) Grading of all lots and streets within the village shall be accomplished in accordance with standards and specifications developed by the Village Engineer and on file with the Village Clerk.

(B) The Developer shall be responsible for mass grading of the entire subdivision. Upon excavation of any basement, the spoil materials shall be stockpiled on the lot and re-spread after back-filling to within four inches of finished grade for said lot to accommodate topsoil.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.038 DRAINAGE PLAN.

Prior to the approval by the village authorities of the final plat of subdivision, the owner shall have prepared an overall drainage plan of the area covered by the subdivision plat on which is indicated the proposed method of disposing of storm water from the lots and blocks in the area. The plan shall indicate the approximate size and location of each home to be constructed on each lot, the foundation or first floor elevation, the elevation of the proposed pavement and sidewalk, and the elevation of the finished grade at each corner of each lot. The plan shall also indicate the manner in which storm water runoff is to discharge from back lot line locations to the proposed pavement or storm sewer system.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.039 PUBLIC UTILITIES.

(A) All public utility lines for telephone and electric services shall be placed in rear line easements, 24 inch cover minimum and entirely underground in residential subdivisions.

(B) Where telephone and electric service lines are placed underground entirely throughout a subdivided area, said conduits or cables shall be placed within easements a 24 inch cover minimum, 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 or in drainage swales of low areas.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.040 DESIGN AND CONSTRUCTION POLICY FOR PUBLIC IMPROVEMENTS.

Table of Contents

1.00 General requirements for construction plans
2.00 General roadway requirements
3.00 General storm sewer requirements
4.00 General sanitary sewer requirements
5.00 General water system requirements
6.00 General site grading requirements
7.00 General street lighting requirements
8.00 General detention/retention pond requirements

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Purpose

The purpose of these design and construction standards for public improvements is to provide for uniform and consistent development throughout the village and to allow for a standard approach that will expedite the review process and facilitate construction.

The engineering and construction standards outlined herein pertain to the design and construction of all public improvements whether the improvements are part of a new subdivision, a planned development, a special assessment project, or a particular parcel of property.

The finished work shall conform closely to these standards and non-conflicting provisions of the “Standard Specifications for Road and Bridge Construction” adopted by the Illinois Department of Transportation and “The Standard Specifications for Water and Sewer Main Construction in Illinois” prepared by the Illinois Society of Professional Engineers, Consulting Engineers Council of Illinois, Illinois Municipal League and the Associated General Contractors of Illinois, as subsequently amended to the date of the accompanying plans.

1.00 GENERAL REQUIREMENTS FOR CONSTRUCTION PLANS.

1.01 Plan symbols and abbreviations. All symbols and abbreviations used for engineering drawings shall be clearly identified on the plans. In general, existing features shall be indicated by dashed or thin lines, proposed improvements shall be indicated by heavier solid lines.

1.02 Plan scales.

<table>
<thead>
<tr>
<th>Plan Type</th>
<th>Horizontal Scale</th>
<th>Vertical Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.021 Plan and profile sheets</td>
<td>1&quot; = 10'</td>
<td>1&quot; = 1'</td>
</tr>
<tr>
<td></td>
<td>1&quot; = 20' Recommended</td>
<td>1&quot; = 2'</td>
</tr>
<tr>
<td></td>
<td>1&quot; = 30'</td>
<td>1&quot; = 3'</td>
</tr>
<tr>
<td></td>
<td>1&quot; = 40'</td>
<td>1&quot; = 4'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan Type</th>
<th>Horizontal Scale</th>
<th>Vertical Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.022 Street cross-sections</td>
<td>1&quot; = 10'</td>
<td>1&quot; = 5'</td>
</tr>
<tr>
<td></td>
<td>1&quot; = 5'</td>
<td>1&quot; = 4'</td>
</tr>
<tr>
<td></td>
<td>1&quot; = 4'</td>
<td>1&quot; = 2'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan Type</th>
<th>Vertical Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.023 General layout sheet</td>
<td>1&quot; = 100'</td>
</tr>
</tbody>
</table>

1.03 Miscellaneous requirements.

1996 S-5
0.031 All documents submitted for review shall be prepared under the supervision and shall bear a seal and signature of an Illinois Registered Professional Engineer.

0.032 Plans shall be on 24 inch x 36 inch sheets. Each submittal shall include the following:

A. Title sheet with the name of the project, name and address of owner and engineer, location map, index of sheets, legend, benchmark description(s) (all elevations and contours shall be on U.S.G.S. datum).

B. A general layout sheet shall show existing and proposed improvements.
   1. Benchmark near the actual location with accurate description (U.S.G.S. datum).

C. Plan and profile sheets:
   1. North arrow and scale.
   2. Centerline of pavements, sewer and water main elevations at 50 foot intervals.
   3. Horizontal centerline curve data.
   4. Vertical centerline curve elevations at 25 foot (maximum) interval.
   5. Description of water main and sewer as to size, material, length of run, and gradient.
   6. Rim and invert elevations of structures.

D. Standard details of streets, curbs and gutters, manholes, catch basins, inlets, valves and vaults, hydrants, trenches, service connections and all special details.

E. Grading plans shall be at a minimum scale of 1" = 50'. A detailed grading plan shall show grades at ALL LOT CORNERS, between lots, summits, low points, swales, percent slopes to provide a detailed guidance for site and lot grading.

F. Specifications and contract documents covering the proposed improvements shall be bound 8½ inch x 11 inch sheets.

G. Prior to the village accepting any improvements, “As-Built” drawings shall be submitted to the Village Engineer and Supt. of Public Works for approval showing ONLY the location of all improvements as constructed as well as ties to the ends of all service connections and shall be signed by a registered engineer.

2.00 GENERAL ROADWAY REQUIREMENTS.

The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to existing and planned streets, to topographic conditions, and to public convenience and safety.
2.01 Pavement types.

<table>
<thead>
<tr>
<th>Arterial Street</th>
<th>Non-Arterial Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base</td>
<td>Surface</td>
</tr>
<tr>
<td>8&quot; Portland Cement</td>
<td>Concrete-*Section</td>
</tr>
<tr>
<td>420 with integral type curbs</td>
<td>420 with integral type curbs</td>
</tr>
<tr>
<td>or</td>
<td>or</td>
</tr>
<tr>
<td>6&quot; Bituminous Base Course (MS 1500)</td>
<td>5&quot; Bituminous aggregate mixture (MS 1500) min 2&quot;</td>
</tr>
<tr>
<td>2&quot; Bituminous bindercourse, 1½&quot; bituminous surface course CL - I*Section 406</td>
<td>Bituminous concrete binder course, 1½&quot; bituminous concrete surface course CL - I* Section 406</td>
</tr>
</tbody>
</table>

*Reference to Standard Specifications Road and Bridge Construction

Note: No recycled specifications.

All Portland cement concrete pavement shall have two applications of boiled linseed oil mixture, regardless of the season, as per Para 48 of the state specifications.

The I-11 bituminous surface shall be constructed in two operations. The binder course shall be constructed immediately after completion of the base course. The surface course shall be constructed one year after completion of the binder course and only after all base course and binder failures are repaired.

2.02 The following are the minimum pavement widths from back of curb; pavements shall be designed by I.D.O.T. methodology, the minimum structural number shall be as indicated.
## Subdivisions

### Pavement

<table>
<thead>
<tr>
<th></th>
<th>Width</th>
<th>Crown</th>
<th>Structural Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Arterial</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary</td>
<td>40'</td>
<td>5”</td>
<td>3.08</td>
</tr>
<tr>
<td>Minor</td>
<td>32'</td>
<td>4”</td>
<td>3.08</td>
</tr>
<tr>
<td>Collector</td>
<td>26'</td>
<td>3”</td>
<td>3.08</td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary</td>
<td>26'</td>
<td>3”</td>
<td>3.08</td>
</tr>
<tr>
<td>Secondary</td>
<td>26'</td>
<td>2.5”</td>
<td>2.75</td>
</tr>
<tr>
<td>Cul-de-sac</td>
<td>42'</td>
<td>8”</td>
<td>2.75</td>
</tr>
</tbody>
</table>

* All roadways shall have an 11” minimum lane width

**Note:** Prior to placing any pavement material, the entire subgrade shall be inspected by the Village Engineer or a representative appointed by him and "proof rolled" using a loaded dump truck minimum 14 ton (NET) weight. The Village Engineer shall make the determination as to the adequacy of the subgrade. All areas noted as deficient shall be repaired and retested and approved prior to placing pavement materials. As an alternative subgrade test, the prepared subgrade shall be sampled and laboratory tested at 100 foot intervals in accordance with ASTM D-1557. The subgrade shall be tested in accordance with ASTM D-1556 at the same location of the sampling. The Village Engineer may randomly select additional locations for sampling and testing. The number of test locations selected by the Village Engineer shall not exceed 10% of the required number of tests (but at least three). All test results shall exceed 95% of the maximum density (ASTM D-1557). Any test result less than 95% shall require two additional samples and test to define the limits of the poorly compacted soil. The developer shall continue to repair, recompact, sample and test the subgrade until all test results indicate the subgrade exceeds 95% of the maximum density.

### 2.03 Minimum horizontal curve radii.

- Arterial: 500’
- Non-Arterial: 300’

### 2.04 Centerline gradient.

<table>
<thead>
<tr>
<th></th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>1%</td>
<td>4%</td>
</tr>
<tr>
<td>Non-Arterial</td>
<td>0.5%</td>
<td>5%</td>
</tr>
</tbody>
</table>
Note: Vertical parabolic curves required where algebraic difference of gradients exceeds 1.0%. Minimum length of vertical curve shall be 50 times the algebraic difference of gradients for residential streets and 100 times the algebraic difference of gradients for collector and arterial streets, notwithstanding the above, the minimum difference in elevation at 20 foot interval along the parabolic curve shall not be less than 0.10 feet. To achieve this difference, the designer shall be allowed to adjust the high or low point elevation to achieve the minimum difference in elevation.

2.05 All streets shall be designed using a storm water relief plan; in conjunction with the grading plan, no pavement low point shall allow water to accumulate to a depth greater than 1 foot in the event of storm sewer failure.

2.06 Miscellaneous.

0.01 Curb and gutter shall be I.D.O.T. Portland cement concrete combination concrete curb and gutter Type B-6.12 with sawcut contraction joints at 20 foot intervals and two #4 rebars 10 feet long over all trenches.

0.02 Portland cement concrete sidewalk shall be 5 feet (minimum) wide and 5 inches thick (7" thick with 6" x 6" #6 wire mesh at all driveways)

0.03 All handicapped accessibility shall conform to Illinois Administrative Code (latest edition) commonly known at the American Disabilities Act.

3.00 GENERAL STORM SEWER REQUIREMENTS.

A complete system of storm sewers shall be constructed to drain the development and any contiguous drainage areas. At the time of submittal of the construction plans, the developer shall submit two copies of the storm drainage computations. The capacity of receiving sewers or drainage ways must be addressed in the design of the storm sewer system.

3.01 General design.

0.01 The rational method shall be employed when computing storm run-off. A one-hour rainfall at a 10 year storm frequency shall be used for storm sewer design purposes.

0.02 Storm sewers shall be designed to flow full, using Manning's formula with a coefficient of roughness of 0.013 and a minimum velocity of 2.5 feet per second and a maximum velocity not to exceed 12 feet per second.

0.03 Manholes shall be constructed at all places in sewer lines where there is a change in direction, pipe size, gradient of such line, or at 300 foot maximum intervals.

0.04 All inlets or catch basins shall be located to drain a maximum of 400 feet of street. Where there is less than 400 feet between the high and low points in a street, double inlets and catch basins shall be installed at the low point. Depressed roadway crown shall not be permitted.

0.05 No surface drainage shall cross intersections.

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0.06 Trench Backfill (FA-6) shall be installed in all trenches under existing or proposed pavement, sidewalks and driveways.

0.07 Minimum 2 feet of cover shall be required over all storm sewers.

0.08 Inlets shall be directed to catch basins.

0.09 No storm sewers may be installed curvilinear.

0.010 Storm sewers must be installed using a laser beam method or approved equal to obtain proper vertical and horizontal alignment.

3.02 Material.

0.01 Conduit shall meet the requirements of Section 511 of the I.D.O.T. standards, installation shall meet manufacturer's requirements.

0.02 Structures:

A. Shall be precast reinforced concrete meeting the requirements of ASTM C478 with eccentric cones or “flat tops”.

B. Manholes and catch basins shall be minimum 4' diameter; inlets shall be minimum 2' diameter.

C. Adjusting rings shall be reinforced concrete.

D. All brick used for patching shall be solid concrete.

E. Preformed bituminous gaskets or bituminous mastic shall be placed at all joints.

F. Bedding material shall be granular material and shall be placed in accordance with the conduit manufacturer's recommendation taking into account the type of material and depth of construction. At a minimum, 4 inches of bedding shall be placed under the pipe and up to one half the diameter of the pipe.

0.03 Storm sewers shall be located on the north or west parkway of the street approximately 6 feet behind the curb.

0.04 No open ditches shall be allowed, side and rear yard swales shall not exceed 400 lineal feet.

0.05 Storm sewers shall be a minimum 12 inch diameter; inlet connections may be minimum 10 inch diameter.

3.03 House services.

0.01 A storm service shall be installed at each lot at the time the storm sewer is installed. The service shall be installed 10 feet from the property corner at the lowest point of the storm sewer in front of each lot.
0.02 The storm service shall extend to the property line or outside limit of easements abutting the property line.

0.03 Minimum diameter shall be 6 inch.

0.04 Minimum gradient shall be 1%.

0.05 The connection at the storm sewer shall be made by use of a manufactured saddle or tee for storm sewers 15" or less, or for storm sewers larger than 15" by coring an opening in the storm sewer. The service shall extend to the inside wall of the sewer. The annulus of the opening shall be filled with hydraulic cement to provide a watertight patch.

0.06 The connection and end of the service shall be accurately shown on the record drawings. The connection shall be dimensioned from the nearest downstream manhole. The end of the service shall be located with two ties from readily identifiable surface features. In addition, at the time of construction, a 2" x 4" wooden post, painted green, shall be installed plumb from 2’ above the end of the service to 3’ above finished grade.

0.07 A watertight plug shall be installed in the end of each service.

4.00 GENERAL SANITARY SEWER REQUIREMENTS.

A complete system of sanitary sewers shall be constructed throughout the development to provide a sanitary service connection to each lot within the limits of the property lines and allow for the extension of the sewer system to adjacent areas.

4.01 General requirements.

0.01 Manholes shall be constructed at all places in sewer lines where there is a change in direction, pipe size, gradient, or at 300 foot maximum intervals.

0.02 Minimum pipe diameter shall be 8 inches.

0.03 Sanitary sewers shall be installed on the north or west parkway of the street on a straight line between manholes.

0.04 Trench Backfill (FA-6) shall be installed in all trenches under all proposed or existing pavements, sidewalks and driveways.

0.05 Minimum depth of cover shall be 8 ft. When unavoidable sewers with less than eight feet of cover shall be clearly identified on the appropriate plan and profile sheet and general layout sheet.

0.06 A prefabricated wye shall be installed at the center of each lot at the time the sewer is constructed (ductile iron tees will be allowed only when the sewer is ductile iron pipe).

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0.07 Sanitary sewers must be installed using a laser beam method or approved equal to obtain proper vertical and horizontal alignment.

4.02 Conduit.

0.01 At a minimum, PVC, SDR26 (ASTM 3034) with a minimum cell classification 12454 shall be installed. Other materials shall be allowed for special applications such as significant variations in depth or proximity to other improvements. Each location where alternate materials are proposed shall be clearly identified on the plan and profile and key sheet and the alternate material shall be completely described in the specifications (to include method of joining dissimilar pipe and gasket material).

0.02 Bedding shall be compacted (CA-6) crushed gravel and shall extend from a minimum of 6 inches below the pipe to 12 inches above the pipe the full width of the trench excavation in accordance with NSSD regulations.

4.03 Manholes.

0.01 Minimum 4 foot diameter precast reinforced concrete (with integral base and precast bench preferred) meeting the requirements of ASTM C478 with eccentric cones. Joining material shall be a bituminous mastic sealer.

0.02 Steps shall have a non-corrosive coating and shall not be located over mainline sewer.

0.03 Where conduit enters a manhole, a neoprenetype watertight gasket, with stainless steel bands, shall be integrally cast into the manhole wall.

0.04 All adjustments shall be with precast reinforced concrete rings.

0.05 Frames and lids shall be “self sealing” with a machined surface, O-ring gasket, and concealed pick-hole. The word “SANITARY” shall be cast into the lid.

4.04 House services.

0.01 A sanitary service shall be installed at the center of each lot at the time the sanitary sewer is installed.

0.02 The sanitary service shall extend to the property line or outside limit of easements abutting the property line.

0.03 Minimum diameter shall be 6 inches.

0.04 Minimum gradient shall be 1%.

0.05 Each saddle connection must be inspected by the Village Engineer prior to backfilling.

0.06 Service risers shall be installed on all wyes that are greater than 12 feet deep.
0.07 A watertight plug shall be installed in the end of the service.

0.08 The wye connection and end of the service shall be accurately shown on the “As-Built” drawings. The wye shall be dimensioned from the downstream manhole, two ties from readily identifiable surface features shall be used to locate the end of the service. In addition, at the time of construction, a 2” x 4” wooden post, painted red, shall be installed plumb from 2 feet above the end of the service to three feet above finished grade.

4.05 Testing.

0.01 All leakage tests and televising shall conform to the requirements of the North Shore Sanitary District.

0.02 Deflection tests shall conform to the requirements of “Standard Specifications for Sewer and Water Main Construction in Illinois” and the NSSD.

5.00 GENERAL WATER SYSTEM REQUIREMENTS.

A complete system of water mains shall be constructed throughout the development, sized to permit future extension of the village water system to adjacent areas.

5.01 General.

0.01 The water system shall be designed so that it will be circulating. “Dead ends” are strongly discouraged.

0.02 Water mains shall not be less than eight inches in diameter.

0.03 All water mains shall be constructed in the south or east parkway of the street approximately 6 feet behind the curb.

0.04 The depth between finished grade and top of the water main shall not be less than 5.5 feet.

0.05 Connections to the existing system shall be made by maintaining pressure in the existing system.

0.06 Trench backfill (FA-6) shall be installed in all trenches under all existing or proposed pavement, sidewalks and driveways.

0.07 Valves and fire hydrants shall be installed at the end of all extensions.

5.02 Material.

0.01 Pipe.

   A. Ductile iron pipe Class 52, (AWWA C-151) with elastomeric gasket joints (AWWA F-477) and cement mortar lining (AWWA C-114).

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B. Polyvinyl chloride, SDR18 water main quality pipe, (AWWA C-900) with integral bell and elastomeric gasket.

0.02 Fire hydrants shall be Mueller Centurian A-423 or CLOW F 2500 with epoxy coated 6” mechanical by mechanical joint valve (AWWA C-509) attached, and adjustable cast-iron valve box. Hydrants shall be placed at least every 300 intervals. Blocking is required, with retainer glands, drain field shall be minimum .050 C.Y. #8 washed stone.

0.03 Line valves shall be epoxy coated with mechanical by mechanical joint ends of the appropriate size to match the water main Mueller superseal resilient wedge A 2370, meeting the requirements of (AWWA C-509), and shall be installed at intervals of not more than 1000 feet, street intersections, and future extension of the water main so as to provide for a maximum (3) valve shut off to isolate any point in the system.

0.04 Precast concrete vaults with cast iron frame and lid shall be placed at all valves at intersections, adjustable cast-iron valve boxes may be installed on intermediate line valves.

0.05 Fittings shall be compact cement lined ductile iron with mechanical joints (AWWA C-110). Blocking/retainer glands shall be required at all fittings.

5.03 House service.

0.01 A water service shall be installed at the center of each lot extending to the property line or outside edge of utility easements at the time the water main is installed but after successful hydrostatic pressure testing and disinfection of the water main.

0.02 Material.

A. Minimum 1 inch diameter Type "K" copper.

B. Mueller H-15000 corporation stop.

C. Mueller H-15154 curb valves (screw type).

D. Minneapolis type roundway box, Mueller H10302, 1½ inch diameter, set one foot from the inside edge of the sidewalk flush with finished grade or with H 10452 for locations where the box lies in a driveway.

E. Mueller H13000, H16000 series brass service saddle shall be used for connecting the corporation stop to PVC water main.


5.05 Disinfection of water main shall conform to Section 41-2.13 of the “Standard Specifications for Water and Sewer Main Construction in Illinois”, latest edition. The testing laboratory shall send the originals of all tests directly to the village.

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5.06 An approved detector tape or solid #6 AWG bare copper wire shall be installed adjacent to PVC water main. This tape or wire shall extend through all vaults and to all hydrants. Prior to final acceptance of the water system improvements, the tape or wire shall be tested for continuity.

6.00 GENERAL SITE GRADING PLAN REQUIREMENTS.

6.01 General requirements.

0.01 Existing topograph at maximum two foot contour intervals extending at least 100 feet beyond the boundary of the development shall be shown.

0.02 Proposed finished elevation at all lot corners and midpoint of side yard property lines, swale grades, summits, and lowpoints.

0.03 Proposed top of foundation elevation and proposed driveway gradient (% slope) shall be indicated.

0.04 Direction of flow of surface water and % slope to storm inlets and catch basins.

0.05 Centerline pavement and right-of-way elevations at 50 foot intervals.

6.02 Erosion control program meeting the requirements of Lake County Watershed Development Ordinance adopted by the village shall be required to be submitted for approval.

6.03 Areas of significant natural resources to include regulatory floodplain (base flood elevations shall be shown), wetlands, and natural prairie or timber land shall be indicated on the plan. Additional plans or reports may be required should resource management or mitigation be required.

6.04 Record drawings shall include finished elevation (See 6.01)

7.00 GENERAL STREET LIGHTING REQUIREMENTS.

Street lights shall be installed to serve all properties within the development. Improvements shall include all poles, bases, luminaries, cable, conduit, controllers, handholes, and other miscellaneous work and equipment necessary for an integrated street light system.

7.01 The street light electric system shall be designed to the requirements of the local utility company. Prior to final approval, the developer shall provide written documentation that the utility company has approved the street light layout and electric plan and that the utility agrees to maintain the street light system.

7.02 There shall be one standard street light at each intersection, interior of each cul-de-sac and not to exceed 300 foot intervals in residential areas. Each street light shall be indicated on the key map.

7.03 All cable shall be installed in conduit, at a depth of 24" to 30".

7.04 Conduit shall be installed in sleeves under all pavement.

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8.00 GENERAL DETENTION/RETENTION POND REQUIREMENTS.

8.01 Detention or retention facilities shall be required for all developments regardless of size of the development except that the Village Engineer may waive this requirement for very small developments when it is determined that waiving the requirements will not adversely affect downstream properties.

8.02 The calculations for detention or retention requirements shall be based on the practice of the Lake County Watershed Development Ordinance. The release rate for the detention or retention shall be as follows:

- 2 year storm - 0.04 CFS/Acre
- 100 year storm - 0.15 CFS/Acre

8.03 Retention ponds shall always contain water with a surface area, at normal pool elevation, greater than one acre. 25% of the surface area must be at least 10 feet deep.

8.04 Detention ponds shall normally be dry and the gradient for grassed surfaces shall be 1% minimum. Paved flowlines at a flatter gradient may be utilized upon approval of the Village Engineer. Erosion protection shall be provided at inlet and outlet structures.

8.05 Twenty (20) foot wide access and maintenance easements shall be provided to and around all detention/retention ponds.

8.06 In retention areas, a safety ledge shall be constructed around the perimeter of the basin. The ledge shall be 8’ wide and 2’ deep (measuring from the normal water level elevations, NWL). Also a method of aeration must be supplied, along with a source of water to maintain the NWL.

9.00 MISCELLANEOUS REQUIREMENTS.

9.01 All public utility lines for telephone and electric services shall be placed underground in rear and side yard easements, or in dedicated right-of-way. These services shall be placed in such a manner which will not conflict with other underground services. Transformer or junction boxes shall be located so as not to be unsightly or hazardous to the public.

9.02 Landscaping.

- 0.01 All improved areas within the dedicated streets, utility easements, or other public use areas shall be graded and seeded in an approved manner.

- 0.02 Trees shall be planted within the right-of-way at 40 foot intervals. A planting schedule shall be submitted for approval. Trees shall not be of a brittle wood variety, subject to attack by insects or diseases, or fruit bearing. Only the following species of trees are allowed:
  
  A. Linden
  1. American
  2. Redmond
  3. Greenspire

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B. Oak
   1. Red
   2. Burr
   3. White

C. Maple
   1. Sugar
   2. King Crimson
   3. Red
   4. Cleveland
   5. Emerald Luster
   6. Red Sunset

D. Ash
   1. White
   2. Green
   3. Emerald (Seedless)

E. Other
   1. Honey Locust
   2. Ginkgo

0.03 All trees shall be of a diameter of not less than 2½ inches (measured 1 foot above the top of the root ball) and the developer shall furnish certification that said trees are free from disease under the plant inspection Department of Standards. The trees shall be transplanted stock.

0.04 The developer shall warrantee all trees for one year date of final acceptance of the subdivision improvements.

9.03 The developer shall purchase and install, throughout the development, all street and information signs and traffic control devices of such number, type and size as shall have been approved by the Village Engineer and Superintendent of Public Works.

0.01 Street signs shall be erected at each intersection to identify each street. Street names shall be as approved on the final plat.

0.02 Traffic control devices shall conform to the "Illinois Supplement to the National Manual on Traffic Control Devices", latest edition.

0.03 Information signs shall include such signage as hydrants, parking restrictions and cross-walk signs.

9.04 The developer shall submit a list of contractors (including subcontractors) prior to beginning public improvements. The developer shall not employ any contractor against whom the village has reasonable objection based upon past performance on public improvement work in the village.

10.00 GENERAL REVIEW AND INSPECTION REQUIREMENTS.

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10.01 Plan review fees.

0.01 At the time of submission of a preliminary subdivision plat and plans for review, the developer shall deposit a fee based on the estimated costs for the construction of public improvements to cover the cost of Engineer’s fees for examining and reviewing plans, specifications, contracts, bonds, insurance and other documents in connection with such public improvement. The estimated cost of construction shall be prepared by a Registered Engineer based upon a unit price schedule of values and submitted with the request for review. The fee will be charged in accordance with the current fee schedule on file with the Village.

10.02 Inspection fees.

0.01 Inspection fees shall be based upon the final estimated construction costs approved by the Village Engineer. Said fee shall be charged in accordance with the current fee schedule on file with the Village.

0.02 Inspection fees shall be collected at the time the plans have been approved. Construction cannot begin until the inspection fees have been deposited with the Village Treasurer. The funds will be placed in a non-interest bearing escrow and any excess funds will be returned to the developer upon completion of the project.

0.03 The amount of the inspection fees may be increased at any time if, in the determination of the Village Engineer, the inspection costs will exceed the established fee due to poor contractor performance, contract overruns, an unusual project requiring more than normal inspection time, or excessive plan review costs that exceeded the established plan review fees.

10.03 Quality control, laboratory analysis, sampling and testing shall be provided by an approved testing laboratory as requested by the Village Engineer. The cost for this work shall be charged to the developer or builder.

10.04 An inspector shall be required during construction as directed by the Village Engineer. The Village Engineer shall be notified at least 24 hours prior to starting construction and after a 48 hour delay.

10.05 It may be necessary to make emergency interim corrections, during construction of improvements. The village shall notify the developer of needed corrections, and it shall be the responsibility of the developer to see that corrections are made within 24 hours of notification. If the corrections are not accomplished during this period, the village may make the corrections and charge all costs to the developer or builder.

10.06 Upon completion of the improvements, the Village Engineer and superintendent of Public Works shall meet with contractors and the developer. All improvements shall be thoroughly inspected and deficiencies noted. Upon correction of these items and when the developer delivers to the Village an irrevocable letter of credit valid for 12 months or a cash deposit with a value equal to 5% of the final construction costs for the maintenance of all improvements, record drawings and contractor’s final affidavits, the Village Engineer and Superintendent of Public Works will recommend acceptance of the improvements to the Village Board of Trustees.

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10.07 Within 12 months after the improvements have been accepted by the Village Board of Trustees, a final inspection shall be made by the Village Engineer and Superintendent of Public Works. The inspection shall include all improvements. Upon correction of any defects, the balance of any warranties or deposits shall be returned to the developer and further maintenance shall become the responsibility of the Village.

All ordinances or parts of ordinances in conflict herewith are expressly repealed.  
(Ord. 1995-0-25, passed 12-26-95)

§ 152.041 SUBDIVISIONS OUTSIDE VILLAGE LIMITS.

Where the proposed subdivision is located outside the village boundaries, the subdivider shall meet all the requirements of this chapter, including the installation of improvements.  
(Ord. 1995-0-25, passed 12-26-95)

§ 152.042 APPROVAL AND ACCEPTANCE OF IMPROVEMENTS.

(A) Where a subdivider, developer, or builder plans for the development of a subdivision within the corporate limits of the village, the subdivider, developer, or builder shall before submitting the final plat for approval, make and submit provisions for installation and construction required by §§ 152.020 through 152.040 to the Village Engineer and after the Village Engineer's review and approval, submit provisions to the President and Board of Trustees of the village for their approval.

(B) When all land improvements required by this chapter have been installed in conformance with the approved engineering plans and specifications, and when “as built” plans and operating permits for sanitary sewer and water main have been submitted to the Public Works Department, the Village Engineer shall submit a certificate to that effect to the Village Board. The Village Board may then enact a resolution accepting said improvements as having been completed before issuance of certificate of occupancy.

(C) Upon acceptance by the Village Board of the public improvements required by this chapter, the Village Board, with the recommendation of the Village Engineer and Supt. of Public Works, shall permit the release of those funds deposited to cover public improvements which has been installed, except that 5% of the total cost of all public improvements or $2,000, whichever is greater, shall be retained by the village for 12 months after final acceptance of the improvements by the village. Any latent defect which occurs in the installed public improvements will be repaired by the village and the cost thereof deducted from the cash deposit made with the village as provided herein. Funds remaining after 12 months shall be released upon approval of the Village Board.

(D) All improvements, when completed and accepted by the appropriate authority, shall become the property of the village or appropriate authority.  
(Ord. 1995-0-25, passed 12-26-95)

§ 152.043 INSPECTION COSTS.

During the course of construction at such times as the Village President and Village Engineer deem necessary the subdivider, developer, or builder will pay the actual cost of the inspection up to 

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and including the date of billing. This fee shall be determined as to the actual cost to the village of inspectors, engineers, and other necessary parties to insure satisfactory work; and the cost shall be based upon a reasonable charge for the services rendered.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.044 BUILDING PERMITS.

No building permits shall be issued providing for the improvement of any lot in said subdivision until there has been filed with Building Commissioner a certified copy of said plat of subdivision as recorded in the office of the Recorder of Deeds. Nor shall a building permit be issued for the improvement of any lot until the plan and specifications for the public improvements have been approved by the president and Board of Trustees and until cash bond approved by the Village Board as provided for this chapter is posted with the village, nor until a plot plan prepared or a plat of survey has been filed with the Building Commissioner.
(Ord. 1995-0-25, passed 12-26-95)

COST RECAPTURE

§ 152.046 SEWER AND WATER.

(A) A property owner, hereinafter sometimes referred to as “licensee” with the approval of the village, shall be entitled to construct public improvements, sanitary sewer, and roadway extensions benefiting not only the property owner making application but other property owners benefited by said construction, and said property owner shall be entitled to recapture that portion expended for the benefit of other property owners provided an agreement is executed between the village and the property owner which includes provisions covering the following items:

(1) Date of commencement and date of completion.

(2) Legal descriptions of the properties benefited specifying which have and have not contributed to the costs.

(3) Detailed engineered plans and specifications showing the exact locations of mains and/or extensions.

(4) Construction shall be in accordance with plans and specifications approved by the Village Engineer and subject to his inspection.

(5) The completed construction shall be deeded to the village upon completion of the work.

(6) Licensee shall be responsible for all repairs and maintenance for one year following the completion of the extension and bear the costs of the same during said period.
(7) Licensee shall file with the Village Clerk suitable evidence that the village is protected by surety bond or by suitable liability insurance against all claims for personal injuries and property damage.

(8) Provisions for disposition of amounts recaptured.

(9) Application for recapture must be on file with the Village Clerk within one year after acceptance of public improvements.

(10) All recapture ordinances must be renewed every five years after initial date of acceptance.

(B) Recapture for all public improvements shall be in accordance with current fee schedule.

(C) All funds collected by the village for the benefited properties shall be promptly paid to the licensees up to the amount to be reimbursed. Additional funds collected shall accrue to the Sewer and Water (or General) Fund.

(D) The front footage is determined by the width of the side of the lot, as recorded, which the house faces. In no event is this section to be construed as obligating the village to construct public improvements in areas not now served where the public improvements recaptured herein above will not adequately reimburse the village of the cost of such construction.

(E) Additional charges; payment.

(1) The sums herein provided to be paid as sanitary sewer property charges, sanitary sewage tap-on fees, water property charges, water tap-on fees, and stub-in fees shall be in addition to and exclusive of all other charges required for connection with public sewer/water mains and fixed by ordinance.

(2) All fees and charges described above shall be paid in full prior to the issuance of any permits and prior to making connection to any sewer/water mains. All fees and charges shall be paid to the "Village of Winthrop Harbor".

(F) The property owner who has previously paid in full the front footage charge for public improvements, shall be allowed a footage credit up to, but not to exceed 135 feet for public improvements when constructed on the second side of his property.

(1) This credit shall be calculated on a footage basis rather than a monetary value as public improvements frontage rates change from time to time. Further, frontage credit allowed on the second side of property shall not exceed the number of feet paid for under the first improvement.

(2) In the event of subsequent subdivision, the credit shall only apply to the new corner lot. Undeveloped non-corner lots created by such subdivision shall be charged, in full, the front footage charge for public improvements.

(3) Credit will only be given for exactly the same improvement.

(4) This section shall in no way be construed to eliminate all property charges on the second side of a corner lot where improvements are made.
(5) In no event is this section to be construed as obligating the village to construct new improvements in areas not now served.

(G) The Village Clerk shall keep full and complete records with regard to such properties, and the credit allowed to such.
(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 2002-O-49, passed 12-3-02)

**RESUBDIVISION**

§ 152.090 RESUBDIVISION IN LIEU OF VACATION.

It shall not be necessary to vacate a plat, or part thereof, in order to proceed with the resubdivision of said plat, or part thereof; provided, any dedications to the public of roads or other public lands in the original subdivision must be rededicated in the resubdivision; provided further, that the resubdivision retain any easements or rights-of-way for public utilities appearing in the original subdivision. Such resubdivision according to the procedure and standards for subdivisions required proposed to vacate any roads or other public grounds or if the rights of public utilities in any easements or rights-of-way are proposed to be abridged, the plat must be vacated under the procedures set forth in §§ 152.101 through 152.105.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.091 EXISTING SUBDIVISIONS.

Whenever a parcel of land is subdivided, and the subdivision plat shows one or more lots containing more than one acre of land, and indications are that such lots will eventually be resubdivided into smaller building sites, the village may require that such parcel of land allow for the future opening of roads and the ultimate extension of adjacent roads. Basements providing for the future opening and extension of such roads may be made a requirement of the plat.
(Ord. 1995-0-25, passed 12-26-95)

**DEDICATIONS, EASEMENTS, AND RESERVATIONS**

§ 152.095 AREAS REQUIRED TO BE DEDICATED.

(A) All roads created by a subdivision or resubdivision as dedicated to the public are required to be dedicated. If a road is to be privately maintained, such notation shall also appear on the plat. Privately maintained roads, however, are discouraged, and a clear need for same shall be demonstrated.

(B) Where a subdivision abuts on an existing road and the provisions of this chapter or another governing agency require an additional width of right-of-way, the subdivider shall dedicate same.

(C) Pedestrian ways bisecting long blocks, or wherever else located, shall be dedicated to the public.
(Ord. 1995-0-25, passed 12-26-95)
§ 152.097 DEDICATION OF WATER AND SEWERAGE FACILITIES.

(A) All community water supply and distribution facilities required and constructed under the provisions of this chapter shall be dedicated to the village.

(B) Developers will proceed in accordance with the master plan for sewer and water in the village. In those instances where implementation of the master plan will not begin in the immediate future, interim plans may be considered provided they are in compliance with the Comprehensive Plan and an agreement is executed with the village.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.098 UTILITY EASEMENTS.

Easements shall be provided for any overhead or underground utility service including but not limited to sanitary sewer, storm sewer, water gas, telephone, and electric service, the easements shall have a minimum width of ten feet. Where it is intended that both overhead and underground utilities shall share the same easement, additional width sufficient to avoid conflict shall be provided. An easement shall be established along rear lot lines and such other lot lines as are required to provide continuity of alignment throughout the area to be served. A utility easement for the construction of the aforementioned underground services may be included on all road rights-of-way.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.099 BUFFER ZONE.

Planting strips or other buffer zones located between incompatible uses or wherever required shall be shown as easements.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.100 RESERVATION.

(A) Whenever the area being subdivided embraces all of part of any lands shown on the comprehensive plan for a road, school, forest preserve, or other community facility or any public use,
all land so designated shall be dedicated or reserved for that proposed use, and it shall be reserved by the subdivider for a period of not more than five years from the date of approval of the final plat, during which time it shall be made available for sale to the public agency concerned. If the sale price can not be agreed upon, the fair cash market value of the property may be established by an appraiser acceptable to all parties. The sale price shall be based on the fair cash market value of the property as of the date of the filing of the first tentative plat.

(B) If the appropriate public agency having jurisdiction has not, within five years of the approval of the final plat, acquired the site reserved for a public use, the subdivider may use it for any purpose permitted by the applicable regulations then in effect.

(C) The power to accept any dedications, easements, or any other real property or rights for public use and maintenance in accordance with the provisions of this chapter shall be reserved exclusively to the village. The right of refusal of any dedications, easements, reservations, or other rights shall also be reserved to the village.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.101 VACATION.

A petition shall be filed by the applicant of the proposed vacation with the village.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.102 PETITION FORM AND CONTENT.

(A) A certified statement of the assessed valuation of all properties surrounding a public right-of-way to be vacated shall be furnished.

(B) Eight copies of a certified plat or applicable part thereof bearing the certificate of a surveyor shall be furnished. The plat shall show the portion to be vacated outlined or shaded so that it may be readily identified. There should also appear on the plat a legal description of the property to be vacated as well as an area 200 feet beyond the boundary of that part to be vacated.

(C) The following documents shall be required:

(1) Resolution of vacation;

(2) Deed of vacation;

(3) Two signed originals and six copies of the petition;

(4) Two signed originals and six copies of the County Clerk's certificate.

(D) The County Clerk's certificate shall be in substantially the following form:

STATE OF ILLINOIS )
COUNTY OF LAKE )SS
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I, ____________________, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, and no redeemable tax sales against any of the land included in the following described property:
(Description of subdivision or part of subdivision to be vacated or of lots adjacent to road (alley) to be vacated)
Given under my hand and seal of the County, at Waukegan, Illinois, this _____ day of ____ A.D. 19__.

(SEAL)
COUNTY CLERK
(Ord. 1995-0-25, passed 12-26-95)

§ 152.103 NOTIFICATION.

Notification of a petition of vacation shall be forwarded to the village, as well as all public and private utility companies and all property owners and other concerned parties as required by law.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.104 PROCEDURE.

(A) The Village Board shall hear all petitions for vacation.

(B) All vacations of plats and roads or parts thereof shall have a public hearing and notice shall be published as provided by law.

(C) The Village Board shall prepare minutes of said hearing and shall make a determination of its findings in writing.

(D) The Village Board shall make its decision in form of a motion. The motion shall state either denial, approval, or approval in part.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.105 CONDITIONS UPON APPROVAL.

(A) Nothing contained herein nor in any required certificate, shall be deemed in any way to limit the right or the authority of the village to vacate any plat or part thereof or any right-of-way or easement or part thereof where it finds that such vacation shall serve the public interest.

(B) The village may require the petitioner to furnish bond or an irrevocable letter of credit in an amount sufficient to protect the village, indemnifying it for any suit which may be filed for damages sustained as a result of such vacation.

(C) Bonded contracts for the improvement of platted roads or alleys shall be automatically canceled upon vacation of such platted roads or alleys.
(D) The vacation of any plat or part thereof, or right-of-way easement or part thereof shall not be deemed to be a vacation of the rights of any public utility where said public utility has installed its underground facilities therein.
(Ord. 1995-0-25, passed 12-26-95)

**REQUIREMENTS FOR PUBLIC IMPROVEMENTS**

§ 152.110 ROADWAY IMPROVEMENTS; COMPLIANCE WITH SPECIFICATIONS.

All roadway improvements shall be constructed in accordance with the "Standard Specifications for Road and Bridge Construction in Illinois," latest edition. The construction plans shall be submitted prior to final plat approval.
(Ord. 1995-0-25, passed 12-26-95)

**ROAD DESIGN STANDARDS**

§ 152.115 ROAD WIDTHS.

The following road widths shall be considered as the minimum requirements: collector and local roads shall have a width of 22' feet of paving with a 3' wide aggregate shoulder, 6" in thickness or an optional 4" thick aggregate shoulder with 3" of topsoil and seed. (See typical section)
(Ord. 1995-0-25, passed 12-26-95)

§ 152.116 MINIMUM RADII.

(A) At the intersection of local roads with collector roads, the minimum radii at the right-of-way lines shall be 25 feet. The minimum radius at the pavement shall be 35 feet.

(B) At the intersection of all local roads, the minimum radii at the right-of-way lines shall be 25 feet and the minimum radius at the pavement shall be 25 feet.

(C) At the intersection of local roads with major arterials, all minimum radii shall be as determined by the Department of Transportation.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.117 INTERSECTIONS.

The intersection of local roads with major arterials or collector roads shall be limited to not more than one per quarter mile, unless topographic and physical conditions require a lesser distance. At these intersections acceleration and deceleration lanes will also be required as well as drainage facilities. The standards to be used shall be provided by the maintaining agency. All road intersections shall be at right angles (90°) unless unusual topographic or other site conditions require
a lesser angle. In no case shall road intersections be less than 60 degrees. In all cases, road intersections shall be laid out to best facilitate the safe flow of traffic. In no case shall the junctions be set off less than 150 feet, measured from the centerline.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.118 CUL-DE-SACS.

A cul-de-sac shall be provided at the end of a permanent dead-end road. It shall not be more than 600 feet in length measured from the centerline of the road of origin. Each cul-de-sac shall have a terminus generally circular in shape with a diameter of 120 feet and a center on or within 30 feet of the cul-de-sac centerline. The pavement shall have a minimum diameter of 80 feet. Where circumstances warrant, a T-turnaround may be approved by the village.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.119 CURBS AND GUTTERS.

Curbs and gutters shall be required along all roadways that shall be hereafter planned, built or installed within the village unless the Village Engineer shall certify that there exist unusual topographic, erosive or other site-specific conditions which shall render the same impractical or unsound based upon a reasonable degree of scientific and engineering certainty. All roadways planned, built or installed within the village which connect to existing roads served by ditches and shoulders shall be designed and engineered to transition smoothly with the curbs, gutters and storm sewers in the new roadway as may be directed by the Village Engineer.
(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 1999-O-21, passed 9-21-99)

§ 152.120 SEEDING.

All earth surfaces disturbed by the construction operations shall be fertilized, seeded, and mulched in accordance with the standard specifications. Channelized swales, ditches, or slopes greater than 5 to 1 shall be staked with an excelsior blanket or sod.
(Ord. 1995-0-25, passed 12-26-95)

DRAINAGE AND STORM SEWER FACILITIES

§ 152.121 ON-SITE STORM WATER DETENTION.

All subdivisions of five acres or larger shall have on-site storm water detention facilities. These shall be designed and constructed in accordance with the Lake County Watershed Development Ordinance, adopted by the village requirements which best protect the property involved, in order to provide detention for the 10 year and 100 year frequency storm on the developed site with a maximum release rate 0.04 CFS/Acre (10 year) 0.15 CFS/Acre (100 year) respectively.
(Ord. 1995-0-25, passed 12-26-95)
§ 152.122 STORM SEWER FACILITY REQUIREMENTS.

(A) Storm water drainage shall be accomplished through use of storm sewers unless the Village Engineer shall certify that there exist unusual topographic, erosive or other site-specific conditions which shall render the same impractical or unsound based upon a reasonable degree of scientific and engineering certainty. All drainage systems planned, built or installed within the village which connect to existing ditches shall be designed and engineered to transition smoothly with the storm sewers in the new installation as may be directed by the Village Engineer.

(B) The design and construction of storm sewers shall be in conformance with the standard specifications, the Highway Standards Manual, and the Highway Design Manual. The storm sewer system shall be designed by the "rational method" with self-cleaning velocities in conformance with the following requirements:

1. That part of the system which serves as main or terminal collector shall be of sufficient capacity to carry the maximum discharge for a storm of ten-year frequency. Overland relief routes must be provided to carry a 100 year storm event.

2. Those parts of the system which serve as lateral collectors, and which can readily be augmented by future additions, shall be of sufficient capacity to carry the maximum discharge for a storm of 10 year frequency.

3. The Village Engineer shall select coefficients of runoff based on the types of development anticipated in all parts of the watershed affecting the drainage structure.

4. The system shall include all necessary appurtenances such as inlets, catch basins, and manholes as may be required for proper operation and maintenance.

5. In those cases where a subdivision is subject to storm water flow from adjoining properties, provisions shall be made to provide for unrestricted flow of that volume of water generated by the adjoining land for a storm of 100-year frequency. The subdivider may be permitted to substitute for the storm sewer an open ditch. Such ditch shall comply with grading, seeding, sodding, and easement specifications of this chapter or the county requirements, whichever best protects all the property involved.

6. All storm sewers shall be at least 12 inches in diameter except that a ten-inch diameter may be used for connecting a single structure to a manhole, or as directed by the Village Engineer.

7. Special considerations shall be given to the avoidance of problems which may arise from the concentration of storm water runoff unto adjacent property which may create a nuisance or maintenance difficulty. All storm drainage shall be conducted or connected to an approved outfall and shall be included in the subdivider's plans for storm water management in accordance with the requirements of the county.

(C) Related structures.


2. The spacing of pavement drainage structures shall be at maximum intervals of 300 feet or as directed by the Village Engineer.

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(3) No field tile shall be permitted to remain under the roadway. It shall be replaced with load bearing tile and where feasible shall be incorporated into the proposed storm sewer system.

(4) No field tile shall be permitted to remain under the roadway. It shall be replaced with load bearing pipe and shall be incorporated into the proposed storm sewer system.
(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 1999-O-21, passed 9-21-99)

§ 152.123 CULVERTS.

The size and capacity of all drainage structures shall be computed using the "rational method". The minimum length of culverts shall be at least equal to the distance from edge of shoulder to edge of shoulder, plus six times the vertical distance from the edge of shoulder to the flow line of the culvert less end section length. No driveway culvert shall have a diameter of less than 12 inches, and no crossroad culvert shall have a diameter of less than 15 inches. In no case shall a driveway culvert be less than 24 feet in length. Material in culverts which exceed 50 feet in length shall be limited to those permitted for storm sewers as specified in the standard specifications, culvert materials shall be circumferentially corrugated metal pipe minimum gauge 16, riveted or as directed by the Supt. of Public Works. All crossroad culverts and driveway culverts shall have end protection in the form of either concrete headwalls or prefabricated end sections as follows:

(A) Single pipe culverts sizes 10" to 18" in diameter must have flared end sections or cast-in-place reinforced concrete headwalls (IDOT Standard 1976)

(B) Single pipe culverts 21" and larger must have cast-in-place reinforced concrete headwalls (IDOT Standard 1976, 1997 or 2093-1).

(C) Double pipe culverts sizes 10" and 12" may have flared end sections or cast-in-place reinforced concrete headwalls (IDOT Standard 2102-1, adjust dimensions as necessary)

(D) Double pipe culverts sizes 15" and larger must have cast-in-place reinforced concrete headwalls (IDOT Standard 2102-1, 2103-1)
(Ord. 1995-0-25, passed 12-26-95)

§ 152.124 DITCHES.

Roadside ditches and swales shall be designed based on a ten-year storm frequency and ditch protection shall be provided as outlined in the Lake County Watershed Development Ordinance adopted by the village.

(A) Ditches or swales shall be graded to obtain a longitudinal slope no less than 1.50%.

(B) If 1.50% longitudinal slope is not obtainable, an alternative may be underground storm sewer, pipe underdrain or french drain as directed by the Village Engineer.
(Ord. 1995-0-25, passed 12-26-95)
§ 152.125 BRIDGES.

All bridges and culverts having a span of more than 20 feet shall be designed by a registered structural engineer.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.126 DRAINAGE EASEMENTS.

(A) When a subdivision is traversed by a waterway or intermittent stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of same, and such easement shall include an additional area at least 15 feet in width adjoining one edge of the waterway or intermittent stream that measures 20 feet or less from bank to bank. Where the distance from bank to bank is more than 20 feet such easement shall include an additional area at least 15 feet in width adjoining both edges of the waterway or intermittent stream. Where ditch drainage is used in lieu of storm sewers, as may be permitted herein, the easement shall be of sufficient width to allow future construction of a storm sewer main adequate to carry the ultimate runoff of the watershed. Such easement shall be not less than 20 feet in width.

(B) The 15 feet working area adjoining a stream shall be continuous through the subdivision and adjoin existing easements. The area of any public way immediately adjacent to the waterway or intermittent stream may be taken into consideration in providing said 15-foot working area.
(Ord. 1995-0-25, passed 12-26-95)

PLATS

§ 152.130 FILING REQUIREMENTS FOR PRELIMINARY PLAT.

(A) Any person owning land within the limits of the village or within one and one-half miles of such wishing to divide land in such a manner as to require a plat of subdivision by the terms of this chapter or state law shall file 22 copies of the owner’s preliminary plat of proposed subdivision with the Village Clerk for transmittal to the Planning and Zoning Board, Village Board and Village Engineer.

(B) The preliminary plat shall be drawn to scale of not more than 100 feet to the inch and contain the following:

1. Name of the subdivision.
2. Location by township, section and range, or by other legal description.
3. Names and addresses of the owner or developer and the designer of the subdivision.
4. Date of preparation and northpoint.
5. The boundary lines of the tract to be subdivided accurately in scale and bearing and the total approximate area encompassed thereby.

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(6) The description and location of all survey monuments erected in the subdivision shall be shown.

(7) The location, widths, and names of all existing or prior platted streets or other public ways, railroad and utility rights of way, parks and other public open spaces, permanent buildings and structures, permanent easements, and section and corporation lines within and adjacent to the tract.

(8) Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least 100 feet beyond the tract boundaries indicating pipe sizes, grades, manholes, and exact location.

(9) Boundary lines of adjacent tracts of un-subdivided or subdivided land, showing ownership.

(10) The location, widths and other dimensions of proposed streets, alleys, easements, parks, and other spaces, building lines and lots.

(11) Layout, numbers and dimensions of lots.

(12) All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

(13) Building set back lines, showing dimensions.

(14) Easements for any and all public utilities where alleys are not provided. Proper continuity for the utilities from block to block shall be maintained.

(15) Contours at vertical intervals of not more than two feet and high water levels on all water courses, regulatory floodplain, wetlands, woodlands, soil types and other significant natural resources.

(C) (1) Where a proposed subdivision borders on or contains an existing or proposed collector road or major arterial, the village requires that access to such road be limited by one of the following means:

(a) All access to lots in the proposed subdivision shall be from local roads within said subdivision.

(b) Subdividing the lots so they will back onto the collector road or major arterial and front onto a parallel local road. No access shall be provided from said collector road or major arterial, and screening may be required in a strip of land along the rear property line of such lots.

(c) A marginal access road may be built which separates the collector road or major arterial by a planting or grass strip and having access thereto at suitable points.

(2) A reserve strip controlling access to a road will generally not be permitted. In special cases where such a strip is requested, it may be permitted only when dedicated and accepted by the village.
(D) Plan review fees in accordance with the design and construction standards shall be paid at the time of submittal of the plat or plans. These fees will be charged in accordance with current fee schedule.

(E) The Village Clerk shall notify the Village Board of the filing of each preliminary plat and its transmittal to the Planning and Zoning Board.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.131 APPROVAL OF PRELIMINARY PLAT.

(A) The preliminary plat and documents in support thereof (including plan review fees as required in the design and construction standards) shall be filed at least 30 days before a regular Planning and Zoning Board meeting.

(B) The Planning and Zoning Board shall provide for an adequate hearing and shall notify the applicant by mail at least five days prior to the hearing.

(C) The Planning and Zoning Board may request or the Village Board may require, during consideration of a preliminary plat, such changes or revisions as are deemed necessary in the interest and needs of the community.

(D) The Planning and Zoning Board shall complete its review of the application and forward its recommendation to the Village Board within 90 days of the receipt by the Planning and Zoning Board of the last required item of supporting data filed by the applicant unless such time is extended by mutual consent of the applicant and Planning and Zoning Board.

(1) If such plat is disapproved by the Planning and Zoning Board, the Planning and Zoning Board shall present, in writing, to the Village Board and applicant, a statement setting forth the reasons for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to the ordinances along with its recommendation to the Village Board to disapprove the plat.

(2) If such plat is approved by the Planning and Zoning Board, the Planning and Zoning Board shall present to the Village Board a written statement that the Planning and Zoning Board recommends the Village Board accept the plat.

(3) The Village Board shall accept or reject said plat within 30 days after its next regular meeting after receiving the recommendation of the Planning and Zoning Board unless such time is extended by mutual consent of the applicant and Village Board.

(E) The approval of a preliminary plat is strictly tentative, involving merely the general acceptability of the layout submitted. This approval shall be effective for a maximum period of 12 months, unless, upon application of the subdivider, developer, builder the Village Board grants an extension.

(F) The preliminary plat approved the Village Board must have designed thereon the words "This is a preliminary plat, of no legal effect, and not to be recorded".

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(G) No plat will be approved for the subdivision of land which is subject to periodic flooding or which contains extremely poor drainage facilities and which would make adequate drainage of the streets impossible. However, if the subdivider, developer, or builder agrees to make improvements which will, in the opinion of the Village Engineer make the area completely safe for residential occupancy and provide adequate street drainage, the preliminary plat of the division may be approved.

(H) Two prints of the approved preliminary plat, signed by the Village Engineer, Chairman of the Planning and Zoning Board, President of the Board of Trustees, and the Village Clerk, shall be retained in the Village Clerk's office, the office of the Village Engineer, and the office of the Superintendent of Public Works, and one copy shall be kept in the files of the Planning and Zoning Board. One signed copy is authorization for the subdivider, developer, or builder to proceed with the preparation of plans and specifications for the improvements required in these rules and regulations and with the preparation of the final plat.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.132 FINAL PLAT REQUIREMENTS.

(A) The final plat shall contain the following:

(1) Name of subdivision.

(2) Location by township, section, and range, or by other legal description.

(3) Scale one inch to 100 feet or less (shown graphically) and at the same scale as the approved preliminary plan.

(4) Date of preparation and north point.

(5) Boundary of plat, based on an accurate traverse, with angles and lineal dimensions.

(6) Exact location, width, and name of all streets within and adjoining the plat, and the exact location and widths of all crosswalkways. Streets that are obviously in alignment with others already existing and names shall bear the names of the existing streets.

(7) True angles and distances to the nearest established street lines or official monuments (not less than three), which shall be accurately described in the plat.

(8) Municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and angles.

(9) Radii, internal angles, points and curvatures, tangent bearings, and lengths of all arcs.

(10) All easements shall be provided for public utilities and improvements. Easements shall be approved by the applicable public utility.

(11) All lot numbers and lines, with accurate dimensions in feet and hundredths.
(12) Permanent monument or bench marks shall be placed at all corners and at points of tangency or curve lines along the boundary of the subdivision.

(13) Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses of all property owners. Where the tract or tracts dedicated or reserved for public use are not within the corporate limits of the village, the certificate of dedication shall provide that the future official act of annexation of such tract or tracts to the village shall constitute a transfer of title to the village for such public use.

(14) Building setback lines accurately shown by dimension.

(15) Protective covenants which meet with the approval of the Village Board shall be referenced on the final plat.

(16) An endorsement on the final plat by the County Clerk, that the Clerk finds no delinquent general taxes, unpaid current general taxes, delinquent special assessments, or unpaid current special assessments against the land shown thereon.

(17) A reference to the Recorder's Document Number of all restrictions applicable to any part of said subdivision relating to building restrictions, use restrictions, building lines, or otherwise.

(18) A deed of dedication in substantially the form as follows:

"We, the undersigned, (name), do hereby certify that we are the owners of the real estate shown and described herein and do hereby lay, plat, and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (name) an addition to the Village of Winthrop Harbor, Lake County. All streets, alleys, public open spaces shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets there shall be erected or maintained no building or structure. There are strips of ground (Number) feet in width, as shown on this plat and marked "Easement" reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject, at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said take their titles subject to the rights of the public utilities and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants or private restrictions would be inserted here upon the subdivider's initiative or the recommendation of the Planning and Zoning Board or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area, the dedication of public utilities, public grounds, and other restrictions imposed by the subdivider, developer, builder or required by the Village.)

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under then until January 1, 19__ (twenty-one year period is suggested); at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants or restrictions, in whole.
or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants or restrictions by judgment or court order shall in no way affect any of the other various covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation thereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to heirs and assigns."

WITNESS our Hands and Seals this __ day of _______ 19

State of Illinois
County of Lake

Before me, the undersigned Notary Public, in and for the County and State, personally appeared (Name), (Name), (Name) and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my Hand and Notarial Seal this __ day of _______ 19

Notary Public

(19) All final plats shall carry the following certificates, as applicable, in substantially the following form. All applicable certificates shall be completed and signed prior to submission to the Village Planning and Zoning Board for approval.

(a) County Clerk's Certificate:

I ______________________, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at Waukegan, Illinois this ______ day of A.D., 19

(SEAL)

County Clerk

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(b) Surveyor's Certificate:

This is to certify that I, a Registered Illinois Land Surveyor, No. ____, have surveyed and subdivided the property as described and shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. All lots meet the requirements of the Village of Winthrop Harbor Zoning Ordinance in regard to lot area, width and buildable area.

Further, I certify this subdivision is (is not) situated within five hundred (500) feet of a surface drain or water course serving a tributary area of 640 acres or more.

Given under my hand and seal at ______________. Illinois, this day of ____ A.D., 19__.  
(SEAL)

Registered Illinois Land Surveyor

(c) Owner's Certificate:

This is to certify that the undersigned is (are) the sole owner(s) of the land described in the annexed plat, that no other person has any right, title or interest in said land and that he (they) has (have) caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the title thereon indicated. DATED this ____ day of ____ A.D. 19__.

Owner

(d) Notary Certificate:

I, ______________, Notary Public in and for said County, in the State aforesaid, do hereby certify that ______________, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (they) signed and delivered the annexed plat as his (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this ____ day of ______ A.D., 19__ at __________, Illinois.
(SEAL)

Notary Public

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(e) County Engineer's Certificate (required only if the plat abuts a County Highway)

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

Dated this ___ day of ________, A.D. 199__ at ____________, Illinois.

(SEAL)

County Engineer

(f) Health Officer's certificate (required only if the plat will utilize on-site sewage disposal systems or wells)

I, ________________ Health Officer of said County, do hereby certify that the plat has been examined by me and found to comply with Lake County Board of Health ordinance, Article V, as set forth in the regulations governing plats of subdivision land adopted by the County Board of Lake County, Illinois.

Dated this ___ day of ____________, 19__ A.D. at ____________, Illinois.

(SEAL)

Health Officer, Lake County

(g) Village of Winthrop Harbor Certificate:

Under the authority provided by the Illinois Revised Statutes enacted by the State Legislature of the State of Illinois, this plat was given approval by the Village of Winthrop Harbor and MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD OTHERWISE IT IS NULL AND VOID.

Approved by the Planning and Zoning Board at a meeting held

Chairman

Secretary

Approved by the Village Engineer on ________________, Date

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Such final plat may be for a unit of a proposed subdivision provided that:

(a) A preliminary plat had previously been approved to the whole subdivision.

(b) Approval by the Village Engineer to the feasibility of such unit construction is granted.

(c) The public improvements for at least one unit shall be submitted and completed within one year from the date of approval of the final plat for the unit.

(d) The plat of each unit shall be submitted to the Planning and Zoning Board for its approval; and

(e) Failure to comply with the terms of this division (A) will require resubmission of the requirements of § 152.130.

(f) Each unit must be independent from any future unit in respect to public improvements, drainage and detention and open space.

(21) Failure to comply with terms of this division (A) will require resubmission of the requirements of § 152.130.

(B) Accompanying documents shall consist of:

1. Approval of subdivider's, developer, builder preparation for improvements.

2. Approval by Building Commissioner of names of the proposed system of addresses along such streets.

3. Final plans and specifications for the improvements required by Design and Construction Standards, in strict conformity with subdivider's, developer's, builder's and owner's preparation for such improvements previously approved by the President and Board of Trustees or other appropriate authority and signed by the subdivider, developer, builder and owner.

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(4) An agreement executed by the owner and subdivider, developer, builder to make and install the improvements provided for in subdivision (3) above in accordance with the plans and specifications accompanying the final plat.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.133 APPROVAL OF FINAL PLAT.

(A) Twenty two copies of the final plat and five copies of the accompanying documents shall be submitted to the Village Clerk at least 30 days prior to the scheduled Planning and Zoning Board meeting.

(B) The Village Engineer shall review the final plat and accompanying documents for conformance with the preliminary plat, as approved by the Planning and Zoning Board meeting.

(C) The Planning and Zoning Board shall review the final plat and accompanying documents, and if determined to be acceptable, direct the Chairman and Secretary to affix their signatures in appropriate places on the certificate of approval on the final plat and forwarding these documents to the Village Board. The Planning and Zoning Board's approval shall not be deemed to constitute or effect an acceptance by the public of the dedication of any street or other proposed public way or space shown in the plat.

(D) After approval of the final plat and accompanying documents and the forwarding of these documents to the Village Board by the Planning and Zoning Board, the Village Board shall, upon motion and majority vote, approve the final plat and authorize the Mayor and Village Clerk to sign the original tracing.

(E) The Village Board shall approve or disapprove the final plat within 60 days from the date of filing the last required document or other papers or within 60 days from the date of filing application for final approval of the plat, whichever date is later unless, upon application of the developer, subdivider, builder, owner, the Village Board grants an extension.

(F) The original tracing shall be retained by the Village Clerk until such time as the applicant requests the Village Clerk to file the plat and deposits the appropriate filing fees with the Village Treasurer.

(G) Upon approval of the Village Board, the developer, subdivider, builder, owner, shall record the plat with the County Recorder within six months. If the final plat is not recorded within this time, the approval shall be null and void. Deposits for improvements held by the village shall in that event be refunded to the depositor.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.134 ASSURANCE OF COMPLETION.

(A) Completion of improvements: Prior to the approval of the final plat. In lieu of this, the Engineer for the subdivider, developer, builder, owner, will submit to the village an estimated cost of required improvements and the subdivider, builder, developer, owner, will post a performance guarantee in the form of a letter of credit or cash escrow to the Village Treasurer which assures the installation of these

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improvements in accordance with the provisions, requirements and within the time limits established by this chapter. The estimate of cost shall reflect the current unit prices.

(B) Costs of improvements. All required improvements shall be made by the subdivider, developer, builder at his expense without reimbursement by the village.

(C) Temporary improvements. The subdivider, developer, builder shall build and pay all costs of temporary improvements required by the village. Prior to construction of any temporary facility or improvement, the subdivider, developer, builder shall file with the village a separate suitable performance guarantee for temporary facilities. The performance guarantee shall insure that the temporary facilities shall be properly constructed, maintained and removed.

(D) Performance guarantee.

(1) General. A performance guarantee shall be provided in a form of a cash escrow, or irrevocable letter of credit. The village may also require restricted covenants as an additional performance guarantee where a cash escrow, or irrevocable letter of credit is posted, and is deemed inadequate to protect the public interest. All reductions, releases and extensions of the performance guarantee shall be recommended by the Village Engineer and Supt. of Public Works and must be approved by the Village Board.

(a) Cash escrow. A cash escrow may be posted by the subdivider, developer, builder. The amount to be posted shall be equal to 125% of the estimated cost of construction of the improvements. This amount shall include the village's costs of administering the completion of improvements in the event the subdivider, developer, builder defaults. The cash escrow shall be made payable to the village and shall be submitted to the Village Treasurer 30 days prior to construction. The type of cash escrow provided may be a cashier's check, bank draft, certified check or bank money order. A certificate of deposit shall not be accepted. With the approval of the Village Board, the time of performance may be extended for not more than one year.

(b) Irrevocable letter of credit.

1. An irrevocable letter of credit will be acceptable provided that the subdivider, developer, builder submit the letter of credit in the format which has been preapproved by the Village Attorney and is available from the Village Treasurer and provided that the installation and construction of the improvement is in strict conformance with the provisions of this chapter within one year from the date of the final plat approval. All letters of credit shall be equal to 125% of the estimated cost. This amount shall include the village's cost of administering the completion of improvements in the event the subdivider, developer, builder defaults.

2. All letters of credit shall be posted for a period of one year and submitted 30 days prior to construction. The Village Board for a good cause, with the approval of the surety may extend the time of performance for not more than one year. Said letters shall be submitted to the Village Treasurer.

(2) Default. If the subdivider, developer, builder, fails to perform the work with sufficient workmen and equipment or with sufficient materials to insure the completion of said work within the specified time, or performs the work unsuitable, as determined by the Village Engineer or other affected agency, or neglects or refuses materials or performs anew such work as shall be rejected as defective

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and unsuitable or discontinues the execution of the work, or for any other cause whatsoever does not carry on
the work in an approved manner, the Village Board shall give notice by registered mail to subdivider, developer,
builder, and his surety, of such delinquency, said notice to specify the corrective measures required. After said
notice, the Village Board shall give notice by registered mail to the subdivider, developer, builder, and his
surety, of such delinquency, said notice to specify the corrective measures required. After said notice, the
Village Board shall call upon the performance guarantee to have the work completed in accordance with the
terms of the performance guarantee. The Village Board may then take over the work including any or all
materials or equipment on the ground as may be suitable and acceptable and may complete the work with its
own forces or use any such other methods as, in its opinion, shall be required for the completion of the work in
an acceptable manner.

(E) Reduction, release or extension of performance guarantee.

(1) No more than two reductions in the performance guarantee shall be permitted to any subdivider,
developer, builder, before the final release of the performance guarantee. A fee shall be charged for a
reduction in the amount of the performance guarantee according to the current fee schedule adopted by the
Village Board. The first reduction in the performance guarantee shall not be permitted until such time as a
minimum of 30% of the required improvements have been completed. The second reduction in the
performance guarantee shall not be permitted until such time as a minimum of 70% of the required
improvements have been completed. All requests for a reduction of the performance guarantee shall be in
writing from the subdivider, developer, builder, and shall be accompanied by a letter from the subdivider's,
developer's, builder's, engineer stating the revised estimate of cost for the remainder of all improvements. No
performance guarantee shall be reduced below 25% of the principal amount. A request for renewal of a
performance guarantee which is approaching expiration shall be in writing from the developer, subdivider,
builder, and submitted to the Village Engineer.

(2) Release of the performance guarantee shall not be considered unless all required improvements
have been completed and a maintenance guarantee is deposited with the village. The reduction, release or
extension of all performance guarantee shall be approved by the Village Board.

(3) At the time of request for a release or reduction of a performance guarantee, an inspection of the
improvements of the subdivision shall be made. The inspections shall be conducted by the Village Engineer.

(4) Following each such inspection, the Village Engineer shall forward a written report and
recommendation to the Village Board. Each such report shall detail any deficiencies in improvements installed
or not installed up to that point in time. If no deficiencies exist their report shall so state. Unless no deficiencies
exist, the Village Engineer shall specifically note whether the developer's, builder's, subdivider's, estimate of the
cost of remaining improvements is a reasonable estimate and the basis for this conclusion. Each report shall in
addition state a recommendation. The recommendation shall be one of the following: approval; partial
approval; or denial. The reasons for each recommendation shall be stated.

(5) When such report has been satisfactorily filed and the recommendation is to release the
performance guarantee or reduce it to an agreed upon amount, a report to this effect shall be prepared for
Village Board consideration.

(F) Maintenance guarantee.

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(1) Improvements.

(a) A maintenance guarantee shall be submitted by the subdivider, developer, builder to the Village Treasurer upon satisfactory completion of all improvements and prior to the release of the original performance guarantee. The term of the maintenance guarantee shall be for one following completion of the improvements.

(b) All failures which occur within the one year period shall be corrected by the subdivider and restored to satisfactory working condition, subject to the approval of the Village Engineer. The maintenance guarantee shall be in the amount equal to ten percent of the original construction cost.

(2) Default. If the subdivider, developer, builder fails to restore to satisfactory condition the pavement or other improvements within the specified time, or shall perform the work unsuitable as determined by the Village Board, or for any other cause whatsoever, shall not carry on the restoration in a suitable manner, the Village Board shall give notice by registered mail to the subdivider, developer, builder and his surety. Said notice shall specify the corrective measures involved. If the subdivider, developer, builder within a period of ten days after said notice, does not proceed in accordance therewith, the Village Board shall call upon the surety to complete the restoration work in accordance with the terms of the maintenance guarantee.

(Ord. 1995-0-25, passed 12-26-95)

DEDICATION OF LANDS FOR PARKS, SCHOOLS, AND PUBLIC AREAS

§ 152.140 REQUIREMENT OF DEDICATION.

As a condition of approval of a final plat of subdivision of any block, lot, or sub-lot, or any part thereof, or any piece or parcel of land, or the issuance of a building permit for any new construction residence (unless an agreement had been signed with the village prior to the passage of this chapter), each subdivider, developer, or builder will be required to dedicate land for school sites to serve the immediate and future needs of the residents of the housing or, at the option of the village, a cash contribution in lieu of actual land dedication, or a combination of both, together with a cash contribution to defray the cost of constructing necessary school buildings and other capital equipment therefor, all in accordance with the following criteria and formula set forth hereinbelow.

(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 2006-O-5, passed 3-21-06)

§ 152.141 CRITERIA FOR DEDICATION OF SCHOOL SITES.

(A) Requirement and population ratio. The ultimate number of students to be generated by a subdivision*, apartment development or single family home shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of: the estimated number of children to be generated from the subdivision in each school classification over the maximum recommended number of students to be served in each school classification as stated herein. The product thereof shall be acres of land required to be dedicated to serve the estimated increased children in each such school classification.

* The term subdivision in this chapter shall always mean "subdivision apartment development or single family home"
(B) School classification and size of school sites. School classification and size of school site within the village shall be determined in accordance with the following criteria:

<table>
<thead>
<tr>
<th>School classification by grades</th>
<th>Maximum number of students for each such school classification</th>
<th>Minimum number of acres of land for each school site of such classifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary schools, grades Kindergarten through 5th or 6th</td>
<td>600 students</td>
<td>11 acres</td>
</tr>
<tr>
<td>Junior high schools, grades 6th through 8th</td>
<td>900 students</td>
<td>19 acres</td>
</tr>
<tr>
<td>High schools, Grades 9th through 12th</td>
<td>1800 students</td>
<td>48 acres</td>
</tr>
</tbody>
</table>


(C) Location. The comprehensive Local School Plan, Comprehensive Village Plan, or County Plan, and the standards adopted by the affected school district shall be used as a guideline in locating sites.

§ 152.142 CONTRIBUTION IN LIEU OF SCHOOL SITES.

(A) Requirements. Where the subdivision, apartment development, or single family home is small and the resulting site is too small or be practical, or when the available land is inappropriate for a school site, the village shall require the subdivider, developer, or builder to pay a cash contribution. The cash contributions, in lieu of school sites, shall be payable to the applicable school districts which will serve the students from the development and submitted to such school districts. Payment shall be required at the time of the issuance of each building permit. Such cash contributions, in lieu of school sites, shall be held in a special fund by such school districts and disbursed by such school districts for use in the past, present, or future acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development or for the improvement to any existing school site which already serves such needs, but not for the construction of any school buildings or additions thereto. If any portion of a cash contribution in lieu of a school site is not expended for the purposes set forth herein within 20 years from the date of receipt, it shall be refunded to the developer, subdivider, or builder who made such contribution. Each school district receiving funds under this section will submit an annual written report to the Regional Superintendent of Schools and the Winthrop Harbor Village Board as to the uses made of the cash received by the school district pursuant to said ordinance.

(B) Fair market value. The cash contributions in lieu of land shall be based on the “fair market value” of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as school sites. It has been determined that the present “fair market value” of such improved land in the village is $75,000 per acre, and such figure shall be used in making any calculation herein unless the subdivider, builder, or developer files a written objection thereto. In the event of any such objection, the subdivider, developer, or builder shall submit an appraisal showing the “fair market value” of such improved land in the area of the development or other evidence thereof, and final determination of said “fair market value” per acre of such improved land shall be made by the Planning and Zoning Board based upon such information submitted by the subdivider, developer, or builder and from other sources which may be submitted to the Planning and Zoning Board by the School District or others.
(C) **Criteria for requiring dedication and a fee.** There will be situations in subdivisions when a combination of land dedication and a contribution in lieu of land are both necessary. These occasions will arise when:

1. Only a portion of the land to be developed is proposed as the location for a school site. That portion of the land within the subdivision falling within school location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.

2. A major part of the school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a cash contribution in lieu of shall be required.

(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 2006-O-5, passed 3-21-06)

§ 152.143 DENSITY FORMULA.

(A) The following table of population density is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contribution in lieu thereof, unless a written objection is filed thereto by the subdivider. In the event a subdivider, developer or builder files a written objection to the Table of Estimated Ultimate School Population listed herein, he shall submit to the appropriate school districts and the Regional Superintendent of Schools, his own demographic study showing the estimated addition population to be generated from the subdivision, and, in that event, final calculations shall be made by the Planning and Zoning Board based upon such demographic information submitted by the subdivider, developer or builder and from other sources which may be submitted to the Planning and Zoning Board. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof for as stated herein, is subject to periodic review and amendment if necessary.

[The table begins on page 102P.]
### Population Per Unit

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Pre-School 0-4 Years</th>
<th>Elementary Grade K-5 5-10 Years</th>
<th>Junior High Grades 6-8 11-13 Years</th>
<th>Total Grades K-8 5-13 Years</th>
<th>High School Grades 9-12 14-17 Years</th>
<th>Adults (18-up)</th>
<th>Total Per Unit/ Schools</th>
<th>Total Per Unit/ Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Detached Single-Family</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two bedroom</td>
<td>.125</td>
<td>.110</td>
<td>.026</td>
<td>.136</td>
<td>.018</td>
<td>1.650</td>
<td>0.154</td>
<td>1.929</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>.251</td>
<td>.320</td>
<td>.158</td>
<td>.478</td>
<td>.208</td>
<td>1.875</td>
<td>0.686</td>
<td>2.812</td>
</tr>
<tr>
<td>Four bedroom</td>
<td>.396</td>
<td>.431</td>
<td>.284</td>
<td>.715</td>
<td>.447</td>
<td>2.210</td>
<td>1.162</td>
<td>3.768</td>
</tr>
<tr>
<td>Five bedroom</td>
<td>.338</td>
<td>.446</td>
<td>.380</td>
<td>.826</td>
<td>.467</td>
<td>2.650</td>
<td>1.293</td>
<td>4.281</td>
</tr>
<tr>
<td><strong>Attached Single-Family</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1.050</td>
<td>1.050</td>
<td></td>
</tr>
<tr>
<td>Two bedroom</td>
<td>.051</td>
<td>.075</td>
<td>.011</td>
<td>.086</td>
<td>.021</td>
<td>1.741</td>
<td>0.107</td>
<td>1.899</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>.217</td>
<td>.212</td>
<td>.022</td>
<td>.234</td>
<td>.051</td>
<td>1.775</td>
<td>0.285</td>
<td>2.277</td>
</tr>
<tr>
<td>Five bedroom</td>
<td>.333</td>
<td>.316</td>
<td>.166</td>
<td>.482</td>
<td>.180</td>
<td>2.333</td>
<td>0.662</td>
<td>3.328</td>
</tr>
<tr>
<td><strong>Apartments</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Efficiency</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1.000</td>
<td>1.000</td>
<td></td>
</tr>
<tr>
<td>One bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1.200</td>
<td>2.200</td>
<td></td>
</tr>
<tr>
<td>Two bedroom</td>
<td>.025</td>
<td>.026</td>
<td>.015</td>
<td>.041</td>
<td>.025</td>
<td>1.600</td>
<td>0.066</td>
<td>1.691</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>.145</td>
<td>.145</td>
<td>.027</td>
<td>.172</td>
<td>.059</td>
<td>2.330</td>
<td>0.231</td>
<td>2.706</td>
</tr>
</tbody>
</table>

**NOTE:** There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached Single-Family, only one category is provided. The same is true with apartments; thus only one category.

(B) In the event that the subdivider, developer, or builder intends to sell only undeveloped parcels or lots, or if it is impossible or impractical to determine at the time of final plat approval the ultimate number of bedrooms in future single-family units, for the purposes of this chapter required contributions shall be calculated as if the development will ultimately contain the following ratio of bedroom units:

1. Three bedrooms (or rooms which could be utilized as bedrooms), 65%.
(2) Four bedrooms (or rooms which could be utilized as bedrooms), 30%.
Subdivisions

(3) Five bedrooms (or rooms which could be utilized as bedrooms), 5%.

Source: Adapted from Professional Builder 1977 Consumer Survey.

(C) The developer, subdivider, or builder may submit alternative studies or information on current housing markets in place of the above figures to the Planning and Zoning Board. The Planning and Zoning Board shall then make a final decision as to which figures most accurately reflect the ultimate future bedroom ratio.

Ord. 66-0-19, passed 11-21-66; Am. Ord. 1992-0-08, passed 4-7-92; Am. Ord. 1995-O-25, passed 12-26-95

§ 152.144 EXAMPLE OF CALCULATION.

(A) Land calculations. The following example illustrates the operation of the formula for dedication of a school site or a payment of fees in lieu thereof. Assuming a development or subdivision consisting of 100 detached single-family houses, consisting of 50 three-bedroom houses and 50 four-bedroom houses, and an elementary school district operating a Kindergarten through 5th and a 6th through 8th grade junior high program, the required dedication of land would be calculated as follows:

<table>
<thead>
<tr>
<th></th>
<th>K – 5th students</th>
<th>6th – 8th students</th>
<th>9th –12th students</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 three-bedroom houses:</td>
<td>50 × 0.346 = 17.3</td>
<td>50 × 0.138 = 6.9</td>
<td>50 × 0.142 = 7.1</td>
</tr>
<tr>
<td>50 four-bedroom houses:</td>
<td>50 × 0.47 = 23.5</td>
<td>50 × 0.303 = 15.15</td>
<td>50 × 0.303 = 15.15</td>
</tr>
<tr>
<td>Total Children Produced</td>
<td>17.3 + 23.5 = 40.8</td>
<td>6.9 + 15.15 = 22.05</td>
<td>7.1 + 15.15 = 22.05</td>
</tr>
<tr>
<td>Kindergarten through 5th school donation</td>
<td>40.8 children × 11 acres ÷ 600 children per 11-acre school = 0.748 donation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Junior high 5th through 8th school donation</td>
<td>22.05 children × 29 acres ÷ 900 children per 29-acre school = 0.711 donation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High school donation</td>
<td>22.25 children × 45 acres ÷ 1,500 children per 45-acre school = 0.662 donation</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total acres required to be donated</strong></td>
<td><strong>0.748 + 0.711 + 0.662 = 2.121</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(B) Cash in lieu of land calculations.

(1) If fees in lieu of the land donation are to be used, and assuming the fair market value of the land is determined as follows:

| Total number of acres as determined above × fair market value of land | 2.121 × $75,000 = $159,075 |
| total cash contributions in lieu of land required | $159,075 |
(2) Of this amount $(0.748 + 0.711) \times 75,000 = $109,425 shall be paid over to the grade school district serving the site or development and $0.662 \times 75,000 = $49,650 shall be paid to the high school district serving the site or development.
(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 2006-O-5, passed 3-21-06)

§ 152.145 RESERVATION OF ADDITIONAL LAND.

Where the comprehensive plan or the standards of the Village Board call for a larger amount of school sites in a particular subdivision than the developer is required to dedicate, the land needed beyond the developer’s contribution shall be reserved on the final plat for subsequent purchase by the applicable school district which will serve the students from the development, provided that such acquisition is made by such school district within one year from the date of approval of the final plat.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.146 COMBINATION WITH ADJOINING DEVELOPMENTS.

Where the subdivision is less than 40 acres, a school site which is to be dedicated should, where possible, be combined with dedications from adjoining developments in order to produce usable school sites without hardship on a particular developer.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.147 TOPOGRAPHY AND GRADING.

The topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purpose. Grading on sites dedicated shall be consistent with those purposes.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.148 IMPROVED SITES.

All sites shall be dedicated in a condition ready for full service of electrical, gas, water, sewer, sidewalk, streets, and storm drainage where those services are included in the development and as applicable to the location of the site, or acceptable provisions made therefor.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.149 TITLE TO SITES.

All sites shall be conveyed to the school district either by warranty or trustee’s deed. The subdivider or developer shall be responsible for conveying good, merchantable title to such sites, and shall be responsible for payment of all real estate taxes to the date of conveyance.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.150 CAPITAL CONTRIBUTION FOR SCHOOL IMPROVEMENTS.

(A) Contribution required. In addition to any land donation (or cash in lieu thereof) that may be required elsewhere in this chapter, the subdivider, developer, or builder of residential housing shall be required to make contributions of cash directly to the school districts serving the development sites(s). These contributions shall be used for the purpose of constructing school buildings and capital facilities therefor necessary to educate the students anticipated to reside in the new development.

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(B) Calculation of contribution. The most recent data available at the time of the passage of this section from the Illinois School Consulting Service estimates that 100 square feet is required for each elementary school student, 150 square feet is required for each middle school student, and 160 square feet is required for each high school student. Illinois School Consulting Service further estimates that it cost $100 per square foot to construct school facilities. The capital contribution for each school district shall be calculated based on the student populations per dwelling unit set forth in § 152.143(A) above, multiplied by the square feet required for each projected student and multiplied by the $100 per square foot cost.

(C) Example of calculation. By way of example, using the chart in § 152.143(A), a four-bedroom home is projected to generate 0.431 elementary students, 0.284 middle school students, and 0.447 high school students. The calculations follow:

<table>
<thead>
<tr>
<th>Grade</th>
<th>Students</th>
<th>Square Feet</th>
<th>Cost per Square Foot</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>K – 5th</td>
<td>0.431</td>
<td>100</td>
<td>$100</td>
<td>$4,310</td>
</tr>
<tr>
<td>6th – 8th</td>
<td>0.284</td>
<td>150</td>
<td>$100</td>
<td>$4,260</td>
</tr>
<tr>
<td>High school</td>
<td>0.447</td>
<td>160</td>
<td>$100</td>
<td>$7,152</td>
</tr>
</tbody>
</table>

(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 2006-O-5, passed 3-21-06)

§ 152.151 CAP ON DONATIONS AND CONTRIBUTIONS.

(A) Notwithstanding the calculations of the required donations and contributions set forth in §§ 152.140 through 152.150, all cash contributions required in lieu of land shall be capped at the following levels, which have been determined by the corporate authorities to constitute fair, if greatly reduced, contributions toward the impact upon school grounds and buildings caused by development of new housing:

1. Grades K – 8th: $1,500 per housing unit.
2. Grades 9th – 12th: $1,000 per housing unit.

(B) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

HOUSING UNIT. A single-family home (including townhouses and condominiums as well as traditional detached houses) of any size or an apartment designed for single-family occupancy of no more than four bedrooms.

(Ord. 2006-O-5, passed 3-21-06)

DEDICATION OF PARK LANDS

§ 152.155 REQUIREMENTS FOR DEDICATION.

As a condition of approval of a final plat of subdivision of any block, lot or sub-lot or any part thereof or any piece or parcel of land, or the issuance of the building permit, each subdivider, developer or builder will be required to dedicate fully equipped land for park and recreational purposes to serve the immediate and future needs of the residents of the housing, or cash contribution in lieu of actual land dedication. A cash contribution may be the most appropriate because of the village's forehanded and
timely purchase of land located within the village in order to provide for the anticipated population increase, due principally to the subdivisions and development of vacant land within and abutting the village which will be annexed into it. A combination of both may also be desirable at the option of the village, in accordance with the following criteria and formula. The subdivider, developer or builder may dedicate such fully equipped sites to the village or to an appropriate public agency if there is a public agency willing to accept the dedication. If the subdivider, developer or builder does not choose to dedicate the fully equipped sites or if there is no public agency willing to accept the dedication, provision must be made for a compulsory homeowner's association or some other means of assuring that the land will be maintained and preserved, in perpetuity, for the intended purposes. Articles of agreement for a homeowner's association or any other necessary documents must be approved by the Mayor and Board of Trustees and must be recorded with the final plat, with a notation on the plat referring to any such documents.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.156 CRITERIA FOR REQUIRING DEDICATION.

(A) Requirement and population ratio. The ultimate density of a proposed development shall bear directly upon the amount of fully equipped land required for dedication. The total requirements shall be five and one-half acres of fully equipped land per 1,000 of ultimate population in accordance with the following classifications:

<table>
<thead>
<tr>
<th>Type of equipped recreational area</th>
<th>Size range</th>
<th>Minimum acres per 1,000 people</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Play lot</td>
<td>Minimum 8,000 square feet</td>
<td>Not applicable</td>
</tr>
<tr>
<td>(2) School-park (neighborhood playground)</td>
<td>Minimum park of five acres</td>
<td>1.25</td>
</tr>
<tr>
<td>(3) Neighborhood park</td>
<td>Minimum three and one-half acres</td>
<td>1.0</td>
</tr>
<tr>
<td>(4) District-wide park or playfield</td>
<td>Minimum four acres up to 30 acres</td>
<td>1.25</td>
</tr>
<tr>
<td>(5) Community-wide recreation park</td>
<td>Minimum 12 acres up to 30 acres</td>
<td>2.0</td>
</tr>
</tbody>
</table>

Total 5.5 acres of fully equipped land per 1,000 people

Source: Adapted from National Park Recreation and Open Space Standards, June 1971, National Recreation and Park Association, Washington D.C.

(B) Credit for private open spaces and recreational areas. When subdividers, developers, or builders provide their own fully equipped open space for recreational areas and facilities, not in the flood plain, it has the effect of reducing the demand for local fully equipped public recreational services. Depending on the size of the development, a portion of the park and recreational areas in subdivisions may at the option of the village be provided in the form of "private" fully equipped open space in lieu of dedicated "public" fully equipped open space. The extent of same shall be determined by the village based upon the needs of the projected residents and in conformance to the total fully equipped park and recreational land for the general area. In general,
substitution of private open space for dedicated parks will imply a substantially higher degree of improvement, and the installation of recreational facilities, including tennis courts, swimming pools, and the like by the developer as part of the developer's obligation. Detailed plans of such areas, including specification of facilities to be installed, must be approved by the Planning and Zoning Board, the Mayor and Board of Trustees, and before any credit is given for private recreational areas, the subdivider, developer, or builder must guarantee that these private recreational
areas will be permanently maintained for such use by the execution of the appropriate legal documents. When an adjustment for private recreational areas is warranted, it will be necessary to compute the total park land dedication that would have been required from the subdivision and then subtract the credit to be given.

(C) Exemption. Likewise the development of single-family residences on relatively large privately-owned lots reduces the need for common open spaces and recreational areas. Therefore, new subdivisions containing minimum lot areas equal to or exceeding five acres shall be exempt from the open space requirements of this section unless an area within the boundaries of the proposed subdivision or development has been previously designated for open space on the comprehensive plan of the village.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.157 CONTRIBUTION IN LIEU OF PARK SITES.

(A) Small developments. Where the subdivision, apartment development or single-family home is too small and the resulting site is too small to be practical or when the available land is inappropriate for park and recreational purposes, the village shall require the subdivider, developer, or single-family resident to pay a cash contribution prior to the issuance of a building permit in lieu of the land dedication which shall be held in a special fund by the village or other public body designated by the village and dispersed for the acquisition of park and recreational land and equipment as hereinbefore classified, which will be available to serve the immediate or future needs of the residents of that subdivision or development or for the capitol improvement of other existing local park and recreational land which already serves such needs and dispersed for the administration expenses of these provisions. If any portion of a cash contribution in lieu of a park or recreational land dedication is not expended for the purposes set forth herein within ten years from the date of receipt, it shall be refunded to the developer, subdivider, or builder who made such contribution.

(B) Fair market value. The cash contributions in lieu of land shall be based on the “fair market value” of the acres of land in the area improved as specified herein that otherwise would have been dedicated as park and recreation. It has been determined that the present “fair market value” of such improved land in the village is $75,000 per acre, and such figure shall be used in making any calculation herein unless the subdivider, developer, or builder files a written objection thereto. In the event of any such objection the subdivider, developer, or builder shall submit an appraisal showing the “fair market value” of such improved land in the area of the subdivider’s, developer’s, or builder’s housing or other evidence thereof, and final determination of said “fair market value” per acre of such improved land shall be made by the Planning and Zoning Board based upon such information submitted by the subdivider, developer, or builder and from other sources which may be submitted to the Planning and Zoning Board.

(C) Criteria for requiring dedication and a fee. There will be situations in subdivisions when a combination of fully equipped land dedication and a contribution in lieu of land are both necessary. These occasions will arise when:

(1) Only a portion of the fully equipped land to be developed is proposed as the location for a park site. That portion of the fully equipped land within the subdivision falling within the park location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional fully equipped land that would have been required to be dedicated.

(2) A major part of the local park or recreational site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a cash contribution in lieu thereof shall be required for the complete equipping of any under-equipped parks and recreation areas.
(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 2006-O-5, passed 3-21-06)
§ 152.158 DENSITY FORMULA.

Table of Estimated Ultimate Population per Dwelling Unit

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Total per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Single-Family:</td>
<td></td>
</tr>
<tr>
<td>Three-Bedroom</td>
<td>2.801</td>
</tr>
<tr>
<td>Four-Bedroom</td>
<td>3.631</td>
</tr>
<tr>
<td>Five-Bedroom</td>
<td>3.630</td>
</tr>
<tr>
<td>Attached-Single Family (Townhouse, Row House, Quadruplex, etc.)</td>
<td></td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>1.068</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>2.077</td>
</tr>
<tr>
<td>Three-Bedroom</td>
<td>2.403</td>
</tr>
<tr>
<td>Four-Bedroom</td>
<td>3.243</td>
</tr>
<tr>
<td>Low Density Apartment (to 15/acre):</td>
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<tr>
<td>Efficiency</td>
<td>1.360</td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>1.753</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>1.821</td>
</tr>
<tr>
<td>Three-Bedroom</td>
<td>3.018</td>
</tr>
</tbody>
</table>

(B) In the event that the subdivider, developer, or builder intends to sell only undeveloped parcels or lots, or if it is impossible or impractical to determine at the time of final plat approval the ultimate number of bedrooms in future single-family units, for the purposes of this chapter required contributions shall be calculated as if the development will ultimately contain the following ratio of bedroom units:

1. Three bedrooms (or rooms which could be used as bedrooms), 65%.
2. Four bedrooms (or rooms which could be used as bedrooms), 30%.
3. Five bedrooms (or rooms which could be used as bedrooms), 5%.

Source: Adapted from Professional Builder 1977 Consumer Survey.

(C) The developer, subdivider, or builder may submit alternative studies or information on current housing markets in place of the above figures to the Planning and Zoning Board. The Planning and Zoning Board and Board of Trustees shall then make a final decision as to which figures most accurately reflect the ultimate future bedroom ratio.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.159 RESERVATION OF ADDITIONAL LAND.

Where the comprehensive plan or the standards of the village call for a larger amount of fully equipped park and recreational land in a particular subdivision than the developer is required to
dedicate, the fully equipped land needed beyond the developer's contribution shall be reserved on the final plat for subsequent purchases by the village or other public body designated by the village, provided that such acquisition is made within one year from the date of approval of the final plat. 
(Ord. 1995-0-25, passed 12-26-95)

§ 152.160 COMBINATION WITH ADJOINING DEVELOPMENTS.

Where the subdivision is less than 40 acres, fully equipped public open space which is to be dedicated should, where possible, be combined with fully equipped dedications from adjoining developments in order to produce usable fully equipped recreational areas without hardship on a particular developer. 
(Ord. 1995-0-25, passed 12-26-95)

§ 152.161 TOPOGRAPHY AND GRADING.

The topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall be consistent with those purposes. 
(Ord. 1995-0-25, passed 12-26-95)

§ 152.162 IMPROVED SITES.

All sites shall be dedicated in a condition ready for full service of electrical, water, sewer, and streets, and containing all the recreational equipment determined essential by the Mayor and Board of Trustees. These items are included in the development and as applicable to the location of the site, or acceptable provision made therefor. 
(Ord. 1995-0-25, passed 12-26-95)

§ 152.163 FULLY EQUIPPED LAND OR SITES.

All improved sites shall have installed on them all the park and recreational facilities as deemed necessary by the Mayor and Board of Trustees, but the average contribution per lot by the subdividers or developers shall be limited to not more than $450 per lot for fully equipped land or sites for park and recreational purposes unless the village has made significant cost saving agreements with the subdivider or developer. 
(Ord. 1995-0-25, passed 12-26-95)

§ 152.164 TITLE TO SITES.

All fully equipped sites shall be conveyed to the village, homeowner's association, or other suitable public body as may be approved by the village, either by a warranty or trustee's deed. The subdivider or developer shall be responsible for conveying good, merchantable title to such fully equipped sites and shall be responsible for payment of all real estate taxes to date of conveyance. 
(Ord. 1995-0-25, passed 12-26-95)
§ 152.165 CALCULATIONS OF CASH IN LIEU OF PARK LANDS.

By way of example, using the land value in § 152.157 and the density formulas in § 152.158, and factoring in the need for 5.5 acres of land per 1,000 population (or 0.0055 acres per person) set forth in § 152.156, the following calculations are derived:

(A) **Single-family detached.**

1. Three-bedroom: \(2.801 \times 0.0055 = 0.015\) acres per house \(\times 75,000 = 1,125\)
2. Four-bedroom: \(3.631 \times 0.0055 = 0.020\) acres per house \(\times 75,000 = 1,500\)
3. Five-bedroom: \(3.630 \times 0.0055 = 0.020\) acres per house \(\times 75,000 = 1,500\)

(B) **Attached single-family (townhouse, condominium, etc.).**

1. One-bedroom: \(1.068 \times 0.0055 = 0.005\) acres per unit \(\times 75,000 = 375\)
2. Two-bedroom: \(2.077 \times 0.0055 = 0.011\) acres per unit \(\times 75,000 = 825\)
3. Three-bedroom: \(2.403 \times 0.0055 = 0.013\) acres per unit \(\times 775,000 = 975\)
4. Four-bedroom: \(3.243 \times 0.0055 = 0.018\) acres per unit \(\times 75,000 = 1,350\)

(Ord. 1995-0-25, passed 12-26-95; Am. Ord. 2006-O-5, passed 3-21-06)

§ 152.166 CAP ON DONATIONS AND CONTRIBUTIONS.

(A) Notwithstanding the calculations of the required donations and contributions set forth in §§ 152.155 through 152.65, all cash contributions required in lieu of land shall be capped at the sum of $500 per housing unit, which has been determined by the corporate authorities to constitute a fair, if greatly reduced, contribution toward the impact upon park grounds and capital structures caused by development of new housing:

(B) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

**HOUSING UNIT.** A single-family home (including townhouses and condominiums as well as traditional detached houses) of any size or an apartment designed for single-family occupancy of no more than four bedrooms.

(Ord. 2006-O-5, passed 3-21-06)

**DESIGN POLICY FOR PUBLIC IMPROVEMENTS**

§ 162.169 FIRE AND RESCUE DONATIONS.

In order to defray land acquisition, capital improvement, and capital equipment costs incurred by the Fire Department of the village which are specifically and uniquely attributable to the residential subdivisions and infill residential building occurring within the village, the sum of $500 per dwelling unit shall be paid to the village at the time a building permit is issued for any new dwelling unit. This required
donation shall be a set, flat rate without regard to the number of bedrooms in the dwelling unit. The money so donated shall be used by the Fire Department of the village only for land acquisition, capital improvement, and capital equipment purchases.
(Ord. 2006-O-5, passed 3-21-06)

§ 152.170 SUBMISSION OF PLANS FOR APPROVAL.

(A) The policy herein outlined pertains to the design and construction of all public improvements whether they are a part of a new subdivision, a planned development, special assessment project, or an improvement to a particular parcel of property. This work shall be done in accordance with the following: Village ordinance entitled "Comprehensive Amendment of Subdivision Regulations"; Standard Specifications for Road and Bridge Construction of the State of Illinois, Division of Highways, dated January 2, 1958 (latest revision); rules and regulations governing the submission of Plan Documents of the State Sanitary Water Board, Circular No. 840 as amended; Rules and Regulations of the State of Illinois Department of Public Health, Circular No. 829; Rules and Regulations of the North Shore Sanitary District.

(B) With the submission of the preliminary plat of subdivision, the developer shall submit three copies of an engineering report that includes:

(1) All requirements as outlined in this chapter.

(2) A topographic map with a contour interval of not more than two feet which shall also show the proposed and adjoining lots and streets. All elevations to be on United States Geological Survey datum and at a minimum scale of one inch = 100 feet.

(3) A schematic layout, if required by the Plan Commission, of the proposed sewers and water mains, including size, inverts, and location at a minimum scale of one inch = 100 feet.

(4) A written statement describing the adequacy, or problems, of the proposed facilities, as well as the effect they will have on existing or future facilities.

(C) Upon approval of the preliminary plat and report, the developer shall submit three sets of final plans and specifications, and estimate of cost, to the Village Engineer for review. A marked copy shall be returned to the developer, who will then make the necessary corrections and resubmit three sets of each to the Village Engineer.

(D) All documents shall be prepared under the supervision of a professional engineer registered in the state, and shall bear his seal. They shall be on 24 inch × 36 inch sheets and shall include the following:

(1) Title sheet with the type of improvement, project name, owner's name, engineer's name, location plan, index of sheets, legend, bench mark, and north arrow.

(2) Plat of survey at a minimum scale of one inch = 100 feet.

[Section 152.70 continues on page 102AA.]
Subdivisions

(3) Topographic map with street and lot layout at a minimum scale of one inch = 100 feet, and a contour interval of not more than one foot. All elevations on the engineering drawings shall be on United States Geological Survey datum.

(4) General layout showing all existing and proposed improvements on one overall sheet at a minimum scale of one inch = 100 feet.

(5) Plan and profile sheets at a minimum horizontal scale of one inch = 50 feet and a vertical scale of one inch = five feet showing all existing and proposed improvements.

(6) Standard detail sheets for streets, curbs and gutters, manholes, catch basins, inlets, valve vaults, sewer and water services, street lighting, and the like. A sepia of these details will be furnished without cost by the Village Engineer. All special details will be furnished by the developer.

(7) Grading plan of the subdivision at a minimum scale of one inch = 50 feet showing existing and proposed grades, the finished grade at all corners of the house and lot, top of curb grades at lot corner, the direction of flow of surface runoff, all breaks in grade, and storm inlets and catch basins.

(8) Specifications covering the proposed improvements on 8½” x 11” sheets shall be furnished. Sepias of standard specifications shall be furnished without cost by the Village Engineer.

(E) All revisions to the approved plans shall be submitted to the Village Engineer for the Engineer's approval prior to construction.

(F) The developer shall be responsible for coordinating and supervising all work to meet the approval of the village.

(G) Within 30 days upon completion of the improvements and before final acceptance, "as built" plans shall be supplied to the village. These plans shall be in black ink on tracing cloth and shall include, by reference to property or street lines, the location of all valves, fire hydrants, manholes, inlets, house services, sewer and water mains, and other facilities as the Village Engineer may require. The plans shall be attested to and signed by the registered professional engineer preparing the plans and shall be a condition of final acceptance.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.171 REQUIRED LAND IMPROVEMENT; UNDERGROUND IMPROVEMENTS.

No development of land shall be approved by the village without receiving a statement signed by the Village Engineer certifying that the improvements proposed by the subdivider, developer, builder meet the minimum requirements of the village and that they comply with the following:

(A) General underground improvements.

(1) The underground improvements shall be installed in the parkway wherever possible.

(2) The allowable loading on pipes shall be determined from the appropriate tables in the Standard Specifications for Water and Sewer Main Construction of Illinois, May 1986 or latest edition, and "Concrete Pipe Handbook". The pipe shall be designed for a minimum H-15 wheel load.

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(3) No sewer may be installed on a curved alignment.

(4) Where the trenches for underground improvements are installed under existing or proposed pavements, driveways and sidewalk, or within two feet of the back of curb, trench backfill, according to Para. 20, "State Standard Specifications", shall be used for backfilling the trenches.

(5) All sewer and water main trenches shall be undercut six inches and the pipe laid on a six inch cushion IEPA/NSSD approved granular material. This requirement may be waived at the discretion of the Village Engineer.

(6) All underground improvements shall be completed prior to any surface improvements.

(B) A complete system of sanitary sewers shall be constructed throughout the development allowing for the extension of the village sewer system to adjacent areas.

(1) Only sanitary sewage shall be connected to the sanitary sewer system.

(2) Sewage flow shall be estimated, based on the following assumptions for domestic uses;

   (a) 4.0 persons/house

   (b) 100 gal/capita/day (includes infiltration) average daily flow

   (c) Average day = 24 hours

   (d) Maximum daily flow = Fx average daily flow

      \[ F = 4.00 \text{ for } 8" \text{ and } 10"; \]
      \[ F = 2.50 \text{ for } 12" \text{ and larger} \]

(3) Sanitary sewers shall be designed to flow full with a minimum velocity of two feet per second, and a maximum velocity not to exceed that of critical flow, based on Kutter's Formula using a "n" value of 0.013 for concrete pipe.

(4) The minimum size public sanitary sewer shall be eight inches in diameter.

(5) All sanitary sewers and services shall be constructed in accordance with the Design and Construction Policy.

(6) Minimum cover on sanitary sewers shall be eight feet or as directed by the Village Engineer. Sewers in excess of 20 feet cover may require special bedding and pipe as approved by the Village Engineer. Risers shall be required where sewers are over ten feet deep or more, and shall extend to within eight feet of grade.

(7) All sanitary sewers shall be located in the parkway, on the north or west side of the street.

(8) Maximum allowable infiltration shall be 200 gallons per inch diameter of sewer pipe per mile per day.

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(9) A sanitary house service shall be installed at the center of each lot at the time of the sanitary sewer installation and shall extend to the property line. The service shall be a minimum size of six inches in diameter and shall be installed at a minimum grade of one-eighth inch per foot and maximum grade of one inch per foot.

(10) Sanitary sewer manholes are to be a minimum four feet diameter precast concrete as per ASTM designation C 478. Jointing material shall be a mastic joint sealer.

(11) The sewer service shall be connected to the main sewer with a wye. If a wye is not available, the service shall be connected to the sewer by means of a saddle.

(12) Sewage lift stations will not be permitted if gravity connection to any part of an existing or approved sewer is possible.

(C) A complete system of water mains shall be constructed throughout the development sized to permit for future extension of the village water system to adjacent areas. Every lot in the development shall be serviced by means of a house connection within its own frontage.

(1) The water system shall be designed so that it will be circulating or looped whenever possible.

(2) Water mains shall be not less than eight inch internal diameter and constructed of ASA 21.6 Class 150 Cast Iron Pipe or other material as directed by the Village Engineer with single ring push-on joint or mechanical joint. Pipe and fittings shall have a standard cement lining as per ASA 21.4.

(3) Valves shall be located so that in the event of a single break not more than 1,000 feet of main will be out of service and require the closing of not more than three valves. All valves shall open to the left. Precast concrete vaults shall be constructed around all valves. Four foot diameter vaults shall be constructed on valves up to eight inches in diameter; with five foot diameter vaults around larger valves.

(4) Fire hydrants shall be installed throughout the entire development, located at intervals not to exceed 400 feet, and no house shall be greater than 200 feet from a hydrant.

(5) Concrete thrust blocks shall be placed behind all fittings and a two foot square precast concrete block shall be placed under all hydrants. Retainer glands shall be used if soil conditions are poor, or as directed by the Village Engineer.

(6) All water mains shall be located in the parkway, on the south or east side of the street.

(7) Connections to the existing water system shall be made by pressure tap unless otherwise authorized by Village Engineer.

(8) A water service shall be installed at the center of each lot at the time of the water main installation and shall extend to the property line. The service shall include a one inch Type "K" copper pipe and a one inch cc thread brass service saddle, Mueller H 13000 or H 16000 Series. A corporation cock and roundway shall be located approximately one foot from the sidewalk. The corporation cock shall be Mueller No. H 15000 and the roundway shall be Mueller No. H 15154. If the sanitary and water
services are installed in a common trench, the water service must be placed on a shelf one foot above the top of the sewer service and 18 inches from the edge of the sewer trench.

(D) A complete system of storm sewers shall be constructed to drain the development and any contiguous drainage areas. The developer shall submit to the Village Engineer two copies of the storm drainage computations.

(1) In general, the release rate requirement of .04 cfs/acre for the 2-year event and .15 cfs/acre for the 100 year event should apply to regulated developments that meet one of the following requirements:

(a) Single family detached residential developments with five or more units.

(b) Multi-family, non-residential, and other developments of three acres or more in size, or which will result in an impervious area of 50% or more of the development site.

(c) The public road construction project resulting in more than one and one-half acres of additional impervious surface per mile on linear projects, or more than one acre of additional impervious surface per nonlinear project.

(2) All subdivisions of five acres or larger shall have on-site storm water detention facilities. These shall be designed and constructed in accordance with the latest state, county, or village requirements which best protect the property involved, in order to provide detention for the 100-year frequency storm on the developed site with a maximum release rate as produced by the three-year storm on the undeveloped site.

(3) The rational method shall be employed when computing storm runoff. A ten year storm shall be used for design purposes.

(4) Storm sewer shall be designed to flow full, using Manning's Formula.

(5) Storm sewers shall be designed, when flowing full, to have a minimum velocity of two and one-half feet per second and maximum velocity not to exceed the critical flow.

(6) All inlets shall be located to drain a maximum street length of 300 feet. Where the inlet is located at a low point, additional inlets may be required by the Village Engineer. Depressed street crowns to facilitate drainage will not be allowed.

(7) All inlets shall be located to drain a maximum street length of 400 feet. Where the inlet is located at a low point, additional inlets may be required by the Village Engineer. Depressed street crowns to facilitate drainage will not be allowed.

(a) All water entering inlets shall pass through a catch basin before entering the main sewer at a manhole.

(b) Catch basins shall be required where the length of flow in swale exceeds 400 feet.

(8) Rear yard catch basins shall be required where the length of flow in a swale exceeds 400 feet.

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(9) The minimum size storm sewer shall be 12 inches in diameter, and minimum size inlet connection shall be ten inches in diameter.

(10) Minimum cover shall be three feet for all storm sewers unless special precautions are taken to protect the pipe, as approved by the Village Engineer.

(11) All storm sewers shall be located in the parkway, on the north or west side of the street.

(12) All manholes, inlets, and catch basins shall be designed in accordance with the standards of the village, as shown on the detail sheet.

(13) No open ditches will be allowed within the subdivision.

(14) Spillways shall be required whenever a storm sewer enters a main water course above the flow line.

(15) Where the downstream capacity of the sewer system or water course is inadequate, or where the topography of the ground is such that flooding can be expected, the developer shall point this out in the drainage report.

(16) Where the downstream capacity of the sewer system or water course is inadequate, or where the topography of the ground is such that flooding can be expected, the developer shall point this out in the drainage report.

(E) All public utility lines for telephone and electric services shall be placed underground in rear and side lot line easements, or in a dedicated right-of-way. These services shall be placed in manner which will not conflict with other underground services. Transformer boxes shall be located so as not to be unsightly, or hazardous, to the public.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.172 REQUIRED LAND IMPROVEMENTS; SURFACE IMPROVEMENTS.

(A) Pavement.

(1) The width of the pavement shall be in accordance with the standards of § 152.011.

(2) The subgrade for all pavements shall be a soil bearing value of not less than CBR-4, as determined by the California Bearing Ration Test. Where, in the opinion of the Village Engineer, the CBR may be less than 4, the Engineer may require the developer to provide a laboratory report stating the CBR value of the subgrade in question. This work shall be done at no cost to the village. Where the CBR of the subgrade is less than 4, the developer shall submit a new pavement design to the Village Engineer for the Engineer's approval.

(3) Pavement width and crown.

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<table>
<thead>
<tr>
<th></th>
<th>Right-of-way</th>
<th>Width to Back of Curb</th>
<th>Crown</th>
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<tr>
<td>Primary or major</td>
<td>100</td>
<td>Two-24 feet roadways</td>
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<tr>
<td>streets</td>
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<td>divided by a median</td>
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<tr>
<td></td>
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<tr>
<td>Arterial</td>
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<tr>
<td>Secondary streets</td>
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<td>Cul-de-sacs</td>
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<td>street</td>
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<tr>
<td>Frontage streets</td>
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<tr>
<td>Paved cul-de-sac radii shall be 40 feet to back to curb</td>
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(4) Pavement types:

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<tr>
<th>Arterial Street</th>
<th>Non-Arterial Streets</th>
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<tbody>
<tr>
<td><strong>Base</strong></td>
<td><strong>Surface</strong></td>
</tr>
<tr>
<td>8 inch Portland Cement concrete - *Section 420 with integral type curbs</td>
<td>7 inch Portland Cement Concrete - *Section 420 with integral type curbs</td>
</tr>
<tr>
<td>or</td>
<td>or</td>
</tr>
<tr>
<td>6&quot; Bituminous Base Course (MS 15.00) 2&quot; Bituminous bindercourse, 1½&quot; bituminous surface course CL-I*</td>
<td>5&quot; Bituminous aggregate mixture (MS 15.00) min 2&quot; Bituminous concrete binder course, 1½” bituminous concrete surface course CL-I*</td>
</tr>
</tbody>
</table>

* Reference to Standard Specifications Road and Bridge Construction

Note: No recycled asphalt allowed in surface.

(a) All Portland Cement Concrete Pavement shall have two applications of boiled linseed oil mixture, regardless of the season, as per Para. 48 of the state specifications.

(b) The I-11 bituminous surface shall be constructed in two operations. The binder course shall be constructed immediately after completion of the base course. The surface course shall be constructed one year after completion of the binder course and only after all base course and binder failures are repaired.

(5) Design.
(a) Street gradients shall be connected with vertical parabolic curves if the algebraic difference in grade exceeds 1.00%. Minimum length in feet of these curves for minor streets shall be 50 times the algebraic difference in the percent of grade. For arterial streets the minimum length shall be 100 times the algebraic difference.

(b) The minimum pavement grade shall be .50%.

(c) The maximum grade for arterial streets shall be 4.0%. The maximum grade for non-arterial streets shall be 6.0%.

(d) All streets shall be designed using a "positive drainage principle" where possible. No low points shall be allowed which would cause greater than eight inches of ponding in the event of a complete storm sewer failure.

(B) Air-entrained Portland Cement concrete combination curb and gutter shall be constructed as per State Specifications Para. 81. The design shall be of a rolled type not less than 18 inches in overall width, and not less than eight inches thick where curb abuts the road pavement. All curb corners shall have a radius of not less than 25 feet for all non-arterial streets and 30 feet at the intersection with all arterial streets.

(C) Air-entrained Portland Cement concrete sidewalks shall be constructed as per State Specifications Para. 89. The sidewalk shall not be less than five feet in width and four inches in thickness located one foot inside the right-of-way line.

(D) All handicapped accessibility shall conform to Illinois Administrative Code (latest edition) commonly known as the American Disabilities Act.

(E) Driveway approaches. Driveway approaches shall be the responsibility of the builder and shall be completed, inspected and approved by the Building Inspector prior to the issuance of a final occupancy permit. All driveway approaches shall extend from the edge of the road pavement to the lot line of the parcel and shall be constructed according to the specifications set forth in this division (D).

(1) Driveway approaches for residential or dwelling use shall be constructed in a manner and of a material equal at least to that of the proposed pavement in the public street adjacent thereto. If a concrete pavement exists for the paving in the public street, the owner may, upon written request, install a base of CA-6 100% crushed limestone eight inches thick and a black top surface of two inches, or an air-entrained Portland Cement concrete pavement in accordance with methods and material required in Para. 88, State Specifications. The width of driveway approaches for residential or dwelling use shall be not less than nine feet or more than 14 feet at the outer or street edge of the sidewalk.

(2) Lighting standards shall be prestressed and centrifugally cast concrete complete with butt base and shall have a water polish finish complete with bracket and one and one-quarter inch slip fitter and handhole. Heights of standard and length of bracket shall be as follows:

(a) Residential areas: Standard 23 feet with eight foot bracket arm.

(b) Commercial, industrial, and manufacturing areas: Standard 30 feet with the length of the bracket arm as approved by the Village Board.

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(3) Luminaries shall be of the sodium vapor type or latest Commonwealth Edison acceptable. Size shall be as follows:

(a) Residential area: 175 watt

(b) Commercial, industrial, and manufacturing areas: 250 watt or 400 watt, as approved by the Village Board.

(c) Ballasts shall be of the constant wattage type.

(4) Cable on multiple circuit systems shall be net less than #8 wire and shall be buried at least 30 inches below finished grade. Cable shall be installed in a two inch galvanized rigid steel conduit with two inch fiber bushings where such cable crosses beneath existing or proposed pavement, driveways, or sidewalks. No underground cable splices will be permitted.

(5) Cable in individual service systems shall be not less than #12 wire with 600 volt insulation, type USE, style RR installed in direct burial not less than 30 inches below grade. Underground splices will be permitted at points of connection to the public service company lines.

(F) Grading of all lots within the village shall be accomplished in such a manner as to prevent ponding in excess of eight inches in the event of a complete failure of the storm sewer system. Grading of all lots shall be in accordance with the standards of FHA. Drainage easements will be provided in all cases where surface water from more than one lot are conveyed down a property line.

(G) Prior to the installation of public underground improvements including, but not limited to, sanitary sewers, and those proposed by utility companies such as gas mains and underground telephone and electric lines, street rights-of-way and any other lands, easements, or routes along which above mentioned improvements are constructed shall be "rough graded". "Rough grading" shall mean that the ground surface is brought to an elevation within two-tenths foot of the elevation proposed for topsoil spreading. Special consideration may be given by the Village Engineer and Public Works Superintendent to cases where the route of the underground improvement is in an area which will require substantial amounts of earth fill. This requirement shall not apply to individual house or building service lines.

(Ord. 1995-0-25, passed 12-26-95)

§ 152.173 INSPECTION.

(A) An inspector shall be required during construction as required by the Village Engineer. The Village Engineer shall be notified by phone at least 24 hours before any phase of construction is started.

(B) Quality control, laboratory analysis, testing of all materials, and borings shall be provided by an approved testing laboratory, at the developer's expense, as required, by the Village Engineer.

(C) Upon completion of the improvements, the Village Engineer shall meet with the contractors and the developer, subdivider, builder. All improvements shall be thoroughly inspected and all defects noted. Upon correction of these items and posting of $2,000 cash or 5% of total construction

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cost, whichever is greater, and submission of contractor's final affidavits, the Village Engineer will recommend acceptance to the Village Board.

(D) Prior to final acceptance by the Village Board, it may be necessary to make emergency interim repairs to the underground or surface improvements. The village shall notify the developer, subdivider, builder and it shall be the developer's, subdivider's, builder's responsibility to see that these repairs are made within 24 hours of notification. If these repairs are not accomplished during this period, the village may make the repairs and charge their cost against the developer's, subdivider's, builder's cash deposit.

(E) After the improvements have been installed and approved for 12 months, a final inspection shall be made by the Village Engineer. This inspection will cover all improvements and lot grading. Upon correction of any defects, the balance of the cash deposit shall be returned to the developer, subdivider, builder and the maintenance of the improvements shall become the responsibility of the village.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.174 FEES.

(A) Inspection.

(1) The village will charge the subdivider, builder, developer, for all inspection of surface and underground improvements in accordance with current fee schedule.

(2) The developer, subdivider, builder, will be billed monthly for inspection services.

(B) Quality control and testing. When required, quality control and testing shall be billed directly to the developer, subdivider, builder.

(C) Plan review.

(1) The fees to be charged for the review of plans shall be in accordance with current fee schedule, but not less than $50 and in addition thereto a reasonable sum for any attorney's fees for examining or preparing any contract, bond, insurance, and other document in connection with such public improvement. The deposit shall be made with the Village Treasurer in a special account.

(2) This fee will be paid by the subdivider, developer, builder prior to the approval of the subdivider's, builder's, developer's plans.

(3) In addition to review of the plans, the Village Engineer will furnish the subdivider's, builder's, developer's, engineer with a reproducible sepia of the general specifications and standard details.
(Ord. 1995-0-25, passed 12-26-95)
DAMS AND IMPOUNDMENT STRUCTURES

§ 152.180 SUPERVISION BY STRUCTURAL ENGINEER REQUIRED.

Dams for water impoundments, pools, ponds, reservoirs, and small lakes shall be planned, designed, and constructed under the supervision of a structural engineer and shall meet the approval of the Division of Waterways, Department of Conservation, and the Lake County Public Works Department. A subsurface soil investigation prepared by a recognized soil consultant shall be submitted to the above agencies.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.181 MASONRY DAMS.

Minimum requirements for masonry dams shall include provisions to insure proper foundation bearing and for the prevention of slippage, excessive seepage, piping, and scouring. The structure shall be designed by a structural engineer. The design and construction requirements shall conform to the A.A.S.H.T.O. specifications and the Standard Specification.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.182 EXISTING DAMS.

An engineering report shall be submitted to the plat officer on all existing dams within a proposed subdivision. Any dam found to be structurally unsafe shall be reconstructed or reinforced in accordance with above standards.
(Ord. 1995-0-25, passed 12-26-95)

WATER SUPPLY FACILITIES

§ 152.190 COMPLIANCE WITH STANDARD REQUIREMENTS: INSPECTION.

All water supply and distribution systems shall be designed and constructed in accordance with the standard requirements of the village, the County Health Department, and the Illinois E.P.A. The work shall also be subject to inspection by these agencies.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.191 COMMUNITY WATER SYSTEMS.

Every effort shall be made to construct a water system which if connected to and integral with the village's water supply system. Design and materials of construction shall conform to §§ 152.170 through 152.174. Due consideration shall be given to logical extensions of the system and the Village Board of Trustees and President may allow construction of individual wells.
(Ord. 1995-0-25, passed 12-26-95)
§ 152.192 INDIVIDUAL WELLS.

If allowed, individual wells shall be constructed in accordance with the requirements of the Lake County Health Department.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.193 FIRE HYDRANTS.

Every community water supply system shall have adequate pipe sizes, water pressure, and sufficient fire hydrants to supply adequate fire protection in accordance with state standards.
(Ord. 1995-0-25, passed 12-26-95)

SANITARY SEWAGE DISPOSAL FACILITIES

§ 152.200 COMMUNITY SEWER FACILITIES.

Every effort shall be made to construct a sanitary sewer system which is contiguous to and integral with the village's master sewer plan. All improvements shall be designed and constructed in accordance with the requirements of the Illinois E.P.A., the North Shore Sanitary District, and the village.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.201 INDIVIDUAL DISPOSAL SYSTEMS.

Where it can be demonstrated that connection to the village sewer system is unduly burdensome, the Village Board of Trustees and President may allow construction of individual disposal systems. It must be further demonstrated that soil and ground water conditions are compatible with individual disposal systems. Disposal systems shall be designed and constructed in accordance with the village plumbing code and the requirements of the Lake County Health Department.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.202 COMMUNITY TREATMENT FACILITIES.

In as much as the village receives sanitary waste treatment from the North Shore Sanitary District, construction of community treatment facilities will not be allowed.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.210 PENALTY.

All persons, firms, or corporations violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not less than $25

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nor more than $200. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
(Ord. 1995-0-25, passed 12-26-95)

§ 152.211 FEE SCHEDULE.

(A) Trees $250.00 per tree

(B) Driveway approach $500.00

(C) Inspections:

(1) Plumbers $25.00

(2) Electrical $20.00

(3) Engineering In accordance with current Engineer Contract on file with village.

(D) Front footage charges:

(1) Water main and appurtenances $32.00 per front foot per lot.

(2) Sanitary sewer and appurtenances $32.00 per front foot per lot.

(3) Storm sewer and appurtenances $25.00 per front foot per lot.

(4) Drainage ditches $10.00 per front foot per lot.

(5) Curb and gutters $14.00 per front foot per lot.

(6) Bituminous streets $32.00 per front foot per lot.