

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2021-16

**AN ORDINANCE AMENDING TITLE 12, “SUBDIVISION
REGULATIONS,” OF THE MAPLE PARK VILLAGE
CODE**

**ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF MAPLE PARK**

Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park,
Kane and DeKalb Counties, Illinois, this 9th day of November, 2021.

ORDINANCE NO. 2021-16

**AN ORDINANCE AMENDING TITLE 12, "SUBDIVISION
REGULATIONS," OF THE MAPLE PARK VILLAGE
CODE**

WHEREAS, the Village of Maple Park, DeKalb and Kane Counties, Illinois is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Maple Park believe it is in the best interest of the health, safety, and welfare of its citizenry to amend the text of the Municipal Code of the Village to combine the Plan Commission and the Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Maple Park as follows:

SECTION 1. That Title 12 of the Maple Park Village Code shall be deleted in its entirety and replaced with Exhibit A.

SECTION 2. Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

SECTION 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

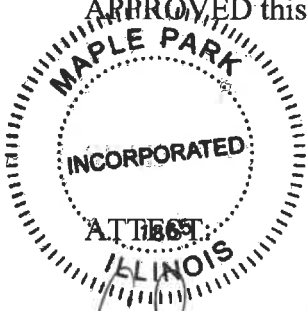
PASSED this 9th day of November 2021, pursuant to roll call vote as follows:

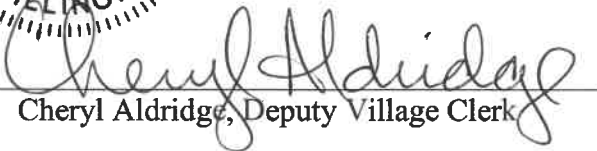
AYES: Groezinger, Rebone, Speare, and Ward

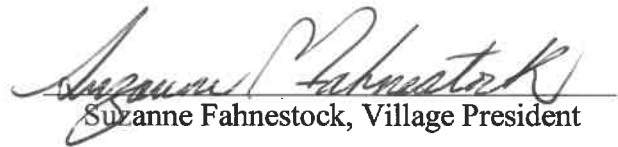
NAYS: N/A

ABSENT: Peloso and Simon

APPROVED this 9th day of November 2021.




Cheryl Aldridge, Deputy Village Clerk


Suzanne Fahnestock, Village President

CLERK' S CERTIFICATE

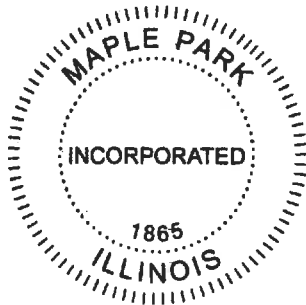
STATE OF ILLINOIS)
) SS
COUNTIES OF DEKALB AND KANE)

I, Cheryl Aldridge, certify that I am the duly appointed and acting municipal deputy clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the 9th day of November 2021, the Board of Trustees of the Village of Maple Park passed and approved **AN ORDINANCE AMENDING TITLE 12, "SUBDIVISION REGULATIONS," OF THE MAPLE PARK VILLAGE CODE.**

Dated at Maple Park, Illinois, this 9th day of November 2021.

(SEAL)




Cheryl Aldridge, Deputy Village Clerk

TITLE 12
SUBDIVISION REGULATIONS
CHAPTER 1
TITLE; PURPOSE; JURISDICTION; INTERPRETATION

SECTION:

- 12-1-1: Title
- 12-1-2: Purpose
- 12-1-3: Jurisdiction
- 12-1-4: Interpretation

12-1-1: TITLE:

This title shall be known as the MAPLE PARK SUBDIVISION CONTROL ORDINANCE.

12-1-2: PURPOSE:

A. To promote the public health, safety, and general welfare; to conserve, protect, and enhance property values; to preserve the natural beauty and topography of the village and surrounding areas; to secure the most efficient use of land; and to facilitate the adequate development of public improvements;

B. To provide for orderly growth and development; to afford adequate facilities for the safe and efficient movement of traffic; to safeguard against flood damage; and to guide and time the sequence of future growth and development in accordance with the official plan and in accordance with the financial ability of the village to provide essential off site public services and capital improvements;

C. To prescribe rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width and course of streets and highways; the installation of utilities, street pavements and other essential improvements; and for the provision of necessary public grounds for schools, parks, playgrounds, and other public open space;

D. To establish procedures for the submission, consideration, approval, and recording of plats, improvement plans; and to provide the means for enforcement and nature of penalties for violation.

12-1-3: JURISDICTION:

A. Whenever any subdivision, resubdivision, or planned unit development of land, including special uses, shall hereafter be planned within the incorporated limits of the village of Maple Park or within one and one-half (1 1/2) miles of the incorporated boundary of the village of Maple Park; said plans, proposed improvements and all procedures relating thereto shall in all respects be in full compliance with the regulations hereinafter contained in this title.

B. All lands to be dedicated to the village for use as streets, highways, alleys, parks, storm water management and other public purposes, shall be referred to the Planning and Zoning Commission of the Village of Maple Park for review and recommendation before being considered by the village board or any other governing authority.

12-1-4: INTERPRETATION:

A. In interpreting and applying the provisions of this title they shall be held to be the minimum requirements for the promotion and effectuation of the purposes set forth in section 12-1-2 of this chapter.

B. Nothing herein shall repeal, abrogate, annul or in any way interfere with any provision of law, rules or regulations other than the subdivision regulations aforesaid, and then only to the extent stated herein. Where this title conflicts with restrictions or requirements imposed or required by other provisions of laws, rules, regulations, covenants, deed restrictions or agreements, the stricter provisions shall control; but nothing herein shall interfere with, abrogate, or annul any easements, covenants, deed restrictions or agreements between parties which impose restrictions greater than those imposed by this title, provided, however, that said easements, covenants, deed restrictions or agreements, in all respects, conform to the provisions herein contained.

C. All interpretations of the provisions of this title made by the village board shall be final.

CHAPTER 2 RULES AND DEFINITIONS

SECTION:

12-2-1: General Application

12-2-2: Rules

12-2-3: Definitions

12-2-1: GENERAL APPLICATION:

In the application of these regulations, the rules and definitions contained in this chapter shall be observed and applied, except where the context clearly indicates otherwise.

12-2-2: RULES:

A. Words in the present tense shall include the future, and words in the singular shall include the plural, and the plural the singular;

B. The word "shall" is mandatory, not discretionary;

C. The word "may" is permissive;

D. The masculine gender includes the feminine and neuter.

12-2-3: DEFINITIONS:

Whenever a word or term defined hereinafter appears in the text of this title, its meaning shall be construed as set forth in the definition thereof; and any word appearing in parenthesis directly after a word herein defined be construed in the same sense as the word.

ALLEY: A public right of way primarily for vehicular traffic along the side or in the rear of properties, which affords only a secondary means of access to abutting properties.

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

BUILDING: Any roofed structure designed or intended for the support, enclosure, shelter or protection of persons and/or property; when divided into separate parts by unpierced walls extending from the ground up, each part is a separate building.

BUILDING SETBACK: The minimum horizontal distance between a right of way line and the nearest wall in a building or side of a structure facing such street line or edge of the area of operation of a principal use when no building or structure is involved.

COMPREHENSIVE LAND USE PLAN: That policy document which serves as a guide for the future physical development of the village and is entitled the "Maple Park comprehensive land use plan".

CONCEPT PLAN: A drawing or any other accompanying information which shows existing and proposed development conditions as described in this title.

CORINGS: Examination and analysis of the completed surface and/or subsurface of a finished pavement structure by removing a core of said pavement structure by drilling.

CURB: The permanent edge of a paved surface designed to separate the vehicular travel way from the parkway.

DATUM PLANE: A reference level from which ground elevations are based. The datum plane is at mean sea level as established by the United States geological survey (USGS). NAVD88.

DETENTION: A normally dry bottom stormwater storage area that is designed to temporarily store water only when excess stormwater runoff occurs.

DEVELOPER: Any person or firm subdividing land and erecting structures or causing to be made any improvements to the land.

DEVELOPMENT: The division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance.

DRAINAGEWAY: Use of the land to collect and transport stormwater runoff in a swale, ditch, channel, or stream.

DUMPSTER: Large bins used during construction for the storage of waste and debris.

DWELLING UNIT: One or more rooms arranged, designed, or used as living quarters for one family only.

EASEMENT: A grant by a property owner for the use of land by the general public, a corporation, or a certain person for a specific purpose or purposes.

ELEVATIONS: The vertical distance measured from a point on the ground to the datum plane.

FINAL PLAT: The plan or plat of subdivision intended for recording, and any accompanying material as described herein.

FLOOD FRINGE: That area in the floodplain either side of the floodway where flow velocities are low or zero.

FLOOD ROUTE: The overland route that floodwaters would naturally flow.

FLOODPLAIN: Those areas along rivers and streams subject to periodic flooding. The floodplain is defined by the flood boundary and floodway map prepared by the federal emergency management agency.

FLOODWAY: The channel of the watercourse and those portions of the adjoining floodplain which are reasonably required to carry and discharge the regional flood.

FRONTAGE: The side of a lot abutting a street.

GRADE: When referring to building height, the average level of the finished surface of the ground adjacent to the exterior walls of a building or structure. When referring to streets, the slope of a road, street or other public way specified in percent (%).

GRADING: The shaping of the ground surface by cutting, filling and leveling to planned elevations.

GROSS LAND AREA: The entire area of a development including lots, streets and alleys, measured to the centerline of any bounding streets.

LOT: A parcel of land (whether legally so described or subdivided as 1 or more lots or parts of lots) located within a single block, occupied by or intended for location thereon of one principal building and accessory outbuildings or one principal use, and having its principal frontage upon a street which either is a "lot of record" or a "zoning lot".

LOT, CORNER: A lot abutting upon two (2) or more streets at their intersection.

LOT LINE, FRONT: The boundary line of any lot which is along an existing or dedicated street lot line and which is established as a front lot line on the plat of record filed by the owner, subdivider, or builder. (On a corner lot at the intersection of 2 or more streets, the front lot line shall be the shorter of the 2 lot lines abutting a street.)

LOT LINE, REAR: That boundary line of a lot which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten feet (10') in length, or if the line forms a point at the rear, the rear lot line shall be deemed to be a line ten feet (10') in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE: Any boundary of a lot which is not a front or rear lot line.

MUNICIPAL CODE: The municipal code of the village of Maple Park, Illinois.

NONRESIDENTIAL SUBDIVISION: A subdivision for which its intended use is other than residential; such as commercial or industrial. Such subdivision shall comply with the applicable provisions of this title.

OFFICIAL PLAN: The comprehensive plan or any portion thereof prepared by the Planning and Zoning Commission and adopted by the Village Board in accordance with law.

OPEN SPACE/GREENBELT: Any parcel or area of land or water essentially unimproved, or otherwise devoid of buildings or other structures and paved areas, and set aside, dedicated, designated, or reserved for public or private use or enjoyment of owners and occupants of land adjoining or neighboring such open space.

OWNER: Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to the land sought to be subdivided under this title.

PARCEL: A continuous area of acreage of land which can be described as provided for in the plat act.

PARKWAY: A strip of land within a street right of way lying between the edge of sidewalk and the right of way line.

PEDESTRIAN WALKWAY OR CROSSWALK: A right of way across or within a block, for use by pedestrians whether designated as a pedestrian walkway or crosswalk or however designated; and may include utilities where necessary.

PERSON: Any person, firm or corporation, public or private, the state of Illinois and its agencies or political subdivisions, and the United States Of America, its agencies and instrumentalities, and any agent, servant, officers, or employees of any of the foregoing.

PLAN, CONCEPT: A general map or drawing on which the subdivider's design for the subdivision of land is presented for discussion purposes prior to the preparation of the preliminary plan.

PLAN, FINAL: The engineering improvement drawings and other documents presented for review and approval as described in this title.

PLAN, PRELIMINARY: The proposed engineering improvement drawings and other documents presented for review and approval as described in this title.

PLANNED UNIT DEVELOPMENT (PUD): A parcel of land or contiguous parcels of land of size sufficient to create its own environment, controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent parcels, and the intent of the zoning district or districts in which it is located.

PLANNING AND ZONING COMMISSION: Members of the Maple Park Planning and Zoning Commission as constituted by ordinance and appointed by the village president and approved by the village board.

PLAT: A plan or drawing on which the subdivider's plan for the subdivision of land is presented and which is submitted for approval and is to be recorded in final form.

POPULATION DENSITY: Not more than fifteen percent (15%) of the total dwelling unit count of new developments shall be duplex and/or multi-family combined. Not more than three and one-half (3 1/2) single-family residences shall be allowed per acre for any new development.

PRELIMINARY PLAT: A preliminary map or drawings indicating the proposed layout of the subdivision or site plan which is submitted to the Planning and Zoning Commission and village board for consideration and preliminary approval.

RECORD DRAWING: A reproducible drawing or drawings showing all improvements as they were constructed and is intended to serve as a permanent village record and reference for future location and maintenance.

RECORDED: Placed on record by Kane County or DeKalb County recorder.

RESUBDIVISION: The relocation of property boundaries, or the reallocation of property in a plat of record. The dissolution of property lines not accompanied by the relocation of new property lines shall not constitute resubdivision.

RETENTION POND: A stormwater storage area having a normal water surface elevation and a permanent standing water depth.

RIGHT OF WAY: A strip of land dedicated to the public and occupied or intended to be occupied by a street, alley, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for other special use. The usage of the term "right of way" for land platting purposes shall mean that every right of way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right of way, and shall not be included within the dimensions of areas such as lots or parcels. Rights of way intended for streets, alleys, crosswalks, water mains, sanitary or storm sewer mains, or any other use requiring maintenance by a public agency shall be dedicated to the public use on the plat on which such right of way is established.

ROADWAY: That portion of a road or street which is improved, designed or ordinarily intended for vehicular use.

SAME OWNERSHIP: Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different persons, corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

SIDEWALK: A paved or otherwise surfaced walkway intended for pedestrian traffic use only.

SITE: The location of a lot or parcel of land or a contiguous combination thereof where improvement work is to be performed as a single unified operation.

SITE DEVELOPMENT: Any work including grading and building construction to be performed on a lot(s) or a parcel of land(s) which will result in improving the character of said land.

SOIL TESTING: Determination and analysis of the subsoil conditions of a specific land area by use of soil borings and testing.

STANDARD PARCELS OR LOTS: Parcels of land or lots not designated as "critical parcels or lots" on which the drainage runoff from the front yards will drain to the street and the drainage runoff from the rear yards to a stormwater facility. Drainage runoff from the side yards shall drain from the property in question to the front yard or to the rear yard without draining onto adjacent property.

STORM SEWER: A series of buried pipes, manholes, catch basins, or culvert pipes that are designed to drain excess rain and groundwater from paved streets, parking lots, sidewalks, and roofs, and convey to a drainageway.

STORMWATER: Water that originates during precipitation events, snowmelt, or other runoff sources.

STORMWATER MANAGEMENT SYSTEM: All aspects of the system designed to effectively regulate and control stormwater runoff emanating from one property or development to another, and which includes, but is not limited to, retention basins, detention basins, open waterways, and drainage easement areas.

STORMWATER RUNOFF: Water from rain, snowmelt, or other sources, that flows over the land surface.

STREET: A publicly or privately owned right of way or easement which affords a means of access by vehicles to abutting and local properties, whether designated as a street, avenue, highway, road, boulevard, lane, or similar terminology, but excepting driveways to buildings. Streets are generally classified as follows:

Arterial Street: A street which is intended to serve as a large volume trafficway for both the immediate village area and the county and as a principal or major arterial, parkway, highway, or equivalent term to identify those streets comprising the basic structure of the street plan.

Local Streets: The following are local streets serving primarily a land access function:

Construction Route: A route designated for all construction traffic.

Frontage Road: A minor street paralleling, adjacent and often within the right of way of a primary street, which provides access to local street systems and protection from traffic.

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

Industrial Service Street: A street of limited continuity used primarily for access to abutting and local industrial or office research properties.

Minor Street: A street of limited continuity used primarily for access to abutting and local residential and commercial properties.

Private Street: A street which is not publicly owned or dedicated for public use, including an easement of access to private property.

Major Collector Street: A street which collects and distributes vehicle traffic between the local street system and primary streets. A major collector street will have moderate continuity (generally 1 to 3 miles) and may serve intercommunity travel.

Minor Collector Street: A street whose primary function is to collect and distribute local subdivision traffic to major collectors and primary streets. Driveway access to these streets shall be minimized.

SUBDIVIDER: A person, corporation, or group acting as a unit, or any agent thereof, dividing or proposing to divide land so as to constitute a "subdivision" as defined herein.

SUBDIVISION: The division of a lot, tract or parcel of land into two (2) or more lots, tracts, parcels of land for sale, development, lease, or transfer of ownership.

VILLAGE: The village of Maple Park, Kane and DeKalb Counties, Illinois, unless otherwise specifically stated.

VILLAGE ATTORNEY: The individual or firm appointed or contracted by the village board to provide legal services as specified or required by this title.

VILLAGE BOARD: The village president and village board of the village of Maple Park, Kane and DeKalb Counties, Illinois.

VILLAGE ENGINEER: The individual or firm appointed or contracted by the village board to provide engineering services and as specified or required by this title.

VILLAGE PLANNER: The individual or firm appointed or contracted by the village board to provide land planning and landscaping services as specified or required by this title.

WETLANDS: Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following attributes:

- A. At least periodically, the land supports predominantly hydrophytes;
- B. The substrate is predominantly undrained hydric soil; and
- C. The substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.

CHAPTER 3 REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

SECTION:

12-3-1: General Provisions

12-3-2: Required Improvements

12-3-3: Minimum Standards And Specifications

12-3-4: Block Standards

12-3-5: Lot Standards

12-3-6: Easements

12-3-7: Streets

12-3-8: Site Grading And Drainage

- 12-3-9: Public Utilities
- 12-3-10: Storm Sewers And Sump Pump Drains
- 12-3-11: Erosion And Sediment Control Plan
- 12-3-12: Erosion And Sedimentation Control Plan
- 12-3-13: Floodplain Regulations
- 12-3-14: Reserved
- 12-3-15: Field Drain Tile Survey
- 12-3-16: Wastewater Facilities
- 12-3-17: Water Facilities
- 12-3-18: Sanitary Sewer And Water Service Lines
- 12-3-19: Off Street Parking And Loading
- 12-3-20: Landscaping And Trees
- 12-3-21: Maintenance Of Stormwater Management Systems

12-3-1: GENERAL PROVISIONS:

A. Conformance To Applicable Rules And Regulations: The design of subdivisions and improvements shall conform to the official village plan, the official village map, village ordinances (including, but not limited to, zoning, floodplain, subdivision control, stormwater, sewer, water, public ways and properties, and annexation ordinances), fire protection district ordinances, planning and development policies, and all applicable rules, regulations, specifications and standards of the village of Maple Park, Kane and DeKalb Counties and the state of Illinois and other duly constituted agencies. No deviation from the approved plans and specifications will be made without prior approval of the village of Maple Park.

B. Character Of Land: Land which the village board finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the village board, upon recommendation of the village engineer, or upon recommendation of other governmental authority to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve such a danger.

C. Preservation Of Natural Features:

1. General: Due regard shall be given to the preservation of natural features within a proposed development, such as large trees, watercourses, historical and similar community assets, which, if preserved, will add attractiveness and value to the property. The developer shall take every precaution required to preserve said natural features in the planning and construction of said development.

2. Preservation Of Existing Trees: When parcels proposed for development include trees measuring six inches (6") in caliper or larger, a tree preservation and protection plan shall be prepared and submitted to the village for review and approval, and shall include the following:

a. Show the location, size, condition and species of all existing trees within the construction zone and within thirty feet (30') of proposed construction, which are six inches (6") in caliper or larger.

- b. Identify all existing trees, six inches (6") in caliper or larger, proposed to be removed.
- c. Means and methods to be used to protect and preserve trees designated to be saved.

3. Evaluation Of Existing Trees:

a. The ability to save existing trees on the site shall be evaluated by the developer and the village board to determine which trees shall be saved, and which trees may be removed for one or more of the following reasons:

- (1) To provide essential grade changes.
- (2) To provide for surface water drainage and utility installations.
- (3) To locate proposed structure(s) without causing unreasonable economic hardship.
- (4) To observe good forestry practices, i.e., the number of healthy trees that the parcel will support.
- (5) They pose a safety hazard to pedestrian or vehicular traffic, or threaten to cause disruption of public services.
- (6) They pose a safety hazard to buildings, both existing and proposed.
- (7) They are diseased or weakened by age, storm, fire or other injury.
- (8) They are willows, silver maples, or other fast growing softwood trees determined by the village to be short lived or of poor quality.

b. All existing trees determined to be saved shall be identified on the preservation and protection plan and shall be preserved and protected during the development.

4. Tree Replacement: In the event that a tree identified for preservation is destroyed or damaged during construction, such tree shall be replaced with a tree that is at least the same size caliper as the tree removed, or be replaced with smaller trees, each with a minimum caliper of two and one-half inches (2 1/2"), as measured six inches (6") above grade, which add up to the caliper of the original tree.

5. Other Tree Preservation Requirements:

a. Approval of a development plan shall be withheld until all of the information required by this chapter has been submitted, and the evaluation of existing trees on the subject property has been completed by the village.

b. The village shall, at its discretion, have the right to retain a professional tree consultant/forester to review tree preservation plans and to submit a written report to the village. All expenses incurred by the village for the use of the tree consultant shall be reimbursed by the developer.

c. The village shall have the right to inspect the subject property at any time during the construction process, in order to verify that the developer and contractor have protected trees in accordance with the approved tree preservation plan.

d. Any person, private or public company failing to adhere to the provisions of the approved tree preservation plan shall be subject to a fine of five hundred dollars (\$500.00) per tree which has been cut down, and/or termination of all construction activity, until such time as all provisions of this title have met to the satisfaction of the village.

D. Parking: Any off street parking improvements required to be constructed as part of the proposed subdivision improvements shall be in accordance with the requirements of the zoning ordinance of the village of Maple Park. Depth and width of all lots shall be adequate to provide off street parking and loading spaces as required by the zoning ordinance.

E. Boundary, Lot, And Right Of Way Line Monumentation:

1. Permanent monuments shall be placed at the corners or changes in bearing of the exterior boundary; at the points of curvature or points of tangency of streets; at a minimum of two (2) points, preferably along the rear lot line, of all blocks; and at such other points as shall be required to enable ready establishment of lines within the subdivision; and as provided by 765 Illinois Compiled Statutes 205.

Permanent monuments shall be of concrete having a six inch (6") minimum diameter with one no. 4 vertical bar in its center, and be at least thirty six inches (36") in length. Monuments shall be set flush with adjacent ground.

2. Iron pipe markers not less than three-fourths inch (3/4") in diameter and twenty four inches (24") in length shall be set at all lot corners and all other required points not marked by permanent monuments. The iron pipes shall be set flush with the finished ground elevation.

3. After construction of all improvements and before final acceptance by the village, the subdivider shall replace or verify the existence of all monuments and markers.

12-3-2: REQUIRED IMPROVEMENTS:

The following improvements shall be provided as part of the development of a proposed subdivision:

A. Street pavement structure improvements shall be bituminous concrete flexible type pavement or a Portland cement concrete rigid type pavement consisting of the following:

1. Concrete curb and gutters.
2. Stable and compacted subgrade.
3. Base and subbase course, as required.
4. Bituminous concrete binder and surface courses for flexible type pavement.
5. Portland cement concrete surfaces courses for rigid type pavements.

B. Portland cement concrete sidewalks;

C. Street and parking lot lighting;

D. Landscaping and trees;

E. Street signs and pavement markings;

F. Any traffic safety installation such as guardrailing, etc;

G. Public utilities for telephone, electric, cable, television, and natural gas;

H. Site and lot grading;

I. Storm sewer systems and sump pump drainage system;

J. Storm water storage and management;

K. Erosion control;

L. Wastewater facilities;

M. Water facilities;

N. Water and sanitary sewer service lines;

O. Flood protection;

P. Warning sirens.

12-3-3: MINIMUM STANDARDS AND SPECIFICATIONS:

All construction of improvements covered by this title shall be in accordance with, and materials used shall be in compliance with, the methods and materials required in the appropriate sections of the latest editions, amendments or revisions of the following:

- A. All applicable village ordinances, standards, and specifications as adopted.
- B. "Standard Specifications For Road And Bridge Construction", Illinois department of transportation (IDOT);
- C. "Standard Specifications For Water And Sewer Main Construction In Illinois", Illinois Society of Professional Engineers et al;
- D. "Illinois Design Standards For Sewage Works", IEPA, division of water pollution control;
- E. "Technical Policy Statements", IEPA, division of public water supply;
- F. "Recommended Standards For Water Works", Great Lakes upper Mississippi River board of state sanitary engineers ("10 States Standards");
- G. "Procedures And Standards For Urban Soil Erosion And Sedimentation Control In Illinois", the urban committee of the Association Of Illinois Soil And Water Conservation Districts ("Green Book");
- H. "Standards And Specifications For Soil Erosion And Sediment Control", IEPA ("Yellow Book");
- I. "U.S. Soil Conservation Service Field Engineering Handbook";
- J. Municipal standards and specifications as adopted;
- K. Illinois department of transportation design manual;
- L. "American National Standard Practice For Roadway Lighting" (ANSI/IES RP-8 latest edition);
- M. Illuminating Engineering Society Of America "Lighting For Parking Facilities" (IESNA RP-20 latest edition);
- N. The national electrical code (NEC, NFPA 70, latest edition);
- O. Union drainage district;
- P. "Recommended Standards For Wastewater Facilities" (wastewater committee of the Great Lakes - upper Mississippi River, board of state and provincial public health and environmental managers);
- Q. "Manual On Uniform Traffic Control Devices For Streets And Highways" (IDOT);
- R. DeKalb County stormwater management ordinance;
- S. Kane County stormwater management ordinance.

Where standards are not specifically set forth, improvements shall comply with standards established by the village board.

12-3-4: BLOCK STANDARDS:

A. Determination Of Block Dimensions: The lengths, widths, and shapes of blocks shall be determined with due regard to:

1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
2. Zoning requirements as to lot sizes and dimensions within the corporate limits of the village of Maple Park.

3. Needs for convenient access, circulation, control and safety of pedestrian and street traffic.

B. Block Dimension Restrictions: The length, width, and shape of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block length in residential areas shall not be less than four hundred feet (400') nor exceed one thousand two hundred feet (1,200'), nor have less than sufficient width to provide two (2) tiers of lots of appropriate depth between street lines, except for blocks with one tier of lots which meet the double frontage requirements of this title.

C. Pedestrian Crosswalks: Pedestrian crosswalk rights of way not less than twelve feet (12') wide shall be required at centers of blocks having a length in excess of eight hundred feet (800') and where deemed necessary by the Planning and Zoning Commission to provide for pedestrian circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

D. Blocks Located In Industrial/Commercial Areas: Blocks or portions thereof intended for commercial or industrial use shall be designated as such and the plans shall show adequate off street areas to provide for parking, loading docks, and other such facilities, as provided in the village zoning ordinance.

12-3-5: LOT STANDARDS:

A. Lot Arrangement: The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography, soils, flooding or other conditions, in securing permits to build on all lots in compliance with the zoning ordinance, the floodplain ordinance, and wastewater treatment and disposal system rules and regulations. Subdivisions shall contain no leftover pieces, corners, or remnants of land.

B. Lot Size Requirements: Lot dimensions and areas within the village corporate limits and the one and one-half (1 1/2) mile jurisdictional boundary shall conform to the requirements of the village zoning ordinance. If the appropriate county zoning ordinance is more restrictive with regard to a lot in the one and one-half (1 1/2) mile jurisdictional boundary, then the county zoning ordinance shall apply. No lot shall be created for residential or nonresidential uses that does not comply with the minimum lot area and width of the zoning district in which it is located, unless otherwise granted as part of a planned development or special use.

Depth and width of all lots shall be adequate to provide space for off street parking and loading spaces as required by the zoning ordinance. Excessive depth in relation to width shall be avoided. A proportion of two and one-half to one (2 1/2:1) shall normally be considered a desirable maximum.

C. Lots Affected By Surface Water: Lots abutting a stormwater retention/detention pond, watercourse, drainageway, channel or stream shall have a minimum width or depth as required to provide an adequate building site and to afford the minimum usable area required in this title or the Maple Park zoning ordinance for front, side and rear yards.

Watercourses, stream channels, floodways and water storage areas shall not be included in the computation of required lot areas where it is proposed that such watercourses are to traverse the lot interiors. The Planning and Zoning Commission, whenever possible, shall require that lot lines center on said watercourses.

D. Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all building sites and individual lot drainage shall be coordinated with the general storm drainage pattern for the area.

E. Proximity To Dedicated Street: All lots, tracts and parcels shall front on a publicly dedicated street as required by the village zoning ordinance.

F. Double And Reverse Frontage: Double frontage lots are forbidden except where lots back upon an arterial or major collector street; and in such instance, vehicular access between the lots and the primary street is prohibited.

G. Side Lot Line: Side lot lines shall be approximately at right angles or radial to the front lot line and/or at right angles to the back lot line.

H. Corner Lots:

1. Corner lots shall be sized to accommodate the building setbacks as set forth in the zoning ordinance. A corner lot shall be deemed to have two (2) front yards. The classification of the remaining two (2) yards shall be determined by the classification of yard abutting it. If a yard abuts a side yard, it shall be deemed a side yard. If a yard abuts a rear yard, it shall be deemed a rear yard.

2. Corner lots for residential use shall be ten feet (10') wider along both abutting streets than that required by the underlying zoning district in which the lot is located, to assure that the lot is large enough to provide privacy, and protect the lot owner from potential nuisances associated with the sight and sounds of vehicular traffic on abutting streets.

I. Flag Lots: Lots which meet the minimum area and dimension provisions of the zoning ordinance except that the buildable portion of the lot is accessible to a street right of way by means of a narrow strip of land shall be prohibited unless otherwise approved by the village of Maple Park.

12-3-6: EASEMENTS:

A. Utility Easements: Easements for the installation, operation and maintenance of utilities shall be provided as follows:

1. Along all boundary lines of the subdivision having a width of not less than ten feet (10').
2. Along all back lot lines having a width of not less than ten feet (10').
3. Along all side and front lines, easements for water, sanitary sewer, and storm sewer lines shall have a minimum width of ten feet (10'). Separate and exclusive easements for water, sanitary sewer and storm sewer are required. Easements for electrical, street lighting, telephone, cable television and gas shall have a minimum width of five feet (5').
4. On abutting lots, back of lot lines and side lot lines easements shall be provided on each side of the lot line at the minimum width specified above.
5. Utility easements shall be laid out so as to provide continuity from block to block.
6. On wooded sites, utility easements shall be located and be of sufficient width so as to minimize environmental damage.
7. Utility easements and any easement provisions to be incorporated into the final plat or in the deed documents shall be reviewed and approval by the utility companies responsible to furnish the proposed services. Also, the wording of the utility easement certificate on the final plat shall be approved by the village subdivision enforcement officer and the village engineer.

B. Drainage And Storm Water Management Easements:

1. Drainage easements shall be provided at the side and rear of all lots to accommodate drainage from each lot. Unless otherwise specified, the width of drainage easements shall be not less than ten feet (10') wide along each rear lot line (totaling 20 feet) and five feet (5') along each side lot line totaling ten feet (10').

2. Where a subdivision is traversed by a watercourse, drainageway, channel or stream, or other body of water, appropriate dedications or easements, with adequate width to accommodate observed computed or anticipated storm water drainage through and from the subdivision, shall be made. The width of the easement or dedication shall be dependent on the area of land drained by the watercourse and shall allow access for construction and maintenance equipment. In general the easement shall conform substantially with the lines of the watercourse and shall include the floodplain, where applicable, plus an additional area not less than twenty feet (20') wide adjoining both edges of the floodplain.

3. All permanent storm water management facilities for a subdivision shall be protected by easements or dedications for drainage and shall permit ingress and egress for maintenance. All side lot lines shall have a minimum ten foot (10') easement on each lot. All lot lines adjacent to nonsubdivided lands shall have a twenty foot (20') easement for drainage.

4. No construction of structure, dams, embankments or channels (except as indicated on the improvement plans) and no planting of trees, shrubbery or other vegetation, which hinder the flow of water or otherwise inhibit the intended purposes, shall be allowed within any drainage or storm water management facility easement. In the event the area within such easements is obstructed, reshaped, regraded or restricted for uses other than as intended or as shown on the improvement plans, the village will cause to have any alterations corrected at the expense of the party or parties causing said obstruction, restriction, regrading or alteration.

5. Where possible drainage easements shall be separate and distinct from utility easements.

6. Drainage and storm water management easements shall be adequately maintained so as to provide for removal of accumulation of vegetation, silt, debris or other material that may interfere with the flow characteristics of drainageways or the essential features of retention or detention facilities.

C. Landscaping And Conservation Easements:

1. A screen planting easement shall be required between residential and commercial or industrial lots, or along lot lines to discourage the undesirable development of residential lots fronting on traffic arteries. If such easement is to be used for public utilities, the easement shall be of sufficient width to accommodate appropriate screen planting without interfering with utility service or maintenance.

2. Easements shall be required to protect areas designated for the restoration of site flora as referenced in the village zoning ordinance requirements for greenbelt and open space protection.

3. Said easements shall be conveyed to a homeowners' association for future maintenance responsibility or, at discretion of village, a special service area created to maintain said easements.

D. Temporary Turnaround Easements: Temporary easements shall be provided for construction of temporary turnarounds on streets which are designed to have temporary terminus and are to be extended in the future. When the street is extended, said temporary easements shall be considered voided and released for other uses and purposes.

E. Pedestrianway Easements: Easements or dedications shall be provided for pedestrianways where deemed appropriate by the village Planning and Zoning Commission. Pedestrianway easements shall be maintained to permit their continued use.

F. Line Of Sight Easements At Intersections: At all intersections, line of sight easements shall be granted to the village to protect clear sight distance not to exceed two feet (2') above centerline grade within the triangular area formed at the intersection of any street right of way lines by a straight line drawn between said right of way lines at a distance along each line of twenty five feet (25') from their point of intersection. No obstructions will be permitted within said easement which exceeds two feet (2') above centerline grade.

12-3-7: STREETS:

A. General Provisions:

1. 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 conform to the standards of this title and shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and in relation to the proposed uses and densities of the land to be served by such streets. No extension of any existing streets or alleys shall be blocked or offset within the village or within one and one-half (1 1/2) miles of its corporate limits. Streets shall conform to the official plan of the village where possible, and shall not be planned so as to overburden existing streets by channeling excessive traffic onto existing streets. Private streets or thoroughfares shall not be permitted, planned developments notwithstanding, unless specifically provided by a provision of this title.

2. In the event that it is determined by the Maple Park Planning and Zoning Commission during the course of a review procedure initiated pursuant to this Maple Park subdivision control ordinance that a subdivision sought to be approved will, if so approved, necessarily utilize existing streets, either during or upon completion of construction, off site streets extending to the nearest off site intersection shall be repaved if required by the village board.

3. Street alignment should respect the natural features of the site; should avoid excessive cuts or fills; and should preserve wooded area, large trees, and wetlands wherever possible.

4. A public street or streets shall be provided to afford convenient access to all lots within the subdivision, and shall front all lots, tracts and parcels.

5. Wherever the tract to be subdivided and/or developed borders on and will utilize existing street frontage, then said existing street frontage including the existing pavement shall be fully improved by the developer in accordance with the requirements as specified in this title or by the village board.

6. If the tract of land proposed to be subdivided or any part thereof lies adjacent to a roadway over which the Illinois department of transportation, Kane County highway department, the DeKalb County highway department or a township highway department has jurisdiction with respect to maintenance and upkeep thereof, and an entrance or entrances are desired from such street to lots, streets, roadways or alleys, in such proposed subdivision, the developer shall prepare and submit the appropriate permit application to said highway department. The permit application granting permission to obtain and construct such an entrance or entrances shall be submitted to the village subdivision enforcement officer and reviewed by the Planning and Zoning Commission prior to the submittal to the proper highway departments by the developer.

7. On primary and collector streets where traffic volume and safety considerations warrant or where required by other government authority having jurisdiction, paved acceleration, deceleration, passing and turning lanes shall be provided. Residential streets shall be laid out so that their use by through traffic will be discouraged.

8. No street names may be used which will duplicate or be confused with the names of existing streets. Names of new streets shall be approved by the village of Maple Park fire protection district, the Planning and Zoning Commission and the village board. Proposed streets which are obviously in alignment with or continuations of existing streets already named shall bear the name of such existing streets provided the continuation is in the same general direction. Street name signs of a type approved by the village board shall be provided at all street intersections in accordance with applicable provisions of this title.

9. A minimum distance may be required by the Planning and Zoning Commission where deemed necessary between points of ingress and egress where all property to be subdivided is under one ownership on the effective date hereof.

10. No permanent building or structure shall be erected or constructed within a street right of way, extended street lines, or planned street right of way.

11. Rural type streets, streets having no concrete curb and gutter and having roadway ditches for drainage, will not be permitted unless a variance is granted by the village board under special conditions.

12. The bituminous concrete binder course shall be placed prior to approval of any temporary or permanent occupancy permits.

13. No cul-de-sacs shall be permitted.

B. Location: Streets shall be located in conformity to street plans officially adopted by the village board. Wherever such a planned street is located within a proposed subdivision, the street shall be designed and located in the place and with the width indicated on said official street plan. Where the street is not shown on the official street plan, the arrangement of streets in the subdivision shall:

1. Extend to existing adjoining streets, unless extension thereof would not be practical, and shall be located to coordinate with other proposed developments,

2. Provide for the continuation or appropriate projection of existing principal streets in surrounding area,

3. Conform to a plan for the area or neighborhood approved or adopted by the Planning and Zoning Commission to meet particular situations where topographical or other conditions make continuance or conformance to existing streets impracticable.

C. Abutting Planned Or Existing Highway Or Railroad:

1. Where a subdivision borders on or contains an existing or proposed primary street or railroad, the village board, upon recommendation of the Planning and Zoning Commission, may require a frontage or reversed frontage road with screen planting contained in a nonaccess reservation, which shall have a minimum width of fifty feet (50'). Actual width may increase if determined by recommendation of the Planning and Zoning Commission and approved by the village board in order to provide adequate separation and screening from the primary street or railroad.

2. Should a proposed subdivision border on or contain a railroad, expressway or other limited access right of way, the village may require the location of a street approximately parallel to and on each side of such right of way at a distance suitable for the development of appropriate use of the intervening land, such as a park proposed in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall be determined with due consideration of the minimum distance required for approach grades to future grade separations.

D. Reserve Strips: 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.

E. Half Streets: Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of this title; and where the Planning and Zoning Commission recommends and the village board finds it will be practicable to require 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 planned within such tract.

F. Dead End Streets: Temporary dead end streets (if approved by the village board) shall be designed for a "T" turnaround with temporary easements.

G. Street Elevations: Street elevations shall conform to existing natural elevations wherever possible. The centerline elevation of the paved street surface shall be minimum of two feet (2') above the 100-year floodplain elevation, with the exception where a paved street crosses the 100-year flood route.

H. Alleys:

1. Alleys in residential areas shall not be permitted, except where deemed necessary and on the recommendation of the Planning and Zoning Commission and approved by the village board.

2. In commercial, business and industrial districts, definite and assured provisions shall be made for service access such as off street loading, unloading and parking consistent and adequate for the uses proposed. If, in the opinion of the Planning and Zoning Commission, such facilities are not adequate, the Planning and Zoning Commission may permit or require the dedication and improvement of a public alley.

3. The right of way width of an alley, where permitted or required, shall be twenty five feet (25'). Pavement width (without curbs as measured edge to edge) shall be twenty feet (20').

4. Alley intersections and sharp changes in alley alignment shall be prohibited.

5. Dead end alleys shall be avoided where possible, but if unavoidable, they shall be provided with adequate turnaround facilities at the dead end, as determined by the Planning and Zoning Commission.

I. "T" Turnarounds: At all streets ending within a development which are designated to be extended in future developments the construction of a temporary "T" turnaround will be required at the street's end. No other "T" turnarounds will be permitted unless approved by the village board. The final plat shall provide for a temporary easement to accommodate the construction and use of said "T" turnaround until such time the street extension is completed and accepted by the village at which time said temporary turnaround easement shall be released.

1. The additional right of way required for temporary "T" turnarounds shall measure thirty three feet (33') in length and twenty feet (20') in width on each side and adjacent to the normal right of way width. The pavement for the "top" of the "T" shall be at right angles to the street, twenty feet (20') in width and paved for a distance of at least forty feet (40') out on each side of the street's centerline.

J. Street Right Of Way Widths: Right of way widths for designated streets shall conform to the following minimum requirements or to the requirements of the appropriate authority, whichever is greater:

Street Classification	Width
Arterial	120 feet
Collector:	
Major Collector	100 feet
Minor Collector	66 feet
Local:	
Minor and industrial service	66 feet
Frontage road	50 feet
Alley	25 feet

K. Pavement Widths:

Street Classification	Minimum Width As Measured From Back To Back Of Curbs
Arterial	Per village and/or governing authority
Major collector	As determined by the village, 36 foot minimum
Minor collector	31 feet
Local minor and industrial service	31 feet
Frontage road	31 feet
Alley or driveway	20 feet

L. Geometrics: The geometric design of all street improvements shall conform to the following criteria:

1. The grade (slope) of all streets shall not exceed that maximum gradient and shall not be less than the minimum gradient as set forth in table 1, "Minimum Standards For Street Design", of this section.

2. The minimum clear site distance shall not be less than the distance set forth in table 1 of this section.

3. Curves in streets shall be permitted, provided, that where connecting street lines that deflect from each other at any one point by more than ten degrees (10°), they shall be connected by a curve with a radius of not less than one hundred fifty feet (150') for "local" streets and two hundred fifty feet (250') for "collector" streets as measured to the street centerline.

4. A tangent of the minimum length listed in table 1 of this section shall be established between reverse curves on all streets.

5. The minimum centerline radius shall be as set forth in table 1 of this section.

6. The vertical curve length required shall be calculated by multiplying the algebraic difference in grades times the thirty (30) miles per hour "k" factor. The minimum vertical curve for a particular street classification is set forth in table 1 of this section.

7. Street jogs with centerline offsets of less than one hundred twenty five feet (125') shall be avoided.

8. Streets shall be laid out so as to intersect as nearly as possible at right angles, unless warranted by special conditions and approved by the village.

9. Curved streets, intersecting with primary and collector streets shall do so with a tangent section of centerline fifty feet (50') in length measured from the right of way line of the primary or collector street.

TABLE 1
MINIMUM STANDARDS FOR STREET DESIGN

Classification Street	Minimum Right Of Way Width	Minimum Pavement Width 1	Minimum Radius Of Horizontal Curves	Minimum Length Of Vertical Curves	Minimum Tangent Between Horizon Reverse Curves	Maximum Gradient Of Roadway	Minimum Gradient Of Roadway3	Minimum Clear Sight Distance
Arterial	120' ²	As required by village	250'	200' ⁴	200'	5%	0.5%	500'
Collector:		As required by village						
-Major Collector	100'	36' minimum	250'	100' ⁴	100'	5%	0.5%	400'
-Minor Collector	66'	31'	250'	100' ⁴	100'	5%	0.5%	400'
Local, minor and industrial service	66'	31'	150'	100' ⁵	50'	7%	0.5%	200'
Turnaround	130' diameter ⁶	100' diameter ⁶						
Frontage road	50'	31'	150'	50' ⁵	100'	7%	0.5%	200'

Notes:

1. Pavement widths are measured back to back of curb.
2. Exact ROW within standards shall be decision of village board.
3. Minimum slope of drainage ditch bottom shall be 1.0 percent.
4. 50 feet for each 1 percent algebraic difference of grade, but in no case less than 100 feet.
5. 40 feet for each 1 percent algebraic difference of grade, but in no case less than 100 feet.
6. 170 foot diameter ROW and 120 foot diameter in commercial and industrial districts.

M. Street Grades:

1. The design grade of all new streets in the village of Maple Park shall not exceed a maximum of seven percent (7.0%). Streets may have a minimum grade of no less than five tenths of a percent (0.5%) provided that adequate positive drainage is provided and shall be subject to approval by the village engineer.

2. Where an existing street is to be extended to the subdivision, the existing street grade shall be continued if at all possible or a vertical curve shall be provided at the change in grade.

3. All final street grades are subject to the approval of the village engineer. The final grading plan shall show all street grades in percentage of slope. Profiles of new streets, including vertical curve data, shall be provided.

4. All changes of grade shall be connected by a vertical curve of at least the minimum length as set forth in table 1 of this section.

5. Clear visibility, measured along the centerline of the street, shall be provided for at least five hundred feet (500') on all primary streets, four hundred feet (400') on collector streets, and at least two hundred fifty (250) on all other streets.

N. Pavement Design And Construction Standards:

1. Required Pavement: All streets within the subdivision shall be improved with a bituminous concrete flexible type pavement or a Portland cement concrete rigid type pavement. Pavement width shall conform to subsection K of this section.

2. Design: The pavement shall be designed in accordance with the pavement design section of the design manual published by the bureau of design, Illinois department of transportation, as modified herein, and constructed in accordance with the materials, equipment and methods covered by the Illinois department of transportation, "Standard Specifications For Road And Bridge Construction", latest revision.

3. Flexible Pavements:

a. Pavement subgrade shall consist of a stable material having an Illinois bearing ratio (IBR) value of not less than 3.0. IBR tests will be required if, in the opinion of the village engineer, they are necessary to evaluate the subbase material.

b. Base and surface courses will be of such materials to give structural number (Dt) as specified for the type of pavement improvement designated below:

Type Of Street	Minimum Value (Dt)
Arterial	Dt to be determined by traffic count and IBR tests
Major collector	3.2
Minor collector	2.8
Local (minor) and alleys	2.6
Frontage roads	2.6
Industrial service	3.4

4. Rigid Pavement: Rigid pavement design shall be in conformance with the structural design of rigid pavements of the Illinois department of transportation, design manual.

5. Completion Of Underground Work: Prior to the construction of the roadway pavement, all of the underground work, including electrical, natural gas, telephone, and cable television, shall be completely installed in place. All trenches which are under proposed roadway and curb shall be backfilled under and two feet (2') beyond roadway and curb with granular backfill material, jetted and/or tamped in an approved manner for settlement and compacted to not less than ninety five percent (95%) standard laboratory density. After jetting and any subsequent settlement, additional material shall be added as required.

6. Pavement Subgrade Requirements: The street subgrade shall be shaped and compacted as specified in the IDOT standard specifications. The minimum compacted density shall be ninety five percent (95%) of its maximum density as determined by standard laboratory methods. The substantially completed subgrade shall be tested at minimum three hundred feet (300') interval for compacted density and the results submitted to the village. In addition, just prior to construction of the base course, the subgrade shall be proof rolled with a fully loaded truck and witnessed by the village engineer. If precipitation occurs and the subgrading becomes saturated before the base course is constructed, then said proof rolling shall be repeated.

If the subgrade compaction testing and proof rolling indicated unsuitable or unstable subgrade areas, then said unsuitable or unstable area shall be removed and replaced with acceptable compacted granular material. Upon approval of the village engineer, large areas of unstable subgrade may be stabilized by installing the subgrade Geo-Tech fabric, by in place lime stabilization method, or by any other approved stabilization method.

7. Flexible Pavement Requirements:

a. Aggregate Base: After approval of the subgrade by the village engineer, the aggregate base shall be constructed in accordance with the IDOT standard specifications for type A or type B construction. The material shall be crushed limestone or crushed gravel of CA-6 gradation class A quality. The compacted base course thickness shall be as calculated by the above stated method with the minimum thickness being twelve inches (12"). The aggregate base course material shall be compacted to not less than ninety five percent (95%) of the standard laboratory density. During construction of the aggregate base course, compaction density, tests shall be made as directed by the village engineer to verify that the required compacted density is achieved. Also, the aggregate base course shall be proof rolled one day prior to construction of the binder course with a fully loaded truck.

If the base compaction testing and proof rolling indicate unstable base areas, then said unstable base areas along with any unstable subgrade shall be removed and replaced with acceptable compacted base course material, and, if required, a subgrade Geo-Tech fabric.

b. Bituminous Concrete Coat: Prior to construction of the bituminous binder course, the completed aggregate base course shall be primed with a bituminous material, MC-30 or an approved equal, at a minimum application rate of 0.30 gallons per square yard.

c. Bituminous Concrete Binder Course: The bituminous concrete binder course shall be approved by the village engineer and conform to the IDOT standard specifications. All work and materials shall be performed in accordance with applicable provisions of the IDOT standard specifications. The minimum thickness of the completed bituminous binder course, as measured at any point on the pavement surface, shall be as follows:

- (1) Two inches (2") for local, minor, frontage and alley streets;
- (2) Two inches (2") for minor collector streets and minor business and commercial streets subject to light traffic;

(3) Two and one-half inches (2 1/2") for major collector streets and streets within business and commercial districts subject to heavy traffic; and

(4) Three inches (3") for streets within industrial districts.

d. **Stabilization Period And Core Testing, Bituminous Binder Course:** The binder course shall be subject to one winter period of traffic after placement before the construction of the final surface course. Prior to November, bituminous ramps shall be installed at raised manholes, vault, and inlet casting to facilitate snow removal from the streets. Ramps shall be removed prior to construction of the surface course. Prior to the construction of the final surface course, core boring shall be made, in the presence of the village engineer, through the existing binder course and aggregate base course. The corings shall be spaced as directed and shall be alternately staggered on each side of the centerline of the pavement. Coring shall be measured for thickness and results of the core borings shall be submitted to the village engineer for approval before proceeding with the final bituminous course. Any deficiencies in thickness of base and/or binder shall be corrected by an approved thickness of surface course or other method found acceptable to the village engineer. All core borings shall be filled and compacted with bituminous asphalt. The cost of all borings shall be at the subdivider's expense.

e. **Bituminous Concrete Surface Course:** Prior to construction of the final bituminous surface course on previously constructed bituminous binder courses subject to extended traffic use, a bituminous tack coat shall be applied to said bituminous binder course surface.

The bituminous concrete surface course shall be approved by the village engineer. The work and materials shall conform to applicable provisions of the standard IDOT specifications. The bituminous mixture shall be shown on the plan or specified in the project specifications and approved by the village engineer. No recycled bituminous material will be permitted in the final bituminous surface course mixture unless approved by the village engineer.

The minimum thickness of the final completed bituminous surface course, as measured at any point on the pavement surface, shall be two inches (2") on all proposed streets within the development.

8. PCC Rigid Pavement Requirements:

a. Portland cement concrete pavement shall be designed in accordance with the IDOT design manual for rigid pavement. The design data and calculations shall be submitted to the village for approval.

b. All concrete rigid type pavement shall be constructed on a four inch (4") minimum compacted aggregate subbase.

c. Portland cement concrete pavements shall be constructed in accordance with applicable provisions of section 408 of the IDOT standard specifications.

d. Concrete curbs and gutters adjacent to the concrete pavement may be constructed integral with the pavement section.

9. **"T" Turnaround Approval Requirements:** "T" turnaround pavements shall conform with the connecting street's pavement requirements.

10. Frontage Roads Requirements:

a. The complete design of frontage roads including specifications and designation of trafficways, driving lanes, pavement, widths, thickness, materials, etc., shall be submitted to the village for review and approval.

b. When a frontage road is to be dedicated to public use, the specifications shall be in accordance with the design requirements for streets within the district it is located.

c. Where more than one owner or lessee are to use the same private frontage road, a covenant, whereby the owners of the property serviced thereby are jointly and severally liable for the maintenance thereof, shall be recorded before approval of the proposed development as defined herein.

11. Curbs And Gutter:

a. General: A concrete curb and gutter section shall be constructed along the outside lines of all street pavements, and parking lots unless waived by the village board.

b. Standard Curb Section In Residential Districts: The standard concrete curb and gutter section shall consist of a combination barrier, concrete curb and gutter, type B-6.12.

c. Curb Section In Commercial And Industrial Districts: The curb and gutter section in commercial and industrial districts shall consist of a combination barrier concrete curb and gutter, type B-6.12. Combination curb and gutter shall be depressed at sidewalk ramps and known driveway approaches. Where driveway approaches are not known at the time of construction, the barrier curb shall be constructed throughout with future removal of the curb by sawing at driveways and other access entrances.

d. Reinforcing Bars: All curb and gutter shall be reinforced with two (2) no. 4 reinforcing bars run continuously through its length, except at expansion joints.

e. Expansion Joints: Expansion joints shall be provided at all radius points, construction joints, and when directed by the village engineer, ten feet (10') on each side of inlet structures. At expansion joints, provide two (2) no. 6 smooth dowel bars with end caps across said joint, and three-fourths inch (3/4") premolded, nonextruding joint filler.

f. Contraction Joints: Contraction joints shall be sawed at a maximum of twenty foot (20') spacing.

g. Standard Specifications: Concrete curb and gutter shall be constructed in accordance with IDOT standard specifications. Test cylinders shall be taken and the certified compression test reports submitted to the engineer for the village. Finished surfaces of all newly constructed curb and gutter shall be coated with antispall and curing compound as approved by the engineer for the village.

h. Base: Concrete curb and gutter shall be constructed on a compacted aggregate base course (CA-6) having a minimum depth of four inches (4").

i. Curb Return Radius: All street intersections shall have a minimum curb return radius of twenty five feet (25') on local streets and thirty feet (30') on other street classifications unless otherwise required.

O. Sidewalks And Pedestrianways Requirements:

1. Location: Sidewalks or pedestrianways shall be provided as follows:

a. Residential Subdivision: Sidewalks are required on both sides of all streets.

b. Commercial Districts: Sidewalks are required on both sides of all streets.

c. Industrial Districts: Sidewalks in industrial districts shall be provided as directed by the village board.

d. Blocks: Pedestrianways or sidewalks may be required by the village through the center of blocks more than eight hundred feet (800') long, where deemed essential to provide circulation of access to schools, playgrounds, shopping centers, transportation, and other community facilities. Said pedestrianways or sidewalks shall be located within a right of way or easement at least twelve feet (12') in width.

e. Major Roadways: Sidewalks will be required along major roadways such as state or county routes which are within or abutting the proposed development. Bike paths may be permitted at the discretion of the village board in lieu of sidewalks.

2. Construction And Specifications:

a. Material; Dimensions: Sidewalks shall be constructed of portland cement concrete, have a minimum thickness of five inches (5"), and be at least five feet (5') in width.

b. Within ROW: The standard location for sidewalks shall be within street's right of way (ROW) with the outside edge one foot (1') off said ROW line. Pedestrianways may also be located one foot (1') off the street's ROW line or within a pedestrianway easement.

c. Conformity And Testing: Sidewalks shall be constructed in conformance to section 624 of the IDOT standards specifications. Concrete shall be class X. Test cylinders shall be taken and certified compression test reports submitted to the village engineer. Finished surfaces of a newly constructed sidewalk shall be coated with antispall and curing compound as approved by the village engineer.

d. Aggregate Base: Sidewalks shall be constructed with a minimum four inch (4") thick aggregate base with a CA-6 gradation.

e. Dowel Rods: Where continuous sidewalks are not constructed at the same time, three (3) no. 6 smooth dowel rods with expansion caps shall be installed between the previously constructed sidewalk and the sidewalk to be constructed.

f. Handicap Ramps At Intersections: All sidewalks shall be provided with concrete handicap ramps at all intersections and at pedestrianways in accordance with minimum federal guidelines and requirements for accessible design.

P. Street Lighting:

1. Required: All developments shall include the design and construction of a street lighting system for the illumination of all streets and roadways which lie in or border the development. The street lighting system shall be in conformance with the standards and requirements established by the village.

2. Applicability: These standards and requirements are primarily intended for the residential street lighting systems. For commercial and industrial development area lighting systems, plans and lighting calculations are required to be submitted to the village for review and approval.

3. General Provisions:

a. Street lighting plans prepared by an Illinois registered professional engineer shall be submitted, five (5) copies to the village for review and approval prior to construction. Plans shall show the location of all light poles, unit duct routing, power source and catalog cuts of lighting poles and luminaires to be installed. Voltage drop calculations shall also be provided as part of the submittal.

b. All existing areas where work is to be performed related to the street lighting system, shall be restored and or repaired to original condition.

c. All street lighting improvements shall be completed and operating and inspected by the village prior to the issuance of any occupancy permits for new buildings constructed in the subdivision.

d. The village's director of public works shall be notified at least twenty four (24) hours prior to start of construction, and all street lighting work shall be inspected and approved by the village prior to final acceptance.

4. Design And Installation Requirements:

a. **Location And Spacing:** There shall be at least one streetlight at each street intersection, mid block, curves, and at other locations required by the village for public safety and for special conditions. The light pole shall be installed in the street's right of way, two feet (2') from the back of curb to the face of the pole. Where possible, intermediate lights between intersections shall be located on alternate sides of the street. The maximum spacing between streetlights shall not exceed the following:

Collector residential streets	250 feet
Local residential streets	300 feet

b. **Electrical Circuitry:** Circuitry shall be two hundred forty (240) volt, single-phase, 3-wire and installed in conformance with the requirements of the national electrical code.

c. **Light Distribution:** Luminaires of the type II cutoff distribution shall be used to light straight sections of streets except at intersections where type III or type IV cutoff distribution shall be used.

d. **Individual Control:** On individual controlled streetlights, the photoelectric control shall be mounted on top of the fixture and face north.

e. **Group Control:** The control of a group of units shall be limited to four (4) and the photoelectric control shall be mounted on the streetlight pole nearest the power supply.

f. **Voltage Drop:** Voltage drop shall be no greater than three percent (3%) from power supply to last unit with no wire size smaller than no. 8 AWG, six hundred (600) volt, LXP type USE, copper wire.

g. **Power Supply Connection:** Connections to power supply shall comply with Com Ed standards and requirements for electrical service. Electrical service pedestals and weatherproof disconnect switches shall be provided for light poles connected directly to the utility company, and pedestals shall be located in the easement.

h. **Underground Wiring:** All underground wiring installed for the street lighting system shall be provided with an insulated ground wire and contained in unit duct manufactured from high density smooth wall polyethylene electrical plastic duct. Direct burial cable or wire for the street lighting system is prohibited.

i. **Unit Duct:** Where unit duct is routed under sidewalks, streets, driveways, or other paved areas, the unit duct shall be installed in rigid street conduit large enough (minimum size of 2 inches), to allow for an easy installation of the unit duct. If the sidewalks, streets, driveways or other paved areas are existing and not to be replaced, the conduit shall be pushed under these surfaces by a village approved means.

j. **Underground Installation:** All runs shall be continuous without splices in the unit duct or wire, from services to light pole and from each light pole to light pole. All unit ducts shall be installed not less than thirty inches (30") below finished grade. All wiring shall be subject to an insulation test to ground after installation. The minimum acceptable resistance to ground shall be thirty (30) meg-ohms. Any section of wiring failing to pass the insulation test for any reason shall be replaced. All wiring shall be tested in the presence of the village engineer.

k. **Streetlight Assembly:** Streetlight assembly shall be HADCO P9500 or equal.

1. Light Pole Wiring: The wiring installed from the base of the pole to the luminaire shall be no. 10 AWG and no. 12 AWG for the photo cell if required. A double pole fuse holder with fuses shall be installed in each light pole handhole to protect the luminaire and act as a disconnect means.

m. Luminaires: Luminaires shall be HADCO PA31 Profiler or equal.

n. Grounding: Grounding of the lighting system shall comply with the national electrical code.

o. Guarantee: It shall be the responsibility of the developer or subdivider to provide a guarantee from the date of acceptance, of the street lighting system for a period of one year, except the streetlight poles shall be guaranteed for five (5) years.

Q. Parkway Restoration:

1. All parkways within the street's right of way which are to have a finished earth surface shall be graded with topsoil and seeded or sodded.

All parkways between the sidewalk and curb shall be graded so as to have a minimum cross drainage slope of two percent (2%) to the curb line.

2. Unsuitable soil, boulders, and other debris, including broken or excess concrete shall be removed from the parkway so as to provide an acceptable subgrade. Stumps shall be removed to a minimum of twelve inches (12") below the proposed finished grade.

3. After the parkway subgrade has been prepared, acceptable topsoil material shall be placed to a minimum depth of six inches (6") and graded to proposed finished surface.

4. All parkway earth surfaces shall be seeded or sodded.

R. Street Signs:

1. Street name signs shall be furnished and installed by the developer at all street intersections and at the developer's expense. Street name signs shall be of the type that is standard with the village and be approved and installed as directed by the village's director of public works.

2. Traffic and pedestrian control signs, such as stop signs, parking signs, pedestrian walk signs, etc., will be furnished and installed by the developer at the expense of the developer.

S. Pavement Marking: When required for control and safety of vehicular and pedestrian traffic, and as required by the village engineer, thermal plastic pavement markings shall be placed on the pavement in conformance with the Illinois department of transportation's "Manual On Uniform Traffic Control Devices".

T. Other Traffic Control And Safety Devices:

1. At intersections where the existing or proposed traffic warrants, traffic control signals shall be installed, at the developer's expense, in accordance with the Illinois department of transportation requirements.

2. Where required for vehicular safety, guardrail, retaining walls, berms, guard posts, etc., shall be installed as directed by the village.

12-3-8: SITE GRADING AND DRAINAGE:

A. General Requirements: The excavation of, or any combination thereof of any lot or parcel within any subdivision shall be in accordance with an approved grading plan submitted as part of engineering plans for said subdivision.

B. Drainage Overlay: A reproducible mylar drainage overlay drawing with certificate, as required by the Illinois plat act, shall be submitted to the village for approval with the final engineering plan. The drainage overlay drawing shall be at the same scale as the final subdivision plat.

C. Contents Of Grading Plan: The grading plan shall include the following:

1. Bench mark locations and other control elevations based on USGS datum.
2. Existing and finished ground control lines at a minimum of one foot (1') contour intervals.
3. Site and any affected adjoining properties' drainage showing existing and proposed channels, swales, lakes, ponds, and structures with control elevations, slopes and cross sections.
4. Top of foundation elevations and any opening elevations below top of the foundation for any existing or proposed buildings.
5. Finished ground surface elevations at foundation corners, lot corners, top of curbs at property lines extended, drainage inlet structures, and at other ground control points.
6. The parcel drainage shall be designed to flow away from the top of the foundation. Stormwater being directed to the side yard of the parcel shall be directed into a formed drainage swale, having a minimum slope of one percent (1%) and a maximum slope of seven percent (7%). In the event that conditions dictate that some parts of the lot be higher than the structure foundation, the grading plan must show specific drainage configurations for the parcel specifying that all drainage is to be directed to flow away from the foundation in an acceptable manner.
7. Back lot line swales shall be graded to a positive outlet or inlet structure at a minimum flowline slope of one and one-half percent (1 1/2%) and shall have side slopes of six to one (6:1) or less.
8. Construction and work such as walkways, driveways, landscaping or any structure shall be installed so that the construction of same will not interfere with drainage. All sidewalks, driveways, patios and other flat work shall be at an elevation relative to the foundation wall so that water will drain away from the structure on all sides and off the lot in a manner which will provide reasonable freedom from erosion and permanently pocketed surface water.
9. The flow from off site tributary areas that are tributary to an intermittent stream or overflow route that must pass through the parcel must be identified on the grading plan and must be designed in such a way to adequately convey the flow of all surface water for a 100-year storm frequency without damage to adjoining structures.
10. All overflow routes for the 100-year storm and for accumulated stormwater runoff from several lots or from off site catchment areas must be clearly designated on the grading plan with the total width of the flow route contained within an easement for drainage purposes.
11. Grading minimum shall be two percent (2%) and maximum of eight percent (8%) along side yard lot lines, front and back yards.

D. Grading Classification Of Lots: In a subdivision or a planned unit development, all rough grading within a given block (or area) must be completed prior to the issuance of any building permits. The developer shall certify in writing that all rough grading is completed within a given block, watershed or other area in strict conformity with the approved grading plan. The village engineer shall verify grading is complete as required and so notify the village before building can proceed. All proposed drainageways, swales, detention facilities, lot and block grading shall be complete to ensure minimum effect and disturbance upon properties adjoining said development or other portions within the development.

1. Critical Parcels: Those parcels designated as "critical" within said development shall have a "building spot survey" performed immediately after the foundation has been poured and backfilled to ensure compliance with building setback requirements and to ensure that elevations of any openings in the foundation are in conformance with the approved grading plan requirements of high water restrictions as they relate to the grading plan or stormwater management plan. At the same time, the developer will ensure that the drainage pattern on a particular parcel has not been altered during the course of the foundation construction and backfilling so as to adversely affect the overall drainage plan. Any improper grading deemed by either the code enforcement officer or village engineer to be a potential hazard to any property shall be corrected immediately upon his direction or shall be cause for suspension of work on the parcel.

After the structure on a parcel is substantially completed and final grading is completed, the developer shall furnish an occupancy survey to certify that the final ground elevations are in strict compliance with the elevations indicated on the approved grading plan.

The developer shall be responsible for the grading of each lot or parcel through all stages of construction to ensure that drainage from tributary areas is not blocked or hindered and that servient property is protected from damage by providing proper grading to a storm drainage facility in accordance with the approved grading plan.

2. Standard Parcels: Those parcels not designated as "critical" shall be considered as "standard" parcels within said development, and shall have a "building spot survey" performed immediately after the foundation has been poured and backfilled to ensure compliance with building setback requirements and to ensure that rough grading has been substantially completed, so that all drainage flows away from the building to side yards, front yards or rear yards in conformance with the approved grading plan. The code enforcement officer, or his designated representative, shall visually inspect all standard parcels at the time rough grading is substantially complete to ensure that yard areas have been rough graded properly before work is allowed to continue beyond the foundation point.

After the structure on a parcel is substantially completed and final grading is complete, the developer shall furnish an occupancy survey to certify that final ground elevations are in strict compliance with the elevations indicated on the approved grading plan.

3. Exceptions: In those cases where conditions, in the opinion of the village engineer, do not permit compliance with the approved grading plan, a revised grading plan must be submitted to the village in the same detail as the original submission requires. In the case of those parcels that need additional detail, the same shall be provided as required by the village engineer.

12-3-9: PUBLIC UTILITIES:

All utility lines for telephone, electric service and cable television shall be placed underground entirely throughout a subdivided area. Said conduits or cables shall be placed within easements or dedicated public ways, in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public. The utility lines shall be parallel to and not less than eighteen inches (18") from the property lines. Corner property markers shall not be disturbed by the installation of utility lines.

12-3-10: STORM SEWERS AND SUMP PUMP DRAINS:

A. Stormwater Drainage System: An adequate system of stormwater drainage shall be constructed and installed, consisting of pipes, stormwater detention facilities, tiles, swales, manholes, inlets and other necessary facilities, that will adequately drain the subdivision and protect roadway pavements and buildings from flooding. The stormwater drainage system shall be in compliance with village stormwater management ordinance, and all other applicable ordinances enacted by the village and subject to the approval by the village engineer.

B. Storm Sewer System: Computations for the storm sewer system for on site and off site drainage shall be presented with the preliminary plat for approval.

C. Sump Pump Drainage System: The drainage system shall include underground piping for sump pump connections. Said piping shall extend from either the front or rear of each building lot to the storm sewer system and include manholes and/or cleanouts for maintenance purposes. The sump pump drainage system shall be subject to the approval of the village engineer.

D. Storm Sewer Runoff: All storm sewer runoff from adjacent areas shall be received and conveyed through the subdivision.

E. Drainage Right Of Way: Whenever any stream or important surface drainage course is located in any area which is being subdivided, the subdivider shall reserve an adequate drainage right of way as determined by the village and the Illinois department of transportation, division of water resources along each side of the stream for the purpose of widening, deepening, sloping, improving, or protecting the stream.

F. Storm Sewer System Design: The storm sewer system shall be designed in accordance with the stormwater management control ordinance using a 10-year storm frequency or other methods approved by the village engineer. Culvert design and capabilities shall be determined according to the Illinois department of highways standard design methods using a 25-year storm frequency. The rational method shall be employed when computing storm runoff. The storm system shall be designed with "positive street and swale drainage" such that in the event of a complete storm system failure, stormwater runoff will be directed overland to the stormwater detention area in a manner to minimize property damage due to flooding. The minimum c values for a 10-year storm are 0.90 for impervious and 0.25 for pervious. The minimum c values for a 100-year storm are 0.95 for impervious and 0.25 for pervious. Storm sewers shall be designed for a 10-year storm event flowing full and have a minimum velocity of 2.5 feet per second and maximum velocity not to exceed ten feet (10') per second.

G. Location Of Storm Sewer: All manholes, catch basins, inlets, pipe, frames and grates shall be of the type approved by the village engineer. All storm sewers shall be placed within public rights of way or public utility easements. Storm sewers in rear and/or side yards shall be avoided if at all possible and shall be subject to approval by the village engineer. Lids shall have the words "Storm Sewer" cast on the top.

Intercepting stormwater structures, including catch basins and inlets, shall be provided at intervals not in excess of three hundred feet (300'), as measured along the flow line. The stormwater drainage system shall be separate and independent of the sanitary sewer system. Storm sewers and appurtenant structures shall be constructed in accordance with the "Standard Specifications For Road And Bridge Construction" published by the Illinois department of transportation.

Inlets shall be so located that stormwater runoff will not "pond" greater than the top of the street curbs. Depressed street crowns to facilitate drainage will not be permitted. Storm sewer design shall follow the inlet to catch basin to manhole configuration.

The minimum size storm sewer shall be twelve inches (12") in diameter, and the minimum size inlet connection shall be ten inches (10") in diameter.

Unless otherwise approved by the village engineer, storm sewers shall be reinforced concrete pipe conforming to ASTM C76 minimum class III with O-ring joints conforming to ASTM C443. All inlet connections shall be concrete sewer pipe, ASTM C14 for extra strength pipe.

Minimum cover shall be 2.5 feet for all storm sewers in rear yards and 3.5 feet for all storm sewers under pavement.

All manholes, inlet manholes, inlets and catch basins, and headwalls shall be designed in accordance with the standard details of the village. Prior to acceptance of the installation, the top two (2) steps shall be removed from all structures.

Any field tile systems cut during the process of land development must be reconnected. Connection of existing agricultural drain tiles to new stormwater management systems may be approved if proper allowance for flows from said tiles is incorporated in the new system design.

Storm structures located within the curb line shall be limited to inlets and catch basins only.

H. Discharge Piping: No water from footing tiles or basement sumps shall be pumped or discharged onto the ground surface. Such water discharge pipes shall be discharged into secondary drainage facilities or directly into storm sewer system.

1. Construction of discharge piping from footing tiles and sump pumps, of storm sewers, and of appurtenant structures shall be in accordance with the "Standard Specifications For Road And Bridge Construction", latest edition, published by the Illinois department of transportation.

2. Pipe material for discharge pipe from house and secondary drainage system shall be PVC with a minimum SDR of 35, ASTM 3034.

3. A piping shall be laid on a uniform grade with minimum grade of one-fourth inch (1/4") per foot and a minimum depth of cover of three feet (3').

4. Secondary drainage service to lots shall be installed within the street right of way or side yard easement.

5. Secondary drainage junction box, eighteen inches (18") in diameter by thirty inches (30") deep shall be provided approximately two feet (2') behind the curb. The junction box shall have a removable concrete lid set four inches (4") below the elevation of the back of curb.

6. A minimum three inch (3") diameter pipe shall service the house or building. The three inch (3") pipe may be installed along a common lot line and service two (2) houses or buildings. Said three inch (3") line shall be furnished with a cleanout at its terminus.

7. A minimum four inch (4") diameter pipe shall connect the junction box to the storm sewer system. A minimum six inch (6") diameter pipe shall be used as secondary drainage to connect two (2) junction boxes, if necessary.

8. Where properly located, curb inlets may be used in lieu of a sump pump junction box.

9. Dead ends of secondary systems shall be provided with a cleanout with material and design approved by the village engineer.

10. Any connection between house sump pump discharge pipe and the secondary drainage system shall be made with factory made fittings, wyes and tees. No cut-in of piping will be allowed.

I. Subdrainage: In areas with poorly drained soils and/or a high water table perforated pipe subdrains, six inch (6") minimum diameter shall be required. The pipe shall have two (2) rows of perforations and shall be laid with the perforations up. Backfill shall be clean, poorly graded crushed rock, CA-7 or equal. Minimum depth of bury shall be forty two inches (42") unless circumstances do not allow. Minimum trench width shall be eighteen inches (18"). Pipe material for subdrainage shall be ASTM D-3034 perforated PVC pipe, minimum SDR of 35 with two (2) rows of perforations.

12-3-11: EROSION AND SEDIMENT CONTROL PLAN:

Erosion and sediment control measures shall be provided for any land disturbance activity requiring a permit or approval from the village of Maple Park. An erosion and sediment control plan shall be submitted for review and approval along with the improvement plans and specifications. The erosion and sediment control plan shall meet the requirements of article 3 of the Kane County storm water ordinance. Land disturbance activity over one acre must also comply with the requirements of the Illinois environmental protection agency general NPDES permit no. ILR10 for storm water discharges from construction site activities. Standards and specifications for erosion and sediment control measures shall be in accordance with the "Illinois Urban Manual" (2002, or current edition). Erosion and sediment control planning shall be in accordance with "Procedures And Standards For Urban Soil Erosion And Sedimentation Control In Illinois", (revised, July 1988) by the urban committee of the Association of Illinois Soil and Water Conservation Districts (the "Green Book"), chapters 1 through 5. Where the "Illinois Urban Manual" conflicts with the "Green Book", the "Illinois Urban Manual" shall prevail.

12-3-12: EROSION AND SEDIMENTATION CONTROL PLAN:

During the construction phase of land development, facilities shall be provided to prevent the erosion and washing away of the earth. An erosion and sediment control plan shall be submitted for review and approval along with the improvement plans and specifications. The plan shall include the minimum criteria as follows:

A. List of type of soils as indicated on soil conservation service maps or soils report by a soils engineer.

B. Earth movement plan including approximate quantities of materials.

C. Methods of controlling erosion and sedimentation.

D. These submissions shall be prepared in accordance with the standards and requirements contained in chapter 6, design procedures and specifications, of the publication entitled "Procedures And Standards For Soil Erosion And Sedimentation Control In Illinois", October 1981, as may be revised, prepared by the northeastern Illinois erosion and sedimentation control steering committee and adopted by the Kane-DuPage soil and water conservation district, which standards and requirements are hereby incorporated into this title by reference. Copies of "Procedures And Standards For Soil Erosion And Sedimentation Control In Illinois" are available from the Kane-DuPage soil and water conservation district. The Planning and Zoning Commission may waive specific requirements for the content of submission upon finding that the information submitted is sufficient to show the work will comply with the objectives and principles of this title.

12-3-13: FLOODPLAIN REGULATIONS:

All foundation elevations, proposed grading, storm water management facilities and structures shall be designed and constructed in conformance with the village of Maple Park floodplain ordinance.

12-3-14: RESERVED:

12-3-15: FIELD DRAIN TILE SURVEY:

The submission of engineering drawings shall include a completed survey of field drain tiles within the proposed subdivision and drawings and specifications of proposed improvements to redirect drain tiles around conflicting improvements. The survey shall include pipe sizes and depths and shall be in accordance with current Kane and DeKalb Counties ordinances.

12-3-16: WASTEWATER FACILITIES:

A. Private disposal systems located on individual lots shall conform to Kane and DeKalb Counties department of public health standards.

B. Wastewater disposal and collection systems servicing a population equivalent of fifteen (15) or more shall conform to the Illinois environmental protection agency standards and regulations and to the village of Maple Park sewer ordinances and all other applicable village ordinances.

C. All sanitary sewers shall be extended to the property line of the tract under development at the developer's expense.

D. All sewer pipe material, size and slope shall be subject to the approval of the village engineer.

E. All manhole frames and lids shall be waterproof type, self-sealing with concealed pick holes. Lids shall have the words "SANITARY SEWER" cast on the lid.

F. Five (5) sets of the application for IEPA construction and operation permit shall be completed by the subdivider and submitted to the village for review and execution. Upon execution by the village, the subdivider shall be responsible to submit the required documents to IEPA for its review.

G. Prior to acceptance of the sanitary sewers by the village, subdivider shall have all sanitary sewers tested for leakage by an approved method, mandrel tested, and internally inspected by television camera and recorded in a format designated by the village. Each test shall be witnessed by a representative of the village department of public works and/or village engineer. All costs of tests, inspections and corrections shall be borne by the subdivider.

H. Prior to final acceptance of the sanitary sewers, the developer shall have all sanitary sewers cleaned by jetting and/or rodding to clean the sewer of construction debris or sediment. Construction debris and sediment shall be collected and not allowed to be transported to downstream sewers owned by the village.

12-3-17: WATER FACILITIES:

A. Construction, Installation: When located within the service area of a public water supply system, water mains as specified by the Maple Park water ordinance or any other applicable village ordinance shall be constructed throughout the entire subdivision in such a manner as to serve adequately all lots and tracts with connection to such public systems, together with shutoff valves,

fire hydrants and all equipment installed in the manner prescribed by the Maple Park water ordinance, and all other applicable village ordinances.

B. Documentation: At least five (5) sets of the completed Illinois environmental protection agency IEPA application for water main extensions shall be submitted to the village at the same time as submittal of the final engineering plans and specifications of the subdivision improvements. Upon execution by the village, the subdivider shall be responsible to submit the required documents to IEPA for their review.

C. Testing: Prior to acceptance of the water facilities, all mains shall be pressure and leakage tested and disinfected by methods and pressures approved by the village engineer. All costs of tests, inspections and corrections shall be borne by the subdivider.

D. Water Modeling: Water modeling shall be required as determined by the village and paid for by the owner and developer.

E. Fire Flows: Fire flows shall meet the following minimum standards:

Residential	1,500
Multi-family	2,000
Commercial	2,500
Industrial	3,500
Institutional	3,500

12-3-18: SANITARY SEWER AND WATER SERVICE LINES:

A. Sanitary sewer and water service lines shall be constructed to connect with the utility service mains to serve each lot, tract or building site; such service line shall extend from the main to a point at least two feet (2') beyond the public right of way line of the property to be served. The service line shall be of sufficient size to adequately serve the lot, tract, or building, and design calculations shall be submitted when requested by the village engineer. The minimum size service line shall be one inch (1") diameter "K" copper water service lines and six inch (6") diameter for sanitary sewer service lines. The type, location, and manufacturer of water service line corporation stop and curb stop with box shall conform with the village standard or as approved by the village engineer.

B. When possible, all sanitary sewer and water service lines shall be located ten feet (10') apart at the approximate middle of the lot or parcel to be served. The service line end shall be marked with a four inch by four inch (4" x 4") wooden post extending at least three feet (3') above finishing grade. All water service boxes shall be adjusted to finished grade prior to acceptance by the village.

C. Sanitary sewer studies shall be required as determined by the village and paid for by the owner and developer.

12-3-19: OFF STREET PARKING AND LOADING:

A. Requirements: Any off street parking or loading facilities to be constructed as part of the proposed subdivision improvements shall conform with the requirements specified in the village's zoning ordinance.

B. Lighting Requirements: All off street parking areas shall be provided with lighting per village standards. Lighting plans shall be submitted to the village for review and approval. The plans shall be submitted with lighting calculations and catalog cuts of materials to be used. Off street parking lighting shall be aimed or shielded to avoid casting direct light upon any residential

property or public right of way. The intensity of light shall not exceed 0.5 foot-candle within ten feet (10') of a residential property or public right of way. All off street parking areas, loading facilities, and driveway aisles shall be provided with a minimum average maintained horizontal illumination value of 0.5 foot-candle.

12-3-20: LANDSCAPING AND TREES:

A. Site Landscaping: All parkways within the dedicated street area, drainage easements, or other public in common use areas shall be graded, seeded and planted in accordance with the village zoning ordinance, this title or as directed and approved by the village board.

After lot areas have been graded in accordance with the grading plan, the ground surface shall be temporarily seeded or planted with ground cover to control erosion.

B. Landscaping Plan: A landscape plan, prepared by a qualified landscape architect, shall be submitted with all applications for site plan review. The plan shall be subject to review and recommendation of approval by the village planner.

1. The site shall be landscaped with trees, shrubs, ground cover and flowers to:
 - a. Slow surface water runoff.
 - b. Restrict blowing trash and litter.
 - c. Deter improper access or site use by the public.
 - d. Improve the visual quality of the site.
2. The landscape plan shall include identification of species, size and location of plant materials and all other landscape treatments including, but not limited to:
 - a. Berms.
 - b. Fences.
 - c. Ground covers.
 - d. Ornamental or accent lighting.
 - e. Paving materials.
 - f. Limits of seed and/or sod.
3. Trees and shrubs shall be keyed into a plant list.
4. Upon installation, trees shall not be less than the following sizes:
 - a. Shade trees: Two and one-half inch (2 1/2") caliper, minimum, as measured twelve inches (12") above grade.
 - b. Evergreens: Four feet (4') tall, minimum.
 - c. Ornamentals: Six feet (6') tall, minimum, if multistem. Two and one-half inches (2 1/2") in caliper, minimum, if single stem.

C. Trees:

1. Trees shall be planted throughout the subdivision along streets, screenings and other areas shown on the landscaping plan.

2. Trees along proposed streets shall be planted in the front yard parkways or six feet (6') inside the sidewalk. Only one parkway tree or yard tree per lot is required to be planted; corner lots are required to plant two (2) trees, one in each parkway or yard. Trees shall be spaced no more than fifty feet (50') apart and shall be spaced approximately alternate intervals on opposite sides of the street. A minimum of four (4) tree genera shall be planted per block. No certificate of occupancy shall be issued until the tree(s) has been planted.

3. The following trees shall not be allowed to be planted in the village: silver maple, ash, walnut, poplar, cottonwood, willow and Siberian elm, or other fast growing softwood trees as determined by the village to be short lived or of poor quality.

4. Trees shall be balled and burlapped and shall have a minimum trunk diameter of two and one-half inches (2 1/2") measured twelve inches (12") above ground level. They shall be northern grown in a nursery and shall have been transplanted twice, the last transplanting being not less than four (4) years prior to planting. All trees shall be tagged and identified as to species, size and place of origin. Such tags shall not be removed by the developer prior to inspection by the village engineer. All trees (original or replacement) determined by the village engineer to be diseased or not in vigorous growing condition after two (2) growing seasons shall be replaced at the beginning of the next succeeding planting season, at no cost to the village.

Tree planting shall be done during the proper season. No planting shall be done in frozen soil or during unfavorable weather conditions.

Each tree shall be planted slightly higher than where it stood in the nursery in relation to the finished grade. Holes shall be backfilled with a planting soil mixture consisting of three (3) parts friable topsoil and one part peat moss, and shall be thoroughly watered when the hole is two-thirds (2/3) full.

After watering, the filling shall be completed and the soil thoroughly tamped. After planting, a three inch (3") mulch of shredded hardwood bark shall be applied over the disturbed ground, and a shallow watering basin provided around the tree.

5. The owner and developer shall be wholly responsible for assuming that all trees are planted in a vertical and plumb position and remain so throughout the guarantee period. Deciduous trees may or may not be staked and guyed depending upon the individual preference of the petitioner; however, any bracing procedures must be approved by the village prior to installation.

6. Owner/developer shall provide a set of record drawings showing location and genus of trees to the village. 50'⁵

12-3-21: MAINTENANCE OF STORMWATER MANAGEMENT SYSTEMS:

A. Maintenance Required: The homeowners' association for each residential development and/or the owner of each lot or parcel within the residential development, as well as the owner(s) of any nonresidential development, shall be responsible for maintaining in good working order the stormwater management system that has been provided to control the stormwater runoff generated by such development. However, the village of Maple Park shall be responsible for maintaining any stormwater management system that is located on village owned property.

Minimum required maintenance of detention and/or retention basins shall include, but not be limited to, the control of vegetation within basin areas so as to not exceed a height of ten inches (10") unless otherwise explicitly approved by the village Planning and Zoning Commission and/or village board as part of a professional landscape plan. In addition, detention and/or retention basins shall not be permitted to accumulate with silt, soil, branches, trees, vegetation, debris, or any other obstructions, or to become damaged or compromised in any way so as to prevent the detention and/or retention basin from effectively operating in the manner in which it was designed and intended as determined by the village engineer.

Open drainageways, or any portion thereof, located on any lot or parcel shall be maintained free from accumulations of silt, soil, branches, trees, vegetation, debris, or any other obstructions which impede the natural flow and/or course of the open waterway as determined by the village engineer.

B. Inspection: The village will inspect each homeowners' association stormwater management system according to the attached inspection and maintenance checklist to ensure the system is being maintained in accordance with village standards. If the stormwater management system is deemed unsatisfactory through the inspection, the homeowners' association will be notified to the deficiencies. Upon notice, the homeowners' association will have thirty (30) days to correct the deficiencies or be subject to violation.

C. Abatement Of Violations: If the homeowners' association for the residential development and/or the individual lot or parcel owners within the residential development, or the owner(s) of any nonresidential development, after being given notice to comply with the requirements of this section, fail, neglect, or refuse, within thirty (30) days to comply with said order by the village, the village may take such action required by such order, either by force account or by contract, or the village prosecutor may institute legal proceedings to compel compliance with the order. The village engineer is authorized to grant an extension of the thirty (30) day compliance period if in his/her professional judgment additional time is reasonably required to correct the violation in question.

D. Collection Of Costs: Any cost or expense incurred by the village pursuant to achieving compliance with the requirements of this section, shall be reimbursed to the village by the homeowners' association and/or the individual lot or parcel owners within the residential development, or the owner(s) of any nonresidential development, including an additional fifteen percent (15%) of either the contractor's price or the village's remedial expenses to cover the village's administrative cost of maintaining the stormwater management system.

CHAPTER

4

CONSTRUCTION AND POSTCONSTRUCTION REQUIREMENTS

SECTION:

12-4-1: General Considerations

12-4-2: Preconstruction Meeting

12-4-3: Limited Completion Time Of Public Improvements

12-4-4: Construction Observation Of Improvements

12-4-5: Final Inspection

12-4-6: Certifications For Construction Guarantee Reduction

12-4-7: Testing And Inspection For Public Improvements

12-4-8: Record Drawings

12-4-1: GENERAL CONSIDERATIONS:

A. The subdivider shall be represented by the subdivision design engineer to interpret the plans and specifications, make design changes and prepare record drawings.

B. The village engineer shall perform the duties of resident project representative and conduct periodic observations of the public improvements, witness the tests (outlined in section 12-4-7 of this chapter) of the public improvements, review and recommend action relative to construction guarantee, advise the village of potential problems, conduct semifinal and final inspections of the improvements. Upon completion of the public improvements and receipt of the record drawings

the village engineer shall field survey the improvements using the global positioning system with subcentimeter accuracy and then update the village maps, water model and GIS data bases. The subdivider shall reimburse the village for all services and costs of the engineer for the village incurred by the village.

12-4-2: PRECONSTRUCTION MEETING:

Prior to beginning the installation of any improvements, the subdivider, the design engineer and general contractor shall attend a preconstruction meeting with the village staff, village engineer and the appropriate highway authorities. The purpose of the meeting is to review acceptable site development and construction practices in accordance with the construction control plan and village ordinances and policies. Following the preconstruction meeting, obtaining all permits, approval of all engineering plans, recording the final plat and posting of construction guarantee, delivery of the certificate of insurance which shall name the village and village engineer as additionally insured, and the approval of the village engineer, the subdivider may begin construction of land improvements.

12-4-3: LIMITED COMPLETION TIME OF PUBLIC IMPROVEMENTS:

Construction of all required improvements must be completed within two (2) years from the date of final plat approval unless good cause can be shown to the village board for granting an extension of time. A request for an extension shall not halt the running of the two (2) year period. No extension shall be granted unless adequate guarantee collateral has been received and approved by the village board.

12-4-4: CONSTRUCTION OBSERVATION OF IMPROVEMENTS:

During the course of construction, the village engineer shall provide construction observation of the work in order to ensure compliance with the approved plans and specifications and according to good engineering and construction practices.

12-4-5: FINAL INSPECTION:

The village director of public works, village engineer, subdivider, and contractors shall make a final inspection of the completed work. The final inspection shall not be scheduled until the contractor certifies that all punch list items have been completed and all waivers of lien have been received by the village engineer.

12-4-6: CERTIFICATIONS FOR CONSTRUCTION GUARANTEE REDUCTION:

Prior to the village authorizing any construction guarantee reduction, the developer shall submit to the village a request for said reduction along with certification from the developer and his project engineer that the public improvements included under the construction guarantee have been constructed in substantial compliance with the village approved improvement plans and specifications.

12-4-7: TESTING AND INSPECTION FOR PUBLIC IMPROVEMENTS:

Public improvements consisting of street's pavement structure, concrete, curb and gutter, concrete sidewalks, water, and sanitary sewers shall be tested and inspected as follows:

A. Tests Regarding Street's Pavement Structure:

1. The following soil tests are required and must be certified by an independent soil testing service:

a. During preparation of subgrade, compaction tests shall be performed at maximum two hundred foot (200') intervals to confirm proper compaction in accordance with the standards for street construction set forth in this title.

b. During preparation of aggregate base course, compaction tests shall be performed at maximum two hundred foot (200') intervals to confirm proper compaction in accordance with the standards for street construction in this title.

2. Proof rolling tests shall be conducted in the presence of the village engineer:

a. After the foregoing subbase compaction testing has been completed and prior to the time the foregoing aggregate base compaction tests are performed; and

b. After the aggregate base course has been prepared as detailed in chapter 3 of this title.

3. Any areas which, in the opinion of the village engineer, show a failure in the base, shall be dug out, replaced and retested (proof roll test) and approved by the village engineer. The developer may request permission to use geotextile fabric.

4. If, in the opinion of the village engineer, areas are observed which pose a significant threat of premature failure, extraction tests, as specified by the Illinois department of transportation, may be required.

5. Coring shall be performed at random areas selected by the village engineer to confirm the specified thickness of the aggregate base and binder courses. This coring shall be done in the presence of the engineer for the village and may be conducted by the contractor or an independent testing service.

6. Testing of bituminous materials shall be in accordance with IDOT road and bridge construction standards.

B. Tests Regarding Water Improvements: The following water service tests are required and, where indicated, shall be conducted in the presence of the village engineer:

1. Bacteriological test of water samples taken from completed water mains.

2. Water main pressure test (in the presence of village engineer).

C. Tests Regarding Sanitary Sewer Improvements: The following sanitary sewer service tests are required and, where indicated, shall be conducted in the presence of the village engineer:

1. Low pressure test of completed sanitary sewer (in presence of village engineer).

2. TV testing of sanitary sewer with the results recorded on a format approved by village (in the presence of village engineer).

3. Mandrel deflection testing for (PVC) flexible thermoplastic pipe.

D. Tests Regarding Concrete Curb And Gutter And Sidewalk Improvements: Tests shall be performed as prescribed in IDOT manual for road and bridge construction standards.

E. Notice To Village Engineer: Whenever testing is required by this title to be performed in the presence of the village engineer, developer shall provide a minimum of forty eight (48) hours' notice to engineer of the time such tests are scheduled to take place. If such notice is not provided, retesting may be required.

F. Delivery Of Test Results To Village Engineer:

1. Soil Test Report: Copies of all soil tests and reports required by this title and other such reports shall be delivered to the village engineer at his regular place of business or at the village hall, as the engineer may designate, prior to initiation of any construction.

2. Compaction Test Reports: Copies of all compaction test reports required by this title shall be delivered to the engineer for the village within seven (7) days following the completion of these tests.

3. Certified Compression Test Reports: Copies of all compression test reports required by this title shall be delivered to the village engineer within seven (7) days following the completion of these tests.

G. Inspection And Reports: The engineer for the subdivider shall perform such inspections of the public improvements and materials as may be necessary to allow the engineer to certify that all public improvements and materials are constructed and supplied in accordance with the plans and specifications approved by the village.

12-4-8: RECORD DRAWINGS:

A. During construction an accurate record of all construction work performed shall be kept by the contractors. Upon completion and prior to acceptance by the village of the completed public improvements, the developer shall prepare and submit to the village "record drawings" showing complete "as constructed" information for all improvements. The ends of all water, sanitary sewer and sump pump service lines shall be accurately located so they can be located in the future. The final elevations and storage volume for storm water storage facilities shall be shown.

B. The record drawings shall be prepared and sealed by a registered professional engineer and shall contain thereon a certification that all improvements have been constructed in accordance with the approved final engineering plans or with approved changes thereon.

C. The record drawings furnished to the village by the developer shall consist of one set of reproducible Mylar drawings and two (2) sets of prints or copies and in an electronic format approved by the village. Record drawings shall be received prior to the issuance of any building permits or release of the construction guarantee.

CHAPTER 5 IMPROVEMENT POLICIES

SECTION:

12-5-1: Registered Professional Engineer

12-5-2: Oversized Design

12-5-3: Off Site Improvements/Existing Infrastructure Modifications

12-5-4: Protection Of Existing Improvements

12-5-5: Responsibilities For Maintenance

12-5-6: Acceptance Of Public Improvements

12-5-7: Connections

12-5-8: Construction Routes

12-5-1: REGISTERED PROFESSIONAL ENGINEER:

All required improvements which will be the responsibility of the village for maintenance and operation shall be designed and planned by a registered professional engineer, licensed in the state of Illinois, retained by the subdivider or developer.

12-5-2: OVERSIZED DESIGN:

Where required in the overall utility planning as evidenced by the village's master plan for water, sewer or streets, or the official village plan, any subdivision improvements shall be designed and constructed in accordance with the community's anticipated needs. An agreement between the subdivider and the village may be made allowing the subdivider to recapture added construction costs resulting from an increased design capacity beyond that necessary for the immediate subdivision. This shall apply, but not be limited to: collector sewers, lift stations, disposal facilities, wells, pumping facilities, water mains, storage tanks, culverts, storm sewers, and streets.

12-5-3: OFF SITE IMPROVEMENTS/EXISTING INFRASTRUCTURE MODIFICATIONS:

If it is determined that any existing infrastructure including, but not limited to, water distribution systems, sanitary sewers or other wastewater treatment facilities, storm sewers or other storm water management facilities, roads and curbs and gutters, which may be situated either in part or entirely off site, are inadequate to facilitate a proposed subdivision when one hundred percent (100%) built out, then improvements to any one or more or all of such facilities will be required.

12-5-4: PROTECTION OF EXISTING IMPROVEMENTS:

The developer, his contractors, and his suppliers shall be jointly and severally liable for damage of any nature to existing improvements and village property.

12-5-5: RESPONSIBILITIES FOR MAINTENANCE:

A. Guarantee Of Completed Improvements: Upon completion of the improvements covered by the security deposit (section 12-9-4 of this title), the subdivider shall notify the village in writing and request inspection of the completed improvements. After the improvements have been inspected by the village and found to be complete, but before acceptance by the village board an amount equal to ten percent (10%) of the final estimate of the cost of construction of all said improvements shall be retained by the village for a period of one year following the acceptance by the village board of said improvements to ensure the maintenance of said improvements for said one year period. The remaining portion of said deposit shall be returned to the subdivider at the time that all of said improvements have been satisfactorily completed.

B. Failure To Perform; Reimbursement: The guarantee of completion and maintenance shall provide for reimbursement to the village for any maintenance expenses incurred by the village in performing such work after failure of the subdivider to perform such work after due notice.

12-5-6: ACCEPTANCE OF PUBLIC IMPROVEMENTS:

Acceptance of an improvement shall be only by resolution of the village board upon recommendation of the village engineer and shall be contingent upon:

A. Fulfillment of maintenance responsibility.

B. An opinion by the village attorney that satisfactory and proper conveyance or dedication has been made by the subdivider to the village free of any encumbrances and liens.

C. Inspection reports indicating compliance with the approved final engineering plans and specifications.

D. A single improvement shall not be accepted in part; it shall be complete throughout the subdivision as indicated on the improvement plans. Street or alley construction work consisting of excavation, grading, parkway restoration, curbs and gutters, pavement subgrade, and pavement base and surface courses shall be considered a single improvement. If disputes arise between the village and the subdivider as to the acceptability of streets, curbs, and/or sidewalks, tests of these improvements shall be made by an independent testing firm retained by the subdivider with results furnished to the village.

E. Acceptance of an improvement shall constitute release of the applicable portion of the posted security deposit guaranteeing satisfactory completion of said improvement.

12-5-7: CONNECTIONS:

No permanent connection shall be made with the sanitary sewer, storm sewer, or water distribution system until such connection has been approved and all permit fees for the connection have been paid; and, then, such connection shall in all respects conform to the provisions of the water and sewer ordinance and other ordinances of the village of Maple Park.

12-5-8: CONSTRUCTION ROUTES:

Construction routes shall be established acceptable to the village engineer and village board.

CHAPTER 6

CASH PAYMENTS FOR PARK AND SCHOOL SITE ACQUISITIONS, OR DEDICATION OF LAND IN LIEU THEREOF

SECTION:

12-6-1: Cash Contributions For School And Park Land Acquisition

12-6-2: Criteria For Requiring Park And Recreation Land Dedication

12-6-3: Criteria For Requiring School Site Dedication

12-6-4: Criteria For Requiring A Contribution In Lieu Of Park And School Sites

12-6-5: Density Formula

12-6-6: Reservation Of Additional Land

12-6-7: Combining With Adjoining Developments

12-6-8: Topography And Grading

12-6-9: Improved Site

12-6-10: Application To Other Uses

12-6-11: Interest Earned On Contributions

12-6-12: Obtaining Cash Contributions

12-6-13: Time For Conveyance Of Dedicated Lands And Payment Of Fees In Lieu Thereof

12-6-14: Future Bedroom Credits

12-6-15: Future Bedroom Debits

12-6-16: Escrow For Future Bedroom Credit Payments

12-6-1: CASH CONTRIBUTIONS FOR SCHOOL AND PARK LAND ACQUISITION 1 :

As a condition of approval of a final plat of subdivision, or of a final plat of a planned unit development, for any residential use, each subdivider or developer will be required to make as a minimum cash payment contributions in the following to provide for the acquisition of school and park sites to serve the immediate and future needs of the residents of such subdivision or development:

Schools: Two thousand two hundred dollars (\$2,200.00) per residential unit, payable in accordance with a certain intergovernmental agreement entered into by the Village which is appended as appendix 17-A to the ordinance codified herein.

Parks: Two thousand dollars (\$2,000.00) per residential unit, payable by the applicant for a building permit at the time of issuance of the permit.

In lieu of part or all of the foregoing cash payments, the Village, in its discretion, may determine to accept a dedication of land from the subdivider or developer based upon the fair market value of the undeveloped land at the time the making of the contribution is required or upon such other basis as the subdivider or developer and the Village may mutually agree to. Whether to accept a dedication of land partially or wholly in lieu of the above cash payments, as well as the amount and location of such land, shall be entirely within the discretion of the Village, as it shall reasonably determine; however, the criteria in the following sections shall serve as a guide to land amounts, locations, and types for any subdivider or developer wishing to propose a dedication of land in lieu of cash payments.

Notes

- 1 1. Pursuant to Ordinance 2021-12, the contributions required to be paid shall be suspended until June 30, 2021

12-6-2: CRITERIA FOR REQUIRING PARK AND RECREATION LAND DEDICATION:

A. **Population Ratio:** The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be eight (8) acres of land per five hundred (500) of ultimate population in accordance with the following classifications:

Types Of Recreation Area	Size Range	Minimum Acres Per 500 People
Play lot	Minimum 8,000 square feet	Not applicable
School-park (neighborhood playground)	Minimum park of 5 acres	2.25
Neighborhood park	Minimum of 3.5 acres	2.00
Districtwide play field or park	Minimum of 4 acres up to 30 acres	1.75
Community wide recreation park	Minimum of 12 acres up to 30 acres	2.00
		8 acres of land per 500 people

B. Location: The park and recreation plan as adopted by the park district, if any, in which the subdivision is located shall be used as a guideline in locating sites if such plan exists. If a park site of not less than five (5) acres can be placed adjoining an elementary school, such a site dedication shall be a requirement. A central location serving the entire development is most desirable. In large developments, these sites can be located throughout the development.

C. Private Parks And Recreation Areas: At no time shall any property within a subdivision which is reserved for private use of the residents thereof be credited toward a developer's park land contribution. Such property includes, but is not limited to, open space, parks, tennis courts and similar areas, pools, clubhouses, lots and parking areas.

Wetlands, floodplains, and retention/detention ponds generally will not be acceptable as land donations. However, the village board may accept land donations consisting of up to fifty percent (50%) of such areas if the village board determines the property is suitable for the intended purposes of this chapter.

12-6-3: CRITERIA FOR REQUIRING SCHOOL SITE DEDICATION:

A. Population Ratio: The ultimate number of students to be generated by a subdivision or planned unit development 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:

1. Estimated number of children to be served in each such school classification over the
2. Maximum recommended number of students to be served in each such school classification as stated herein, and then applying such ratio to the
3. Said minimum recommended number of acres for a school site of each school classification as stated herein. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the increased children in each such school classification.

B. School Classifications And Size Of School Site: School classifications and size of school sites within the village shall be determined in accordance with the following criteria:

School Classification By Grade	Maximum Number Of Students For Each Such School Classification	Minimum Number Of Acres Of Land For Each School Site Of Such Classification
Elementary schools grades kindergarten through 5th (K - 5)	600 students	15 acres
Junior high schools grades 6th through 8th (6 - 8)	900 students	35 acres
Senior high schools grades 9th through 12th (9 - 12)	1,500 students	80 acres

C. Location: The comprehensive school plan and/or the standards adopted by the affected school district shall be used as a guideline in locating sites.

12-6-4: CRITERIA FOR REQUIRING A CONTRIBUTION IN LIEU OF PARK AND SCHOOL SITES:

12-6-5: DENSITY FORMULA:

The following table shall be used in calculating the amount of required dedication of land or cash contributions in lieu thereof. A subdivider or developer may file a written objection to the table of estimated ultimate population listed herein. If so, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development. In that event, final determination of the density formula to be used in such calculations shall be made by the village board, at its sole discretion, based upon such demographical information submitted by the subdivider or developer, this title and from other sources which may be submitted to or available to the village board by the park district, school district, or others. The specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment.

TABLE 2

ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

Type Of Unit	Preschool 0 - 4 Years	Elementary K - 5 5 - 10 Years	Junior High Grades 6 - 8 11 - 13 Years	High School Grades 9 - 12 14 - 17 Years	Adults Per Unit 18 - Up	Total Per Unit
Detached single-family:						
2 bedroom	0.102	0.122	0.041	0.020	1.694	1.979
3 bedroom	0.256	0.358	0.143	0.146	1.962	2.865
4 bedroom	0.413	0.474	0.303	0.307	2.176	3.673
5 bedroom	0.231	0.317	0.231	0.212	2.606	3.597
Attached single-family (townhouses, rowhouses, quadplexes, etc.):						
1 bedroom	0.000	0.000	0.000	0.000	1.068	1.068
2 bedroom	0.091	0.094	0.077	0.037	1.775	2.074
3 bedroom	0.229	0.212	0.063	0.067	1.809	2.380
4 bedroom	0.346	0.321	0.169	0.183	2.317	3.336
Apartments:						
Efficiency	0.000	0.000	0.000	0.000	1.360	1.360
1 bedroom	0.000	0.000	0.000	0.000	1.734	1.734
2 bedroom	0.041	0.080	0.039	0.038	1.554	1.752
3 bedroom	0.063	0.203	0.117	0.093	2.310	2.786

12-6-6: RESERVATION OF ADDITIONAL LAND:

Where the comprehensive plan or the standards of the village call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate pursuant to this title, the land required in excess of the developer's contribution shall be reserved for subsequent purchase by the village or other public body designated by the village. Such acquisition must be made within eighteen (18) months from the date of approval of the final plat or plan.

12-6-7: COMBINING WITH ADJOINING DEVELOPMENTS:

Where possible, public open space or a school site which is to be dedicated should be combined with dedications from adjoining developments in order to produce usable recreation areas or school sites.

12-6-8: TOPOGRAPHY AND GRADING:

The topography and geology of the dedicated sites as well as its surroundings must be suitable for its intended purpose. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land.

12-6-9: IMPROVED SITE:

All sites shall be dedicated in a condition ready for full service of electrical, water, sewer, streets (including enclosed drainage and curb and gutter) and sidewalks as applicable to the location of the site, or acceptable provisions made therefor.

12-6-10: APPLICATION TO OTHER USES:

The dedications of land or cash contributions in lieu thereof required by this title shall also be required for multiple-family unit developments and annexations of land to the village. As a condition of the granting of a permit for a trailer park, a multiple-family unit development, the change in use of an existing structure to a multi-family design for nontransient residents, or as a condition to the annexation of any residentially improved land to the village, each owner, subdivider or developer shall comply with the requirements of this chapter.

12-6-11: INTEREST EARNED ON CONTRIBUTIONS:

As to any funds held in trust by the village of Maple Park pursuant to this title, the village of Maple Park shall be entitled to the interest from said funds to reimburse and compensate the village for its service as trustee, administrator and negotiator pursuant to this title.

12-6-12: OBTAINING CASH CONTRIBUTIONS:

A. Whenever funds have been contributed for school purposes in lieu of land, the village may require that any school district seeking to obtain such funds contributed for developments within the school district, submit and be subject to the following:

1. Submission of a resolution of the school district board, certified by its secretary, stating that the school district has contracted to purchase real property; or in the alternative that the school district intends to make site improvements, or to erect a school or an addition to a school. The resolution shall further state that said proposed use or uses of the funds conforms with the requirements or regulations of the appropriate state of Illinois agency whose approval would be required in order to proceed with either the acquisition or construction work proposed.

2. Upon approval by the village board of the expenditure of cash contributions made in lieu of school site dedications, the village board shall require an agreement to be executed by the school board providing for the specific use of the money, time limitations on its use, repayment of portions of such cash not used on a specific project, indemnification of the village or any other criteria, conditions or covenants the village board deems necessary in order to fully carry out and comply with the provisions of this title.

3. Upon completion of any project undertaken with the use of such funds, the school district shall provide an accounting to the village board of the actual expenditures by the school district board of such money received from the village.

12-6-13: TIME FOR CONVEYANCE OF DEDICATED LANDS AND PAYMENT OF FEES IN LIEU THEREOF:

Land required to be dedicated herein shall be conveyed at the final plat stage, or within a reasonable time thereafter as permitted by the village, by warranty or trustees deed, free and clear of all liens and encumbrances, except current real estate taxes and customary title company exceptions acceptable to the village. Fees in lieu of such land dedications calculated as provided herein shall be paid as a condition of final plat approval. Real estate taxes not yet due at the time of such conveyance and any real estate taxes thereafter due by reason of the change of use of the property from farming or agricultural purposes under 35 Illinois Compiled Statutes 205/220 et seq., shall be paid by the developer when the same shall become due. Sufficient guarantees of the payment of such taxes shall be provided to the village as a condition of final plat approval. Developer shall submit, concurrently with said deed, at his expense, a current commitment for title insurance in an amount equal to the property's fair market value, as approved.

12-6-14: FUTURE BEDROOM CREDITS:

For a period of three (3) years following the village's execution of a plat of subdivision the village shall refund to the developer fees paid in lieu of land dedication if a building permit is applied for indicating the building to be constructed will have fewer bedrooms than were calculated at the time of the execution of the final plat. Said payment shall be calculated as indicated above.

12-6-15: FUTURE BEDROOM DEBITS:

For a period of ten (10) years following the village's execution of a plat of subdivision, the village shall collect from all building permit applicants a fee if the building to be constructed will have more bedrooms than were calculated at the time of the execution of the final plat. Said fees shall be calculated on the basis of each additional bedroom as indicated above.

12-6-16: ESCROW FOR FUTURE BEDROOM CREDIT PAYMENTS:

Notwithstanding anything contained in this title to the contrary, for a period of three (3) years following the village's execution of a final plat of subdivision, the village shall retain and not disburse twenty percent (20%) of fees paid by a developer in lieu of land dedication. Said sum shall be used to satisfy the payments required by section 12-6-14 of this chapter.

CHAPTER 7 PREAPPLICATION AND CONCEPT PLAN

SECTION:

12-7-1: Procedure For Preapplication

12-7-2: Concept Plan And Supporting Information

12-7-3: Subdivider Advised

12-7-4: Change Of Owner, Contract Purchaser, Or Developer

12-7-1: PROCEDURE FOR PREAPPLICATION:

Prior to the filing of an application for approval of a preliminary plan, the subdivider shall request a meeting with the Planning and Zoning Commission chairman, village president, village engineer, and the village planner for advice regarding general requirements affecting the proposed development. A sketch of the proposed subdivision and a location map showing the relationship of the proposed site to existing traffic arteries and community facilities shall be submitted. Subdivider shall also submit proof of ownership or financial interest to the property.

12-7-2: CONCEPT PLAN AND SUPPORTING INFORMATION:

The intent of the concept plan stage is twofold. The first step is to gain village board approval and have them recommend the forwarding of the concept plan onto the Planning and Zoning Commission. The second stage is to encourage the discussion of basic problems and questions between the developer and the Planning and Zoning Commission prior to the expenditure of funds for more detailed plans. The concept plan stage also includes citizen participation opportunities in order to assist the applicant and the village in defining the conditions under which permanent changes in land use may occur with minimum intrusion on the natural and economic resources of the village.

A. Concept Plan: Once approval has been obtained under section 12-7-1 of this chapter, the developer shall request in writing to the village clerk and the village planner to be placed on the agenda of the next scheduled meeting of the finance and public relations and development committee. Concurrently with his request, the developer shall submit to the village planner ten (10) copies of a concept plan in simple form, drawn to a scale of not less than one inch equals one hundred feet (1" = 100'), showing the following information:

1. Existing lots, streets, rights of way, easements and covenants;
2. Distinctive natural features such as watercourses, wetland areas, general topography, soil types, and wooded (tree) areas;
3. Existing zoning on and surrounding the site;
4. Proposed street, lot layout, and densities;
5. Other proposed rights of way and/or easements;
6. Proposed protective covenants;

7. Proposed parks and other open space;
8. Any requested zoning changes, variances and special uses.

B. Supporting Information: The subdivider shall describe or outline how the proposed subdivision will be served by water and sewer and other public utilities and shall describe how stormwater runoff control will be provided for. The subdivider shall submit the names and addresses of the property owners, petitioners, and developers. The background and experience of the developer, along with a reference list of current and prior projects, shall also be submitted. In addition, the subdivider may submit any additional information that will help establish the feasibility of the proposed development.

C. Finance And Public Relations And Development Committee: The finance and public relations and development committee will meet with the developer and obtain additional information that it deems necessary in order to form an opinion as to acceptance or rejection of the concept plan. The chairperson will then ensure that the referral of the concept plan to the Planning and Zoning Commission is on the next meeting of the village board's agenda.

D. Village Board Decision: The village board shall by motion, either reject the proposed subdivision or accept and refer the matter to the Planning and Zoning Commission and the appropriate village staff members.

E. Copies: If the concept plan is approved, an additional twenty (20) copies of the plan will be made available to the village clerk who will distribute them to:

1. Staff members:
 - a. Director of public works.
 - b. Village attorney.
 - c. Village administrator, if any.
 - d. Engineer.
 - e. Village planner.
 - f. Planning and Zoning Commission members.
 - g. Planning and Zoning Commission chairperson.
 - h. Village clerk.
 - i. Police chief.
2. Local governmental bodies:
 - a. School districts.
 - b. Fire districts.
 - c. Townships.
 - d. Library districts.

The staff and respective local governmental bodies shall review the developer's request, together with all supporting documentation and data. Each staff member shall, and each local governmental body may, supply the village clerk with comments, questions, concerns, suggestions and recommendations. Said written comments shall be submitted to the village clerk not later than thirty (30) days after the submission of the documentation and data to them. The village clerk shall promptly submit copies of said comments to the developer, each member of the Planning and Zoning Commission, each member of the village board, the village planner, the village engineer and the village attorney.

F. Planning and Zoning Commission: The Planning and Zoning Commission's review shall consist of the following:

1. Review the general feasibility of the proposal;
2. Review the applicable statutes, administrative rules and regulations and local ordinances and land use plans;
3. Review existing facilities and conditions;
4. Answer questions and address problem areas;
5. Provide the applicant with oral suggestions, comments and recommendations; and
6. Review staff and local governmental bodies' comments.

12-7-3: SUBDIVIDER ADVISED:

The Planning and Zoning Commission, in reviewing the proposed plan, shall discuss with the subdivider the proposed plan and any requirements the village may want to have incorporated into a preliminary plat and plan. Provided, however, that the village and the Planning and Zoning Commission shall not in any way be subsequently prejudiced from making any future recommendations or decisions on account of their review and comment on the concept plan.

12-7-4: CHANGE OF OWNER, CONTRACT PURCHASER, OR DEVELOPER:

If at any time during the preapplication and concept review there is a change of ownership, contract purchaser, or developer, the village clerk shall be notified in writing within seven (7) calendar days of said change.

CHAPTER 8 PRELIMINARY PLAT AND PRELIMINARY PLAN

SECTION:

- 12-8-1: Procedure
- 12-8-2: Preliminary Plat And Plan Copies
- 12-8-3: Required Information
- 12-8-4: Submission
- 12-8-5: Planning and Zoning Commission Action
- 12-8-6: Village Board Of Trustees Action
- 12-8-7: Change Of Ownership, Contract Purchaser, Or Developer

12-8-1: PROCEDURE:

The steps and proceedings hereinafter set forth are hereby adopted as the procedure to be followed for the approval of a preliminary plat and preliminary plan for the subdivision of lands.

12-8-2: PRELIMINARY PLAT AND PLAN COPIES:

A. When any owner of land lying within the corporate limits of the village of Maple Park or within the area of jurisdiction of the Maple Park Planning and Zoning Commission desires to subdivide such lands, the owner shall submit to the village planner twenty (20) copies of: 1) preliminary plat drawn to a scale of not less than one hundred feet (100') to the inch with supporting

sheets which shall constitute a part thereof, and 2) a preliminary engineering improvement plan drawn at a scale of not less than one hundred feet (100') to the inch showing all proposed improvements. The preliminary plat shall show all land owned, options, or proposed to be developed by the subdivider. Such plat and plan shall show and give the following information.

12-8-3: REQUIRED INFORMATION:

A. Preliminary Plat:

1. The length and bearing of external boundaries, including such curve data as radius, chord length and bearing, of the proposed subdivision, the total acreage contained therein, along with a legal description of the property to be subdivided;
2. The name of the proposed subdivision; the name, address and phone of the subdivider; the name of the surveyor who prepared the plat;
3. The location of existing corporate boundaries at or near the subdivision;
4. The subdivision of lands within and immediately adjoining for a distance of one hundred fifty feet (150') from the boundary of the proposed subdivision and the names, location and dimensions of all existing public streets, railways, watercourses or other such public or private easements and rights of way within the adjoining lands and proposed subdivision;
5. The existing zoning district classification under the village of Maple Park or the Kane and DeKalb Counties zoning ordinance for adjoining lands and the land to be subdivided;
6. The names, location, dimensions, widths, bearings, curve data within the proposed subdivision of all proposed streets, alleys, construction routes, easements, parks, playgrounds, and other open spaces proposed to be dedicated to the public use;
7. The blocks and/or lots into which the project is proposed to be subdivided, all dimensions thereof including, but not limited to: width of each lot at the front line, length and location of building setback line, length of side lot lines, all lots consecutively numbered within consecutively numbered blocks; the purpose of each lot not dedicated to residential use; area of lots in square feet;
8. All preliminary plats shall be at a scale not less than one inch equals one hundred feet (1" = 100') and shall be complete with north arrow, date of preparation, and any other information or data that the village may require for full and complete consideration of the proposed preliminary plat for the subdivision.

B. Supporting Documents; Preliminary Plat:

1. A letter of intent signed by the owners stating the desires of the owners of the property or the subdivider pertaining to annexation to the village if said property is not presently within the corporate boundary;
2. Summary of all restrictions intended to be imposed by the final plat or by deeds of conveyance as to the use of all property within the subdivision, including area of buildings for residential use, if any.

C. Preliminary Improvement Plan:

1. The length and bearing of external boundaries, including such curve data as radius, chord length and bearing, of the proposed subdivision, and the total acreage contained therein;
2. The name of the proposed subdivision; the name, address and phone number of the subdivider, developer, and the name of the engineer who prepared the plan;

3. The character of lands within and immediately adjoining for a distance of one hundred fifty feet (150') from the proposed subdivision boundaries, showing the subdivision thereof, if subdivided, and the location and dimensions of existing public streets, alleys, sanitary and storm sewers, culverts and drain tile, water supply mains, gas and/or petroleum pipelines, underground electrical and telephone lines, bridges, watercourses, railways, permanent historical features, park and school sites, public utility easements or other than dedicated properties, if any, called out as "existing" on the plan and shown in such a manner as to be differentiated from proposed improvements;

4. Existing ground contours at vertical intervals of not more than one foot (1') intervals based on the United States geological survey datum (contours of 2 foot intervals shall be allowed only when and if unusual topographic features limit plan clarity); environmental or distinguishing natural features, wetlands, trees of six inches (6") or more in diameter measured two feet (2') above the ground with common tree names; existing buildings and present use, bodies of water, with the elevation, if any, shown in such a manner as to be differentiated from proposed easements;

5. The existing zoning district classification under the village of Maple Park or Kane and DeKalb Counties zoning ordinance for adjoining lands and the land to be subdivided;

6. The names, locations, widths, and other general dimensions of proposed streets, alleys, easements, parks, playgrounds, school sites, and other open spaces proposed to be dedicated to the public use;

7. The blocks and lots into which the project is proposed to be subdivided, with dimensions, the numbering of all lots, the purpose and area in acreage of all lots not dedicated for residential use;

8. A general description of the type, kind, character, extent and location of all proposed improvements as proposed to be constructed or installed along with sufficient detail as may be required to convey the general basis of design for sewer, water and other improvements both on site and off site for the development of the subdivision according to this title;

9. A general description of the type, character, extent and location of all storm water runoff control facilities, including critical spot elevations, according to this title and the village of Maple Park storm water management ordinance and other applicable village ordinances, including a summary of storm water control data;

10. Typical street cross sections showing curbs, pavement width, sidewalks, width of right of way, street name and classification; general description of proposed street grades and drainage facilities;

11. All preliminary plans shall be at a scale of one inch equals one hundred feet (1" = 100') and shall be complete with north arrow, legend, and any other information or data that the village engineer or Planning and Zoning Commission may require for full and complete consideration of the proposed preliminary plan for the subdivision. Said plan shall be provided in a format approved by the village;

12. A location map at a scale of not less than one inch equals two thousand feet (1" = 2,000') showing the relationship of the subdivision to its surroundings within one-half (1/2) mile including section lines, primary and collector roads.

13. Proposed phasing of the development of the proposed subdivision, if any, and the corresponding phasing of any and all improvements thereof.

D. Supporting Documents, Preliminary Improvement Plan:

1. A watershed map such as the flood insurance rate map (FIRM) and flood insurance study published by the federal emergency management agency, the "Hydrological Investigations" published by the Northeastern Illinois metropolitan area Planning and Zoning Commission, on site wetlands areas or any other pertinent watershed information;

2. Review and report by the applicable soil and water conservation district;

3. Soils report which is to be used in the bearing capacity design for foundations, sewers, pavement subgrades and for environmental concerns;

4. Preliminary design calculations and drawings for storm water runoff and control facilities as required herein.

12-8-4: SUBMISSION:

A. The subdivider shall submit all information required by sections 12-8-2 and 12-8-3 of this chapter, together with the fees provided for in section 12-17-1 of this title, to the village planner at least twenty (20) days before the next Planning and Zoning Commission meeting.

B. The Planning and Zoning Commission, the village board, the village planner and the village engineer shall notify the applicant of any limitations of village services or public improvements which would affect the character of the development, its size and/or density.

C. The village board shall then refer the preliminary plat, preliminary improvement plan and supporting documents to the Planning and Zoning Commission for consideration.

12-8-5: PLANNING AND ZONING COMMISSION ACTION:

A. Action: The Planning and Zoning Commission shall, within ninety (90) days of the village planner's receipt of the last item of required information, consider the proposed preliminary plat of subdivision and preliminary improvement plan as represented by the documents received, and shall thereupon approve or disapprove the same.

B. Reviews: Prior to the Planning and Zoning Commission's acting on the proposed preliminary plat, preliminary improvement plans, and supporting documents, said preliminary plat, preliminary improvements plans, and supporting documents shall be reviewed by the village engineer, village attorney, village planner, village superintendent of public works, village police chief, Maple Park fire district chief, and any other consultants deemed necessary by the Planning and Zoning Commission. The Planning and Zoning Commission shall also notify other service districts including, but not limited to, the library district, park district, and school district for their input and concerns regarding the impact of the proposed development.

C. Changes: If the preliminary plat and improvement plan are not satisfactory as presented, the Planning and Zoning Commission may permit the subdivider to make changes and additions required by the commission to meet the requirements of this title.

D. Approval: After the proposed preliminary plat, improvement plan and supporting documents have been prepared to the Planning and Zoning Commission's satisfaction, they shall be approved and the original and three (3) copies shall be endorsed by placing the following approval certificate thereon:

PLANNING AND ZONING COMMISSION

PRELIMINARY APPROVAL CERTIFICATE

The proposed subdivision, as shown on this Preliminary Plat, Preliminary Improvement Plan, and supporting documents, has received preliminary approval of the Planning and Zoning Commission of the Village of Maple Park, and is hereby referred to the Village Board for approval.

Dated: ___, 20 __.

Signed By: _____

Chairperson

E. Disapproval: If the proposed plan of subdivision as shown by the preliminary plat and improvement plan is disapproved, the original plat and plan shall be returned by the Planning and Zoning Commission to the subdivider with a written statement of the reasons for such disapproval.

12-8-6: VILLAGE BOARD OF TRUSTEES ACTION:

A. Action: The village board shall approve or disapprove the preliminary plat and improvement plans within thirty (30) days after the next regular stated meeting following the action of the Planning and Zoning Commission. Preliminary approval shall not qualify a plat for recording.

B. Approval: Upon approval by the village board of the preliminary plat, improvement plans and supporting documents, the original and three (3) copies with the following approved certificate shown thereon shall be dated and endorsed by the village president and attested to by the village clerk.

The original and one copy, so endorsed, shall remain on file with the village of Maple Park and two (2) endorsed copies returned to the subdivider or developer.

VILLAGE BOARD

PRELIMINARY APPROVAL CERTIFICATE

"The proposed subdivision as shown on this Preliminary Plat, Preliminary Improvement Plan, and supporting documents has received Preliminary Approval by the Village Board of the Village of Maple Park."

DATED: ___, 20 ____.

ATTEST:

BY: _____

Village President

BY: _____

Village Clerk

C. Effectiveness Of Preliminary Plat Approval: Approval of the preliminary plat shall be effective for a maximum period of twelve (12) months, unless upon application of the developer, the village board grants an extension. The written request for extension must be submitted to the village prior to the expiration of said twelve (12) month period. Only one 12-month extension may be granted. Developer must adhere to all zoning and subdivision ordinances in effect at the time of the extension. If the final plat has not been recorded within this time limit, the preliminary plan must again be resubmitted for approval or disapproval.

12-8-7: CHANGE OF OWNERSHIP, CONTRACT PURCHASER, OR DEVELOPER:

If at any time during the preliminary plat and preliminary plan review process there is a change of ownership, contract purchaser, or developer, the village clerk shall be notified in writing, within seven (7) calendar days of said change.

CHAPTER 9 FINAL PLAT AND FINAL IMPROVEMENT PLANS

SECTION:

12-9-1: Procedure

12-9-2: Final Plat

12-9-3: Supporting Documents

12-9-4: Security Deposit Guaranteeing Completion And Maintenance Of Improvements

12-9-5: Planning and Zoning Commission Action On Final Plat And Plans

12-9-6: Village Board Action On Final Plat And Plans

12-9-7: Recording Final Plat

12-9-8: Final Improvement Plans

12-9-9: Change Of Ownership, Contract Purchaser, Or Developer

12-9-1: PROCEDURE:

The subdivider shall, within one year after approval of the preliminary plat and improvement plans, file with the village planner one original, one Mylar copy with original signatures, and twenty (20) copies of a final plat and eight (8) copies of the final improvement plans, each complete with all supporting documents as required herein, all provided in electronic format. The said final plat and improvement plans shall be in strict conformance with the preliminary plat and preliminary improvement plans, shall be in final form for recording and shall include all of the property included in the preliminary plat and improvement plans, unless, prior to the expiration of the aforesaid one year, the subdivider shall request and the village board of the village of Maple Park shall grant to the subdivider permission to submit a final plat and improvement plans as aforesaid covering only a portion of the property included in the preliminary plat and improvement plans; provided, however, that nothing hereinabove set forth shall prevent the village board from requiring that final approval be considered for only a portion of the property covered by the preliminary plat and improvement plans due to the inability of the village to meet the needs created by final approval of the entire parcel. No extensions for approval of final plat shall be considered unless a written application signed by the owners and developers is submitted to the village clerk within one year of the date of approval of the preliminary plat.

12-9-2: FINAL PLAT:

A. The final plat shall be drawn in black ink on tracing cloth or Mylar to a scale of not less than one hundred feet equals one inch ($100' = 1''$) and shall show the following information thereon:

1. The name or names of the owners of the property;
2. The name, seal and signature of the registered land surveyor who prepared the plat and date thereof;
3. The legal description of the property to be subdivided;
4. The boundary of the plat based on accurate traverse, with angular and linear dimensions;
5. Location of all permanent monuments;
6. North arrow, scale;
7. All other measurements, dimensions, data, and certificates required by the Illinois plat act;
8. The name, purpose, and exact width of all easements and rights of way including streets and alleys;
9. The dimensions of all lots; area of all lots in square feet;
10. All lots numbered as in the preliminary plat and the purpose of all nonresidential lots;
11. The number of degrees and minutes of all lot angles other than ninety degrees (90°), except that when the lines in any tier of lots are parallel, it shall be sufficient to mark only the outer lot. When any angle is between a curve and its tangent, the angle shown shall be that between the tangent and the main chord of the curve. When between curves of different radii, the angle between the main chords shall be shown;
12. When a street is on a circular curve, the main chord of the centerline shall be drawn as a dotted line in its proper place; and, either on it or, preferably, in an adjoining table, shall be noted its bearing and length, the radius of the circle of which the curve is a part, and the central angle subtended. The lot lines on the street sides may be shown in the same manner, or by bearings or angles of distances. When a circular curve of thirty foot ($30'$) radius or less is used to round off the intersection between two (2) straight lines, it shall be tangent to both straight lines; it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight line.
13. Street addresses assigned to each lot by village clerk, chairman of Planning and Zoning Commission, and fire chief.

B. On any such plat showing a tract or tracts of land dedicated for park, playground, or other public use, if such tract or tracts are not located within the corporate limits of the village of Maple Park, the certificate of dedication shall provide that the future official act of annexation of such tract or tracts to the village of Maple Park shall constitute a transfer of the title to such tract or tracts to the village of Maple Park for such public use.

12-9-3: SUPPORTING DOCUMENTS:

An original and twenty (20) copies of the final plat and eight (8) copies of the final improvement plans, as herein described, shall be submitted to the Planning and Zoning Commission, each complete with a set of supporting documents, as follows:

A. Final Improvement Plan: Final improvement plan according to the requirements of section 12-9-8 of this chapter.

B. Drainage Overlay: A reproducible Mylar drainage overlay drawing with certificate, as required by the Illinois plat act, shall be submitted to the village for approval with the final engineering plans. The drainage overlay drawings shall be at the same scale as the final subdivision plat.

C. Statement Of Improvements And Associated Documents: A detailed statement by the subdivider setting forth the nature, kind, character, and extent of all improvements that will be constructed within the subdivision, together with complete plans, profiles, and specifications clearly describing the same, with agreement to construct same in accordance therewith.

D. Cost Estimate: A statement by a professional engineer registered in the state of Illinois giving a detailed estimate of the total cost of construction for all proposed improvements.

E. Land Dedication And/Or Cash Contribution: Proof of compliance with chapter 6, "Dedication Of Park Lands And School Sites Or Payment Of Fees In Lieu Thereof", of this title.

F. Rights Of Way And Easements: Any and all documents as may be required by the village of Maple Park to ensure that the dedication of all required rights of way and the granting of all required easements has or will be established.

G. Covenants: Any covenants or other documents which place certain restrictions on the use and development of the property and is intended to be recorded with the final plat.

H. Permit Applications: Five (5) completed copies of all permit application forms (IEPA, IDOT, IDOWR, etc.) required for construction of the proposed improvements.

I. Impact/Transition Fees: Proof of compliance with all applicable impact/transition fee ordinances.

J. Compliance With Ordinances: Proof of compliance with all applicable ordinances.

12-9-4: SECURITY DEPOSIT GUARANTEEING COMPLETION AND MAINTENANCE OF IMPROVEMENTS:

A. All of the necessary improvements as described in the subdivider's statement, as shown on the aforesaid plans, profiles, and specifications and as certified by the village engineer shall be completed within two (2) years from approval of said plat. The subdivider shall in all cases be responsible for the maintenance of all improvements for one year following their construction and acceptance by the village. The subdivider, to ensure the satisfactory completion of all required improvements and to ensure the maintenance of the same, for one year following construction and acceptance by the village, and conditioned upon completion of said improvements, shall:

1. Deposit with the village clerk cash in an amount equal to one hundred fifty percent (150%) of the final estimate of the cost of construction of all said improvements, as certified by the village engineer; or

2. Deposit with the village clerk a duly executed, irrevocable letter of credit in a form approved by the village from a financial institution in good standing and authorized to do business in the state of Illinois, shall name the village of Maple Park as a beneficiary, and shall be in effect for a minimum period of two (2) years from the approval date of the final plat and shall remain in full force and effect until the village of Maple Park is notified at least ninety (90) days prior to any expiration date. The amount of said irrevocable letter of credit shall be equal to one hundred fifty percent (150%) of the final estimate of construction cost for all proposed improvements as certified by the village engineer, and shall ensure the satisfactory completion of all improvements and ensure maintenance thereof as provided above; or

3. Deposit with the village clerk a duly executed completion bond, with corporate surety, to be approved by the village board and filed with the village clerk, in an amount equal to one hundred fifty percent (150%) of the final estimate of the cost of construction of all said improvements as certified by the village engineer.

B. During construction of the subdivision improvements, the security deposit guaranteeing the satisfactory completion of said improvements may be periodically reduced upon approval of the village board. However, the remaining security deposit amount shall never be less than one hundred fifty percent (150%) of the estimated cost of the improvements remaining to be completed as determined by the village engineer plus ten percent (10%) retainage of the final estimated improvement construction cost retained for maintenance of said improvements.

C. Upon completion of said improvements, an amount equal to ten percent (10%) of the final estimate of the cost of construction of all said improvements shall be retained by the village for a period of one year following the acceptance of said improvements by the village to ensure the maintenance of said improvements for said one year period.

12-9-5: PLANNING AND ZONING COMMISSION ACTION ON FINAL PLAT AND PLANS:

A. Hearing: The chairman of the Planning and Zoning Commission shall notify the subdivider or his representative of the time and place at which he will be heard on behalf of his application, at least five (5) days prior to the date for said hearing.

B. Reviews: All final plats, final improvement plans, and supporting documents shall be reviewed by the Planning and Zoning Commission, the village engineer, village attorney, village planner, village superintendent of public works, village police chief, Maple Park fire district chief, and any other consultants as deemed necessary by the Planning and Zoning Commission.

C. Village Engineer's Approval: Prior to the Planning and Zoning Commission's approval of the final plat of subdivision, final improvement plans, and supporting documents, the village engineer shall submit a written report stating that, in his opinion, the final plat, final improvement plans, and the engineer's estimate of construction cost meets the minimum requirements of this subdivision control ordinance and other ordinances of the village, and are acceptable.

D. Action: The Planning and Zoning Commission and the village board shall approve or disapprove the final plat, final improvement plans, and supporting documents within sixty (60) days of the submission of the last item or required data to the commission.

E. Disapproval: If the proposed final plat of subdivision is disapproved by the Planning and Zoning Commission, the original plat shall be returned to the subdivider and a copy sent to the village board with written statements of the reasons for such disapproval, within ten (10) business days of the final vote on said disapproval.

F. Approval: When the Planning and Zoning Commission has approved the final plat of subdivision, final improvement plans, and supporting documents, the chairperson shall date and sign the Planning and Zoning Commission's approval certificate on the original final plat and two (2) copies thereof.

Subject to subsection D of this section, within five (5) days of such approval, the Planning and Zoning Commission shall transmit the approved, original final plat, and one copy or print thereof to the village board together with a letter of transmittal calling the village board's attention to all variances (if any) approved by the commission and setting forth its reason for approving such variances, and together with the originals and one copy of all supporting documents presented to the commission. One approved print or copy of the final plat and one copy of all supporting documents submitted therewith shall remain on file with the Planning and Zoning Commission.

12-9-6: VILLAGE BOARD ACTION ON FINAL PLAT AND PLANS:

After the final plat, final improvement plans, and supporting documents pertaining to the proposed subdivision/development meets with the village board's satisfaction, the village board shall, by motion, approve same and authorize and direct the president and village clerk to date and sign the village board approval certificate on the final plat of subdivision.

12-9-7: RECORDING FINAL PLAT:

Upon approval by the village board of said final plat, the developer shall record the plat with the Kane and DeKalb Counties recorder of deeds, as applicable, within three (3) months after such approval. If not recorded within this time, the approval shall be null and void.

The subdivider or developer shall be required to submit three (3) copies of the recorded plat together with the recorded document number, book, and page, to the village clerk as proof of recording and for the village of Maple Park's records. Two (2) copies shall be retained by the village and one given to the village engineer.

12-9-8: FINAL IMPROVEMENT PLANS:

A. Intent: The improvement plan stage is for the purpose of accurately showing how the improvements will be constructed in order to conform to the layout and design objectives of the preliminary plan. As such, the improvement plan process is an extension of the preliminary plan process. Where conditions so warrant, the village may require that portions of improvement plans be submitted during the preliminary plan review process in order to determine the land's suitability for the preliminary plan design. Any required off site improvements and engineering studies shall be provided and paid for by the subdivider upon request. Where the subdivision is to be developed in phases, and where soil and/or topographical conditions so warrant, the village may require that improvement plans for the entire preliminary plan area be submitted prior to the construction of improvements.

B. Filing: Prior to the submittal of the final plat, the applicant shall submit five (5) complete sets of plans and specifications for the construction of the proposed site improvements. Following approval by the village engineer, eight (8) copies of the final improvement plans shall be submitted to the Planning and Zoning Commission with the final plat. Improvement plans shall not be approved until after the site has been zoned according to the uses proposed in the approved preliminary plan. Said plans shall be prepared, signed, and sealed by an Illinois registered professional engineer on twenty four inch by thirty six inch (24" x 36") quality sheets, be designed in accordance with chapters 3 and 4 of this title, and this chapter, and other applicable chapters of this title, and all other applicable village ordinances.

C. Final Engineering Plans: Final engineering plans shall, as a minimum, consist of the following:

1. Title sheet;
2. Project specifications (may be separately bound) and general construction notes;
3. Geometric plan;
4. Grading plan, which includes the street paving plan, all storm sewer lines and structures, storm water retention/detention facilities, erosion control measures, floodplain and wetland protection measures;
5. Master and detailed utility plan, which shows all storm sewers, sump pump drain lines, sanitary sewers, water main and any other public utility lines with appurtenant structures;
6. Lighting plans, shall include the layout for lighting standards and underground conduits and unit duct for off street parking lighting and/or public street lighting systems;
7. Street plan and profiles;
8. Construction details;
9. Water main, sanitary and storm sewer profiles;
10. Landscaping plan;
11. Soil erosion and sedimentation plan.

D. Plan Sheet: Each plan sheet shall include the following information:

1. A title block that includes the project name, job number, sheet title (geometric, grading, etc.), sheet number, date of preparation, and latest revision date;
2. North arrow and scales;
3. Additional general plan notes and legend as may be required.

E. Title Sheet:

1. Subdivision name and unit number or phase number;
2. Location map;
3. Seal, signature, address, and phone number of the registered professional engineer who prepared the plans and the person or firm that prepared the topographic surveys;
4. Developer's name, address, and phone number;
5. Index of sheets;
6. A minimum of three (3) bench marks;
7. Dates of preparation and any revisions;
8. Summary of quantities for each division of improvement work;
9. Standard legend.

F. Project Specifications And General Construction Notes:

1. The project specifications and general construction notes shall include the following provisions:
 - a. All on site and off site improvements shall be constructed in accordance with the requirements of the "village of Maple Park";
 - b. Permits shall be obtained from all outside governmental agencies having jurisdiction;
 - c. All structure adjustments shall be accomplished with concrete adjusting rings;
 - d. Existing field tiles encountered during construction shall be either integrated into the site drainage system, removed or plugged in a manner deemed appropriate by the village engineer;
 - e. The developer shall be responsible for all adjustments before and after final inspection, prior to final acceptance by the village of Maple Park;

f. The village must have forty eight (48) hours' notice prior to the initiation of construction activity;

g. The testing and sterilization of all new water distribution facilities shall be completed prior to making water service taps;

h. Material specifications comply with village standards and include:

- (1) Paving base materials;
- (2) Paving surface materials;
- (3) Concrete materials;
- (4) Pipe materials.

i. All restoration work in the public right of way subject to the specific approval of the village engineer;

j. The village public works director, village engineer, village police department and the fire district shall be notified a minimum of forty eight (48) hours prior to road or water main shutdowns;

k. Contractor shall contact JULIE prior to any excavation work (including section, township, and range numbers of property with note);

l. Contractor shall maintain pavement crossing cuts until final pavement restoration is complete and accepted by the village engineer.

m. Water distribution plans and specifications shall conform to "Standard Specifications For Water And Sewer Main Construction In Illinois" and village ordinances. If a conflict arises, the village ordinances shall govern;

n. Pavement, curb and gutter, sidewalks, and storm sewer shall conform to "Standard Specifications For Road And Bridge Construction", IDOT;

o. A reproducible Mylar set and two (2) copies of "record drawings" shall be submitted to the village in a format approved by the village prior to any final acceptance. Said "record drawings" shall indicate the exact final location and layout of all improvements, include verification of all building pad, top of foundation, invert, rim and spot grade elevations, and incorporate all field design changes approved by the village.

G. Geometric Plan:

1. The geometric plan to show site boundaries and lot layout shall be a copy of the final plat, reduced if required, without the certificates;

2. All necessary geometric data required to layout the proposed improvements;
3. Show all streets adjacent to and within one hundred feet (100') of project site;
4. Show all site access roadways and driveways within one hundred feet (100') of project site;
5. All necessary geometric data required to show existing and proposed easements;
6. Street right of way width;
7. Street centerline and radii and curve data;
8. Right of way radii and curve data;
9. Street pavement width;
10. Location of curb and gutter;
11. Intersection geometric data;

12. Parking lot dimensioning and data including: lot aisle widths, space dimensions, handicap space dimensions; loading berth dimensions, curb radii, angle of parking, throat width of drives, angle of driveway at street intersection;

13. Setback lines and distances for all proposed building, parking lots, etc.;

14. Proposed building footprint outlines;

15. Nonresidential site area in square feet:

a. Office building area in square feet (if applicable);

b. Warehouse building area in square feet (if applicable);

16. Building envelope:

a. Distance to front lot line, rear lot line, interior side lot line, and exterior lot line (if applicable);

b. Distance to all existing off site buildings within one hundred feet (100') of the subject site.

H. Grading Plan:

1. Existing and proposed finished ground topography of site at one foot (1') contour intervals extending for one hundred feet (100') onto adjacent properties;

2. All existing structures located and described;

3. All streets, driveways, parking lots, and other paved areas;

4. Longitudinal slope of parkways and driveways where required;

5. Locations of all trees exceeding six inches (6") in diameter;

6. Flood hazard and wetlands delineation:

a. Floodway delineation;

b. 100-year floodplain delineation;

c. Drainage watershed delineation;

d. Wetlands and other flora areas delineation;

e. Delineation of all major watercourses.

7. Curb and gutter, sidewalks;

8. Typical street cross section:

a. Transverse slope;

b. Superelevation;

c. Pavement design and structural calculations.

9. Storm and sump pump drainage appurtenances:

a. Number of all storm sewer structures;

b. Rim and invert grades and pipe sizes noted for all drainage structures.

10. All elevations including contours shall be referenced to USGS datum NAVD 88:

a. Existing contours to be shown as light dashed lines;

b. Proposed contours to be shown as heavy solid lines.

11. Spot elevations at break points, at all lot corners, and top curb elevation at all property lines extended to curbline;

12. Proposed building footprint with top foundation elevation and, where applicable, garage floor elevation. Basement floor elevation for proposed building with walkout basement or lowest unprotected opening adjacent to flood hazard area;

13. Drainage arrows around all proposed building foundations, along lot lines, swales, ditches, and wherever else required to delineate surface drainage direction and pattern;
14. Retaining wall and details with indication of lot ownership;
15. Storm water overflow routing with applicable cross sections and profiles;
16. Storm water retention or detention storage basin:
 - a. Outline of the storage basin with finished contours at one foot (1') intervals;
 - b. Typical cross sections showing the degree of side slopes, top of bank elevations, bottom elevations and proposed storage elevations;
 - c. Finished surface restoration including any slope stabilization or protection;
 - d. Inlet and release structures with details;
 - e. Any subsurface (bottom) drainage system;
 - f. Designation if a dry or wet bottom basin;
 - g. High and, where applicable, normal water storage elevation;
 - h. Calculated water storage volume in acre-feet.
17. Erosion and sedimentation control measures applicable to site grading;

I. Master And Detailed Utility Plan:

1. Location and size (if applicable) of all existing utility lines and their appurtenant structures located on site or within the construction limits of proposed off site improvements;
2. Location and size of all proposed on site and off site watermains, sanitary sewers, storm sewers, and sump pump drain lines, and their appurtenant structures (hydrants, valves, manholes, etc.) which shall be numbered for reference;
3. The finished frame elevation and invert elevations shall be given for all structures;
4. The plan shall indicate size, slope, purpose, length, and type of material of all proposed utility lines;
5. Show all locations where granular trench backfill is required;
6. All existing structures which require adjusting, reconstruction, or filling shall be noted on plan;
7. The plan shall conform to overall village plans for any trunk lines, existing or proposed, which traverse the subdivision;
8. Depict adjacent properties for proper utility and street match;
9. Hydrant locations, dimension to the back of the nearest curb, final grade ring elevation;
10. Valve vault and valve box locations, with description including size and type of valve, final adjusted grade;
11. Note that thrust blocks shall be at all bends, tees and plugs for all water mains;
12. Provide vertical and horizontal clearance between water main and sanitary/storm sewer in accordance with standard specifications;
13. If the proposed development is to be served by individual sewage septic systems, then septic plans will be required meeting all the rules, regulations and requirements of Kane and DeKalb Counties for said sewage septic system. Plans shall also be subject to Kane and DeKalb Counties' approval.

J. Lighting Plans: Lighting plans shall include the following:

1. Light pole locations, heights, and spacing;

2. Control system and underground site wiring diagram specifying unit duct and wire size, locations, and other materials;
3. Typical installation section showing:
 - a. Type of base and pole;
 - b. Bracket or arm;
 - c. Luminaire wattage type lamp and ballast provided;
 - d. Mounting height.
4. Catalog cuts and specifications from manufacture shall be submitted.

K. Street Plan Profiles And Sections:

1. Plan view of all proposed street and sidewalk improvements showing, but not limited to, street name, centerlines with stationing and horizontal curve data, right of way lines and widths, pavement outline and widths, sidewalks, curb and gutter, return radii, all storm sewers and other drain lines with structures, and, where applicable, shoulders and drainage ditches;
2. Plan view shall show all locations where granular trench backfill is required; (Ord. 2005-03, 3-1-2005)
3. Centerline profile of existing ground line with elevations shown at fifty foot (50') intervals minimum;
4. Centerline profile of proposed pavement surface with grades, vertical curve data, and elevations shown at fifty foot (50') intervals minimum;
5. Profile of all proposed storm sewers, sanitary sewers, water mains and other drain lines with structures within the plan view area showing pipe size, slope, length, type of material, and finished frame and invert elevations for structures;
6. Profile of all utility crossings where a grade conflict may occur;
7. Typical street cross sections showing all proposed street construction within the right of way and the calculated pavement structural number;
8. Street cross sections at fifty foot (50') intervals minimum when requested by the village engineer;
9. Plan view scale shall be one inch equals fifty feet (1" = 50') minimum and profile scales shall be horizontal same as plan and vertical one inch equals five feet (1" = 5').

L. Construction Details: All details shall be of type standard with the village of Maple Park, including, but not limited to:

1. Manholes, inlets, catch basins, vaults;
2. Standard utility structure covers;
3. Standard valve and hydrant installation;
4. Drainage structures;
5. Concrete curb and gutter;
6. Thrust block installation;
7. Service connections;
8. Paving installation.

M. Sanitary Sewer: Sanitary sewer profiles shall be provided for all proposed sanitary sewers.

N. Landscaping Plan: Landscaping plan shall include trees to be preserved, screening where required, the restoration of site flora and other areas to be stabilized and enriched according to this title and all other village requirements.

O. Soil Erosion And Sedimentation Plan: Soil erosion and sedimentation plan shall include the location, type, and details of all required site soil erosion control measures, and shall show any proposed ground cover areas such as seeding, sodding, etc.

P. Supplementary Documents: Final studies, reports, drawings, and calculations for all proposed storm water sewers, drain lines, culverts, retention or detention storage basins, flood routing, and any other site storm water management facilities.

12-9-9: CHANGE OF OWNERSHIP, CONTRACT PURCHASER, OR DEVELOPER:

If at any time during the final plat and final improvement plans process there is a change of ownership, contract purchaser, or developer, the village clerk shall be notified in writing within seven (7) calendar days of said change.

CHAPTER 10 ADMINISTRATION

SECTION:

12-10-1: Village Board

12-10-2: Planning and Zoning Commission

12-10-3: Village Engineer And Village Planner

12-10-1: VILLAGE BOARD:

The village board is vested with the following responsibilities with regard to this title:

- A. Approval or disapproval of all final plats and plans;
- B. Approval or disapproval of all variations and exceptions recommended by the Planning and Zoning Commission;
- C. Hear and decide appeals from the decisions of the Planning and Zoning Commission;
- D. Institute appropriate proceedings to enforce the provisions of this title.

12-10-2: PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission shall administer the provisions of this title and in addition thereto, and in furtherance of said authority, shall:

- A. Maintain permanent and current records of this subdivision control ordinance including amendments thereto;
- B. Forward copies of the preliminary and final plats and plans to other appropriate officers and agencies for their recommendations, reports, and action;
- C. Receive and review preliminary plats and plans, and forward decisions to the subdivider;
- D. Receive, review and forward final plats and plans to the village board with recommendations;
- E. Ensure compliance with this title in all final and preliminary plats, plans and supporting documents;
- F. Make all other determinations required by this title.
- G. Have all other power and authority as granted by law.

12-10-3: VILLAGE ENGINEER AND VILLAGE PLANNER:

The village engineer and village planner shall be vested with the responsibility and duty of reviewing all preliminary and final plats, plans and supporting documents, making determinations in the areas of design standards and engineering specifications. Additionally, and in furtherance of said responsibilities, unless otherwise limited by contract between the village of Maple Park and the engineer and planner, the engineer and planner shall:

- A. Review all preliminary plat and plans for the village board; and transmit said plat and plan to the Planning and Zoning Commission, with the motion of the village board;
- B. Prepare and update a calendar for action on each application for subdivision;
- C. Schedule such meetings as are necessary to meet the calendar requirements of the commission and board;
- D. Review the final plat for completeness and agreement with the conditions of the approved preliminary plat and plan;
- E. Prepare a summary of the facts and recommendations of the Planning and Zoning Commission for the village board; and forward the same to the village board for final approval of the plat and plan;
- F. Coordinate the review of the plat, plans, and any agreements being reviewed by the village engineer, village attorney, superintendent of public works and the fire chief; and transmit all recommendations to the Planning and Zoning Commission and village board;
- G. Assist the commission and the village board in assessing the need for and conditions of oversized improvements, maintenance agreements, necessary bonds for public improvements, recording of plats and agreements and in-place plans;
- H. Report any violation of this title to the village board for action; and keep a record of each inspection notice, and final disposition of each reported violation; and
- I. Ensure that the official village map, the official land use plan for the village of Maple Park and its mile and a half planning area, and the records for subdivisions outside the corporate limits of the village of Maple Park, in the planning area, are accurate and up to date.

CHAPTER 11 ENFORCEMENT

SECTION:

12-11-1: Enforcement Of Regulations

12-11-1: ENFORCEMENT OF REGULATIONS:

The regulations contained herein shall be enforced as specified below:

- A. No one shall sell or lease for any time exceeding five (5) years any lot or block before all the requirements of the Illinois plat act have been complied with. Nothing in this section shall prohibit an offer of sale or acceptance of deposit by a seller before compliance with the requirements of the Illinois plat act, provided that compliance occurs before conveyance of any deed to the property.
- B. The subdivision of any lot or any other parcel of land by the use of metes and bounds description with the intent of evading this title is expressly prohibited.
- C. No building permit shall be issued for the construction of any building or structure located on a lot or parcel subdivided or sold in violation of this subdivision control ordinance.

D. No sewer or water hookup will be granted unless all the requirements of this subdivision control ordinance and all other pertinent ordinances have been satisfied.

E. No plat of subdivision shall be approved which does not comply with all the provisions of this subdivision control ordinance.

F. No occupancy permit shall be granted by any governing official for the use of any structure within a subdivision approved for platting until all required utility facilities have been installed and made ready to service the property and that roadways providing access to the subject property, lot or lots have been constructed, or are in the opinion of the village engineer in the course of construction.

G. No certificate of occupancy shall be issued until all debris and waste generated by the installation of any utility or lot improvements is removed from the subdivision site. Such debris and waste shall not be buried on the site.

H. No plat of any subdivision shall be entitled to be recorded with the Kane County or DeKalb County recorder's office or have any validity until it shall have been approved in the manner prescribed by law and provided for herein.

I. No plat of subdivision shall be approved nor building permit nor certificate for occupancy shall be granted if a subdivider or his authorized agent shall have violated any federal, state or local law pertaining to consumer protection of real estate land sales, promotion, or practices, or any applicable conflicts of interest legislation with respect to the lot or parcel of land which is the subject of the plat approval, permit or certificate, until so ordered by a court of competent jurisdiction.

J. No improvements such as sidewalks, water supply, storm water drainage, sewerage facilities, gas service, electric service or lighting, or grading, paving or surfacing of streets, shall hereafter be made within any such subdivision by any owner or owners or his or their agent or by any public service corporation at the request of such owner or owners or of his agent until the plans for improvements and the final plat thereto have been reviewed by the Planning and Zoning Commission and approved by the village board of the village of Maple Park.

K. Owner and developer shall notify village clerk within seven (7) calendar days if there is any change of ownership and/or contract purchaser and/or developer either before or after the final plat has been approved. The new owners, contract purchaser, and developer shall be required to amend, as deemed necessary by the village board, any previously submitted documents and submit any and all security and deposits required by village ordinance.

L. No land shall be subdivided or filed for record, nor any street laid out, nor any improvements made to the land, until the plat or plats of the subdivision and street improvement shall have been certified to and approved by action of the village board. This approval must be in writing and placed on the original tracing of the final plats, according to the procedure outlined herein.

M. No improvements, such as sidewalks, water supply, storm water drainage, electric service or lighting, or grading, paving or surfacing of streets, shall hereafter be made within any such subdivision by any owner or owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent until the final plats for the subdivision and, also, the plans for improvements thereto have been formally recommended by the Planning and Zoning Commission and approved by the village board.

CHAPTER 12 VARIATIONS AND EXCEPTIONS

SECTION:

12-12-1: Variations And Exceptions, Generally

12-12-1: VARIATIONS AND EXCEPTIONS, GENERALLY:

When the subdivider can show that a provision of the standards of design or required improvements or other provisions of this subdivision control ordinance would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, and in the opinion of the Planning and Zoning Commission these conditions are sufficient reason for a variation, the Planning and Zoning Commission may recommend variations from these requirements and provisions. Such recommendations shall be communicated by the Planning and Zoning Commission to the village board in writing with the reason therefor. The village board may approve variations from these requirements in specific cases which, in its opinion, do not affect the general plan or the spirit of this subdivision control ordinance.

CHAPTER 13 PLANNED DEVELOPMENTS

SECTION:

12-13-1: Modified Requirements

12-13-1: MODIFIED REQUIREMENTS:

Plats, plans and specifications for planned developments may vary from the strict requirements and provisions of this subdivision control ordinance in order to better comply with the provisions of the zoning ordinance of the village of Maple Park. The order of application, amount, type, kind and character of required submissions, and the nature of approval and entitlements of approval may vary according to the provisions of the aforesaid section of the zoning ordinance. However, a subdivider may not present an application for a planned development solely to circumvent the provisions of this subdivision control ordinance.

CHAPTER 14 APPEALS

SECTION:

12-14-1: Appeals To Village Board

12-14-1: APPEALS TO VILLAGE BOARD:

Any party aggrieved by a decision of the Planning and Zoning Commission may, within fifteen (15) days thereafter, appeal therefrom to the village board after filing written notice of such appeal with the commission specifying the decision from which such appeal is taken.

CHAPTER 15
DIRECT VILLAGE BOARD APPROVAL OF PLATS

SECTION:

12-15-1: Subdivision Of Small Tracts Of Land

12-15-1: SUBDIVISION OF SMALL TRACTS OF LAND:

When there is presented to the village board for approval a plat of subdivision or resubdivision of a small tract of land, if the village board after consideration and recommendation thereon by the Planning and Zoning Commission, is of the opinion that the intent and purpose of the provisions of this subdivision control ordinance are not violated by such plat, and the construction of improvements herein required cannot be reasonably enforced, the village board may waive the application or enforcement of the provisions of this subdivision control ordinance and approve such plat, without requiring further procedure.

CHAPTER 16
AMENDMENTS

SECTION:

12-16-1: Adoption And Purpose

12-16-2: Public Hearings

12-16-3: Annual Review

12-16-1: ADOPTION AND PURPOSE:

The village board may, from time to time, adopt and amend rules and instructions for administration of these subdivisions regulations to the end that approval of plats will be expedited or standards of design or improvements will be improved upon or clarified.

12-16-2: PUBLIC HEARINGS:

The Planning and Zoning Commission may, of its own motion or upon formal petition signed by one or more property owners or interested parties residing in and within one and one-half (1 1/2) miles of the corporate boundaries of the village, cause to be prepared a notice indicating changes proposed to be made in the subdivision control ordinance, which notice shall state the time and place of a public hearing for consideration of such proposed amendment, supplement or change. Notice of the public hearing shall be published not less than fifteen (15) days in advance of the hearing in a newspaper published in the village or of general circulation within the village. At such public hearing, the Planning and Zoning Commission may adopt a resolution recommending approved modification or denial by the village board of such proposed amendment, supplement or change.

12-16-3: ANNUAL REVIEW:

The Planning and Zoning Commission shall have the responsibility to review and make recommendations for the improvement of this subdivision control ordinance at least once each year. Public hearings are not required for said review.

CHAPTER 17 FEES AND PENALTIES

SECTION:

12-17-1: Fees

12-17-2: Penalty For Violation

12-17-3: Development Contributions To Library District

12-17-4: Development Contributions To Fire Protection District

12-17-5: Development Contributions To Village

12-17-5-1: School Capital Impact And Transition Fees

12-17-6: Temporary Occupancy Permit

12-17-1: FEES 1 :

Concurrently with the submission of request for preapplication review as provided herein, the applicant shall deposit with the Village Clerk, in escrow, a sum of money that shall be used by the Village to defray the cost and expense billed it by the Village staff, infrastructure mapping, modeling, GIS and database updates, court reporters for appearance and transcript fees, and such other consultants as are hired by the Village during the preapplication, concept, technical, preliminary, and final plat review process and through the Village's final acceptance of all public improvements. Said escrow shall also be used to pay the costs of all special Village Board meetings or portions thereof relating to the review process. The amount to be deposited by the applicant shall be not less than seven thousand five hundred dollars (\$7,500.00) for preapplication and concept review, and not less than twenty five thousand dollars (\$25,000.00) for preliminary and final plat reviews. Said escrow funds shall be deposited and held by the Village in an interest bearing account with the interest payable to the Village of Maple Park. The Village shall make disbursements from said escrow funds upon the receipt of billing statements from said consultants, provided said statements have been reviewed and approved by the Village Board. Notice to the applicant shall not be a prerequisite to the Village making said disbursements. If at any time after commencement of the review process the amount deposited has been reduced to a balance of two thousand five hundred dollars (\$2,500.00) or less for preapplication and concept review, and ten thousand dollars (\$10,000.00) or less for preliminary and final plat review, the applicant shall be required to deposit an additional amount with the Village so that the escrow balance is not less than the amount the applicant was originally required to deposit. Said additional amount shall be deposited with the Village Clerk within fifteen (15) days after the applicant has been so notified. Notice shall be deemed given as of the date that a written notice requesting an additional amount is deposited by certified U.S. mail addressed to the applicant. Any funds on deposit at the conclusion of the staff's involvement with the development, provided all disbursements have been made, shall be returned to the applicant. However, notwithstanding anything herein to the contrary, no final Village Board approval shall be granted until all of the aforesaid costs have been paid.

Notes

- 1 1. See also section 12-9-4 of this title.

12-17-2: PENALTY FOR VIOLATION:

In addition to the sanctions imposed by section 12-10-1 of this title, whoever shall violate any of the provisions of this title shall be subject to a fine of not less than two hundred fifty dollars (\$250.00) nor more than seven hundred fifty dollars (\$750.00) for each violation thereof, and each day that a violation exists or continues shall constitute a separate offense.

12-17-3: DEVELOPMENT CONTRIBUTIONS TO LIBRARY DISTRICT 1 :

E. Policy: It is stated policy of the Village of Maple Park to exact Library District transition fees from owners and developers of residential developments to be annexed to the Village.

E. Criteria For Requiring Development Fees: All agreements for the annexation of lands to be developed for residential uses shall contain terms by which the entity seeking annexation shall agree to be bound by and comply with the terms of this section relating to the calculation, payment and collection of Maple Park Public Library District transition fees.

Beginning May 1, 2020, such Development Contribution for the Library District shall be re-established as a base year fee of One thousand eight and 67/100 dollars (\$1,008.67) per residential dwelling unit. This base year fee shall be increased at a simple rate of 2.5 percent every May 1 thereafter.

E. Payment Of Fee: Any fee payable under this section shall be paid by the owner, developer or subdivider to the Village subsequent to final plat approval but prior to the Village President affixing his signature thereto.

D. Transfer Of Fees: The fees collected under this section shall be transferred to the Maple Park Public Library District within forty five (45) days of the Village Clerk's receipt of same.

E. Indemnification Agreement: As a condition precedent to the receipt of any funds by the Maple Park Public Library District from this section, said Maple Park Public Library District shall execute and deliver to the Village Clerk an indemnification and hold harmless agreement in a form acceptable to the Village Board.

Notes

- 1 1. Pursuant to Ordinance 2019-23, the contributions required to be paid shall be suspended until April 30, 2020

12-17-4: DEVELOPMENT CONTRIBUTIONS TO FIRE PROTECTION DISTRICT 1 :

E. Policy: It is the stated policy of the Village of Maple Park to exact Fire District transition fees from owners and developers of lands to be annexed to the Village.

E. Criteria For Requiring Development Fee: All agreements for the annexation of lands to be developed for residential, commercial and industrial uses shall contain the terms by which the entity seeking annexation shall agree to be bound by and comply with the terms of this section relating to the calculation, payment and collection of Maple Park and Countryside Fire Protection District transition fees.

Beginning May 1, 2020, such Development Contribution to the Fire Protection District shall be re-established as a base year fee of One thousand eight and 67/100 dollars (\$1,008.67) per residential dwelling unit, or One thousand four hundred twelve and 13/100 dollars (\$1,412.13) per one thousand (1,000) square feet of commercial or industrial space, as may be applicable. This base year fee shall be increased at a simple rate of 2.5 percent every May 1 thereafter.

E. Payment Of Fee: Any fee payable under this section shall be paid by the owner, developer or sub divider to the Village subsequent to final plat approval but prior to the Village President affixing his signature thereto.

D. Transfer Of Fees: The fees collected under this section shall be transferred to the Maple Park and Countryside Fire Protection District within forty five (45) days of the Village Clerk's receipt of same.

E. Indemnification Agreement: As a condition precedent to the receipt of any funds by the Maple Park and Countryside Fire Protection District from this section, said Maple Park and Countryside Fire Protection District shall execute and deliver to the Village Clerk an indemnification and hold harmless agreement in a form acceptable to the Village Board.

Notes

- 1 1. Pursuant to Ordinance 2019-23, the contributions required to be paid shall be suspended until April 30, 2020.

12-17-5: DEVELOPMENT CONTRIBUTIONS TO VILLAGE 1 :

A. Fees: All of the following contributions to the Village of Maple Park shall be assessed for residential, commercial and industrial uses for the purposes indicated to aid in offsetting the impact upon Village services and facilities resulting from the subdivision and development of land:

1. Roads: One thousand five hundred dollars (\$1,500.00) per unit.
2. Police: One thousand fifty-five and 33/100 dollars (\$1,055.53) per unit.
3. Facility: One thousand six hundred three dollars (\$1,603.00) per unit.

Each of the above fees shall increase by five percent (5%) on May 1, 2022. And an additional five percent (5%) of the base amount on May 1 of each year thereafter.

B. Payment Of Fees: The fees provided for in this section shall be due and payable by the applicant for the building permit at the time of the issuance of the building permit.

Notes

- 1 1. Pursuant to Ordinance 2019-23, the contributions required to be paid shall be suspended until April 30, 2020.

12-17-5-1: SCHOOL CAPITAL IMPACT AND TRANSITION FEES:

In addition to the cash contributions for school and park land acquisition required by chapter 6 of this title, the following fees shall be assessed for residential uses for the purposes to aid in offsetting the immediate effects upon local schools resulting from the subdivision and development of land:

A. School Capital Impact Fee: A school capital impact fee of two thousand dollars (\$2,000.00) per residential unit shall be payable in accordance with a certain intergovernmental agreement entered into by the village, which is appended to the ordinance codified herein as appendix 17-A, and is hereby incorporated by reference and made part of the Maple Park subdivision control ordinance, as if set fully forth.

B. School Transition Fee: A school transition fee of one thousand dollars (\$1,000.00) per residential unit shall be payable to the village by the applicant of the occupancy permit therefor prior to the issuance of such permit. Such fees shall be paid over to the school district at the end of each quarter of the village's fiscal year.

12-17-6: TEMPORARY OCCUPANCY PERMIT:

A. A nonrefundable fee of two hundred dollars (\$200.00) shall be charged for a temporary occupancy certificate.

B. A deposit of one thousand dollars (\$1,000.00) shall be paid to the village of Maple Park. Said deposit shall be refunded to the applicant provided all of the incomplete items itemized on said certificate are completed by the date specified in the temporary occupancy certificate, otherwise said deposit shall be forfeited to the village of Maple Park. Forfeiture of said deposit should not excuse the applicant from completing the unfinished items.

C. A reinspection fee of one hundred dollars (\$100.00) shall be charged for the final occupancy certificate.

**CHAPTER 18
OFFICIAL MAP, PLAN AND DRAWINGS**

SECTION:

12-18-1: Official Map

12-18-2: Standard Drawings And Illustrations

12-18-3: Official Plan

12-18-1: OFFICIAL MAP:

The official map of the village of Maple Park hereby becomes a part of this subdivision control ordinance. The official map is the official plat and boundary map of the village of Maple Park.

12-18-2: STANDARD DRAWINGS AND ILLUSTRATIONS:

All standard drawings and illustrations and maps attached to this subdivision control ordinance hereby become a part thereof, and shall have the same force and effect as any and all of the provisions of this subdivision control ordinance.

12-18-3: OFFICIAL PLAN:

The official plan for the village of Maple Park and its mile and a half planning area hereby becomes a part of this subdivision control ordinance. The village of Maple Park claims jurisdiction over the area shown on said official plan. All provisions and regulations in this subdivision control ordinance shall be enforced throughout the area shown on the official plan.

CHAPTER 19
SEVERABILITY; EFFECT

SECTION:

12-19-1: Severability

12-19-2: Effect

12-19-1: SEVERABILITY:

If any article, section, subsection, clause or phrase of this subdivision control ordinance is for any reason held to be void, such decision shall not affect the validity of any other article, section, subsection, clause or phrase.

If any court of competent jurisdiction shall adjudge any application of any provision of this subdivision control ordinance to a particular property, building or structure as invalid, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in the judgment.

12-19-2: EFFECT:

All ordinances or parts of ordinances in conflict with the provisions of this subdivision control ordinance, unless such conflict is specifically provided for herein, are hereby repealed. This subdivision control ordinance shall be in full force from and after its passage and publication according to law.