

TITLE 16
SUBDIVISIONS

Chapters:

- 16.04 General Provisions
- 16.08 Plats
- 16.12 Design Standards and Improvements

Chapter 16.04
General Provisions

Sections:

- 16.04.010 Applicability
- 16.04.020 Designation

§16.04.010 Applicability. All sections of this title shall apply to all new subdivisions unless exceptions or differing requirements are specifically set forth for a particular type of subdivision in this title.

§16.04.020 Designation. Any division of any lot or tract of land into two (2) or more lots for the purpose, whether immediate or future, of conveyance, transfer, improvement, or sale shall be designated as a subdivision, unless all resulting lots shall abut an existing street or highway.

Chapter 16.08

Plats

Sections:

- 16.08.010 Filing Plats and Plans
- 16.08.020 Approval – Procedure Following
- 16.08.030 Approval of Plat by Board
- 16.08.040 Compliance Before Plat Approval
- 16.08.050 Filing Fee

§16.08.010 Filing Plats and Plans. Subdivision plats and plans and specifications for the completion of all of the improvements and the installation of all services required for approval of the plat shall be filed with the Village Clerk for approval of the plans and specifications by the Village Board. The Village Board shall apprise the subdivider of the approval of the plans and specifications or of any further requirements for compliance with this title prior to approval thereof.

§16.08.020 Approval – Procedure Following. Upon approval of the plans and specifications, the subdivider may:

- A. Proceed to complete the improvements and the installation of services in accordance with the plans and specifications; or
- B. Enter into a binding contract or contracts for the construction of the improvements and the installation of services in accordance with the plans and specifications.

§16.08.030 Approval of Plat by Board. The Village Board will approve the plat upon:

- A. Receipt of advice from the Village Engineer that all required improvements have been completed and all required services have been installed in accordance with the plans and specifications previously approved by the Village Board; or
- B. Receipt of an executed copy or copies of the contract or contracts for the completion of all improvements and the installation of all services in accordance with those plans and specifications previously approved by the Village Board together with a performance bond entered into jointly by the subdivider and the contractor or contractors in the amount of one and one-half times the contract price or the total amount of all of the contracts, as

the case may be, and by a corporate surety license to so act in the State of Illinois.

§16.08.040 Compliance Before Plat Approval. Notwithstanding the foregoing, the Village Board will not approve plans and specifications unless the plat itself complies with all applicable laws and ordinances and the following provisions:

- A. Provides for street intersections with no corner angle of less than seventy degrees (70°).
- B. Provides for no street jog with a centerline offset of less than one hundred (100) feet;
- C. Provides for no reserve strip controlling street access.

§16.08.050 Filing Fee. A filing fee of One Hundred Dollars (\$100.00) shall be paid to the Village Clerk upon delivery of each subdivision plat with plans and specifications for approval by the Village Board.

Chapter 16.12

Design Standards and Improvements

Sections:

- 16.12.010 Street Improvements
- 16.12.020 Water Mains
- 16.12.030 Sewer System Extension – Septic Systems
- 16.12.040 Storm Sewers and Road Ditches
- 16.12.050 Underground Utilities
- 16.12.060 Street Width and Name Signs
- 16.12.070 Driveways, Entrances and House Numbers

§16.12.010 Street Improvements.

- A. This subsection applies to all subdivisions unless exceptions or differing requirements are set forth in subsection B of this Section for subdivisions in zoning districts classified as country style living residential. All subdivision streets shall be improved by the construction of a bituminous pavement two and one-half (2.5) inches of compacted thickness upon a seven (7) inch compacted gravel or crushed stone base course. The width of the bituminous pavement shall be not less than thirty-two (32) feet. Concrete curbs and gutters shall be constructed along and adjacent to the aforesaid gravel or crushed stone base course and bituminous surface so that the overall width of the roadway will be not less than thirty-four (34) feet. The dimensions of the concrete curb and gutter shall be eighteen (18) inches in overall width, fourteen (14) inches in overall depth, with a twelve (12) inch gutter flag eight (8) inches thick. At all street intersections, the concrete curb and gutter shall be constructed on a fifteen (15) foot radius and the street improvements carried to the right-of-way lines. At all alley intersections, the concrete curb and gutter shall be constructed on a twelve (12) foot radius and shall extend to the street lines for a roadway width of each alley and the gravel or crushed stone base course and bituminous pavement shall extend to the street lines. The materials and methods to be used in the construction of all work shall be in accordance with the “Standard Specifications for Road and Bridge Construction” of the Illinois Division of Highways, as revised to date. The bituminous surface shall be type designed as Bituminous Concrete Dense Graded Aggregate Type, Class B, Subclass B-5, a plant mix, machine made surfaces.
- B. This subsection applies only to subdivisions in zoning districts classified as country style living residential. All subdivision streets shall be improved by

the construction of pavement twenty-four (24) feet in width which consists of a base of ten (10) inches to twelve (12) inches aggregate and four (4) inches of asphalt. There shall be gravel shoulders three (3) feet in width on each side of each street. Overall right-of-way sixty (60) feet in width shall be dedicated for each street, with the right-of-way to be used for water, cable, electric, gas, telephone, and future sanitary sewer purposes, and with all such utilities to be installed in accordance with this code and the laws and regulations of the State of Illinois. Concrete curbs and gutters are not required. Sidewalks also are not required.

§16.12.020 Water Mains.

- A. This subsection applies to all subdivisions unless exceptions or differing requirements are set forth in subsection B of this Section for subdivisions in zoning districts classified as country style living residential. Water mains with Ts for the service of each lot in the subdivision, including curb stops with box, shall be provided. All water mains shall be of the same size as the Village main to which connection is made, but not less than six (6) inches in diameter. The water main shall be laid in a ditch in such manner that there is a minimum cover of four (4) feet over the water main. Fire hydrants shall be installed at not more than three hundred (300) foot intervals along subdivision streets. Construction shall be in accordance with the “Standard Specifications for Water and Sewer Main Construction in Illinois” as revised from time to time.
- B. This subsection applies only to subdivisions in zoning districts classified as country style living residential. Fire hydrants shall be installed at not more than three hundred (300) foot intervals along subdivision streets. Loops shall be installed unless that is not possible, in which case, flush hydrants shall be installed.

§16.12.030 Sewer System Extension – Septic Systems.

- A. This subsection applies to all subdivisions unless exceptions or differing requirements are set forth in subsection B of this Section for subdivisions in zoning districts classified as country style living residential. The Village sanitary sewer system shall be extended so as to serve each subdivision lot with sewer pipe the same size as that of the existing system to which connection is made, but not less than eight (8) inches in diameter with house service connections of six (6) inches in diameter provided. Where appropriate, easements shall be provided for the extension of Village sewer system through the subdivision. Construction shall be in accordance with the “Standard Specifications for Water and Sewer Main Construction in Illinois” as revised from time to time. Lifts shall be provided as required.

- B. This subsection applies only to subdivisions in zoning districts classified as country style living residential. If the Village sanitary sewer system is not available to the subdivision, septic systems may be installed but must comply with all applicable statutes, ordinances, and regulations of the State of Illinois and the County of Peoria, including but not limited to the County of Peoria Health Department requirements. When the Village sanitary sewer system becomes available to the subdivision, each subdivision lot owner must connect to the sanitary sewer system at the lot owner's expense and shall be responsible for payment of the user fee.

§16.12.040 Storm Sewers and Road Ditches.

- A. This subsection applies to all subdivisions unless exceptions or differing requirements are set forth in subsection B of this Section for subdivisions in zoning districts classified as country style living residential. Subdivisions shall be provided with storm sewers with a capacity adequate to carry off surface water falling or coming on the streets in a two (2) year storm as that term is used in publications of the State Water Survey, Division of the Department of Registration and Education of the State of Illinois. Sufficient inlets shall be provided so that no pavement is designed to allow water to drain across the crown of an intersected street or is carried off in a gutter for more than three hundred (300) feet. Where appropriate, easements shall be provided for the extension of storm sewers through the subdivision. Design and construction of storm sewers and appurtenances shall be in accordance with applicable specifications of the State of Illinois in effect from time to time.
- B. This subsection applies only to subdivisions in zoning districts classified as country style living residential. Storm sewers shall not be required in subdivisions in zoning districts classified as country style living residential. These subdivisions shall be provided with a road ditch on each side of every street with a capacity adequate to carry off surface water in a two (2) year storm as that term is used in publications of the State Water Survey, Division of the Department of Registration and Education of the State of Illinois. Sufficient depth shall be provided so that no pavement is designed to allow water to drain across the crown of an intersected street. Design and construction of the road ditch and appurtenances shall be in accordance with applicable specifications of the State of Illinois in effect from time to time. Sump pumps cannot be connected into septic systems. Sump pump, downspout and footing tile discharge must be provided by the developer.

§16.12.050 Underground Utilities. Easements to permit underground utility service to the front or rear of each lot shall be provided. Subdivision restrictions shall require all utilities to be placed underground and the installation of a yard light within fifteen (15) feet of the street line.

§16.12.060 Street Width and Name Signs. All streets shall be at least sixty (60) feet in width except that each dead-end street shall end in a cul-de-sac with an overall radius of not less than fifty (50) feet improved as otherwise herein provided to a radius of not less than forty (40) feet to the curb line. Appropriate street name signs shall be provided at all street intersections.

§16.12.070 Driveways, Entrances and House Numbers. This Section applies only to subdivisions in zoning districts classified as country style living residential. Each driveway must be constructed with a culvert constructed of plastic, steel, or concrete, at least twelve (12) inches in diameter or such other size as is from time to time required by the Board. The width of the driveway entrance shall be as from time to time required by the Board. The cost of the culvert and driveway entrance shall be the responsibility of the subdivider or subdivision lot owner. The house number for each subdivision lot must be visible at the driveway entrance.