

CHAPTER 5

REQUIRED LAND IMPROVEMENTS

SECTION:

- 6-5-1: General Provisions
- 6-5-2: Utilities
- 6-5-3: Street Improvements
- 6-5-4: Monuments and Markers
- 6-5-5: Public Utilities
- 6-5-6: Landscaping
- 6-5-7: Soil Investigations
- 6-5-8: Street Lighting
- 6-5-9: Sidewalks

6-5-1: **GENERAL PROVISIONS:** No subdivision of land shall be approved by the Village Board without the subdivider submitting a review statement signed by the Village Engineer indicating that the improvements described in the subdivider's plans and specifications are in substantial compliance with the ordinances of the Village.

6-5-2: **UTILITIES:**

A.

Sanitary Sewers:

1. Sanitary sewer systems shall be designed in accordance with the requirements of the Village and the Environmental Protection Agency of the State of Illinois.
2. Sewers may be placed only in the public rights of way or in easements, including easements in private streets.
3. Sewer mains shall be of adequate size to serve the area being subdivided, as well as any tributary area which may be reasonably expected to require sewer service in the

future, but in no case shall the inside diameter of the sewer main be less than eight inches (8"). Sewer services shall be not less than four inches (4") inside diameter and shall be stubbed in to the property line. Materials and methods of construction shall comply with the standard specifications on file in the office of the Village Clerk and the applicable ordinances of the Village as now or hereafter in effect.

4. See Engineering Specifications (Section 6-6-2 of this Title).

5. The provisions of this section may be waived by the Board where Village Sewer lines are more than 1000 feet from the nearest point of the subdivision.
Storm Sewers:

B. 1. The design of the drainage system within the development shall anticipate and provide capacity for other drainage of natural tributary land. Such design shall provide adequate capacity for transmitting such drainage from the other tributary areas on the basis of the ultimate development of such other tributary areas, but such drainage system need not make provision for the retention of drainage from other tributary areas.

2. An adequate system of storm water drainage shall be constructed and installed consisting of pipe, tile, manholes, inlets, retention or detention basins and other necessary facilities that will adequately drain the subdivision and protect roadway improvements and will prevent the accumulation of storm water in any place under normal conditions. Such drainage system shall be subject to approval by the Village Engineer.

3. See Engineering Specifications (Section 6-6-2 of this Title).

C.

Water Supply:

1. All residential, commercial, industrial and community facility buildings or structures shall be served by an adequate water supply and distribution system. The design of the system shall be in accordance with the requirements of the State of Illinois Department of Public Health and the Illinois Environmental Protection Agency.

2. The subdivider of each new subdivision shall provide water mains, services and appurtenances to serve each lot in the subdivision, including a connection to the existing water distribution system and cut-off valves between such water mains to which they are connected in accordance with

the specifications or approval of the Village Engineer and the Committee of Water of the Village. Water shall be stubbed to the property line of the individual lots.

3. See Engineering Specifications (Section 6-6-2 of this Title).

D.

Condition Relating to Installation of Utilities: In all cases where private central sanitary sewer systems are to be used, the developer shall secure the necessary permits for installation and operation of the system.

6-5-3: STREET IMPROVEMENTS:

A.

Street design shall be in accordance with the Table of Minimum Standards.

B.

All curb returns at street intersections shall have a radius of not less than twenty feet (20'). In industrial and commercial areas, the radius of curb returns shall be not less than twenty five feet (25'). There shall be a distance of not less than five feet (5') maintained between the curb return radius and the property line.

C.

Street signs as per Village specifications shall be installed at each intersection and shall indicate the street names as shown on the final plat.

6-5-4: MONUMENTS AND MARKERS:

Monuments shall be placed at all corners and angle points of the outside boundary but no further than one-quarter (1/4) mile apart. The monuments shall be of concrete, not less than six inches (6") in diameter and thirty six inches (36") deep, with a center copper dowel three inches (3") long cast in place. Iron pipe or steel bars not less than one-half inch (1/2") in diameter and thirty inches (30") long shall be set at the intersection of street enter lines and at all corners of lots not marked by monuments. The monuments and markers shall be set level with the finished grade. The subdivider shall replace all or verify the existence of the iron pipes at all lot corners and all bends in property lines after the completion of all construction and before final acceptance of the subdivision.

6-5-5: **PUBLIC UTILITIES:** All utility lines for telephone and electric services 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 twelve inches (12") from the property lines. Corner markers as required in Section 6-5-4 hereof shall not be disturbed by the installation of utility lines.

6-5-6: **LANDSCAPING:**

A.

All unpaved areas within the street rights of way shall be seeded or sodded. Before the release of the twelve (12) month maintenance bond can be recommended by the Village Engineer, all unpaved areas between the edge of the road pavement and the right-of-way line must support an adequate mat of grass in accordance with the following: Seeded and sodded areas shall be watered, re-seeded, edged and mowed, as required to assure a neat appearance and a healthy, vigorous growth. The first mowing shall not be done until the grass is generally two inches (2"), but less than three inches (3") high. For the first mowing and all subsequent mowings, the mower shall be set to cut at a height of one and one-half inches (1-1/2"). Subsequent mowings, as required, shall be done before the grass is three inches (3") high.

B.

Protective screen planting may be required to secure a reasonably effective physical barrier between residential properties and adjoining uses to minimize adverse conditions of sight and sound. The screen planting plan shall be prepared, submitted and shall meet the approval of the Village Board.

C. Street trees having a diameter of not less than 2 1/2 inches and of a species approved by the Board shall be planted along all streets where trees do not already exist and at an interval of 40 feet.

6-5-7: **SOIL INVESTIGATIONS:**

A.

If the subdivision contains questionable soil and, in the opinion of the Village Board, soil investigations, borings or other soil tests are necessary to determine the nature and extent of such questionable material, the owner or developer shall retain or cause to be retained the services

of a competent testing laboratory to perform the needed investigations.

B.

Copies of the completed reports prepared by the testing laboratory shall be filed with the Village Board.

C.

The Village Board shall have no liability for costs connected with the tests, borings or interpretations of results of such work.

6-5-8: **STREET LIGHTING:** See Engineering Specifications (Section 6-6-9 of this Title).

6-5-9: **SIDEWALKS:** Concrete sidewalks shall be provided throughout the subdivision to serve the anticipated needs of its residents. Such walks shall be located in accordance with proper land planning procedures and with due regard for public safety and anticipated concentration of pedestrian traffic. All sidewalks shall be not less than five feet (5') in width, and shall be so located that a parkway separates the curbs from the sidewalk, except in business developments (See Engineering Specifications).