

AN ORDINANCE ADOPTING THE WILL COUNTY SUBDIVISION ORDINANCE
AS THE VILLAGE OF HOMER GLEN SUBDIVISION ORDINANCE

WHEREAS, the corporate authorities of the Village of Homer Glen have determined that it is in the best interests of the Village to draft and adopt a subdivision ordinance as authorized by the relevant provisions of the Illinois Municipal Code, and have established or will establish the appropriate committees, commissions or other bodies to undertake the drafting of a subdivision ordinance for the Village; and

WHEREAS, because of the amount of work and length of time involved in drafting a Village Subdivision Ordinance, the importance of having an interim system of subdivision and land use regulation in force within the Village prior to the completion and adoption of the aforesaid Village Subdivision Ordinance, and the relationship created between the Village and the County of Will pertaining to the performance of certain land use related services by the County of Will for the Village, the corporate authorities of the Village have determined that it is presently in the best interests of the Village to adopt the Will County Subdivision Ordinance on an interim basis as the Subdivision Ordinance of the Village pending the completion of the Village's own Subdivision Ordinance; and

WHEREAS, pursuant to and in accordance with the provisions of 65 ILCS 5/1-3-2 and 65 ILCS 5/1-3-2a, the corporate authorities on May 8, 2001 authorized and caused the posting of three copies of the Subdivision Ordinance with the Village Clerk in the Village offices, and caused the same to be continuously kept and maintained there for public inspection for a period of time in excess of thirty days.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF HOMER GLEN, WILL COUNTY, ILLINOIS, THAT:

Section 1: Recitals – The foregoing recitals are hereby incorporated into this Ordinance as if fully set forth herein.

Section 2: The Will County Subdivision Ordinance, having been posted with the Village Clerk in the Village offices since May 8, 2001, a period in excess of thirty days, is hereby adopted by reference as the Subdivision Ordinance of the Village of Homer Glen.

Section 3: Severability - The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 4: Repealer - All ordinances or portions of ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5: Effective Date - This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 12th day of June, 2001, with 6 members voting aye, 0 members voting nay, the President not voting, with 0 members abstaining or passing, and said vote being:

Mary Niemiec Aye

Thomas Polke Aye

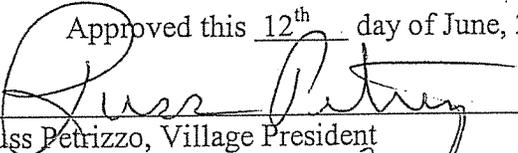
Margaret Sabo Aye

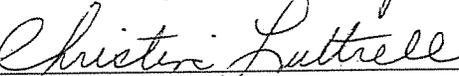
Gail Snyder Aye

Laurel Ward Aye

Brian Andrews Aye

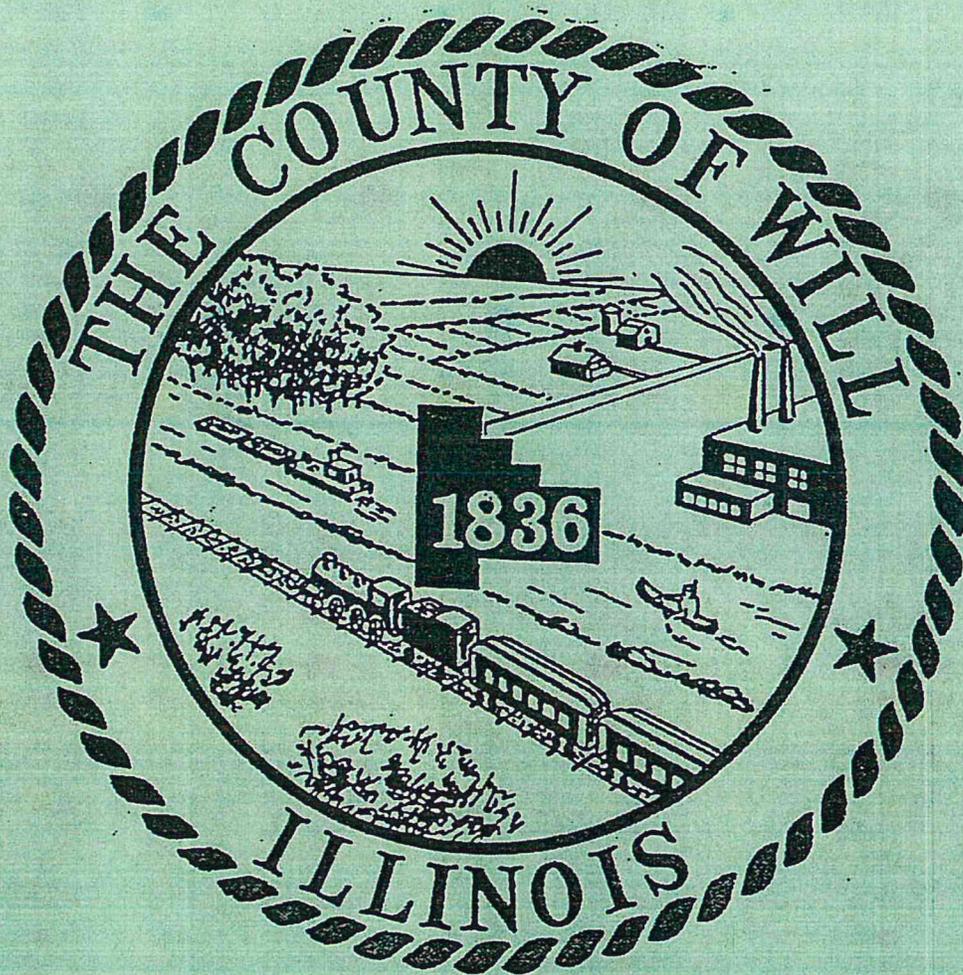
Approved this 12th day of June, 2001


Russ Petrizzo, Village President

Attest: 
Christine Luttrell, Village Clerk

SUBDIVISION ORDINANCE

WILL COUNTY LAND USE DEPARTMENT
58 EAST CLINTON STREET, SUITE 500
JOLIET, ILLINOIS 60432



June 16, 1988
Revised December 1999

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(Section 8)

Ordinance History

Resolutions

Amended 03-21-96 96-40
 Amended 07-24-96 96-144*
 Amended 10-16-97 97-223
 *96-144 corrected in 97-223
 Amended 02-19-98 98-27

SECTION 1
PURPOSE AND INTERPRETATION

CONTENT

- 1.0 PURPOSE
- 1.1 SHORT TITLE
- 1.2 APPLICATION AND AUTHORITY
- 1.3 INTERPRETATIONS

1.0 PURPOSE

The following regulations are adopted:

For the purpose of promoting the public health, safety, and general welfare; to conserve, protect, and enhance property and property values; to secure the most efficient use of land; and to facilitate the adequate but economical provision of public improvements.

To provide for orderly growth and development; to afford adequate facilities for the safe, and efficient means for traffic circulation of its population; and to safeguard the public against flood damage, soil erosion, and sedimentation.

To prescribe reasonable 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 the provisions of necessary public grounds for schools, parks, playgrounds, and other public open space.

To establish procedures for the preparation, submission, approval, and recording of plats; and to provide the means for enforcement and to provide penalties for violations.

1.1 SHORT TITLE

This document shall be known and may be cited as the Subdivision Ordinance of Will County.

1.2 APPLICATION AND AUTHORITY

These regulations shall apply to subdivisions of land made within the unincorporated area of Will County subsequent to the effective date of this Ordinance. Said subdivisions shall, in all respects, be in full compliance with the applicable regulations hereinafter set forth in this Ordinance.

1.3 INTERPRETATIONS

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion and effectuation of the purposes set forth in Section 1.0.

Nothing herein shall repeal, abrogate, annul, or in any way interfere with, any provisions of law, or any rules or regulations other than subdivision regulations adopted or issued pursuant to law relating to subdivision or development of land. Where this Ordinance imposes greater restrictions or requirements than one imposed or required by other provisions of law, rules, regulations, covenants or agreements, the provisions of this Ordinance shall control, but nothing herein shall interfere with, abrogate, or annul any easement, covenants, deed restrictions or agreement between parties which impose restrictions greater than those imposed by this Ordinance.

SECTION 2 DEFINITIONS

FINAL ACCEPTANCE OF THE SUBDIVISION. Is deemed to be that formal act of transference of public improvement to a specific subdivision or development from private ownership and control to that of the appropriate public agency pursuant to conditions, procedures, and terms set forth in this Ordinance. This act shall take place after all improvements are acknowledged, completed, and accepted by the Chief Land Use Engineer and the Township Highway Commissioner.

BASE FLOOD. A flood having a one percent chance of being equaled or exceeded in any one year. The base flood is also known as the 100-year flood. If the 100-year flood information is not available, the base flood shall be determined as defined in the Flood Damage Prevention Ordinance.

BASE FLOOD ELEVATION. The highest water surface elevation of the base flood.

BERM. An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

BLOCK. Is a tract of land bounded by streets, or by a combination of streets, railway right-of-ways, waterways, or limits of subdivision.

BOARD. Shall mean the County Board of Will County.

BUFFER. A combination of physical space and vertical elements, such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.

BUILDING. A structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. This term also includes recreational vehicles and travel trailers to be installed on a site for more than 180 days, unless they are fully licensed and ready for highway use.

BUILDING SETBACK LINE. Is a line nearest the front of and across a lot or parcel of land establishing the minimum open space to be provided between the front line of a building or structure and the line of the fronting street right-of-way.

CALIPER. A measurement of the size of a tree equal to the diameter of its trunk measured six (6) inches above natural ground for trees having calipers less than or equal to six (6) inches diameter and measured twelve (12) inches above grade for tree calipers greater than six (6) inches diameter.

COMMON OPEN SPACE. Is land unoccupied by structures, buildings, streets, right-of-way and automobile parking lots and designed and intended for the use or enjoyment of residents of a planned unit development. Common open space may contain structures for recreational use.

CONDOMINIUM. Refer to Chapter 30, Illinois Revised Statutes.

LOT. A building site shown on a plat of subdivision recorded with the appropriate county office and identifiable by reference to said plat of subdivision rather than by metes and bounds.

LOT DEPTH. The distance between the midpoint of the front lot line and the midpoint of the rear lot line.

LOT, DOUBLE FRONTAGE. A lot, two opposite lines of which abut upon streets which are more or less parallel.

LOT LINE. A boundary line of a lot.

LOT SPLIT. The dividing or redividing of a lot or lots in a recorded plat of subdivision into not more than two (2) tracts which meet the criteria established within these regulations.

LOT WIDTH. The distance on a horizontal plane between the side lot lines of a lot, measured at right angles to the line establishing the lot depth at the minimum building setback line as established for each tract.

MINOR SUBDIVISION. Any subdivision containing not more than five (5) lots not involving any new streets, roads, or extension of municipal facilities; and not adversely affecting the development of the remainder of the parcel or adjoining property; and not in conflict with any provision or portion of the Land Resource Management Plan or any functional element thereof, zoning ordinance, subdivision ordinance, or official map relating thereto.

MULCH. Nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture.

ORNAMENTAL TREE. A deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

PARCEL. Shall refer broadly to a lot, tract, or any other piece of land.

PLANNED UNIT DEVELOPMENT. A tract of land which at its time of development is developed under single ownership or unified control, which includes two (2) or more principal buildings or uses, and is processed under the planned unit development procedures of the Zoning Ordinance (see Section 15).

PLANNED UNIT DEVELOPMENT PLAT. A drawing or map to a measurable scale upon which is presented a description and definition of the way in which the design is presented a description and definition of the way in which the design requirements of the planned unit development are to be met and intended for recording with the County Recorder of Deeds.

PLAT. A subdivision as it is represented as a formal document by drawing and writing.

PLAT COMMITTEE. The committee designated by the Board to review plats.

RE-SUBDIVISION. The subdivision of a tract of land which has previously been lawfully subdivided and a plat of such prior subdivision duly recorded.

SCREENING. Decorative fencing or evergreen vegetation maintained for the purpose of concealing from view the area behind such fencing or evergreen vegetation. When fencing is used for screening, it shall be not less than six (6) nor more than eight (8) feet in height.

SHADE TREE. Usually a deciduous tree - rarely an evergreen - planted primarily for its high crown of foliage or overhead canopy.

SHRUB. A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen.

SITE DEVELOPMENT PLAN FOR PERMIT. A plan prepared by an Illinois Registered Professional Engineer that shows the method, control, and implementation of erosion measures, storm runoff, and/or grading of lands for the construction of improvements and shall be in compliance with the Zoning Ordinance (see Section 9).

SPECIAL FLOOD HAZARD AREA (SFHA). Those lands within the jurisdiction of Will County that are subject to inundation by the base flood. The SFHA's of Will County are generally identified as such on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency and dated September 6, 1995.

SPECIAL USE. A specific use of land or building, or both, subject to special provisions and which because of its unique characteristics cannot be properly classified as a permitted use under the Zoning Ordinance.

STREET. An area which primarily serves or is intended to serve as a vehicular and pedestrian access for the public to the abutting lands or to other streets. The word "street" refers to the width of the street right-of-way or easement, and shall not be considered as the width of the road-way or paving or other improvement on the street right-of-way. Such is to include, but not to be limited to, that which is named or commonly referred to as "street, avenue, road, drive, circle, lane, boulevard, or way".

STREET, MARGINAL ACCESS. A local street which is parallel and adjacent to thoroughfare streets and expressways, and which provides access to abutting properties and protection to local traffic from fast, through moving traffic on the primary streets and expressways.

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

STREET, PRIVATE. An area which primarily serves or it intended to serve as a vehicular and pedestrian access to abutting land or to other streets. The word "private street" refers to the width

of the private street right-of-way or easement, and shall not be considered as the width of the road or paving or other improvement on the street right-of-way. Private streets are located only in planned unit developments.

STREET WIDTH. The shortest distance between the property lines abutting both sides of a street right-of-way.

SUBDIVIDER. The owner, or any other person, firm or corporation, authorized by the owner, undertaking proceedings under the provisions of these regulations for the purpose of subdividing land.

SUBDIVISION. The division of a parcel of land into two (2) or more parts, any one of which is less than five (5) acres for the purpose of transfer of ownership or possession, or building development, or any division of land where new easement of access or a new street is created. The term includes any division of land that attempts to avoid the requirements of this Ordinance. Where appropriate to the content, the term shall relate to the process of both subdivision and the development of land, to the land subdivided and/or developed, and shall include a resubdivision. The following shall not be considered a subdivision and shall be exempt from the requirements of this Ordinance:

- (a) a division of land which may be ordered or approved by a court or affected by testamentary or intestate provisions;
- (b) conveyances of land or interest therein for use as right-of-way for railroad or other public utility facilities and other pipelines which do not involve any new streets or easements of access;
- (c) the sale or exchange of parcels of land between owners of adjoining and contiguous land if additional lots are not thereby created, and the land from which the parcel is sold or exchanged is not reduced below the minimum size required by this Ordinance or other applicable law or ordinance;
- (d) the division of land into tracts or parcels of five (5) acres or more in size which does not involve any new streets or easements of access;
- (e) the sale is of a single lot of less than five (5) acres from a larger tract, the dimensions and configurations of said larger tract having been determined on October 1, 1973, and no sale prior to this sale of any lot or lots from said larger tract have taken place since October 1, 1973, and a survey of said single lot has been made by a registered land surveyor;
- (f) a conveyance made to correct errors in prior conveyances;
- (g) the conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use;
- (h) the conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
- (i) the division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.

SUBDIVISION GUARANTEE. An irrevocable letter of credit approved by the Chief Subdivision Engineer, and the Township Highway Commissioner and payable to the Township Highway Department and/ or County of Will, sufficient to cover the full cost plus ten percent (10%) of the improvements as estimated by the Engineer employed by the subdivider and approved by the Chief Subdivision Engineer to assure the satisfactory installation of improvements. The form to be used for the irrevocable letter of credit is attached to this Ordinance and shall be secured from a local bank.

SUBDIVISION WARRANTY. An irrevocable letter of credit approved by the Township Highway Commissioner and payable to the Township in an amount equal to ten percent (10%) of the original cost estimates of the improvements to warrant the integrity of the improvements completed for a period of two (2) years from date of final acceptance of the subdivision. The form to be used for the irrevocable letter of credit is attached to this Ordinance and shall be secured from a local bank.

THOROUGHFARE, COLLECTOR. A street which is used to carry traffic from minor to secondary streets.

THOROUGHFARE, PRIMARY. A street designed to serve as a major traffic artery for movement of vehicles through the County or between various parts of the County.

THOROUGHFARE, SECONDARY. A street which is used to carry traffic from collector streets to thoroughfare streets.

TREE. A large, woody plant having one (1) of several self-supporting stems or trunks and numerous branches. May be classified as deciduous or evergreen.

TURN-AROUND. An area at the closed end of a dead-end street or cul-de-sac within which vehicles may reverse their direction without any backing up.

UNDERSTORY. Assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees.

UPPERMOST REACH. An open drainage channel intended to serve two (2) or more lots and generally found on private property. It is the first level of common drainage systems, and is generally used to convey periodic rainfall to a storm sewer.

WOODLANDS, EXISTING. Existing trees and shrubs of a number, size and species that accomplish the same general function as new plantings.

SECTION 3
ADMINISTRATION

CONTENT

- 3.0 Organization
 - 3.1 Land Use - Subdivision Engineer
 - 3.2 Highways
 - 3.3 Plat Committee
 - 3.4 Health
 - 3.5 Land Use Department - Planning Division
- 3.0 Five offices in the County of Will are concerned with the administration of this Ordinance. For the purposes of clarity, these offices, along with their pertinent functions, are listed.
- 3.1 The Land Use Department.
1. There is hereby created the Office of Plat Officer who shall be a Subdivision Engineer, licensed as a registered professional engineer who shall exercise the authority and the responsibilities provided in this Ordinance. At any time the County employs more than one (1) subdivision engineer, all subdivision engineers who are licensed as a registered professional engineer in the State of Illinois shall also hold the designation of Plat Officer.
 - a. Maintain permanent and current records with respect to these regulations, including amendments thereto.
 - b. Receive and file all sketch plans, preliminary plats, site development plans for permit, construction or improvement plans, subdivision guarantees, and final plats, together with applications therefore.
 - c. Review all preliminary plats to determine whether such plans comply with these regulations.
 - d. Forward a copy of the preliminary plats to other appropriate agencies for input, comments, and/or procedural recommendations.
 - e. Forward a copy of the construction improvement plans to the Township Highway Commissioner.
 - f. Receive and file transmittal letters from the Highway Department per their review of the improvement plan.
 - g. Review all final plats to determine whether they comply with the preliminary plan and these regulations.
 - h. Forward preliminary and final plats to the Plat Committee, when required by these regulations, together with the Plat Officer's recommendations.
 - i. Make all other determinations required of him by the regulations herein.

2. If the work-load of the Subdivision Engineer(s) becomes such that undue delay in the review of plats of subdivision or planned unit development plats is occurring, a licensed (in the State of Illinois), registered professional engineer may be hired by the County to:

- a. Review all preliminary plats to determine whether such plans comply with these regulations.
- b. Forward a copy of the preliminary plats to other appropriate agencies for input, comments, and/or procedural recommendations.
- c. Forward a copy of the construction improvement plans to the Township Highway Commissioner.
- d. Receive and file transmittal letters from the Highway Department per their review of the improvement plans.
- e. Review all final plats to determine whether they comply with the preliminary plans and these regulations.
- f. Prepare a written report to the Will County Subdivision Engineer on his/her findings based on the five (5) criteria set forth in a. through e. above.

3. The Will County Subdivision Engineer will review the report and perform all other reviews he/she deems necessary to carry out his/her authority and responsibilities as set forth in this Ordinance. He/she will then make a recommendation to the Land Use Committee of the County Board concerning the plat. The Will County Subdivision Engineer will remain responsible to:

- a. Maintain permanent and current records with respect to these regulations, including amendments thereto.
- b. Receive and file all sketch plans, preliminary plats, site development plans for permit, construction or improvement plans, subdivision guarantees, and final plats, together with applications therefore.
- c. Forward preliminary and final plats to the Plat Committee, when required by these regulations, together with the Plat Officer's recommendations.
- d. Make all other determinations required of him by the regulations herein.

An outside engineer shall only be hired after the Will County Subdivision Engineer or the Director of the Will County Land Use Department has requested in writing to the Land Use Committee that an outside engineer be hired because the work-load of the Subdivision Engineer(s) becomes such that undue delay in the review of plats of subdivision or planned unit development plats is occurring. Further, the developer of a subdivision or planned unit development must bear the cost of any outside engineer so hired. An outside engineer will only be hired for this type of review after the developer has agreed to bear all costs of the review.

UNDER NO CIRCUMSTANCES SHALL AN OUTSIDE ENGINEER HIRED UNDER THIS SECTION OF THE ORDINANCE HOLD THE POSITION AS PLAT OFFICER.

- 3.2 The Highway Department - The Township Highway Commissioner shall review with the Plat Officer or outside engineer hired pursuant to 3.1 above all plans and plats and make determinations concerning county road and drainage design standards and engineering specifications as stipulated herein.
- 3.3 The Plat Committee - The Committee on Land Use of the Board shall be the Plat Committee where referred to in this Ordinance. The Plat Committee shall exercise the authority and have the responsibilities provided in this Ordinance.
- 3.4 The Health Department - The Department of Health shall be responsible for reviewing all plats and making determinations and recommendations as to the proper type of water supply and sewage disposal facilities to be required in each subdivision. In addition, the Health Department shall make determinations in all matters concerning public health. Such determination and recommendations shall be reviewed with the Plat Officer or outside engineer hired pursuant to 3.1 above.
- 3.5 The Planning Division of the Land Use Department - This division of the Land Use Department will be responsible for evaluating each sketch and preliminary plat in accordance with adopted County plans and policies. After each review, this division will forward to the developer, Plat Officer or outside engineer hired pursuant to 3.1 above, and any person interested, a written review of said plat noting deficiencies and comments.

SECTION 4 PROCEDURE

CONTENT

- 4.0 General
- 4.1 Sketch Conference
- 4.2 Preliminary Plat
- 4.3 Improvements
- 4.4 Final Plat

4.0 GENERAL

All subdivision plats shall be processed in four (4) stages leading to record. These are:

- a. Sketch conference,
- b. Preliminary Plat
- c. Engineering drawings of improvements and subdivision guarantee,
- d. Final Plat (minor subdivisions may be processed at stages b, c, d simultaneously; stages b and c may be waived at the discretion of the Plat Committee).

4.1 SKETCH CONFERENCE

Any owner or representative of the owner of land in the unincorporated area of Will County shall submit to the Plat Officer and Planning Department, at an informal conference between representatives of the Planning, Zoning, and Health Departments and the owner or his representative, a sketch plan together with such information as required in Section 5.1 of this Ordinance to describe the existing conditions of the site, and proposed development thereof. The applicant shall be supplied with pertinent information on requirements contained in other relevant documents with which this Ordinance requires compliance.

The Plat Officer shall upon the submission of said sketch plan notify in writing the appropriate Township Highway Commissioner and any village or city within one and one-half (1-1/2) miles of the site of the proposed subdivisions and the availability of the sketch plan for their review.

4.2 PRELIMINARY PLAT

- 1. The preliminary plat is a drawing complying with the provisions of Section 5.2 of this Ordinance, and when considered necessary by the Plat Officer, accompanied by other engineer drawings concerning required improvements, on which final review for adherence to design standards and improvement proposals is based, and from which detailed engineering drawings can proceed.

2. This plat shall be prepared by a registered professional engineer or a registered land surveyor, subsequent to and in accordance with the agreement reached in Sketch Conference. It shall be prepared in accordance with all applicable provisions of this Ordinance and shall be submitted in the following numbers:
 - A. Six (6) copies at a scale of one (1) inch to one hundred (100) feet for distribution to the review agencies plus one (1) 8-1/2" x 11" and one (1) 11x17 copy of the final preliminary plat for the Planning Department.
 - B. Three (3) copies for the recording approval. These copies are to be provided at the time of approval. In addition, a written application for official filing must also be completed. The plat shall be considered officially filed after it is examined by the Plat Officer and found to contain all information essential for the proper review of the plat by the Plat Committee, including the natural resources inventory opinion by the Will-South Cook Soil and Water Conservation District and as otherwise requested by this Ordinance. Lack of such information shall be deemed cause for refusing official filing.
3. After review of the preliminary plat, and discussion with the subdivider on changes deemed advisable and the kind and extent of public improvements which will be required, the Plat Officer shall, within sixty (60) days of its official filing submit the preliminary plat to the Planning and Zoning Commission for its review. The Commission shall review the preliminary plat as to its compliance with County Plans and Policies, and shall refer a written report to the Plat Committee within thirty (30) days of the review meeting with comments and suggestions favorable and/or unfavorable.
4. The Plat Committee shall receive the Planning and Zoning Committee reply and shall within thirty (30) days, and at the request of the subdivider, shall act on the preliminary plat. Approval by the Plat Committee at this stage does not constitute acceptance of the subdivision.
5. The subdivider shall be notified in writing of any conditions of approval or the reasons for rejection.
6. Approval of the preliminary plat shall entitle the subdivider to final approval of the layout shown by such plat if the final plat:
 - A. Conforms substantially to the preliminary plat.
 - B. Meets all conditions of approval.
 - C. Complies with all applicable County Ordinances.

4.3 IMPROVEMENT PLANS AND SPECIFICATIONS

Within ten (10) months from the date of the approval of the preliminary plat, or before, the subdivider shall file with the Plat Officer three (3) complete sets of plans and specifications for the construction of all required improvements. A Registered Professional Engineer of Illinois shall be responsible for the design of all public improvements required by the Ordinance as provided in the Illinois Professional Engineering Act.

One (1) set of plans will be forwarded immediately by the Plat Officer to the Township Highway Commissioner, who shall check them for conformity to the preliminary plat and the provisions of this and other applicable ordinances and within sixty (60) days, approve, or reject said plans with the reasons noted.

4.4 FINAL PLAT

1. The final plat is a record of the subdivision as surveyed in the field. It shows property lines and other dimensions important to the subdivider in selling lots, and to the public in keeping records of street lines, easements, and utility locations.
2. Disposal of the final plat is warranted, if:
 - A. There are more than minor deviations from the approved preliminary plat.
 - B. More than one year has elapsed since preliminary plat approval.
 - C. A new highway, pipeline, or other major feature has directly affected the site.
3. Validity of the preliminary plat approval shall be for a period of one (1) year and extended for one (1) year from the date of final approval of any portion thereof; and shall be extendable by the Plat Committee only upon a written petition and justification to the Plat Committee, and only for a maximum period of three (3) years, after which time the approval shall be deemed to be void, and the plat must be reconsidered by the Plat Committee under current ordinances.

SECTION 5 PLATS

CONTENT

- 5.1 Sketch Conference
- 5.2 Preliminary Plat
- 5.3 Improvement Plans
- 5.4 Final Plat

5.1 SKETCH CONFERENCE

The following information describing the existing conditions and the proposed development shall be provided at the time of the preliminary consultation:

1. Sketch Plan: This may be a free-hand pencil sketch made directly on a print of the topographic survey, but in any case, topography should be indicated with a contour interval not greater than ten (10) feet. The following information shall be provided for each type of development.
 - A. Single Family: a sketch showing the proposed layout of streets, lots, open spaces, non-residential areas and other important features in relation to existing conditions in 5.1-2 below. The sketch should indicate the gross density number of lots, typical width and depth, proposed utility and street improvements, and the name of the proposed subdivision.
 - B. Multiple Family: a site plan sketch showing the proposed layout of streets, building areas, open spaces, parking areas and other non-residential areas in relation to existing conditions in 5.1-2 below. The sketch should include the number of structures, typical dimensions of structures, number of units per structure, gross and net density, proposed utility and street improvements, and the name of the proposed subdivision.
 - C. Commercial and Industrial: a site plan sketch showing the proposed layout of streets, building areas, buffer zones, off-street parking, delivery and pick-up entrances and other important features in relation to existing conditions 5.1-2 below. The sketch should indicate the number of lots, dimensions, proposed utility and street improvements, and the name of the proposed subdivision.
2. Existing Conditions: The presence of any of the following shall be shown on the sketch plan or an accompanying sheet, if such is generally available:
 - A. Natural features such as rock out-croppings, marshes, wooded areas, and isolated preservable trees, bodies of water, and streams.
 - B. The location and direction of all watercourses and areas subject to flooding.
 - C. The flow lines of streams and other flood water runoff channels, their floodway limits, their normal shorelines and the shorelines of the established flood protection elevation.

- D. The location of storm drains, inlets and outfalls; seeps, springs, flowings and other wells.
 - E. Existing structures.
 - F. Availability of public utilities.
 - G. Applicable private restrictions, covenants, or easements.
3. Location Map: A small scale map or sketch of the general vicinity showing the relationship between the proposed subdivision and existing community facilities should include: schools, libraries, hospitals, main traffic arteries, parks, playgrounds, and public safety districts. Other facilities which serve or influence community facilities may be required by the Plat Officer. Those facilities are as follows: public transportation lines, principal places of shopping or employment, railroad stations, bus stops, and airports.

5.2 PRELIMINARY PLAT

1. The preliminary plat shall be drawn with waterproof non-fading black ink or legibly drawn with pencil on tracing cloth or equal material of good quality such as high quality tracing paper or plastic drafting film, at a scale of one hundred (100) feet to one (1) inch, unless another scale is approved by the Plat Officer, and shall show correctly on its face:
- A. Notation stating "Preliminary Plat".
 - B. The name and address of the owner, the subdivider, the engineer, the surveyor, and planner preparing the plat.
 - C. Date, scale, and north arrow.
 - D. The proposed subdivision name which shall not duplicate the name of any plat previously recorded in Will County.
 - E. A small scale drawing of the section or government subdivision of the section in which the subdivision lies with the location of the subdivision indicated thereon and the legal description and acreage of the subdivision.
 - F. The recorded length and bearing of the exterior boundaries of the subdivision with reference to an established corner or corners preferably in the U.S. Public Land Survey.
 - G. Location and names of adjacent subdivisions and the owners of adjoining parcels of un-subdivided land.
 - H. Zoning on, and contiguous to the subdivision.
 - I. Location, widths, type of construction, and names of all existing and platted streets, alleys, or other known public ways and easements, railroad and utility right-of-ways, parks, cemeteries, watercourses, drainage ditches, swamps, low areas subject to flooding, permanent buildings, bridges, and other pertinent data as determined by the Plat Officer on the lands proposed to be subdivided, and within one hundred-fifty (150) feet of the proposed subdivision.

- J. Existing sewers, water mains, culverts, and other underground structures within the tract and immediately adjacent thereto, with pipe sizes and grades indicated.
- K. The water elevations of adjoining lakes or streams at the date of survey, and the approximate high and low water elevations of such lakes and streams. All elevations shall be referred to U.S.G.S. datum.
- L. The approximate dimensions of all parcels of land intended to be dedicated or reserved for public use or to be reserved in the deeds for the common use of property owners in the subdivision with the purpose, conditions, or limitations of such dedication or reservation listed.
- M. If the subdivision borders a lake or stream, the distances and bearings of a meander-line established not less than twenty (20) feet back from the average high-water mark of the lake or stream, as determined from flood hazard maps or other data, with said distance noted.
- N. Layout and width of all new streets and right-of-ways such as highways, easements for sewers and sidewalks (if required), water mains, drainage ways, and other public utilities.
- O. Direction, size of, and distance to nearest water and sewer mains.
- P. A copy of the natural resource information opinion on the property by the Will-South Cook Soil and Water Conservation District.
- Q. Upon each lot, the preliminary plat will indicate the percentage of each lot, and the actual areas shaded on each lot, that will be inundated by flood waters prior to the construction of improvements and after the construction of improvements; with a notation that all buildings to be erected on all lots are to have the first floor at or above a specified elevation which would be in compliance with Section 8, Stormwater Management.
- R. A copy of the receipt of the plat review fee.
- S. An Environmental Review contained in a letter from the Health Authority indicating the suitability of the proposed water supply and sanitary sewer systems on the development site.
- T. Proposed building setback lines (a minimum of thirty (30) feet from the property lines on each lot).
- U. Approximate radii of all curves and lengths of tangents.
- V. A separate soils overlay map indicating the boundaries of the different soil types, drawn as an overlay on the preliminary plat, and at the same scale of 1"=100'.
- W. Contours at vertical intervals of not more than two (2) feet with reference to U.S.G.S. datum.
- X. A Preliminary Drainage Plan providing the information required by Section 8, Stormwater Management.
- Y. Proof of notification of adjacent property owners that development is proposed and requesting information on any field tile existing on the platted property.

- Z. General notes stating:
1. A minimum of one (1) parkway tree per forty (40) feet of frontage is required for all development, with a minimum of two (2) trees per lot and a maximum of four (4) trees per lot. See Section 7.6-11 for planting requirements and standards.
 2. Proposed type of sewer and water service to be provided.
 3. Street signs shall be provided at each intersection.
 4. Street lights shall be provided as required.
 5. Parkway, new ditches, and detention areas shall be seeded.
 6. A Site Development Permit will be obtained (if applicable).
 7. A County Entrance Permit will be obtained (if applicable).
 8. A Flood Plain Development Permit will be obtained (if applicable).
 9. A Park Donation will be provided.
 10. All field tile existing on the property will be located and provision made for rerouting within drainage easements.
2. Single-Family (in addition to Section 5.2-1)
- A. Approximate dimensions and lot areas in square feet.
 - B. List approximate gross area (acres), minimum lot size, average lot size and zoning.
3. Multiple-Family (in addition to Section 5.2-1)
- A. Dimensions of structures, if available.
 - B. Number of units, gross and net densities, if available.
 - C. Layout of subdivision to include:
 1. Proposed layout of streets.
 2. Open spaces.
 3. Physical characteristics of the site.
 4. Proposed layout of structures, if available.
 5. List number of acres of streets and parking areas, open space and public facilities, if available.
 - D. Only central sewerage collection and treatment and central water facilities will be recognized for this type of construction. A statement indicating the availability of these facilities will be required.
4. Commercial and Industrial (in addition to Section 5.2-1)
- A. Dimensions and areas of lots in square feet.
 - B. Layout of subdivision to include:
 1. Proposed layout of streets
 2. Buffer areas
 3. Physical characteristics of the site.
 4. List of number of acres for streets and parking areas.

5.3 IMPROVEMENT PLANS

Improvement Plans, as required under Section 7.4, may be furnished with the preliminary plat or the subdivider may choose to first obtain preliminary plat approval prior to submitting detailed improvement construction plans. If only a portion of the plat is to be improved and submitted for final plat approval, construction plans and specifications need be prepared for such portion only. However, the entire area of the proposed subdivision, as well as any additional area necessary to proper design of facilities, shall be the basis for design, and so indicated.

All Improvement Construction Plans shall be prepared on twenty-four (24) inch by thirty-six (36) inch tracing cloth, or equal material of good quality, such as high quality tracing paper or plastic drafting film. Three (3) copies of such are to be filed with the Plat Officer, and shall contain at least the following information:

1. Title page.
2. Preliminary plat of the subdivision.
3. General layout drawing of the proposed streets and sidewalks.
4. General layout drawing of the proposed water system, if provided.
5. General layout drawing of the proposed sanitary sewer systems, or sewerage disposal system.
6. General layout drawing of the proposed storm drainage system, including proposed grades of surface drainage ways.
7. General layout drawing of the proposed fire hydrant location, if water distribution system is provided.
8. General layout drawing of the proposed street lighting facilities.
9. Plans and profiles of streets, sidewalks, and sewers at a minimum scale of 1"=50' horizontal and 1"=5' vertical.
10. Details of street structures, including typical cross-sections.
11. The signature and seal of the Illinois Registered Professional Engineer preparing said improvement construction plans.
12. Site Development Plan for permit (see Section 9, Zoning Ordinance).
13. Certificate regarding drainage signed by the owner or his attorney and an Illinois Registered Professional Engineer (see Section 2, Chapter #109 of Illinois Statutes).

5.4 FINAL PLAT

1. Upon completion of any or all improvements and certification by the engineer employed by the subdivider that said improvements completed to date are in conformance with the improvement plans as provided above on file and this Ordinance, or the filing of the construction improvement plans and improvement agreement and the posting of a subdivision guarantee for all planned improvements as required by this Ordinance, the subdivider shall submit to the Plat Officer within one (1) year of approval of preliminary plat, four (4) copies of the final plat. The Plat

Committee may waive failure of the subdivider to comply with the submission of final plat within one (1) year if there is mutual agreement between the subdivider and the Plat Committee to extend this time period by Section 4.4-3.

2. The Plat Officer shall forward one (1) copy of the final plat to the Township High Commissioner for review. If found satisfactory, he will sign the plat and return it to the Plat Officer.
3. The Plat Officer shall review the final plat to assure conformity:
 - A. with preliminary plat as approved by the Plat Committee,
 - B. with the provisions of all pertinent laws, rules, regulations, and particularly those of the Township,
 - C. with the technical requirements of Section 5.4-6 of this Ordinance,
 - D. with the established policy of having no signatures on the plat older than ninety (90) days.
 - E. that the subdivider has furnished evidence that water and sewer improvements have been approved by appropriate municipal, state, or special district officers if applicable. If found satisfactory, approval of the final plat shall be noted on the plat by a certificate signed by the Plat Officer. When the plat has been found not to conform to the above, notice of the reasons for non-conformity shall be given to the subdivider by the Plat Officer within thirty (30) days.
 - F. It is recommended that the developer submit a copy of the Covenants and Restrictions for the subdivision to the Plat Officer for his review.
 - G. That the subdivider has submitted an address map for the subdivision in conformance with Section IV A of the Will County General Plan and that the Planning Section has assigned the numbers.
4. The subdivider shall have the final plat recorded with the County Recorder of Deeds within thirty (30) days after final approval, or approval shall be considered null and void.
5. General Requirements - All final plats shall be legibly prepared in the following manner:
 - A. With water-proof, non-fading, black ink on tracing cloth, or equal material measuring twenty-four (24) inches by thirty-six (36) inches. When more than one (1) sheet is used for any plat, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the plat, showing the relation of that sheet to the other sheets.
 - B. With a binding margin of one and one-half (1-1/2) inches on the left side, the thirty-six (36) inch length, and a one (1) inch margin on all other sides.
 - C. With a scale of one hundred (100) feet to one (1) inch, except where more than one (1) sheet is necessary a small scale key drawing of the entire subdivision, showing the portions of the subdivision appearing on respective sheets shall appear on the first sheet.

Variations of the scale are at the discretion of the Plat Officer.

6. Map and Engineering Information - The final plat shall show clearly on its face:
 - A. All monuments erected, corners and other points established in the field in their proper places. The material of which monuments, corners, or other points are made shall be noted as the representation thereof, or by legend, except lot corners need not be shown.
 - B. The exact length and bearing of all exterior boundary lines, public grounds, meander-lines and easements, unless they parallel a noted boundary.
 - C. The exact width of all easements, street, and alleys.
 - D. The dimensions of all lot lines, to the nearest one hundredth (1/100) of a foot.
 - E. All lots consecutively numbered within consecutively numbered blocks.
 - F. The number of degrees and minutes of all lot angles or bearings of the same other than 90 degrees, 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.
 - G. When a street is on a circular curve the main chord of the center line 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 extended. The lot lines on the street sides may be shown in the same manner, or by bearings and distances. When a circular curve of thirty (30) foot 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 lines.
 - H. Upon each lot, the final plat will indicate the percentage of each lot, and the actual areas shaded on each lot, that will be inundated by flood waters prior to the construction of improvements and after the construction of improvements.
 - I. A notation that all buildings to be erected on all lots are to have compliance with Section 8, Stormwater Management.
 - J. The recordable deed to each lot will indicate the percent of said lot that will be inundated by flood waters prior to the construction of improvements and after construction of improvements, so as to appear upon the original and all future title reports.
7. Name, Location and Position - This information shall be the same as required on the preliminary plat, Section 5.2-1 (paragraphs c, d, e, and f).
8. Roads and Streets
 - A. The name of each road or street on the plat shall be printed thereon in prominent letters which name shall not duplicate the name of any other street in the same township unless it is an extension thereof.

- B. Abutting state highway lines and streets of adjoining plats shown in their location by dotted lines. The width and names of these streets and highway and plats shall also be given.
 - C. All lands dedicated to public use for roads and streets shall be clearly marked "Dedicated to the Public".
9. **Site Conditions and Topography**
- A. All water-courses, drainage ditches, and other existing features pertinent to subdivision.
 - B. Where provisions are made for access from any subdivision to any lake or stream, the plat shall show the area over which the access is provided to the lake or stream, together with a small scale drawing clearly indicating the location of the subdivision in relation to the lake or stream, and the location of the area over which access is provided.
10. **Certificate to Accompany Plat** - To entitle a final plat to be recorded, such certificate as are required by law shall be lettered or printed legibly, with black, durable ink, or typed legibly with black ribbon on the plat. The Appendix to this Ordinance contains examples of various certificates. Applicable certificates may be used as they appear in the Appendix. The subdivider should obtain the signatures on the appropriate certificates prior to the final plat presentation to the Plat Committee except the following certificates:
- A. Plat Officer and Chief Subdivision Engineer.
 - B. Chairperson of the Plat Committee, and
 - C. Recorder.
- Those certificates, except the Recorder (which will be the last signature obtained) will be signed at the presentation after Committee approval is given.
- In the case of a subdivision located within one and one-half (1-1/2) miles extra-territorial jurisdiction of a municipality, the signatures on the certificates relating to the Corporate Authority and Planning Commission must be obtained prior to the final plat presentation.
11. **Surveying Requirements** - Every subdivision of land under the terms of this Ordinance shall require a survey meeting the following requirements:
- A. **Monuments** - The description and location of all survey monuments placed in the subdivision shall be shown upon the final plat. Permanent monuments shall be of concrete reinforced with one (1) number four (4) vertical rod, and not less than four (4) inches square on top and tapered to six (6) inches square at the bottom and thirty-six (36) inches long set flush with the adjacent ground. Each permanent monument shall have a suitable mark in the center of the top.

Permanent monuments shall be erected at all corners or changes in bearing of the exterior boundary. Metal monuments not less than one-half ($\frac{1}{2}$) inch in diameter and twenty-four (24) inches in length shall be placed in the ground at all lot corners, intersections of streets, intersections of streets and alleys with plat boundary lines and at all points on street, alley, and boundary lines where there is a change in direction or curvature. All monuments and stakes shall be set in the ground before the streets and alleys are accepted for public maintenance.

- B. Accuracy of Survey - The survey shall be performed by a Registered Land Surveyor of Illinois, and if the error in the latitude and departure closure of the survey is greater than the ratio of one (1) in twenty thousand (20,000), the plat may be rejected.
- C. Preparation - The final plat shall be prepared by a Registered Land Surveyor of Illinois.

SECTION 6
GUIDELINES

CONTENT

- 6.0 General
- 6.1 Public Sites
- 6.2 Streets
- 6.3 Alleys
- 6.4 Blocks
- 6.5 Lots
- 6.6 Easements

6.0 GENERAL

In laying out a subdivision the subdivider shall conform to:

1. All applicable ordinances of the County of Will.
2. The General Plan or any pertaining functional element thereof, as amended, by the County of Will.
3. The Official Map, as amended, of the County of Will.
4. Applicable laws, rules, and regulations of the State of Illinois and duly constituted agencies thereof.
5. In all cases where a subdivision lies within one and one-half (1-1/2) miles of the corporate limits of a city or village having a comprehensive Master Plan the subdivision shall also conform to all applicable ordinances of such city or municipality.

In all instances where a requirement of this Ordinance, or other applicable ordinances of Will County is similar to or in conflict with, other provisions of the ordinances of that village or city, the most restrictive shall apply and prevail. The Plat Officer reserves the right to determine which requirement of either ordinance shall be met and his decision shall be final.

6.1 PUBLIC SITES

1. **Conformity**
Where a proposed park, playground, school or other public use shown on the Official Map of the County or of a city or village is located in whole or in part in a subdivision, appropriate public agencies and governing bodies shall be given an opportunity to begin, within one (1) year from the date of recording of the final plat, procedures to acquire said acreage.
2. **Suitability of Land**
No land shall be divided which is unsuitable for subdivision by reason of flooding, collecting of ground water, bad drainage, adverse earth or rock formation or topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents of the subdivision or of the community. Such lands shall remain unsubdivided until such time as the conditions causing the unsuitability are corrected.

3. **Preservation of Natural Features**
Natural features such as trees, brooks, hilltops, and views should be preserved wherever reasonably possible.
4. **Interior Parks**
Parks situated in the interior of blocks shall have direct and public access to surrounding streets by an easement at least ten (10) feet wide, and shall be covered by agreements as to maintenance. Lots adjacent to such easements shall have ten (10) feet of width greater than others in the block.

6.2 STREETS

1. **General - All streets shall be designed in substantial relation to :**
 - a. Topographic conditions and drainage.
 - b. Public convenience and safety.
 - c. Proposed uses of land to be served by such streets. A public street shall be provided for convenient access to all property within the subdivision. Private streets shall not be permitted, except in approved Planned Unit Developments.
2. **Publicly Planned Streets**
Streets shall be laid out in conformity to street or highway plans officially adopted by the Board, State, County, or Township, or any highway authority. If the subdivision lies within one and one-half (1-1/2) miles of the corporate limits of a city or village the streets shall be in conformity with the street or highway plan officially adopted by the corporate authority of that city or village. Wherever such a planned street or highway runs through a proposed subdivision, it shall be provided for in the place, and with the width indicated, on said plan. However, no more than one hundred and twenty (120) feet of dedication, based upon estimated traffic volume projections as verified by the Superintendent of Highways, shall be required. Any right-of-way specified on said plan shall be dedicated to the public on or as part of the final plat.
3. **Alignment and Continuation**
Where streets are not a part of the Official Map or officially adopted street or highway plans, the arrangement of the streets in a subdivision shall either provide for the alignment and continuation of existing section-line streets or appropriate projection of existing principal streets in surrounding areas, or conform to an approved plan for the neighborhood which meets a particular situation where topography or other conditions make continuation of, or conformance to, existing streets impracticable.

4. **Street Names**
Streets that are extensions of, or obviously in alignment with existing streets shall bear the name of the existing streets; however, no other streets shall bear names which duplicate, or nearly duplicate so as to be confused with the names of existing streets, within the same township, fire protection district, police protection district. All names must be approved through the Will County 9-1-1 Emergency Services Office.
5. **Street Classifications**
 - a. Major streets shall be those having inter-city or regional importance, including all state marked routes, and shall be properly integrated with the existing and proposed system of major streets and highways.
 - b. Secondary streets shall be inter-neighborhood streets, including all County highways, and shall be properly related to special traffic-generating facilities such as schools, churches, shopping and employment centers; to population densities; and to the major streets into which they feed.
 - c. Collector, local and land access streets shall be laid out to conform as much as possible to topography; to discourage use by through-traffic; to permit efficient drainage and sewer systems and to require the minimum amount of street to provide convenient and safe access to adjacent property.
6. **Street Widths - Where not otherwise specified, street right-of-way widths shall be as follows:**
 - a. Major streets shall have a minimum right-of-way as established by the Official Map of not less than one hundred-twenty (120) feet.
 - b. Secondary streets shall have a minimum right-of-way width of one hundred (100) feet.
 - c. Collector streets shall have a minimum right-of-way of eighty (80) feet.
 - d. Local streets shall have a minimum right-of-way of sixty-six (66) feet.
 - e. Cul-de-sacs shall have a minimum right-of-way width of sixty (60) feet and shall terminate in a turn-around having a minimum diameter of one hundred-thirty (130) feet.
 - f. Temporary "Tees" may be required at the end of streets a minimum of one hundred and fifty (150) feet in length for extension either in a subsequent unit or an adjacent parcel. These Temporary "Tees" shall be removed at such time as the road is continued by whatever authority, or developer proposes the continuation.
7. **Marginal Access Streets**
Where a subdivision borders on or contains a railroad right-of-way, or limited access road right-of-way, a street shall be located approximately parallel to, and at least one (1) lot depth distance from each side of such right-of-way, unless there is already in existence a suitable frontage road.

8. **Reserve Strips**
Right-of-way "reserve or spite" strips controlling access to streets shall not be permitted.

9. **Half Streets**
Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the Plat Committee finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided.

A right-of-way width of not less than fifty (50) feet and a pavement width of not less than eighteen (18) feet shall be required for the half street. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted and constructed within such tract. In cases where half streets are accepted, the owner and subdivider shall be required to grade and improve the half street, the same as all other subdivision streets.

10. **Cul-de-sac or Dead-end Streets**
Dead-end streets, as such, shall not be permitted. Cul-de-sacs designed to be permanent, shall not be longer than twelve hundred (1,200) feet, measured along the center line, and a street right-of-way not less than one hundred-thirty (130) feet in diameter at the closed end. The length of cul-de-sacs may be increased in low density subdivisions where no more than fifteen (15) lots front on it.

11. **Grades**
The grade of any street shall not exceed six (6) percent, unless necessitated by exceptional topography and approved by the Chief Subdivision Engineer. The minimum grade of all streets shall be five tenths (0.5) of one (1) per cent.

12. **Horizontal Curves**
Subdivision streets and improvements to existing roads shall be designed so that all deflections in horizontal alignment will be accomplished through segments of circular curves properly incorporated into the design. The minimum permitted center line radii shall be as follows:

Major and Secondary.....As specified by the Superintendent of Highways
Collector and Local Streets.....300 feet
All other streets.....150 feet
The above are minimum radii.

13. **Vertical Curves**
All breaks in grade shall be accomplished through suitable vertical curves properly incorporated into the design of the street profiles. In each particular case the length of the vertical curve shall be such as to provide a sight distance considered adequate by the Chief Subdivision Engineer.

14. Tangents
A tangent of at least one hundred (100) feet long shall be introduced between two (2) curves either one of which has a radius of two hundred (200) feet or less.
15. Intersections
 - a. Streets shall be laid out so as to intersect as nearly as possible at right angles.
 - b. Proposed new intersections along one side of an existing road or street shall, wherever practicable, coincide with any existing intersections on the opposite side of such road or street. Street jogs with center line offsets of less than 125 feet are prohibited.
 - c. Where any street intersection will involve embankments or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide adequate sight distance.

6.3 ALLEYS

1. Alleys shall be provided in all commercial and industrial districts except that the Plat Officer may waive this requirement where another definite and assured provision is made for service access, such as off-street loading and parking consistent with, and adequate for, the uses proposed.
2. Alleys shall not be approved in residential areas unless necessary because of topography or other exceptional circumstances.
3. The width of alleys shall not be less than twenty-four (24) feet.
4. Dead-end alleys are prohibited.

6.4 BLOCKS

1. The length, width, and shapes 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 exceed one thousand five hundred (1,500) feet, nor have less than sufficient width to provide two (2) tiers of lots of appropriate depth between street lines, except that one (1) tier of lots may back onto a limited access highway, railroad right-of-way or major street, provided suitable screen-planting contained in a no-access reservation along the rear property line is provided.
2. Pedestrian crosswalks, not less than ten (10) feet wide, may be required by the Plat Officer through the center of blocks more than nine hundred (900) feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other community facilities.

6.5 LOTS

1. All lots shall meet the minimum depth, width, and area requirements of the Zoning Ordinance, and the Sewage Treatment and Disposal Ordinance.
2. The size, shape and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated.
3. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street service and parking facilities.
4. The fronting of residential lots onto State and County highways is prohibited. Also prohibited is the fronting of residential lots onto any proposed major thoroughfare as designated by the comprehensive plan. Subdivision entrances for residential uses, and/or major entrances for commercial, industrial, and institutional uses shall be located a minimum distance of thirteen hundred (1,300) feet apart on County and State highways, and arterial roads as designated by local municipalities, unless topography or already existing street locations can be shown to dictate otherwise.

Subdivision entrances for residential uses, and/or major entrances for commercial, industrial, and institutional uses shall also be located not less than five hundred (500) feet from a railroad grade crossing.

5. Excessive depth in relation to width shall be avoided. A proportion of two and one-half (2 ½) to one (1) shall normally be considered as desirable for all lots.
6. In determining the minimum lot area to meet the requirements of the Zoning Ordinance and the Sewage Treatment and Disposal Ordinance both of the following conditions must be met:
 - a. The area of the lot counting any required or contemplated improvements shall be at or above the published or computed floodplain elevation; and
 - b. Eighty (80) percent of the minimum lot area shall be at least three (3) feet above the highest seasonal ground-water level as estimated or as determined by actual soil borings.
7. Corner lots for residential use shall have side yard building set-back lines as specified in the Zoning Districts.
8. Every lot shall front or abut on a public street.
9. Side lot-lines shall be substantially at right angles or radial to street lines.

10. Double frontage and reversed frontage lots shall be avoided except where necessary to overcome specific disadvantages of topography and orientation, and where a limited access highway, railroad right-of-way, major street, or similar situation exists, in which case double frontage lots are to be preferred provided suitable screen-planting contained in a no-access reservation along the property line and the right-of-way is provided.
11. Subdivisions must include all of the parcel being divided and may have no exceptions or exclusions; and shall not contain "leftover" pieces, corners, or remnants of land. Any "out lots" which may be of irregular shape or size and are intended for conveyance to a Home Owners Association or others shall be included in the subdivision and shall be numbered consecutively.
12. Lot widths shall be measured at the minimum building setback line and may be reduced ten (10) percent at the end of a cul-de-sac, providing lot area meets with the requirements of the Zoning Ordinance and Sewage Treatment and Disposal Ordinance.
13. The minimum depth of lots shall not be less than ninety (90) feet from any point on the front lot line to any point on the rear lot line.
14. No building or structure shall be erected closer to the center line of an existing or proposed street than provided for in each zoning district, but in no case shall it be nearer than thirty (30) feet to the front property line.

6.6 EASEMENTS

1. Utility easements shall be provided at front or rear of all residential lots and along the side lot lines where required. Such utility easement shall be at least ten (10) feet wide, and normally centered upon the rear or side lot lines. Evidence shall be furnished the Plat Officer that easements and any easement provisions to be incorporated on the plat or in the deeds have been reviewed by the individual utility companies or the organizations responsible for furnishing the service involved.
2. Where a subdivision is traversed by a water-course, drainage way, channel or stream, or other body of water, appropriate dedications or easement provisions, with adequate width of construction 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 water-course and to allow access for construction and maintenance equipment except that in no case shall the required width be more than three hundred (300) feet. A drainage easement shall be provided in the rear of all lots.

3. A screen-planting easement may 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, only such plant materials shall be used to have an ultimate growth not exceeding fifteen (15) feet.

SECTION 7
IMPROVEMENTS

CONTENT

- 7.1 Construction Prior to Final Plat Recordation
- 7.2 Subdivision Guarantee
- 7.3 Subdivision Warranty
- 7.4 Procedure
- 7.5 Requirements
- 7.6 Standards
- 7.7 Materials

7.1 CONSTRUCTION PRIOR TO FINAL PLAT RECORDATION

Upon approval of the preliminary plat, plans and specifications, and the final plat with conditions for the required subdivision by the Plat Committee and the Chief Subdivision Engineer, and upon approval of the appropriate agencies as evidenced by State and County permits where required, the subdivider shall post a Subdivision Guarantee, then proceed to construct and install the required subdivision improvements.

7.2 SUBDIVISION GUARANTEE

1. The subdivider shall post with the Chief Subdivision Engineer, a subdivision guarantee, payable to the County of Will and the appropriate Township Highway Department, sufficient to cover the full cost plus ten percent (10%), of the said improvements as estimated by the engineer employed by the subdivider and approved by the Chief Subdivision Engineer to assure the satisfactory and complete installation of all said improvements as outlined in Section 7.5 and contained in the approved improvement plans and specifications. The subdivision guarantee shall be posted prior to the commencement of construction.
2. Said subdivision guarantee may be released by the Chief Subdivision Engineer upon receipt of:
 - (a) A letter from the appropriate Township Highway Commissioner as to the final acceptance and inclusion into the township system of the streets and drainage facilities.
 - (b) A letter of acceptance by the appropriate utility agency operating the sanitary sewer and water distribution facilities.
 - (c) Two (2) sets of "as-built" drawings of the subdivision improvements, certified by the subdivider's engineer.
 - (d) A letter of acceptance of improvements on other lands by the owner of such property.

- (e) A letter from the subdivider's engineer stating that they have inspected the subdivision and all improvements are complete per the plans and specifications.
3. Said Subdivision Guarantee may be amended to reflect a reduced amount, provided the partial improvements are acknowledged by the Chief Subdivision Engineer, Township Highway Commissioner, and appropriate utility agency, and a revised current estimate of the cost to complete the work is submitted by the subdivider's engineer to the Chief Subdivision Engineer and Township Highway Commissioner. The revised estimate shall show all the original estimated items with the appropriate items reduced or showing a zero balance. Ten percent (10%) of the original cost estimate shall be added to the revised estimate to determine the amount of the amended subdivision guarantee. The Letter of Credit shall never be reduced below twenty five percent (25%) of the original estimated cost of improvements. The revised estimate shall be accompanied by a letter from the subdivider's engineer stating that they have inspected the subdivision and all improvements being reduced or showing a zero balance are installed per the plans and specifications.

7.3 SUBDIVISION WARRANTY

1. The subdivider shall post a subdivision warranty after final acceptance of the public improvements in the amount of ten percent (10%) of the amount provided for the improvements accepted. The subdivision warranty shall be for a period of two (2) years. Such subdivision warranty shall not require any performance or additional improvements not contained in and specified under the provisions of the original subdivision guarantee.
2. The subdivision warranty shall be used to replace any faulty materials or workmanship and warrant the integrity of the improvements for two (2) years following final acceptance of the subdivision.
3. The subdivider shall request an inspection of the improvements by the Township Highway Commissioner eighteen (18) months after final acceptance. The subdivider shall then proceed to perform any warranted work prior to the two (2) year expiration date of the subdivision warranty.

7.4 PROCEDURE

1. As soon after preliminary plat approval as practicable and in any case, not more than ten (10) months, three (3) copies of the proposed improvement construction plans and specifications, engineer's estimates prepared and sealed by a professional engineer currently registered with the State of Illinois, and subdivision guarantee, final plat, and a construction schedule shall be filed with the Plat Officer.

2. Final Plat with conditions

After approval of the improvement construction plans, engineers estimate, subdivision guarantee, final plat, and construction schedule, by the Chief Subdivision Engineer, the Chief Subdivision Engineer shall take the final plat to the Land Use Committee for final plat approval with the conditions that follow:

- (a) All improvements per the approved improvement construction plans and specifications are constructed and approved by the Chief Subdivision Engineer, Highway Commissioner, and appropriate utility agency, except:
 - 1. The final lift of pavement
 - 2. Other improvements with approval of the Chief Subdivision Engineer and Township Highway Commissioner.
- (b) All remaining signatures shall be obtained prior to recordation.

3. Construction and Inspection

- (a) Prior to starting any work covered by the approved plans and specifications for the above improvements, written authority to start the work shall be obtained from the Plat Officer. The written authorization shall be in the form of a Site Development Permit for the subdivision. Authorization to begin work will be given upon receipt of all necessary permits, including all culvert permits required when proposed new or changed subdivision roads intersect any presently existing road, and work must proceed in accordance with construction methods of Section 7.6.
- (b) The Will County Land Use Department (Engineering Division) and the appropriate Highway Department shall be notified three working days prior to each time work commences. Any work without proper inspection will not be acknowledged.
- (c) Construction of all improvements required by this Ordinance must be completed within two (2) years from the date of the approval of the final plat with conditions by the Plat Committee unless good cause can be shown for granting an extension of time.
- (d) During the course of construction, inspection of the work shall be made by the engineer employed by the subdivider to insure compliance with the plans and specifications as approved.

- (e) Building permits for all structures will not be issued until all of improvements required as in 7.4-1 above are completed and operable, with the exception of the final top course of asphalt if a two (2) layer construction is used. This final top course must be completed prior to issuance of subdivision.
- (f) The subdivider shall be required to maintain all improvements, keep public ways, sewers, and drains free from debris and trash, and provide snow removal on all roadways within the subdivision until final acceptance of said improvements by the Township Highway Commissioner.
- (g) The final lift of bituminous shall not be installed until written approval by Township Highway Commissioner is obtained.

4. **As-Built Plans**

After completion of all public improvements, and prior to the recordation of the final plat, the subdivider shall make, or cause to be made, a map showing the actual location of all valves, manholes, stubs, sewer and water mains, street lights, wiring, and such other facilities as the Plat Officer shall require. This map shall be in black ink on tracing cloth, or equal material, and shall bear the signature and seal of an Illinois Registered Professional Engineer. The presentation of this map shall be a condition of final acceptance of the improvements, and release of subdivision bond assuring their completion.

5. **Survey Monuments**

All permanent and other monuments required under Section 5.4.11 of this Ordinance shall be placed prior to the recordation of the final plat.

6. **The Township Highway Commissioner and the Plat Officer shall sign the final plat for recordation when condition "A" of Section 7.4.2 has been completed.**

7. **Acceptance of Dedication, Improvements**

- (a) The Subdivider shall be responsible for the maintenance and upkeep of all public areas and improvements until final acceptance by the Chief Subdivision Engineer and Township Highway Commissioner.
- (b) Final acceptance of the dedication of an open space or other public area, including right-of-ways shall be after any and all improvements have been acknowledged and accepted by the Chief Subdivision Engineer and Township Highway Commissioner.
- (c) Approval of the final plat shall be dependent on presentation of proof of responsibility for the maintenance of all community improvements.
- (d) A subdivision warranty shall be provided in exchange for the final acceptance, at which time the subdivision guarantee shall be released.

7.5 REQUIREMENTS

All subdivisions under this Ordinance shall be required to have the following improvements:

1. Street pavement - Class I bituminous concrete surface course plant mix asphalt as specified by the current Illinois Department of Transportation Specifications.
 - (a) All non-residential subdivisions shall have pavement designed to the soil conditions actually found on the site.
 - (b) In all residential subdivisions, if adverse conditions for pavement construction are indicated by the natural resource inventory, an affirmative response by the subdivider's engineer indicating a satisfactory pavement design is required.
2. Concrete curb and gutter - In all non-residential subdivisions and in all residential subdivisions where the average lot width at the front lot line is less than one hundred-twenty (120) feet; and where the degree of slope exceeds five (5) percent; and shall be Type M-3.12 or B-6:12 modified per Illinois Department of Transportation Highway Standards.
3. Storm sewers, or acceptable surface drainage system utilizing:
 - (a) Grassed waterways and/or swales having a cross-section slope not steeper than four (4) feet of width for each one (1) foot of depth, and a minimum longitudinal profile or grade of not less than one (1) foot per one hundred (100) feet of longitudinal length, or as approved by the Will County Land Use Engineer.
 - (b) Paved waterways having a cross-section slope not steeper than four (4) to one (1) and a minimum longitudinal profile or grade sufficient to produce self-cleaning velocities (0.1 feet per 100 feet).
4. Concrete sidewalks are required within all commercial subdivisions and within all residential subdivision which have an average lot width at the front lot line of less than one hundred-twenty (120) feet.
5. Handicapped ramps are required at all intersections where sidewalks are provided.
6. Street lights are required at all intersections.
Upon request of the Township, the following modifications of street lighting installations shall be undertaken by the developer:
 - (a) Where designated by the Township, only the underground services and bases shall be installed.
 - (b) Or where designated by the Township, the underground services, bases, poles and arms without lighting fixtures shall be installed.

- (c) Wherever such limitations are designated, the remaining costs to complete the street lighting shall be deposited in a separate interest bearing account the Township when necessary to fulfill lighting requirements.
- 7. Individual wells for lots of 30,000 square feet or more.
- 8. Public water supply, for lots of less than 30,000 square feet.
- 9. Sanitary sewer system for:
 - (a) All lots within 1,320 feet of an existing sanitary sewer, except those lots which sanitary sewers are unable to be extended due to I.E.P.A. restrictions or similar hardships.
 - (b) All lots of less than 20,000 square feet.
 - (c) All lots which are unable to comply with the requirements of the Sewer Treatment and Disposal Ordinance with reference to individual septic tank filter field.
- 10. Street signs at all intersections.
- 11. Parkway or front yard trees, either existing or new, a minimum of one (1) tree: forty (40) feet of frontage is required for all development with a minimum of two trees per lot and a maximum of four (4) trees per lot, acceptable to the Plat Office. A list of desirable tree and shrub species is contained in the Appendix to the Ordinance. See Section 7.6-11 for planting requirements and standards.
- 12. A comprehensive drainage way and grading plan.
- 13. Lot stakes at all corners and points of curvature.
- 14. Guard rails where embankments exceed six (6) feet.
- 15. Improvements required under Section 8, Stormwater Management.
- 16. Improvements required under Section 9 of the Zoning Ordinance concerning erosion and sedimentation control.

7.6 STANDARDS

The standards contained below are to be considered the minimum standards, and all improvements must be built to equal or better the standards of quality as established by the Ordinance.

- 1. Streets
 - (a) Major and secondary streets shall have pavement widths as established by the Superintendent of Highways.

- (b) Streets in any industrial or commercial development shall have a minimum pavement width of thirty (30) feet. Streets in urban subdivisions shall have a minimum pavement width of twenty-eight (28) feet. In country subdivisions, a minimum pavement width of twenty-four (24) feet shall be required.
- (c) Cul-de-sacs shall meet all the requirements for a local street, and in addition, shall provide a paved turn around one hundred (100) feet in diameter measured back-of-curb to back-of-curb in urban subdivisions and edge of pavement to edge of pavement in country subdivisions. The interior of the cul-de-sac may be landscaped. In subdivisions where a temporary "T" is required the "cross" shall be at right angles to the street. The pavement shall be a minimum depth of twenty (20) feet and a minimum width of sixty (60) feet and shall be constructed entirely within the existing right-of-way.
- (d) Pavements on collector and local streets shall comply with the typical sections contained in the Appendix to this Ordinance. On major streets, secondary streets, County Highways and developments intended for industrial or commercial use, projected traffic data and special uses shall be submitted to the Chief Subdivision Engineer for evaluation. The Chief Subdivision Engineer may require additional width and thickness of pavements that engineering analysis deem appropriate.
- (e) County highway entrances shall be constructed with curb and gutter returns, and acceleration and deceleration lanes as specified by the Superintendent of Highways when proposed in conjunction with a subdivision.
- (f) All existing public and/or dedicated roads abutting a subdivision are to be improved to a standard established by the Superintendent of Highways for the particular roadway in question (such provision is intended to provide the necessary latitude to the Township to require adequate improvements, and to reduce engineering problems and inequitable requirements for a subdivider).

2. Alleys

Alleys provided to serve commercial or industrial uses shall be constructed in accordance with the Collector and Local Street Specifications, however, the paved surface may be only twenty (20) feet of the twenty-four (24) foot right-of-way.

3. Curb and Gutter

Concrete curb and gutter shall be provided along the outside edge of all street pavements with non-residential subdivisions and within all residential subdivisions where the average lot width at the front lot line is less than one hundred twenty (120) feet and shall be Type M-3.12 or Type M-6.12, Illinois Department of Transportation Highway Standards.

4. Sanitary Sewage System

- (a) There shall be provided a complete sanitary sewer system including a service connection for each lot in a subdivision within 1,320 feet of an existing sanitary sewer.
- (b) In any subdivision not within 1,320 feet of an existing sanitary sewer, individual sewage disposal systems may be installed in accordance with the Sewage Treatment and Disposal Ordinance provided that private restrictions are filed with the final plat and incorporated in each deed requiring that as soon as public sewers are available, connections to the public sewer will be made within one (1) year at the property owner's expense, and that the owners shall bear their fair, proportionate share of the cost of the public sewer as determined by agreement, special assessment, or other means authorized to finance construction of a sewer system.

5. Storm Water Sewer System

There shall be provided storm water sewers or a surface drainage system to serve adequately the area being platted, considering, but not limited to, the following:

- (a) The result and recommendations of the Flood Insurance Drainage Study, Flood Hazard Maps, and Flood Profile Sheets.
- (b) The use of existing drainage channels whenever possible, and
- (c) The design of the drainage system shall consider and show:
 - 1. Storm drainage area of which the subdivision is a part expressed in acreage or square feet.
 - 2. Calculations as to volume and method of handling storm runoff resulting from a ten (10) year storm.
 - 3. A scheme of culverts sufficient in size to eliminate flooding or ponding of water.
 - 4. Elimination of grades which may result in erosion or ponding, and therefore, require storm sewers.
 - 5. Existing water-courses.
 - 6. A plan of the subdivision's grading to prevent ponding of stormwater and to eliminate problems of Section 7.6-5(C)4, above.
- (d) Storm sewers are required to meet the following minimum specifications:
 - 1. The sewers shall not be less than twelve (12) inches inside diameter.
 - 2. The sewers shall be designed in such a way as to insure a minimum velocity of two (2) feet per second, and sewer slopes which create velocities greater than ten (10) feet per second should be avoided and will be permitted only by a variance. Where the design velocity is expected to be highly erosive, as determined by the Chief Subdivision Engineer, erosion shall be protected against by providing energy dissipaters or stilling basins. Erosion control measures may be required by the Chief Subdivision Engineer at storm sewer outlets where the exit velocity exceeds eight (8) feet per second.

3. Manholes shall be provided at all changes in direction of pipe, and pipe size, and shall be of the type specified in State of Illinois Standard Specifications. Inlets shall be located not more than five hundred (500) feet apart and shall be of the type specified in the State of Illinois Standard Specifications.
 4. Storm sewers and culverts are to be designed to receive the volume of storm water resulting from a ten (10) year storm without flooding street pavements, sanitary sewers, or buildings. The formula to be used for calculating the volume of storm water shall be the Rational Formula unless another method is approved by the Chief Subdivision Engineer.
- (e) In any subdivision, ditches meeting the following standards may be used:
1. With grades to four percent (4%), ditches may have grass bottoms and banks.
 2. With grades in excess of four percent (4%), suitable erosion control measures shall be provided subject to the approval of the Chief Subdivision Engineer.
 3. Culverts must be provided at all street or driveway intersections sized to eliminate flooding or ponding of water, and with a minimum cover of thirteen (13) inches under public streets. The location of culverts is to be approved by the Chief Subdivision Engineer and/or the Township Highway Commissioner.
6. Water Supply and Distribution
- (a) A complete water supply and distribution system including all appurtenances and stubs to each lot is to be provided in any subdivision within 1,320 feet of an existing water main. This water supply and distribution system shall be in compliance with all the provisions of the Standardization of Fire Equipment and Apparatus (see Appendix 16.27).
- (b) In any subdivision not within 1,320 feet of an existing water main, individual water supplies may be permitted providing:
1. All requirements of the State and County regulations are fully met.
 2. Private restrictions are filed with the final plat and incorporated in each deed so that as soon as a public water supply system is available connections to the system will be made at the property owner's expense within one (1) year, and so that owners shall bear their fair, proportionate share of the cost of the public water main as determined by agreement, special assessment proceedings, or other means authorized by law to finance construction of a water system.
7. Street Lighting
- (a) Residential street lighting facilities shall be provided in subdivisions at all street intersections, and at closer intervals if the gross subdivision density is three (3) dwelling units per acre or more, and

- (b) The subdivider shall arrange for and pay all installation costs required by the Commonwealth Edison Company for the erection of the required street lights.
8. Sidewalks shall be provided by the subdivider:
- (a) All sidewalks shall be air entrained portland cement concrete and minimum of six (6) bag mix, five (5) inches thick over three (3) inches of grade CA16 pea gravel or compacted CA6 coarse aggregate, Illinois Standard Specifications.
 - (b) Sidewalks shall be located either:
 - 1. One (1) foot off of the property line on both sides of the street, or
 - 2. Within a rear lot greenway servicing the lots on either side.
9. Street Signs, Guard Rails, Landscaping
- (a) Street signs of the type approved by the Superintendent of Highways shall be installed on the northeast corner of each intersection and shall indicate the street names as shown on the Final Plat.
 - (b) Steel plate beam, cable, or heavy wood beam guard rail in accordance with the State of Illinois Standards shall be placed along the shoulder of any street where street construction has resulted in an embankment greater than six (6) feet. All unpaved street right-of-way shall be seeded or sodded. Provisions shall be made to assure the growth of all landscaping.
10. Stormwater Detention Facilities
- (a) Storage volumes and release rates shall comply with Section 8, Stormwater Management.
 - (b) All disturbed surfaces shall be graded, prepared with at least four (4) inches of topsoil, and seeded or sodded.
 - (c) Side slopes shall be a minimum of four (4) feet horizontal to one (1) foot vertical.
 - (d) The width of the top of dikes shall be a minimum of three (3) feet.
 - (e) Erosive velocities of runoff shall be avoided or compensated for by vegetative and/or mechanical measures.
 - (f) Emergency overflow facilities must be provided in all instances so that stored waters will not exceed the safe capacity of the basin.
 - (g) Natural or constructed lakes can be used to fulfill the above requirements:
 - i. The average depth of the lake shall be at least three (3) feet.
 - ii. When a lake will be stocked with fish, the average depth of at least one-quarter of the surface area of the lake shall be at least ten (10) feet.
 - iii. Shoreline protection shall be provided in lakes over five (5) acres surface area.

11. Landscaping Requirements

- (a) Basic vegetation type and size shall include the following:
 - (i) A list of desirable tree and shrub species is contained in the Appendix of this Ordinance;
 - (ii) There shall be no more than twenty-five percent (25%) of the same species of trees or shrubs provided in a development;
 - (iii) Shade trees (canopy): shall have a minimum trunk diameter of not less than two and one-half (2-1/2) inches, measured six (6) inches above the ground and be a minimum of six (6) feet high;
 - (iv) Understory and/or Ornamental trees: shall have a minimum trunk diameter of not less than (2) inches, measured six (6) inches above the ground and be a minimum of five (5) feet high;
 - (v) Evergreen and/or Coniferous trees: shall be a minimum five (5) feet high;
 - (vi) Shrubs: Broadleaf/Deciduous shall be a minimum of three (3) feet high and Needleleaf/Evergreen shall be a minimum of two (2) feet in width;
 - (vii) In cases where lots have frontage along both an interior street and another street (double-frontage) or abut a nonresidential use or zoning classification, a landscaped earthen berm or fence must be constructed to the following standards:
 - (A) Berms shall be constructed with slopes not to exceed a 1:3 gradient with side slopes designed and planted to prevent erosion, and with a rounded surface a minimum of two (2) feet in width at the highest point of the berm, extending the length of the berm. Berm slopes shall be protected with sod, seed, shrubs or other form of natural ground cover.
 - (B) A detailed "Landscape/Berm Plan" shall be submitted to show that adequate vegetative plantings have been provided for, to create a screen.
 - (C) No screening shall interfere with sight requirements for safe ingress and egress.
 - (viii) All fences constructed shall meet the requirements as found in the Will County Zoning Ordinance, Section 8.5-7 (f).
- (b) Placement of landscaping shall meet the following conditions:
 - (i) No trees shall be planted in the parkway unless written approval has been received from the appropriate Highway Department. Those trees that are planted in the parkway must be planted to the specifications of the appropriate Highway Department. Where trees are not allowed to be placed in the parkway, trees required by the County must be placed in the front yard of the parcel.
 - (ii) All plant material shall be planted in a manner which is not to interfere with overhead wires or be intrusive to utilities or pavement.

- (iii) No trees or other landscaping shall be located closer than ten (10) feet to a fire hydrant or other above ground utilities.
 - (iv) No landscaping shall interfere with sight requirements for ingress and egress.
- (c) Installation Standards:
- (i) Plant material shall conform with the current edition of "American Standards for Nursery Stock, published by the American Association of Nurserymen for that type of tree or shrub at the time of installation.
 - (ii) All trees shall be grown in a nursery located in the northern half of the State of Illinois and licensed by the State of Illinois.
 - (iii) All plant material shall be installed free of disease and in a manner that ensures the availability of sufficient soil and water to sustain healthy growth.
 - (iv) All tags, wires, plastic ties and rope shall be cut from each tree to prevent girdling the tree. The burlap shall be pulled back from the upper third of the rootball. If a plastic "burlap" is used, it shall be removed in its entirety from the rootball.
 - (v) When planting, the hole shall be dug approximately three (3) times wider than the roots or rootball.
 - (vi) All plant material shall be planted with a minimum depth of three (3) inches of mulched material and a diameter of three (3) feet around the base of the tree.
 - (vii) Trees shall be staked with posts and not stakes in areas of high wind for one to three years to allow the growth of new roots to stabilize. All ropes shall be covered to prevent cutting into bark.
 - (viii) The planting season shall be approximately October 15 to December 01, and March 15 to May 01.
 - (ix) Any excess soil, clay, or construction debris shall be removed from the planting site, prior to planting of individual trees at final grade.
 - (x) The County, at its discretion, has the right to retain a professional landscape architect or arborist to review submitted landscape plans and the professional landscape architect or arborist will submit a written report to the Planning and Zoning Commission. All expenses incurred by the County for the use of the landscape architect or arborist shall be reimbursed by the developer.

7.7 MATERIALS

All construction of improvements covered by this Ordinance shall be in accord with, and materials used shall be in compliance with, the methods and materials required in the appropriate section of the Standard Specifications for Road and Bridge Construction, as amended from time to time, published by the Illinois Department of Transportation and/or Standard Specifications for Water and Sewer Construction in Illinois, as amended from time to time.

**SECTION 8
STORMWATER MANAGEMENT**

SEE THE WATER RESOURCE ORDINANCES:

**Flood Damage Prevention Ordinance No. 98-22
Approved February 19, 1998**

**Soil Erosion and Sedimentation Control Ordinance No. 98-23
Approved February 19, 1998 and Amended October 15, 1998**

**Stormwater Drainage and Detention Ordinance No. 98-24
Approved February 19, 1998 and Amended October 15, 1998**

**Stream and Wetland Protection Ordinance No. 98-25
Approved February 19, 1998**

SECTION 9 VARIATIONS

CONTENT

- 9.1 Hardships
- 9.2 Planned Unit Development

9.1 HARDSHIPS

1. Where the subdivider finds that extraordinary hardships or particular difficulties may result from the strict compliance with the Ordinance he may, after written application, request in writing to the Plat Committee variations or exceptions to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations or exceptions shall not have the effect of nullifying the intent and purpose of this Ordinance.
2. The Plat Committee shall not recommend variations of this Ordinance to the Board unless they shall make findings based upon the evidence presented to them in each specific case, that:
 - A. Because of the particular physical surroundings, shape or topography conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
 - B. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property.
 - C. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - D. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

9.2 PLANNED UNIT DEVELOPMENT

The standards and requirements of this Ordinance may be modified in the case of large scale developments when the Plat Committee finds that a plan and program for a new village, complete community, shopping center, industrial park, or neighborhood unit provides adequate public open spaces and improvements for the circulations, recreation, light, air, and service needs of the tract when fully developed, and which also provides such covenants or other legal provisions as will assure conformity and achievement of the plan. In planned unit developments all improvements within proposed dedications to the public shall conform to this Ordinance (See Section 15 of Zoning Ordinance).

**SECTION 10
AMENDMENTS**

For the purpose of promoting the public health, safety, and general welfare, the Board of Will County may, from time to time, amend the regulations imposed by this Ordinance after a public hearing.

**SECTION 11
VIOLATIONS AND PENALTIES**

It shall be illegal to sell or offer to sell any lot, tract or property which does not conform to the requirements and regulations of this Ordinance and every such sale or attempt to sell shall be subject to a fine of not less than twenty-five dollars (\$25.00) for each lot or tract as provided by the Illinois Statutes.

**SECTION 12
SEPARABILITY**

If any article, section, sub-section, sentence, clause, or phrase of this Ordinance is, for any reason, held to be void, such decision shall not affect the validity of any other article, section, sub-section, sentence, clause or portion thereof.

**SECTION 13
REPEALER**

All ordinances, parts of ordinances, rules, and regulations in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 14
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and publication. The effective date is October 22, 1981.

**SECTION 15
FEES**

The fee schedule in effect is Resolution No. 95-140 dated July 20, 1995.

SECTION 16
APPENDIX

CONTENT

16.0	Final Plat Certificates
16.1	Surveyor
16.2	Owner
16.3	Notary Public
16.4	Plat Officer and Chief Subdivision Engineer
16.5	Recorder
16.6	County Clerk
16.7	Highway Authority
16.8	Health Authority
16.9	Plat Committee
16.10	School, Park, and Library Contributions
16.11	Tax Mapping
16.12	Easements
16.13	City Council
16.14	City Plan Commission
16.15	Plat Fees
16.16	Will County 9-1-1
16.17	Urban Standard
16.18	Country Standard (Revised)
16.19	Entrance Standard
16.20	Minimum Elevations
16.21	Irrevocable Letter of Credit Forms (Revised)
16.22	Highway System
16.23	Adopted Plans
16.24	Condominium Act
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16.26	Affidavit for Metes and Bounds Parcels
16.27	Fire Equipment
16.28	Species of Trees
16.29	Site Development Permit Application
16.30	Preliminary Plat Application
16.31	Petition for Extension of Preliminary Plat Approval
16.32	Park Land Valuation
16.33	Fee Schedule
16.34	Subdivision Procedure

FINAL PLAT CERTIFICATES (As Revised)

The Final Plat shall show thereon the following:

1. Certification by an Illinois Registered Land Surveyor, to the effect that the plat represents a survey made by him; and that monuments and markers show thereon exist as located; and that all dimensional and geodetic details are correct; and that he has complied with all rules contained herein governing plats; and that the subdivision is or is not within 500 feet of a water course draining 640 acres or more; and he shall also note all exceptions if any. He shall also include in this certification, a listing by number of all lots shown on the plat that are totally or in part subject to periodic flooding or inundations, based on the highest flood water elevation of record in the area.
2. Certification by owner and, if required, by any mortgage holder of record, of the adoption of the plat and dedication of streets and other public areas.
3. Certification of owner's signature before a Notary Public.
4. Certification of plats containing new streets that approval of the Plat Officer and Chief Subdivision Engineer has been given as being in conformance with the regulations governing public improvements as required by the Subdivision Ordinance and as adopted by the Board.
5. Certification of the Will County Recorder that the final plat has been presented for recording.
6. Certification by the Will County Clerk that all taxes and special assessments have been paid.
7. Certification of approval of the Township Highway Commissioner where required by law.
8. Will County Health Authority.
9. Plat Committee of Will County Board.
10. Certification of receipt of School Contribution.
11. Will County Tax Mapping.
12. Easement provisions of the Northern Illinois Gas Company, and of the Illinois Bell Telephone Company and the Commonwealth Edison Company.
13. Certification that approval of City Council or Village Board has been obtained where required by law.
14. Certification that approval of the City or Village Planning Commission has been obtained where required by law.
15. Certification of receipt of the plat fee by the Zoning Officer.

16.1 SURVEYOR

State of Illinois)
) SS
County of _____)

This is to certify that I, _____, an Illinois Registered Land Surveyor (Seal No. _____) that under the direction of the owner thereof I have surveyed and subdivided into _____ lots and _____ streets the following property:

containing _____ acres more or less.

I do further certify that:

1. The land in the annexed legal description falls within Zone _____ per Flood Insurance Rate Map Panel Number _____ with an effective date of _____ as published by the Federal Emergency Management Agency.
2. (No) Part of this subdivision is within one and one-half (1-1/2) miles of a village or municipality.
3. All lot corners and points of curvature have been (staked with _____ iron rods or) monumented according to the Plat Act as amended.
4. All distances are shown in feet and decimal parts thereof.
5. All regulations enacted by the Will County Board relative to plats and subdivisions have been complied with.
6. The attached plat is a correct representation of said survey and subdivision.

Dated at _____, Illinois, this _____ day of _____ A.D., 20_____.

Illinois Registered Land Surveyor No. _____

16.2 OWNER

State of Illinois)
) SS
County of _____)

This is to certify that the undersigned is the owner of the land described in the attached plat and that he caused the same to be surveyed, subdivided and platted as shown by the Plat for uses and purposes as indicated thereon, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated at _____, Illinois, this _____ day of _____ A.D., 20_____.

Owner

Address

16.6 COUNTY CLERK

State of Illinois)
) SS
County of Will)

This is to certify that I find no delinquent or unpaid current taxes or special assessments against any of the real estate described in the foregoing certificates.

Dated this _____ day of _____ A.D., 20_____.

Will County Clerk

16.7 HIGHWAY AUTHORITY

16.7-1 Certificate for Township Highway

State of Illinois)
) SS
County of Will)

Approved this _____ day of _____ A.D., 20_____.

Township Highway Commissioner

16.7-2 Certificate of County Highway

State of Illinois)
) SS
County of Will)

Approved this _____ day of _____ A.D., 20_____.
As to roadway access to County Highway _____
also known as _____

Will County Superintendent of Highways

16.10 SCHOOL, PARK, AND LIBRARY CONTRIBUTION:

16.10-1 SCHOOL CONTRIBUTION

I do hereby certify that all matters pertaining to the requirements as prescribed in the Will County School Site Contribution Ordinance, insofar as they pertain to this plat, have been complied with.

Dated this _____ day of _____, A.D., 20_____

Regional Superintendent of the Will County Schools

16.10-2 PARK AUTHORITY ACKNOWLEDGMENT

I do hereby certify that all matters pertaining to the requirements of the local Park Authority, insofar as they pertain to this plat, have been complied with.

Dated this _____ day of _____, A.D., 20_____

Representative of the Park Authority

16.10-3 LIBRARY AUTHORITY ACKNOWLEDGMENT

I do hereby certify that all matters pertaining to the requirements of the local Library Authority, insofar as they pertain to this plat, have been complied with.

Dated this _____ day of _____, A.D., 20_____.

Representative of the Library Authority

16.11 TAX MAPPING

State of Illinois)
) SS
County of Will)

I, _____, Director of the Tax Mapping and Platting Office do hereby certify that I have checked the property description on this plat against available County records and find said description to be true and correct. The property herein described is located on Tax Map # _____ and identified as permanent real estate tax index number (PIN) _____.
Dated this _____ day of _____ A.D., 20_____.

_____ Director

16.12 EASEMENTS

1. An easement is hereby reserved for and granted to the **NORTHERN ILLINOIS GAS COMPANY** its successors and assigns, in all platted "easements" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No building or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.
2. An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to **COMMONWEALTH EDISON, ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, and FRANCHISED CABLE TELEVISION** their respective successors and assigns, jointly and severally, to install, operate, and maintain and remove, from time-to-time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat for streets and alleys, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, the right to overhang all lots, aerial services wires to serve adjacent lots, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivision property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within dotted lines marked "easement" without prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

NOTE: If installation is to be limited to underground systems, strike the inappropriate words. See ordinances of authorities having jurisdiction and inquire as to grantee's requirements.

3. Detention easement and covenant provisions
All easements indicated as detention easements on this plat are reserved for and granted to the Township of _____/ the County of Will and to their successors and assigns. No buildings shall be placed on said easement, but the same may be used for other purposes that do not adversely affect the storage/free flow of stormwater. Each owner or subsequent purchaser shall be

16.15 RECEIPT OF PLAT FEES

I do hereby certify that I have received payment of the fees required under the Subdivision Ordinance of Will County, dated this _____ day of _____ A.D., 20 _____.

Will County Zoning Officer

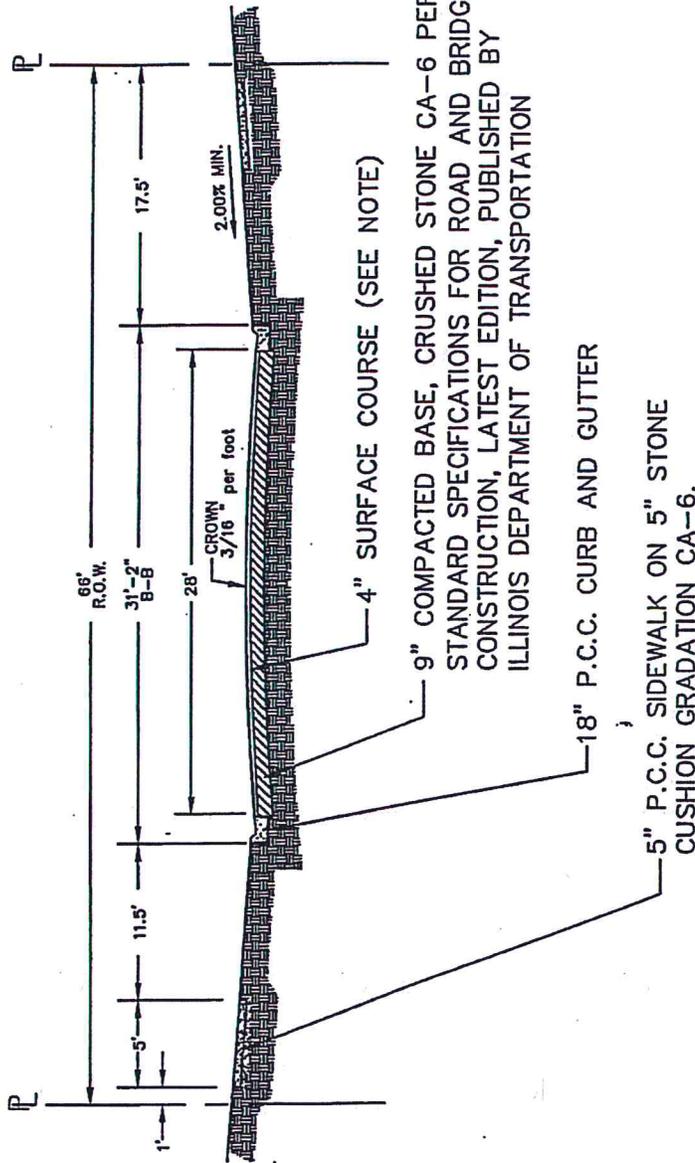
16.16 WILL COUNTY 9-1-1

State of Illinois)
) SS
County of Will)

This plat has been checked for conformance to all Will County 9-1-1 Emergency Telephone System requirements.

Dated this _____ day of _____ A.D., 20 _____.

Chief Administrator



SURFACE COURSE

SURFACE COURSE SHALL CONSIST OF CONCRETE BINDER COURSE CLASS 1 - 2 1/2" COMPACTED THICKNESS AND BITUMINOUS CONCRETE SURFACE COURSE CLASS 1 - 1 1/2" MINIMUM COMPACTED THICKNESS.

BASE COURSE

BASE COURSE SHALL BE 9" AGGREGATE BASE COURSE TYPE "B" IN ACCORDANCE WITH STATE SPECIFICATIONS. BASE SHALL BE CONSTRUCTED ON A COMPACTED, PREPARED AND ROLLED SUBGRADE. BASE SHALL BE PRIMED WITH MC-30 PRIOR TO PAVING.

TYPICAL URBAN STREET CROSS SECTION

DETAILS\TSXSECT

MAY BE REQUIRED TO BE INSTALLED INTO THE
IF NECESSARY FOR DRAINAGE.

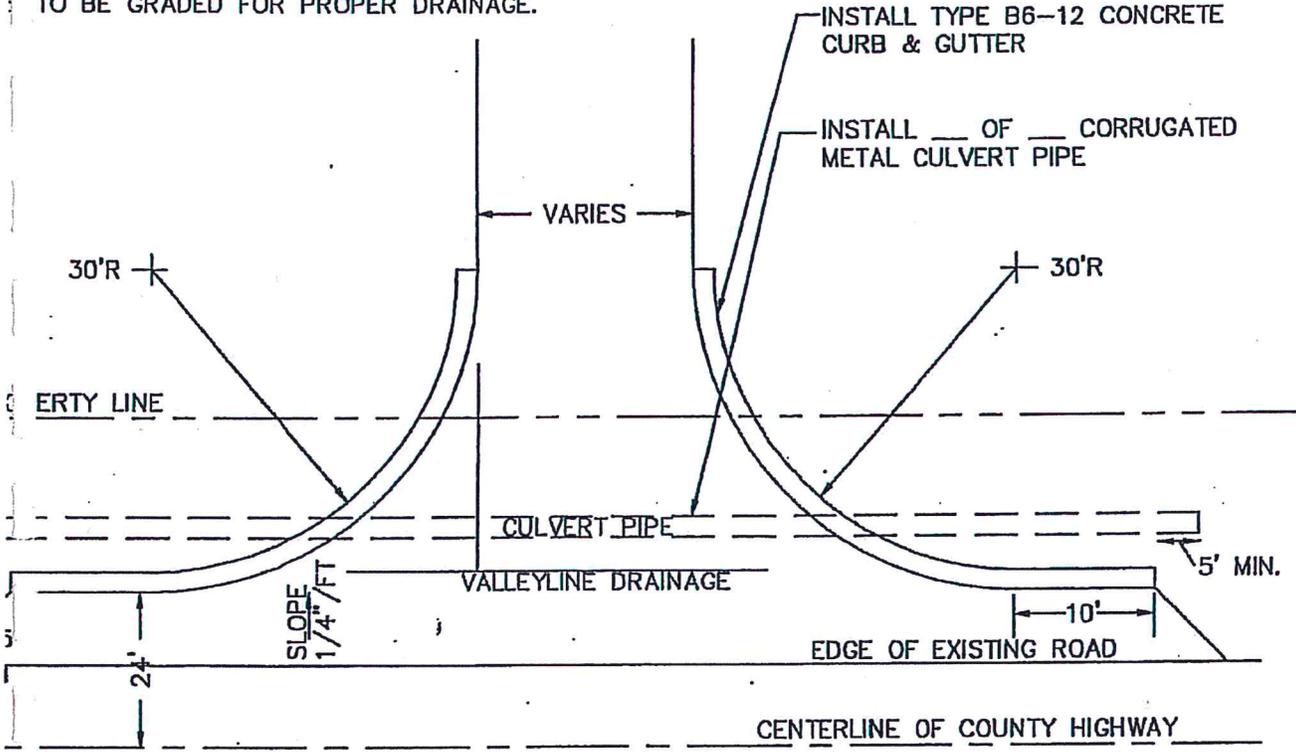
NOT TO SCALE

CONSTRUCTION TO BE DONE ACCORDING TO
ILLINOIS "STANDARD SPECIFICATION FOR ROAD
BRIDGE CONSTRUCTION"

AND AREAS DISTURBED SHALL BE RESEEDED
OR JUTE MATTED AS SOON AFTER
CONSTRUCTION AS POSSIBLE.

CUT OUT DIRT ON SHOULDER & INSTALL
AGGREGATE BASE COURSE &
BITUMINOUS ASPHALT SURFACE

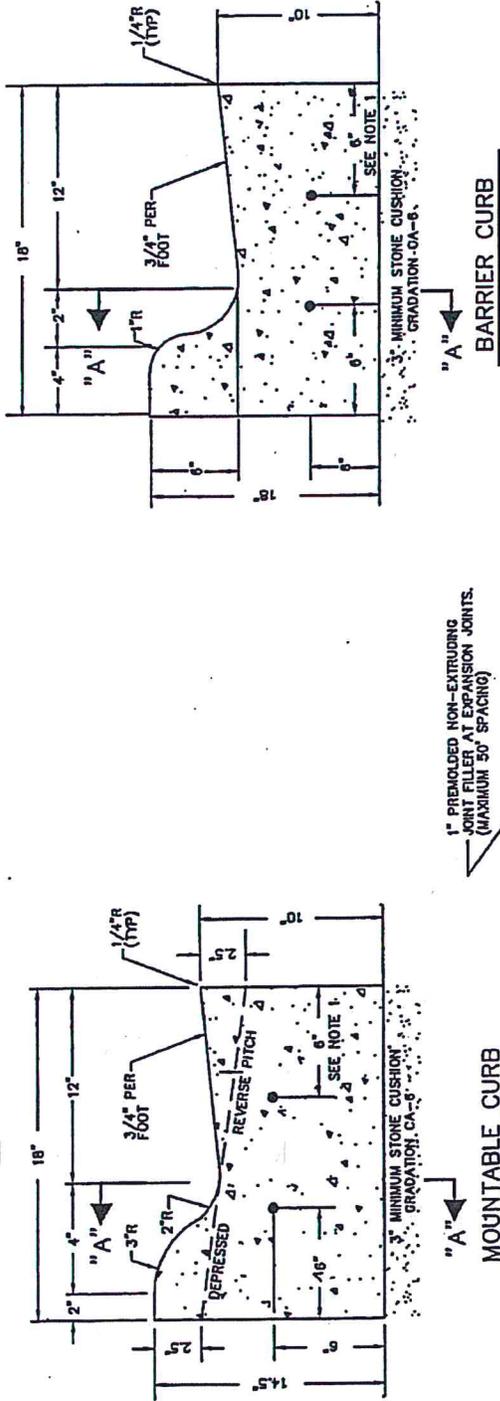
TO BE GRADED FOR PROPER DRAINAGE.



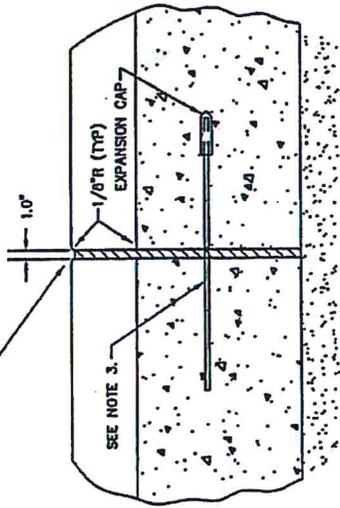
COUNTY OF WILL
ENTRANCE

DETAILS ENTRANCE

16.19 ENTRANCE STANDARD



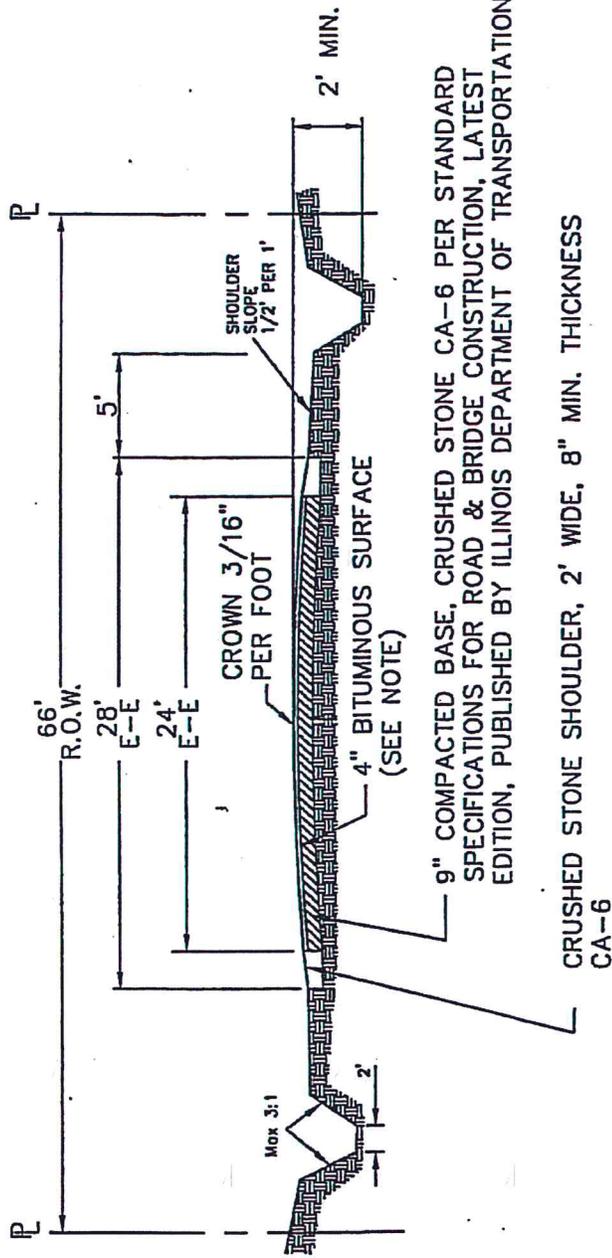
1" PREMOLDED NON-EXTRUDING JOINT FILLER AT EXPANSION JOINTS (MAXIMUM 50' SPACING)



SECTION "A-A"

- NOTE:**
1. PROVIDE 2-#4 BARS (10' LONG) CENTERED IN EACH UTILITY TRENCH.
 2. COST OF BARS SHALL BE INCLUDED IN THE UNIT PRICE (PER LINEAL FOOT) FOR CURB AND GUTTER.
 3. PROVIDE 2-#6 SMOOTH BARS 18" LONG W/EXPANSION CAPS AT EACH EXPANSION JOINT.
 4. CONTRACTION JOINTS - 2 CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTERS WITHIN 7 DAYS OF PLACEMENT.
 5. DEPRESS CURB AT SIDEWALKS FOR RAMPS ACCESSIBLE TO THE DISABLED.

P.C.C. CURB AND GUTTER



BITUMINOUS SURFACE

BITUMINOUS SURFACE SHALL CONSIST OF 1-1/2" MINIMUM COMPACTED THICKNESS BITUMINOUS CONCRETE SURFACE COURSE; CLASS I, OVER 2-1/2" MINIMUM COMPACTED THICKNESS BITUMINOUS BINDER COURSE, CLASS I.

BASE COURSE

BASE COURSE SHALL BE 9" AGGREGATE BASE COURSE TYPE "B" IN ACCORDANCE WITH STATE SPECIFICATIONS. BASE SHALL BE CONSTRUCTED ON A COMPACTED, PREPARED AND ROLLED SUBGRADE. BASE SHALL BE PRIMED WITH MC-30 PRIOR TO PAVING.

TYPICAL RURAL STREET CROSS SECTION

DETAILS \ SECTUR

NOT TO SCALE

NOTE: INLETS MAY BE REQUIRED TO BE INSTALLED INTO THE C.M.C.P IF NECESSARY FOR DRAINAGE.

ALL CONSTRUCTION TO BE DONE ACCORDING TO STATE OF ILLINOIS "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION"

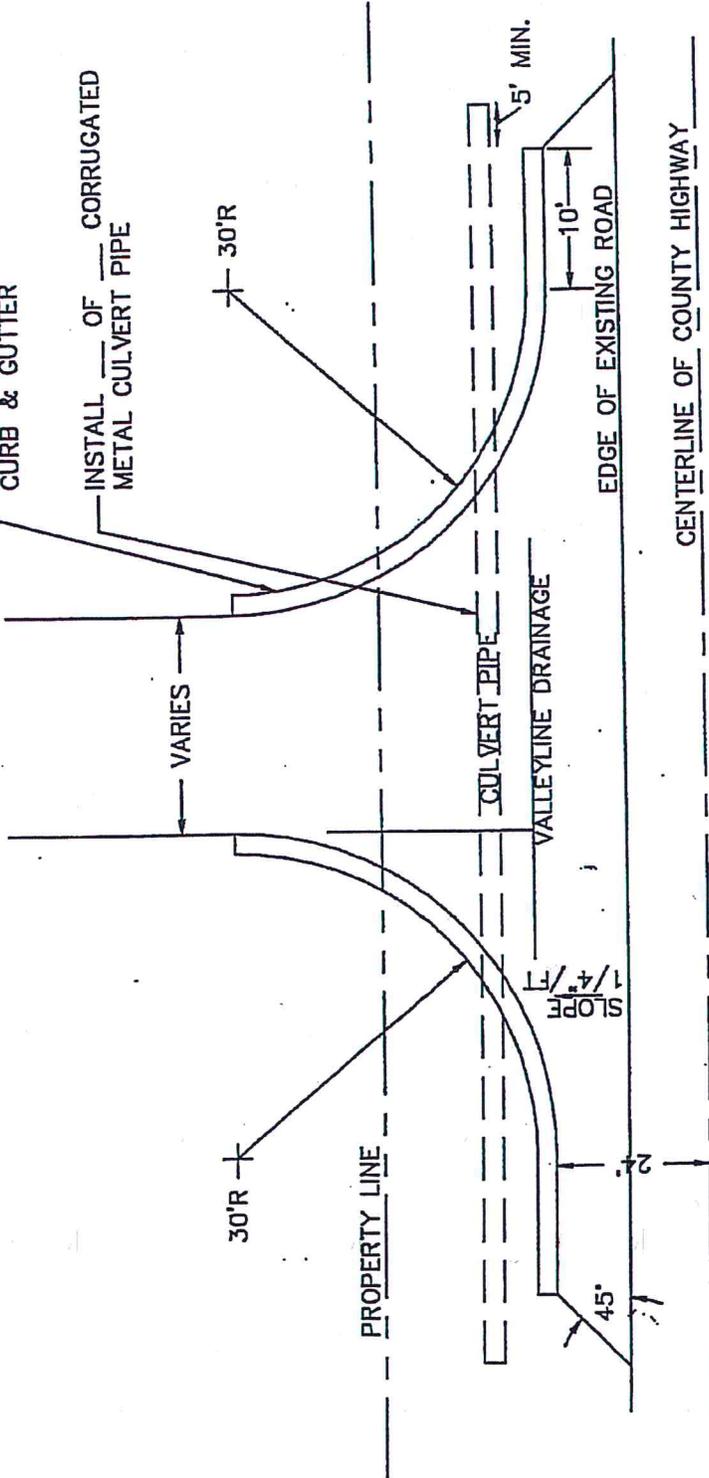
ALL GROUND AREAS DISTURBED SHALL BE RESEDED AND MULCHED OR JUTE MATTED AS SOON AFTER CONSTRUCTION AS POSSIBLE.

DITCHES TO BE GRADED FOR PROPER DRAINAGE.

CUT OUT DIRT ON SHOULDER & INSTALL
 AGGREGATE BASE COURSE &
 BITUMINOUS ASPHALT SURFACE

INSTALL TYPE B6-12 CONCRETE
 CURB & GUTTER

INSTALL OF CORRUGATED
 METAL CULVERT PIPE



COUNTY OF WILL
 ENTRANCE

DETAILS \ ENTRANCE

16.20 MINIMUM ELEVATIONS

SEE THE
FLOOD DAMAGE PREVENTION
ORDINANCE NO. 98-22

Approved February 19, 1998

16.21 IRREVOCABLE LETTER OF CREDIT FORMS (REVISED)

16.21-1 Letter of Credit - Improvements

LETTER OF CREDIT - IMPROVEMENTS

ON BANK LETTERHEAD

IRREVOCABLE COMMERCIAL LETTER OF CREDIT

Amount: U.S. \$ _____

TO: _____ Township Highway Commissioner

Date: _____

Issuer: _____

Letter of Credit No. _____

and/or

Developer: _____

Subdivision: _____

Unit No.: _____

Chief Subdivision Engineer & Plat Officer
Will County Land Use Department
58 E. Clinton St., Ste. 500
Joliet, IL 60432

Ladies and Gentlemen:

We hereby issue this Irrevocable Letter of Credit in your favor up to the aggregate amount of _____ Dollars (\$ _____) for the account of _____ (Developer).

This Letter of Credit is issued for the purposes of: A) facilitating the maintenance of subdivision, public improvements, and dedications for _____ Subdivision, including, but not limited to, streets, curbs, sidewalks, storm sewers, street lighting, waste water sewers, water lines, water detention facilities, excavation, drainage patterns, and all other public improvements as set forth in the drawings, plans, specifications, plats and engineering, required and approved by the Will County Subdivision Ordinance and all other applicable Ordinances and regulations; B) securing the performance of any agreements between the Developer, Will County, and Township Highway Commissioner relating to the development of such subdivision; C) providing funds for uncompleted subdivision improvements, including but not limited to the aforementioned; D) securing County and Township fees, dedications, and contributions associated with such subdivision.

If for any cause any or all of the public improvements required to be installed in said subdivision shall not be constructed within two (2) years in conformance with said Ordinance regulations, drawings, plans, specifications and engineering, the funds included in this letter may be used by the County of Will and/or Township Highway District to complete the construction and installation of the same and may be drawn in whole or in part by the County of Will and/or Township Road District and will be paid immediately upon written demand therefore given by the same.

This Letter of Credit may be reduced to such amounts specified in writing from time to time by the Township Highway Commissioner and the Chief Subdivision Engineer & Plat Officer of Will County. The issuer and developer agree by reducing the amount of this letter, Will County and the Township are not accepting any public improvements or otherwise waiving any rights it may have.

If we fail to honor drafts drawn on this Letter of Credit in addition to all other damages which are limited by the amount of this Letter of Credit, we shall also pay Will County and/or the Township all reasonable attorney and expert fees, court costs, and all other expenses incurred by Will County and/or the Township.

This Irrevocable Letter of Credit shall not operate as a release or limitation upon the obligation of _____ (Developer) to install all improvements required by Will County and/or the Township and otherwise comply with all its other obligations, including the purposes for which this Letter of Credit is issued.

This Letter of Credit shall be fully, irrevocably, and unconditionally in effect until _____ (27 months from date of issue), and is subject to applicable provisions of the Uniform Commercial Code of the State of Illinois (810ILCS 5/5-101 et. Seq.). In the event that the expiration date is a Saturday, Sunday, a Holiday, or not a full business day, this letter shall remain in full force and effect until the closing of the next full working day.

ATTEST:

Sincerely,

BY: _____

(Bank Name)

BY: _____

TITLE: _____

LETTER OF CREDIT - MAINTENANCE

ON BANK LETTERHEAD

IRREVOCABLE LETTER OF CREDIT

Amount: U.S. \$ _____

TO: Township Highway Commissioner

Date: _____
Issuer: _____
Letter of Credit No.: _____
Developer: _____
Subdivision: _____
Unit No.: _____

Ladies and Gentlemen:

We hereby issue this Irrevocable Letter of Credit in your favor up to the aggregate amount of _____ Dollars (\$ _____) for the account of _____

This Letter of Credit is issued for the purposes of: A) facilitating the maintenance of subdivision, public improvements, and dedications for _____ Subdivision, including, but not limited to, streets, curbs, sidewalks, storm sewers, street lighting, waste water sewers, water lines, water detention facilities, excavation, drainage patterns, and all other public improvements as set forth in the drawings, plans, specifications, plats and engineering, required and approved by the Will County Subdivision Ordinance and all other applicable Ordinances and regulations; B) any agreements, if any, between the Developer and Will County or relating to the development of such subdivision. This Letter of Credit is further issued for the purpose of providing security to guarantee the correct design and construction of the aforesaid public improvements as constructed and installed for a period of twenty-four (24) months after the final acceptance of such improvements by the Township Highway Commissioner and the Chief Subdivision Engineer of Will County.

If for any cause any or all of the public improvements required to be maintained in said subdivision need to be repaired or replaced due to faulty materials or workmanship within twenty-one (21) months or if deemed not in conformance with said drawings, plans, specifications and engineering, the funds included in this letter may be used by the Township Road District to repair or replace the same and may be drawn in whole or in part by the Township Road District and will be paid immediately upon written demand therefore given by the same.

This Letter of Credit shall remain in full force and effect for a period of not less than ninety (90) days after written notification by the issuer to the Township Highway Commissioner, is received or until the repair or replacement of said improvements are completed and approved by the Township Road Commissioner, whichever is later. The written notice shall be by certified or registered mail, return receipt requested (or by receipted hand delivery). In the event that the expiration date is not a business day, this letter shall remain in full force and effect until the closing of the next full working day.

If we fail to honor drafts drawn on this Letter of Credit in addition to all other damages which are limited by the amount of this Letter of Credit, we shall also pay the Township all attorney and expert fees, court costs, and all other expenses incurred by Will County and/or the Township.

This Irrevocable Letter of Credit shall not operate as a limitation upon the obligation of _____ (Developer) to install all improvements required by Will County and/or the Township and otherwise comply with all its other obligations, including the purposes for which this Letter of Credit is issued.

This Letter of Credit is subject to applicable provisions of the Uniform Commercial Code of the State of Illinois (810 ILCS 5/5-101 et.seq.)

ATTEST:

Sincerely,

BY: _____

(Bank Name)

BY: _____

TITLE: _____

16.21-3 Letter of Credit - Site Development/Floodplain Development Permit

LETTER OF CREDIT - SITE DEVELOPMENT/FLOODPLAIN DEVELOPMENT PERMIT

ON BANK LETTERHEAD

IRREVOCABLE LETTER OF CREDIT

(Date) _____

Mr. Daniel W. Jay
Chief Subdivision Engineer
Will County Land Use Department
58 E. Clinton St., Ste. 500
Joliet, IL 60432

RE: Project Name/Owner: _____
PIN Number: _____

Dear Mr. Jay:

This letter of credit from _____, an Illinois corporation, to the County of Will, Illinois, effective as of the _____ day of _____, 20____, is issued for the purposes of facilitating the construction of site improvements as set forth on drawings, specifications and engineering as required by the Will County Zoning Ordinance as approved by the County of Will in part of Section _____, Township _____, Range _____ located in Will County, Illinois. This letter of credit covers uncompleted work up to the total amount of _____, which is 110% of the estimated costs of completing improvements.

If for any cause any or all of the site improvements required to be installed on said site shall not be constructed within one (1) year in conformance with said drawings, specifications and engineering, the funds included in this letter may be used by the County of Will to complete the construction and installation of the same and may be drawn in whole or in part by the County of Will and will be paid immediately upon written demand therefore given by the County of Will.

This Letter of Credit shall be fully, irrevocably and unconditionally in effect until the installation and construction of said site improvements shall be completed and approved by the Chief Subdivision Engineer of Will County on behalf of the County of Will, or for a period not to exceed fifteen (15) months, whichever is later. The consideration for this irrevocable commitment is provided by agreements between this financial institution and the owner and the approval of the site improvement plan, by the County of Will.

It is hereby represented that the undersigned are officers of this _____ and they are duly authorized by the Board of Directors to execute this Letter of Credit.

Yours very truly,

ATTEST:

Title _____

BY:

Officer _____

cc: Township Highway Commissioner
rev 11/10/99

16.22 HIGHWAY SYSTEM

COUNTY HIGHWAY SYSTEM - APRIL, 1998
(MILES MAINTAINED OR PROGRAMMED ONLY)

<u>County Highway No.</u>	<u>Name</u>	<u>Miles</u>
1	Parker Road (from Rt. 6 north to Bruce Rd. then northeasterly to Cook County Line)	3.654
2	Wolf Road (from Laraway north to Il. Rt. 30)	1.323
3	McDonough Street (from Correction Center to Houbolt Road)	0.988
4	Cedar Road - North (from Rt. 7 to Rt. 6)	3.911
4	Cedar Road - South (from Spencer Road to Rt. 52)	7.804
4	Elevator Road (from Rt. 52 to Rt. 52)	3.217
5	Caton Farm Road (from Rt. 30 west to Essington Rd. and from Rt. 59 west to Kendall County Line)	3.867
6	Manhattan-Monee Road (from Center Rd. to Rt. 50)	5.388
7	South Chicago Road (from Florence Twp. Line to Quigley Road)	3.036
8	DeSelm Road (from Rt. 102 to Kankakee County Line)	4.279
10	Will-Center Road (from Crete-Monee Rd. south to Kankakee County Line)	8.521
11	Joliet-Naperville Road (from Rt. 53 north to east branch of DuPage River)	6.059
14	Plainfield-Naperville Road (from Du Page County Line to 127th Street)	5.221
16	Bell Road (from Cook County Line south to Il. Rt. 7)	2.999
17	Manhattan-Arsenal Road (from Rt.52 west to I-55 plus Frontage Rds.)	16.322
19	Frankfort-Center Road (from Laraway Rd. south to North Peotone Road)	9.108
20	North Peotone Road (from Rt. 45 to West Street in Peotone)	5.801
21	Crete-Monee Road (from east edge of Monee at School to State Street) 6.744	
23	Pauling-Goodenow Road (from Rt. 50 to Rt. 1)	6.842
24	Peotone-Beecher Road (from Rt. 50 east to Indiana State Line)	13.428
25	Wilmington-Peotone Road (from Rt. 53 east to Drecklser Road)	18.031
26	Zilm - Shenk Road (from Kankakee County Line to Rt. 113)	3.997
28	Essex Road (from Kankakee County Line to Rt. 113)	3.999
29	Strip Mine Road (from Rt. 129 to Rt. 53)	1.573
31	Soldiers Widow Home Road (from I-55 to Widows Home)	1.872
32	Channahon-Minooka Road (from Grundy County Line to Rt. 6)	2.320
35	Romeoville Road (135th St) (from Rt. 53 to Rt. 171)	3.791
36	Renwick Road (from Rt. 59 to Rt. 53)	6.557
37	143rd Street (from Rt. 171 east to Cook County Line)	5.682
38	Marley Road (from Rt. 6 east to Wolf Road)	2.118
42	Brandon Road (from Rt. 6 south to Laraway Road)	1.721
43	Wilton Center Road (from Rt. 52 south to Wilmington-Peotone Road)	2.129
44	River Road (from I-55 southeasterly to Rt. 53)	3.721
48	Park Forest-Monee Road (from Cook County Line south to Crete-Monee Rd.)	4.202
49	Exchange Street (from Park Forest-Monee Road to Indiana State Line)	9.581
51	Mills Road (from Rt. 53 to Cherry Hill Rd.)	2.964
52	Gougar Road (from Rt. 6 south to Laraway Rd.)	4.492
53	Western Avenue (from Steger Rd. south to Crete-Monee Rd.)	3.451
54	South Briggs Street (from Rt. 30 (Cass St.) to Rt. 52)	2.823
55	Cherry Hill Road (from Mills Rd. to Rt. 30 (Cass St.))	1.697
56	Black Road (from Essington Rd. west to Rt. 59)	1.988

58	Will-Kankakee County Line (from east line section 32 to Rt. 1)	6.382
58	Will-Kankakee County Line (from east line section 34 to Indiana State Line)	3.338
62	North Briggs Street (from Rt. 30 (Cass St.) north to Division St.)	3.688
63	Schoolhouse Road (from Rt. 30 north to Francis Road)	1.544
64	Francis Road (from Gougar Rd. to just west of Wolf Road)	6.128
66	111th Street (from Rt. 59 east to Plainfield-Naperville Road)	1.967
67	Boughton Road (from Plainfield-Naperville Rd. east to Joliet-Naperville Rd.)	2.292
70	Drecksler Road (from Rt. 50 south to Kankakee County Line)	2.351
73	Symerton Road (from Wilmington-Peotone Rd. north to Commercial Street)	0.504
74	Laraway Road (from Brandon Rd. east to Harlem Avenue)	16.013
75	Division Street (from Briggs St. east to Cedar Road)	3.478
76	Gin Mill Road (143rd St.) (from Rt. 30 to Rt. 59)	0.991
77	Bluff Road (from Rt. 6 east to I-55)	0.971
79	Tully Road (from Wilmington-Peotone Rd. south to Kankakee County Line)	2.031
80	Lorenzo Road (from Grundy County Line east to west of I-55)	2.869
83	80th Avenue (from 191st Street to 183rd Street)	0.999
84	191st Street (from Wolf Road east to Harlem Avenue)	5.092
86	Cherry Hill Road (from Laraway Road to Rt. 52)	0.473
88	Weber Road (from Rt. 30 north to Joliet-Naperville Road)	9.792
	Total	278.124

16.23 ADOPTED PLANS

	<u>List of Adopted Plans</u> (On file with Will County Planning Division)	<u>Date</u>	<u>Last Amended</u>
A	School Site Contribution Ordinance	September, 1973	January 1997
B	Land Resource Management Plan	September, 1974	October, 1990
C	Solid Waste Management Plan	September, 1974	March, 1996
D	General Plan	May, 1976	
E	Cultural & Historical Preservation Plan	September, 1976	
F	Government Study	September, 1976	
G	Forest Preserve Acquisition Plan	December, 1976	May, 1998
H	Bike & Trail Plan	December, 1976	
I	Soil Manual	December, 1976	
J	Land Use Plan	May, 1978	
K	Transportation Study	July, 1978	Draft, 10/96
L	Zoning Ordinance	February, 1995	March, 1999
M	Park Donation Ordinance	April, 1979	
N	Sewage Treatment and Disposal Ordinance	April, 1979	
O	Natural Resource Element	October, 1982	
P	Library Districts Contribution Ordinance	May, 1990	March, 1998
Q	Will County Street Numbering and Street Sign Ordinance	June, 1993	

(d) "Unit" means a part of the property designed and intended for any type of independent use.

(e) "Common Elements" means all portions of the property except the units, including limited common elements unless otherwise specified.

(f) "Person" means a natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

(g) "Unit Owner" means the person or persons whose estates or interests, individually or collectively, aggregate fee simple absolute ownership of a unit, or, in the case of a leasehold condominium, the lessee or lessees of a unit whose leasehold ownership of the unit expires simultaneously with the lease described in item (x) of this Section.

(h) "Majority" or "majority of the unit owners" means the owners of more than 50% in the aggregate in interest of the undivided ownership of the common elements. Any specified percentage of the unit owners means such percentage in the aggregate in interest of such undivided ownership. "Majority" or "majority of the members of the board of managers" means more than 50% of the total number of persons constituting such board pursuant to the bylaws. Any specified percentage of the members of the board of managers means that percentage of the total number of persons constituting such board pursuant to the bylaws.

(i) "Plat" means a plat or plats of survey of the parcel and of all units in the property submitted to the provisions of this Act, which may consist of a three-dimensional horizontal and vertical delineation of all such units.

(j) "Record" means to record in the office of the recorder or, whenever required, to file in the office of the Registrar of Titles of the county wherein the property is located.

(k) "Conversion Condominium" means a property which contains structures, excepting those newly constructed and intended for condominium ownership, which are, or have previously been, wholly or partially occupied before recording of condominium instruments by persons other than those who have contracted for the purchase of condominiums.

(l) "Condominium Instruments" means all documents and authorized amendments thereto recorded pursuant to the provisions of the Act, including the declaration, bylaws and plat.

(m) "Common Expenses" means the proposed or actual expenses affecting the property, including reserves, if any, lawfully assessed by the Board of Managers of the Unit Owner's Association.

(n) "Reserves" means those sums paid by unit owners which are separately maintained by the board of managers for purposes specified by the board of managers or the condominium instruments.

(o) "Unit Owners' Association" or "Association" means the association of all the unit owners, acting

pursuant to bylaws through its duly elected board of managers.

(p) "Purchaser" means any person or persons other than the Developer who purchase a unit in a bona fide transaction for value.

(q) "Developer" means any person who submits property legally or equitable owned in fee simple by the developer, or leased to the developer under a lease described in item (x) of this Section, to the provisions of this Act, or any person who offers units legally or equitably owned in fee simple by the developer, or leased to the developer under a lease described in item (x) of this Section, for sale in the ordinary course of such person's business, including any successor or successors to such developers' entire interest in the property other than the purchaser of an individual unit.

(r) "Add-on Condominium" means a property to which additional property may be added in accordance with condominium instruments and this Act.

(s) "Limited Common Elements" means a portion of the common elements so designated in the declaration as being reserved for the use of a certain unit or units to the exclusion of other units, including but not limited to balconies, terraces, patios and parking spaces or facilities.

(t) "Building" means all structures, attached or unattached, containing one or more units.

(u) "Master Association" means an organization described in Section 18.5 whether or not it is also an association described in Section 18.3.

(v) "Developer Control" means such control at a time prior to the election of the Board of Managers provided for in Section 18.2(b) of this Act.

(w) "Meeting of Board of Managers or Board of Master Association" means any gathering of a quorum of the members of the Board of Managers or Board of the Master Association held for the purpose of conducting board business.

(x) "Leasehold Condominium" means a property submitted to the provisions of this Act, which is subject to a lease, the expiration or termination of which would terminate the condominium and the lessor of which is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.¹

Laws 1963, P.1120, § 2. Amended by P.A. 80-1102, § 1, eff. Jan. 1, 1978; P.A. 83-358, § 25, eff. Sept. 14, 1983; P.A. 83-833, § 1, eff. July 1, 1984; P.A. 83-1271, § 1, eff. Aug. 30, 1984; P.A. 83-1362, Art. II, § 25, eff. Sept. 11, 1984; P.A. 84-722, § 1, eff. Sept. 21, 1985; P.A. 84-1431, Art. 20, § 1, eff. Nov. 25, 1986; P.A. 84-1464, § 2, eff. Jan. 13, 1987; P.A. 88-417, § 10, eff. Jan. 1, 1994; P.A. 88-626, § 5, eff. Sept. 9, 1994; P.A. 89-89, § 60, eff. June 30, 1995. Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 302.

¹ 26 U.S.C.A. § 501.

605.2.1. Applicability

§ 2.1. Applicability. Unless otherwise expressly provided in another Section, the provisions of this Act are applicable to all condominiums in this State. Any provisions of a condominium instrument that contains provisions inconsistent with the provisions of this Act are void as against public policy and ineffective.

Laws 1963, p.1120, § 2.1, added by P.A. 83-833, § 1, eff. July 1, 1984. Amended by P.A. 83-1271, § 1, eff. Aug. 30, 1984; P.A. 84-722, § 1, eff. Sept. 21, 1985; P.A. 84-1423, Art. 16-1, § 116-1.05, eff. Jan 1, 1987; P.A. 84-1431, Art. 20, § 1, eff. Nov. 25, 1986; P.A. 84-1438, Art. II, § 8, eff. Dec. 22, 1986; P.A. 84-1464, § 2, eff. Jan. 13, 1987; P.A. 86-1156, § 2, eff. Aug. 10, 1990; P.A. 89-41, § 5, eff. June 23, 1995.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 302.1.

605/3 Submission of property

§ 3.Submission of property. Whenever the owner or owners in fee simple, or the sole lessee or all lessees of a lease described in item (x) of Section 2, of a parcel intend to submit such property to the provisions of this Act, they shall do so by recording a declaration, duly executed and acknowledged, expressly stating such intent and setting forth the particulars enumerated in Section 4. If the condominium is a leasehold condominium, then every lessor of the lease creating a leasehold interest as described in item (x) of Section 2 shall also execute the declaration and such lease shall be recorded prior to the recording of the declaration.

Laws 1963, p. 1120, § 3. Amended by P.A. 89-89, § 60, eff. June 30, 1995.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶303.

605/4. Declaration-Contents

§ 4. Declaration-Contents. The declaration shall set forth the following particulars:

(a) The legal description of the parcel.

(b) The legal description of each unit, which may consist of the identifying number or symbol of such unit as shown on the plat.

(c) The name of the condominium, which shall include the word "Condominium" or be followed by the words " a Condominium".

(d) The name of the city and county or counties in which the condominium is located.

(e) The percentage of ownership interest in the common elements allocated to each unit. Such percentages shall be computed by taking as a basis the value of each unit in relation to the value of the property as a whole, and having once been determined and set forth as herein provided, such percentages shall remain constant unless otherwise provided in this Act or thereafter changed by agreement of all unit owners.

(f) If applicable, all matters required by this Act in connection with an add-on condominium.

(g) A description of both the common and limited common elements, if any, indicating the manner of their assignment to a unit or units.

(h) If applicable, all matters required by this Act in connection with a conversion condominium.

(h-5) If the condominium is a leasehold condominium, then:

(1) The date of recording and recording document number for the lease creating a leasehold interest as described in item (x) of Section 2;

(2) The date on which the lease is scheduled to expire;

(3) The legal description of the property subject to the lease;

(4) Any right of the unit owners to redeem the reversion and the manner whereby those rights may be exercised, or a statement that the unit owners do not have such rights;

(5) Any right of the unit owners to remove any improvements within a reasonable time after the expiration or termination of the lease, or a statement that the unit owners do not have such rights;

(6) Any rights of the unit owners to renew the lease and the conditions of any renewal, or a statement that the unit owners do not have such rights; and

(7) A requirement that any sale of the property pursuant to Section 15 of this Act, or any removal of the property pursuant to Section 16 of this Act, must be approved by the lessor under the lease.

(i) Such other lawful provisions not inconsistent with the provisions of this Act as the owner or owners may deem desirable in order to promote and preserve the cooperative aspect of ownership of the property and to facilitate the proper administration thereof.

Laws 1963, p.1120, § 4. Amended by P.A. 80-1114, § 1, eff. Jan. 1, 1978; P.A. 81-897, § 1, eff. Jan. 1, 1980; P.A. 89-89, § 60, eff. June 30, 1995.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 304.

605.4.1. Construction, interpretation, and validity of condominium instruments

§ 4.1 Construction, interpretation, and validity of Condominium Instruments. (a) Except to the extent otherwise provided by the declaration or other condominium instruments:

(1) The terms defined in Section 2 of this Act shall be deemed to have the meaning specified therein unless the context otherwise requires.

(2) To the extent that perimeter and partition walls, floors or ceilings are designated as the boundaries of the units or of any specified units, all decorating, wall and floor coverings, paneling, molding, tiles, wallpaper, paint, finished flooring and any other

materials constituting any part of the finished surfaces thereof, shall be deemed a part of such units, while all other portions of such walls, floors or ceilings and all portions of perimeter doors and all portions of windows in perimeter walls shall be deemed part of the common elements.

(3) If any chutes, flues, ducts, conduits, wires, bearing walls, bearing columns, or any other apparatus lies partially within and partially outside of the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit, while any portions thereof serving more than one unit or any portion of the common elements shall be deemed a part of the common elements.

(4) Subject to the provisions of paragraph (3) of subsection (a), all space and other fixtures and improvements within the boundaries of a unit shall be deemed a part of that unit.

(5) Any shutters, awnings, window boxes, doorsteps, porches, balconies, patios, perimeter doors, windows in perimeter walls, and any other apparatus designed to serve a single unit shall be deemed a limited common element appertaining to that unit exclusively.

(6) All provisions of the declaration, bylaws and other condominium instruments are severable.

(b) Except to the extent otherwise provided by the declaration or by other condominium instruments recorded prior to the effective date of this amendatory Act of 1984, in the event of a conflict between the provisions of the declaration and the bylaws or other condominium instruments, the declaration prevails except to the extent the declaration is inconsistent with this Act.

(c) A provision in the initial declaration limiting ownership, rental or occupancy of a condominium unit to a person 55 years of age or older shall be valid and deemed not to be in violation of Article 3 of the Illinois Human Rights Act¹ provided that the person or the immediate family of a person owning, renting or lawfully occupying such unit prior to the recording of the initial declaration shall not be deemed to be in violation of such age restriction so long as they continue to own or reside in such unit.

Laws 1963, p.1120, § 4.1, added by P.A. 81-897, § 1, eff. Jan. 1, 1980. Amended by P.A. 83-1271, § 1, eff. Aug. 30, 1984; P.A. 84-722, § 1, eff. Sept. 21, 1985; P.A. 84-775, § 1, eff. Sept. 21, 1985; P.A. 84-1308, Art. II, § 34, eff. Aug. 25, 1986; P.A. 89-41, § 5, eff. June 23, 1995.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 304.1.

¹ 775 ILCS 5/3-101 et seq.

605/5. Plat to be recorded

§ 5. Plat to be recorded. Simultaneously with the recording of the declaration there shall be recorded a plat as defined in Section 2, which plat shall be made

by a Registered Illinois Land Surveyor and shall set forth (1) all angular and linear data along the exterior boundaries of the parcel; (2) the linear measurements and location, with reference to said exterior boundaries, of any buildings improvements and structures located on the parcel; and (3) the elevations at, above, or below official datum of the finished or unfinished interior surfaces of the floors and ceilings and the linear measurements of the finished or unfinished interior surfaces of the perimeter walls, and lateral extensions thereof or other monumental perimeter boundaries, where there are no wall surfaces, that part of every unit which is in any building on the parcel, and the locations of such wall surfaces or unit boundaries with respect to the exterior boundaries of the parcel projected vertically upward; (4) the elevations at, above, or below official datum and the linear measurements of the perimeter boundaries, of that part of the property which constitute a unit or a part thereof outside any building on the parcel and the location of the boundaries with respect to the exterior vertical boundaries of the parcel, projected vertically upward. Every such unit shall be identified on the plat by a distinguishing number or other symbol; (5) if the Registered Illinois Land Surveyor does not certify that such plat accurately depicts the matters set forth in subsection (3) and (4) above, such a certification for any particular unit or units as built shall be recorded prior to the first conveyance of such particular unit or units as part of an amended plat, thereby complying with the requirements of subsections (3) and (4) of this Section; (6) when adding additional property to an add-on condominium, the developer, or in the event of any other alteration in the boundaries or location of a unit, any building on the parcel or the parcel authorized in this Act, the president of the board of managers or other officer authorized and designated by the condominium instruments shall record an amended plat of survey conforming to the requirements of this Section, or shall provide a certificate of a plat previously recorded that is in accordance with the certification requirements of this subsection. Such amended plat or certificate shall be certified by a Registered Illinois Land Surveyor as to accuracy in depicting changes in boundary or location in the portions of the property set forth in subsections (1), (2), (3) and (4) above, and that such changes have been completed.

Laws 1963, p. 1120, § 5. Amended by P.A. 80-1116, § 1, eff. Jan. 1, 1978; P.A. 82-246, § 1, eff. Jan. 1, 1982.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 305.

605/6. Recording-Effect

§ 6. Recording-Effect. Upon compliance with the provisions of Sections 3, 4, and 5 and upon recording of the declaration and plat the property shall become

subject to the provisions of this Act, and all units shall thereupon be capable of ownership in fee simple or any lesser estate, and may thereafter be conveyed, leased, mortgaged or otherwise dealt with in the same manner as other real property, but subject, however, to the limitations imposed by this Act.

Each unit owner shall be entitled to the percentage of ownership in the common elements appertaining to such unit as computed and set forth in the declaration pursuant to subsection (e) of Section 4 hereof, and ownership of such unit and of the owner's corresponding percentage of ownership in the common elements shall not be separated, except as provided in this Act, nor, except by the recording of an amended declaration and amended plat approved in writing by all unit owners, shall any unit, by deed, plat, judgment of a court or otherwise, be subdivided or in any other manner separated into tracts or parcels different from the whole unit as shown on the plat, except as provided in this act.

The condominium instruments may contain provisions in accordance with this Act providing for the reallocation and adjustment of the percentage of ownership in the common elements appertaining to a unit or units in circumstances relating to the following transactions: an add-on condominium; condemnation; damage or destruction of all or a portion of the property; and the subdivision or combination of units. Interests in the common elements shall be re-allocated, and the transaction shall be deemed effective at the time of the recording of an amended plat depicting same pursuant to Section 5 of this Act. Simultaneously with the recording of the amended plat, the developer in the case of an add-on condominium, or the President of the board of managers or other officer in other instances authorized in this Act shall execute and record an amendment to the declaration setting forth all pertinent aspects of the transaction including the reallocation or adjustment of the common interest. The amendment shall contain legal descriptions sufficient to indicate the location of any property involved in the transaction.

Laws 1963, p.1120, § 6. Amended by Laws 1965, p. 850, § 1; P.A. 80-1103, § 1, eff. Jan. 1, 1978; P.A. 83-1271, § 1, eff. Aug. 30, 1984; P.A. 84-452, § 10, eff. Sept. 17, 1985; P.A. 84-545, § 11, eff. Sept. 18, 1985; P.A. 84-722, § 1, eff. Sept.21, 1985; P.A. 84-1308, Art. II, § 34, eff. Aug. 25, 1986.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 306.

Article II of P.A. 84-1308, the first 84th General Assembly Combining Revisory Act, provides for the nonsubstantive revision or renumbering or repeal of Sections of Acts necessitated by the amendment, addition or repeal of Sections by two or more Public Acts of the 84th General Assembly, which multiple action was not resolved by one of the Acts of the 84th

General Assembly affecting the particular Section and makes technical corrections in Acts amended by the 84th General Assembly.

605/7. Descriptions in deeds, etc.

§ 7. Descriptions in deeds, etc. Every deed, lease, mortgage or other instrument may legally describe a unit by its identifying number or symbol as shown on the plat and as set forth in the declaration, and every such description shall be deemed good and sufficient for all purposes, and shall be deemed to convey, transfer, encumber or otherwise affect the owner's corresponding percentage of ownership in the common elements even though the same is not expressly mentioned or described therein.

Laws 1963, p. 1120, §7.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 307.

605/8. Partition of common elements prohibited

§ 8. Partition of common elements prohibited. As long as the property is subject to the provisions of this Act the common elements shall, except as provided in Section 14 hereof, remain undivided, and no unit owner shall bring any action for partition or division of the common elements. Any covenant or agreement to the contrary shall be void.

Laws 1963, p. 1120, § 8.

Formerly Ill.Rev.Stat.1991, ch. 30, ¶ 308.

765 ILCS 145/0.01

PROPERTY

458

145/0.01. Short title

§ 0.01. Short title. This Act may be cited as the Transmission Line Prescriptive Right Prohibition Act. Laws 1887, p. 298, § 0.01, added by P.A. 86-1324, § 1078, eff. Sept. 6, 1990. Formerly Ill.Rev.Stat.1991, ch. 134, § 14.9.

Title of Act:

An Act relating to telegraph, telephone, electric light and other wires, poles and cables. Laws 1887, p. 298, approved June 16, 1887 and eff. July 1, 1887.

145/1. Prescriptive right prohibited

§ 1. Whenever any wire, pole or cable used for any telegraph, telephone, electric light or other electric purpose, or for the purpose of communication, is or shall be attached to or does or shall extend upon or over any building or land, no lapse of time whatever shall raise a presumption of any grant of, or justify a prescriptive right to, such attachment or extension.

Laws 1887, p. 298, § 1, eff. July 1, 1887. Formerly Ill.Rev.Stat.1991, ch. 134, § 15.

PLATS AND SURVEYS

ACT 205. PLAT ACT

GENERAL PROVISIONS

- | | |
|-----------|---|
| Section | Short title. |
| 205/0.01. | Subdivision of land into parts of less than five acres—Topographic studies—Survey—Plat—Monuments. |
| 205/1. | Area disconnected from park district—Subdivision into plats. |
| 205/1.01. | Area annexed to, or disconnected from, municipality—Filing and preparation of plats. |
| 205/1.02. | Area annexed to, or disconnected from, municipality—Filing and preparation of plats. |
| 205/2. | Acknowledgment of plat—Approval—Recording. |
| 205/3. | Dedication—Effect of. |
| 205/4. | Neglect to plant corner stone—Penalty. |
| 205/5. | Selling without plat recorded—Penalty. |
| 205/5a. | Duty of recorder or registrar of title. |
| 205/6. | Written instruments—Reservations—Approval. |

VACATION OF PLATS

- | | |
|--------|---------------------------|
| 205/7. | Vacation of part of plat. |
| 205/8. | Canceling plat of record. |

PLATS TO BE RECORDED, ETC.

- | | |
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| 205/9. | Plats of highways, etc., to be made and recorded—Registration of titles. |
| 205/9.1. | Extensions or widenings of highways. |
| 205/10. | Prosecuting offenders. |
| 205/11. | Destruction or removal of stake, pin, etc.—Punishment. |
| 205/14. | Condominium Property Act. |

GENERAL PROVISIONS

205/0.01. Short title

§ 0.01. Short title. This Act may be cited as the Plat Act. R.S. 1874, p. 771, § 0.01, added by P.A. 86-1324, § 753, eff. Sept. 6, 1990.

Formerly Ill.Rev.Stat.1991, ch. 109, § 0.01.

Title of Act:

An Act to revise the law in relation to plats. R.S.1874, p. 771, approved March 21, 1874, eff. July 1, 1874.

205/1. Subdivision of land into parts of less than five acres—Topographic studies—Survey—Plat—Monuments

§ 1. (a) Except as otherwise provided in subparagraph (b) of this Section, whenever the owner of land subdivides it into 2 or more parts, any of which is less than 5 acres, he must have it surveyed and a subdivision plat thereof made by an Illinois Registered Land Surveyor, which plat must particularly describe and set forth all public streets, alleys, ways for public service facilities, ways for utility services and community antenna television systems, parks, playgrounds, school grounds or other public grounds, and all the tracts, parcels, lots or blocks, and numbering all such lots, blocks or parcels by progressive numbers, giving their precise dimensions. There shall be submitted simultaneously with the subdivision plat, a study or studies which shall show topographically and by profile the elevation of the land prior to the commencement of any change in elevations as a part of any phase of subdividing, and additionally, if it is contemplated that such elevations, or the flow of surface water from such land, will be changed as a result of any portion of such subdivision development, then such study or studies shall also show such proposed changes in the elevations and the flow of surface water from such land. The topographical and profile studies required hereunder may be prepared as a subsidiary study or studies separate from, but of the same scale and size as the subdivision plat, and shall be prepared in such a manner as will permit the topographical study or studies to be used as overlays to the subdivision plat. The plat must show all angular and linear data along the exterior boundaries of the tract of land divided or subdivided, the names of all public streets and the width, course and extent of all public streets, alleys and ways for public service facilities. References must also be made upon the plat to known and permanent monuments from which future survey may be made and the surveyor must, at the time of making his survey, set in such manner that they will not be moved by frost, good and sufficient monuments marking the external boundaries of the tract to be divided or subdivided and must designate upon the plat the points where they may be found. These monuments must be placed at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points in any line and at all angle points along a meander line, the points to be not less than 20 feet back from the normal water elevation of a lake or from the bank of a stream, except that when such corners or points fall within a street, or proposed future street, the monuments must be placed in the right of way line of the street. All internal boundaries, corners and points must be monumented in the field by like monuments as defined above. These monuments 2 of which must be of stone or reinforced concrete and must be set at the opposite extremities of the property platted, placed at all block corners, at each end of all curves, at the points where a curve changes its radius, and at all angle points in any line. All lots must be monumented in the field with 2 or more monuments.

The monuments must be furnished by the person for whom the survey is made and must be such that they will not be moved by frost. If any city, village or town has adopted an official plan, or part thereof, in the manner prescribed by law, the plat of land situated within the area affected thereby must conform to the official plan, or part thereof.

(b) Except as provided in subsection (c) of this Section, the provisions of this Act do not apply and no subdivision plat is required in any of the following instances:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor: provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Nothing contained within the provisions of this Act shall prevent or preclude individual counties from establishing standards, ordinances, or specifications which reduce the acreage minimum to less than 5 acres, but not less than 2 acres, or supplementing the requirements contained herein when a survey is made by an Illinois Registered Land Surveyor and a plat thereof is recorded, under powers granted to them.

(c) However, if a plat is made by an Illinois Registered Surveyor of any parcel or tract of land otherwise exempt from the plat provisions of this Act pursuant to subsection (b) of this Section, such plat shall be recorded. It shall not be the responsibility of a recorder of deeds to determine whether the plat has been made or recorded under this subsection (c) prior to accepting a deed for recording.

R.S.1874, p. 771, § 1, eff. July 1, 1874. Amended by Laws 1943, vol. 1, p. 998, § 1, eff. July 23, 1943; Laws 1949, p. 1188, § 1, eff. Aug. 4, 1949; Laws 1955, p. 2018, § 1, eff. July 14, 1955; Laws 1959, p. 1510, § 1, eff. July 17, 1959; Laws 1965, p. 3215, § 1, eff. Aug. 20, 1965; Laws 1967, p. 2121, § 1, eff. July 26, 1967; P.A. 78-553, § 1, eff. Oct. 1, 1973; P.A. 78-567, § 1, eff. Oct. 1, 1973; P.A. 78-1297, § 34, eff. March 4, 1975; P.A. 80-318, § 1, eff. Oct. 1, 1977; P.A. 81-1509, Art. II, § 84, eff. Sept. 26, 1980; P.A. 83-627, § 1, eff. Jan. 1, 1984; P.A. 83-634, § 3, eff. Jan. 1, 1984; P.A. 84-373, § 1, eff. Jan. 1, 1986.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 1.

205/1.01. Area disconnected from park district— Subdivision into plats

§ 1.01. No area of land or any part thereof which has been disconnected from any park district pursuant to Section 3-6b of "The Park District Code",¹ shall be subdivided into lots and blocks within one year from the date of such disconnection. No plan of any such proposed subdivision shall be presented by any person for recording or registration within such one year period unless the land comprising such proposed subdivision has thereafter been incorporated into a city, village or incorporated town.

R.S.1874, p. 771, § 1.01, added by Laws 1965, p. 2712, § 1, eff. Aug. 6, 1965.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 1.01.
170 ILCS 1203-6b.

205/1.02. Area annexed to, or disconnected from, municipality—Filing and preparation of plats

§ 1.02. When any city, village, municipal corporation or political subdivision in the State annexes or disconnects territory, a plat of the land included in the disconnection or annexation must be filed with the recorder in the county or counties where the territory is located. In counties where the county clerk is not also the county recorder, a copy of the plat shall also be filed with the county clerk. Each plat shall state a legal description or descriptions sufficient to identify the boundaries of the annexed or disconnected territory, by reference to government surveys or by metes and bounds, including the section, township and range in which the territory is located. Such a plat must be prepared by a Registered Land Surveyor or in the case of cities, villages and incorporated towns by a Registered Land Surveyor or a duly employed municipal engineer registered under the laws of the State of Illinois, provided such engineer has had training in the field of civil engineering.

R.S.1874, p. 771, § 1.02, added by Laws 1967, p. 2121, § 1, eff. July 26, 1967. Amended by P.A. 76-1463, § 1, eff. Sept. 22, 1969; P.A. 83-358, § 75, eff. Sept. 14, 1983; P.A. 87-1189, Art. 5, § 3, eff. Sept. 24, 1992.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 1.02.

205/2. Acknowledgment of plat—Approval— Recording

§ 2. The plat must be completed, a statement from a Registered Land Surveyor attached and acknowledged by the owner of the land, or his attorney duly authorized, in the same manner as deeds of land are required to be acknowledged. The plat must be submitted to the city council of the city or board of trustees of the village or town or to the officer designated by them, for their or his approval, if the land subdivided is located within the corporate limits of any such city, village or town or within contiguous territory which is affected by an official plan, or part thereof, of any city, village or town. If the land subdivided is located outside the corporate limits of any city, village or town and is not affected by such official plan, or part thereof, the plat must be submitted to the county board of the county in which the land is located for its approval. Within 3 business days after a plat is submitted for approval, the city council, board of trustees, designated officer, or county board shall notify the president of the school board of each school district in which any of the subdivided land is located that the plat has been submitted for approval and that it is available for inspection. The notice shall also give the date, time, and place of the hearing on approval or disapproval of the plat. The notice

shall be served by certified mail, return receipt requested, or by personal delivery. Failure to notify the school board as required by this Section does not invalidate the plat.

Neither the city council of the city, the board of trustees of the village or town or the officer designated by them, or the county board of the county shall approve such plat, unless, in addition to any other requirements of such council, board of trustees or county board or the officer or officers designated by them, the topographical and profile studies to be submitted with the subdivision plat have on their face the signed statement of a Registered Professional Engineer, and the owner of the land or his duly authorized attorney, to the effect that to the best of their knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision. The topographical and profile studies required herein shall not be recorded, but shall be retained and filed by city, village or county to which submitted for approval of the subdivision plat, as permanent public documents.

Neither the city council of the city, the board of trustees of the village or town or the officer designated by them, or the county board of the county shall approve such plat, unless, in addition to any other requirements of such council, board of trustees or county board or the officer or officers designated by them, the plat has been approved in writing (i) except in municipalities with a population of 1,000,000 or more, by the Illinois Department of Transportation with respect to roadway access where such access is to a state highway, (ii) by the relevant local highway authority with respect to all other roadway access, and (iii) by the local health department, if one exists, with respect to sewage disposal systems if any part of the platted land will not be served by a public sewer system. An applicant shall simultaneously file with the Illinois Department of Transportation, relevant local highway authority, or local health department, as appropriate, a copy of the application for preliminary approval of a proposed plat that is filed with the municipality or county. The department or authority receiving the application shall review the application based solely upon safety or access control standards and provide written approval or disapproval to the municipal or county plan commission and to the municipal or county corporate authorities not later than 90 days from the date the application is received. The 90 day period may be changed by mutual agreement. If disapproved, the department or authority shall provide reasons for the disapproval related to safety or access control standards and identify improvements that will remove the disapproval. The municipal or county corporate authorities may approve the plat once the improvements have been incorporated into the application or in the event that the department or authority fails to respond in writing to the municipality or county within the 90 day period or other period established by mutual agreement. The failure of the city council of a municipality with a population of 1,000,000 or more to obtain approval of a plat in writing by the Illinois Department of Transportation with respect to roadway access where such access is to a State highway, prior to the approval of any such plat as required by this Section, where such failure occurred on or after January 1, 1988 and before the effective date of this amendatory Act of 1989, shall not affect the

validity of such plat, and any such plat otherwise complying with the provisions of this Section is validated.

The statement of the Registered Land Surveyor and of acknowledgment, together with the plat, must be recorded by the Land Surveyor who prepared the plat, or a person designated by that Land Surveyor, or upon the death, incapacity, or absence of that Land Surveyor, by the owner of the land or his or her representative, in the recorder's office of the county in which the land is situated, or if the title to the land is registered under the Land Titles Act,¹ must be filed in the office of the registrar of titles for the county, and such acknowledgment and recording or such acknowledgment and filing as aforesaid, shall have like effect and certified copies thereof and of such plat, or of any plat heretofore acknowledged and certified according to law, may be used in evidence to the same extent and with like effect, as in case of deeds. The recorder or registrar of titles shall not record or register a plat offered for recording or registration after October 1, 1977, unless such plat is at least 8½ inches by 14 inches but not more than 30 inches by 36 inches. In counties of 1,000,000 or more population the recorder or the registrar of titles must not record or register the plat unless the persons submitting the plat for recording or registration simultaneously therewith deliver to the recorder or registrar of titles 6 true and exact copies thereof. In all counties, the recorder or registrar of titles shall not record or register a plat, unless the plat states the current mailing address of the person submitting the plat for recording or registration. Any changes to the unrecorded plat as may be desired or required by any party must be made by the Registered Land Surveyor who prepared the original plat, and in the event of the death, incapacity, or absence of that Land Surveyor, by another Registered Land Surveyor who shall specifically identify the change or changes made on the face of the plat.

An original plat, having been properly certified, acknowledged, approved and recorded or filed as above provided in this Section, may be retained as the permanent record by the recorder or registrar.

R.S.1874, p. 771, § 2, eff. July 1, 1874. Amended by Laws 1921, p. 677, § 1, eff. July 1, 1921; Laws 1949, p. 1188, § 1, eff. Aug. 4, 1949; Laws 1957, p. 2827, § 1, eff. July 11, 1957; Laws 1967, p. 2121, § 1, eff. July 1, 1967; P.A. 78-567, § 1, eff. Oct. 1, 1973; P.A. 80-967, § 1, eff. Oct. 1, 1977; P.A. 81-783, § 1, eff. Jan. 1, 1980; P.A. 83-358, § 75, eff. Sept. 14, 1983; P.A. 85-500, § 1, eff. Jan. 1, 1988; P.A. 86-284, § 1, eff. Jan. 1, 1990; P.A. 86-768, § 1, eff. July 1, 1990; P.A. 86-1028, Art. II, § 2-49, eff. Feb. 5, 1990; P.A. 86-1238, § 1, eff. Aug. 31, 1990; P.A. 86-1349, § 1, eff. Jan. 1, 1991; P.A. 86-1475, Art. 2, § 2-27, eff. Jan. 10, 1991; P.A. 87-705, § 1, eff. Jan. 1, 1992.

Formerly Ill.Rev.Stat.1991, ch. 109, § 2.

¹ See 765 ILCS 351 et seq.

205/3. Dedication—Effect of

§ 3. The acknowledgment and recording of such plat, or the acknowledgment and the filing of the same shall be held in all courts to be a conveyance in fee simple of such portions of the premises platted as are marked or noted on such plat as donated or granted to the public, or any person, religious society, corporation or body politic, and as a general warranty against the donor, his or her heirs and representatives, to such donee or grantee, for their use or for the use and purposes therein named or intended, and for no other use or purpose; and the premises intended for any street, alley, way, common or other public use in any city, village or town, or addition thereto, shall be held in the corporate name

thereof in trust to and for the uses and purposes set forth or intended.

R.S.1874, p. 771, § 3, eff. July 1, 1874. Amended by Laws 1921, p. 677, § 1, eff. July 1, 1921; P.A. 83-345, § 62, eff. Sept. 14, 1983.

Formerly Ill.Rev.Stat.1991, ch. 109, § 13.

205/4. Neglect to plant corner stone—Penalty

§ 4. Whoever shall lay out any town or make any addition to any city, village or town, or re-subdivide any lots or blocks therein, and neglect to plant any corner stone when required by this act, or shall survey the same or cause it to be surveyed in any other manner than that which is prescribed in this act, shall be guilty of a petty offense and fined in any sum not less than \$25 nor exceeding \$100.

R.S.1874, p. 771, § 4, eff. July 1, 1874. Amended by P.A. 77-2561, § 1, eff. Jan. 1, 1973.

Formerly Ill.Rev.Stat.1991, ch. 109, § 14.

205/5. Selling without plat recorded—Penalty

§ 5. Whoever sells or offers for sale or leases for any time exceeding five years, any lot or block in or outside of any town, city or village before all the requirements of this Act have been complied with, shall be guilty of a petty offense and fined \$25 for each lot or block or part thereof so disposed of, offered for sale or leased.

R.S.1874, p. 771, § 5, eff. July 1, 1874. Amended by Laws 1943, vol. 1, p. 998, § 1, eff. July 23, 1943; P.A. 77-2561, § 1, eff. Jan. 1, 1973.

Formerly Ill.Rev.Stat.1991, ch. 109, § 15.

205/5a. Duty of recorder or registrar of title

§ 5a. The recorder or the Registrar of Title of any county shall not record deeds or leases which attempt to convey property contrary to the provisions of this Act. In case of doubt, the recorder or the Registrar of Title of any County may require the person presenting such deed or lease to give evidence of the legality of a conveyance by an affidavit as to the facts which exempt such conveyance from the provisions of this Act.

R.S.1874, p. 771, § 5a, added by Laws 1955, p. 2018, § 1, eff. July 14, 1955. Amended by P.A. 83-358, § 75, eff. Sept. 14, 1983.

Formerly Ill.Rev.Stat.1991, ch. 109, § 5a.

VACATION OF PLATS

205/6. Written instruments—Reservations—Approval

§ 6. Any plat may be vacated by the owner of the premises at any time before the sale of any lot therein, by a written instrument to which a copy of the plat is attached, declaring it to be vacated. If there are public service facilities in the highways, streets, alleys and other public ways and in easements shown on the plat, the instrument shall reserve to the public body or public utility owning such facilities, the property, rights of way and easements necessary for continuing public service by means of those facilities and for the maintenance, renewal and reconstruction of the same. The instrument shall be approved by the city council or village or county board in the same manner as plats of subdivisions. The instrument shall also be submitted for approval to the Highway Commissioner and to the county engineer or superintendent of highways and to the District Engineer of the Department of Transportation of this State

and to the public utility or utilities involved. The council, board, Highway Commissioner, county engineer or superintendent of highways or District Engineer of the Department of Transportation of this State, as the case may be, may reject any instrument that abridges or destroys any public rights in any of its streets and alleys. The instrument shall be executed, acknowledged or proved and recorded or filed in the same manner as plats or subdivisions. Once recorded or filed the instrument operates to destroy the effect of the recording of the plat vacated and to divest all public rights in the streets, alleys and public grounds and all dedications laid out or described in the plat and to render effective any reservation set forth in the instrument as provided in this Section. When lots have been sold the plat may be vacated in the manner provided in this Section by all the owners of lots in the plat joining in the execution of the writing.

R.S.1874, p. 771, § 6, eff. July 1, 1874. Amended by Laws 1917, p. 642, § 1, eff. July 1, 1917; Laws 1921, p. 677, § 1, eff. July 1, 1921; Laws 1967, p. 3461, § 1, eff. Aug. 31, 1967; P.A. 81-840, § 45, eff. Sept. 19, 1979; P.A. 87-217, § 5, eff. Jan. 1, 1992.

Formerly Ill.Rev.Stat.1991, ch. 109, § 16.

205/7. Vacation of part of plat

§ 7. Any part of a plat may be vacated in the manner provided in the preceding section, and subject to the conditions therein prescribed: Provided, such vacation shall not abridge or destroy any of the rights or privileges of other proprietors in such plat: And, provided, further, that nothing contained in this section shall authorize the closing or obstructing of any public highway laid out according to law.

R.S.1874, p. 771, § 7, eff. July 1, 1874.

Formerly Ill.Rev.Stat.1991, ch. 109, § 17.

205/8. Canceling plat of record

§ 8. When any plat or part thereof is vacated the recorder or registrar of titles in whose office the plat is recorded or filed as aforesaid, shall, upon the recording of such vacation, write in plain letters across the plat or part so vacated the word "vacated," and shall also make a reference on the same to the volume and page in which the instrument of vacation is recorded.

R.S.1874, p. 771, § 8, eff. July 1, 1874. Amended by Laws 1921, p. 677, § 1, eff. July 1, 1921.

Formerly Ill.Rev.Stat.1991, ch. 109, § 18.

PLATS TO BE RECORDED, ETC.

205/9. Plats of highways, etc., to be made and recorded—Registration of titles

§ 9. Whenever any highway, road, street, alley, public ground, toll-road, railroad, reservoir or canal is laid out, located, opened, widened or extended, or its location altered, it is the duty of the commissioners, authorities, officers, persons or corporations, public or private, laying out, locating, opening, widening, extending or altering the same, to make a plat, showing its width, courses and extent, and making reference to known and established corners or monuments. When the location of a subdivision, lots or parcel within a subdivision, tract, highway, road, street, alley, public ground, toll-road, railroad, reservoir or canal is known either by established corners or adequate, existing records, the monument or monuments shall be located and referenced either by or under the direction of a Registered Land Surveyor at the time such highway, road, street, alley, public

ground, toll-road, railroad, reservoir or canal is laid out, located, widened or extended, or its location altered. Suitable permanent monuments shall be reset in the surface of new construction or permanent witness monuments set to perpetuate their location and certified as correct by a Registered Land Surveyor. The plat shall be recorded in the office of the recorder of the county in which the premises are taken or used, or any part thereof, are situated, or in case of land the title to which is registered under "An Act concerning land titles", approved May 1, 1897, as amended,¹ to be filed in the office of the registrar of titles for the county, within 6 months after such highway, road, street, alley, public ground, toll-road, railroad, reservoir or canal is laid out, located, opened, widened, or extended, or the location thereof altered and when any highway, road, street, alley, public ground, toll-road, railroad, reservoir or canal is vacated, the order, ordinance or other declaration of vacation must be in like manner recorded or filed. The recorder or registrar of titles shall not record or register a plat offered for recording or registration after October 1, 1977, unless such plat is at least 8 $\frac{1}{2}$ inches by 14 inches but not more than 30 inches by 36 inches. Sufficient controlling monuments shall be retained or replaced in their original positions or reference monuments established from original controlling monuments, so as to enable land lines, property corners or tract boundaries to be re-established without surveys based on monuments differing from the ones which currently control the area. Every land surveyor is under a duty to cooperate in matters of maps, field notes and other pertinent records. This Act shall not be construed to alter or affect any law specifically providing for the recording or filing of any plat, or to require the same to be recorded or filed sooner than is so specifically provided; except that any requirements to record or file such plat in any other place than is provided herein do not excuse the parties from complying with this Act. Any party who refuses or neglects to comply with this Section shall be guilty of a petty offense for every month he continues in such refusal or neglect after conviction, to be recovered by an action in the circuit court of the county, in the name of the county, $\frac{1}{2}$ to the use of the county and the other $\frac{1}{2}$ to the use of the person complaining.

The provisions of this Section shall not apply to a railroad subject to the jurisdiction of the Interstate Commerce Commission or any abandonment of all or a portion of such railroad, except that the provisions of this Section shall apply to the construction of a new line of railroad.

R.S.1874, p. 771, § 9, eff. July 1, 1874. Amended by Laws 1921, p. 677, § 1, eff. July 1, 1921; Laws 1965, p. 3654, § 1, eff. Aug. 24, 1965; Laws 1967, p. 2121, § 1, eff. July 26, 1967; P.A. 77-2561, § 1, eff. Jan. 1, 1973; P.A. 78-255, § 34, eff. Oct. 1, 1973; P.A. 79-1365, § 15, eff. Oct. 1, 1976; P.A. 80-967, § 1, eff. Oct. 1, 1977; P.A. 83-358, § 75, eff. Sept. 14, 1983; P.A. 88-81, § 5, eff. Jan. 1, 1994.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 9.

¹ 765 ILCS 35/0.01 et seq.

205/9.1. Extensions or widenings of highways

§ 9.1. When any county or township authority proposes to extend or widen a public highway by obtaining easements from abutting property owners without transfer of land titles, then such map or plat of the land parcels involved in the easement must be prepared by a Registered Land Surveyor or by a duly employed county engineer or superintendent of highways registered as an engineer under the laws of the State of Illinois.

R.S.1874, p. 771, § 9.1, added by P.A. 76-1463, § 1, eff. Sept. 22, 1969. Amended by P.A. 87-217, § 5, eff. Jan. 1, 1992.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 9.1.

205/10. Prosecuting offenders

§ 10. Whenever it shall come to the knowledge of the recorder or of the registrar of titles of any county that any of the provisions of this Act have been violated, it shall be his duty to notify the State's attorney of the fact, and the State's attorney shall immediately institute proceedings, and prosecute the same to final judgment against the person offending.

R.S.1874, p. 771, § 10, eff. July 1, 1874. Amended by Laws 1921, p. 677, § 1, eff. July 1, 1921; P.A. 83-358, § 75, eff. Sept. 14, 1983.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 10.

205/11. Destruction or removal of stake, pin, etc.—Punishment

§ 11. Any unauthorized person who knowingly damages, destroys or removes a stake, pin, monument or other survey marker shall be guilty of a Class A misdemeanor. For purposes of this Section, a surveyor who moves a stake, pin, monument or other survey marker for the purpose of correcting a survey is an authorized person.

R.S.1874, p. 771, § 11, added by P.A. 76-650, § 1, eff. Aug. 6, 1969. Amended by P.A. 77-2561, § 1, eff. Jan. 1, 1973.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 10.1.

205/14. Condominium Property Act

§ 14.1 This Act shall be deemed to incorporate the provisions of Sections 5 and 14.2 of the Condominium Property Act.²

R.S.1874, p. 771, § 14.2 added by P.A. 83-833, § 2, eff. July 1, 1984.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 14.

¹ So in enacting law. There are no sections 12 and 13 of the act.
² 765 ILCS 605/5 and 605/14.2.

ACT 210. JUDICIAL PLAT ACT

Section

- 210/0.01. Short title.
210/1. Plats in proceedings in court—Sales by administrators or guardians—Partition—Acknowledgment recording plat.
210/2. Effect of such maps.
210/3. Costs and expenses.

210/0.01. Short title

§ 0.01. Short title. This Act may be cited as the Judicial Plat Act.

R.S. 1874, p. 773, § 0.01, added by P.A. 86-1324, § 754, eff. Sept. 6, 1990.

Formerly Ill.Rev.Stat.1991, ch. 109, ¶ 10.9.

Title of Act:

An Act to authorize courts, in certain cases, to order lands to be subdivided and platted. R.S.1874, p. 773, approved March 18, 1874, eff. July 1, 1874. Title amended by Laws 1965, p. 3655, § 2, approved and eff. Aug. 24, 1965.

210/1. Plats in proceedings in court—Sales by administrators or guardians—Partition—Acknowledgment recording plat

§ 1. In any proceeding in any court in this state, by executors or administrators, for the sale of lands of deceased

16.26 AFFIDAVIT FOR METES AND BOUNDS PARCELS

AFFIDAVIT- METES AND BOUNDS

State of Illinois)
) SS
County of Will)

Document No: _____

_____, being duly sworn on oath, states that _____ affiant resides at _____. That the attached deed is not in violation of Section 1 of the Plat Act [765 ILCS 205/1] for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of five(5) acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this _____ day of _____, 20____.

Affiant

Notary Public

16.27 FIRE EQUIPMENT

RESOLUTION ORDINANCE
Re: Standardization of Fire Equipment and Apparatus

WHEREAS, there are in Will County a number of fire departments operating under several fire districts and municipalities. Each department has the power to acquire under its own specifications fire equipment and apparatus to meet its needs, and

WHEREAS, there is the need, in order to provide mutual assistance from one fire department to another to standardize the fire fighting facilities and apparatus of all fire departments, fire districts and municipalities.

NOW, LET IT BE ORDAINED BY THE BOARD OF WILL COUNTY, THAT:

SECTION I. COMPLIANCE REQUIRED

It shall be unlawful to construct, maintain, install or enlarge any water mains or fire hydrants for public or private fire service in any fire department area or jurisdiction except in compliance with all the provisions of this ordinance.

SECTION II. APPROVED WATER SUPPLY

A water supply shall be deemed to be an approved water supply for the purposes of this ordinance when the fire flow therefrom complies with the following minimum standards:

REQUIRED FIRE FLOW
(U.S. GALLONS)
REQUIRED FIRE FLOW FOR AVERAGE CITY

Population	Gallons per Minute	Million Gallons Per Day	Duration Hours
1,000	1,000	1.44	4
1,500	1,250	1.80	5
2,000	1,500	2.16	6
3,000	1,750	2.52	7
4,000	2,000	2.88	8
5,000	2,250	3.24	9
6,000	2,500	3.60	10
10,000	3,000	4.32	10
13,000	3,500	5.04	10
17,000	4,000	5.76	10
22,000	4,500	6.48	10
27,000	5,000	7.20	10
33,000	5,500	7.29	10
40,000	6,000	8.64	10
55,000	7,000	10.08	10
75,000	8,000	11.52	10
95,000	9,000	12.96	10
120,000	10,000	14.40	10
150,000	11,000	15.84	10
<u>200,000</u>	<u>12,000</u>	<u>17.28</u>	<u>10</u>

Over 200,000 population, 12,000 gallons per minute, with 2,000 to 8,000 per minute additional for a second fire, for a 10-hour duration.

SECTION III. SIZE OF WATER MAINS

- A. All primary feeder lines from an approved water supply shall be not less than ten (10) inches in diameter.
- B. All water mains installed or constructed in areas zoned for industrial, commercial or multi-family residential purposes shall be not less than ten (10) inches in diameter.
- C. All water mains installed or constructed in areas zoned for single-family or two family residential purposes shall not be less than six (6) inches in diameter.

SECTION IV. LOCATION OF FIRE HYDRANTS

- A. All fire hydrants installed or constructed in areas zoned for industrial, commercial or multi-family residential purposes shall be located so as to be not more than 300 feet of roadway travel distance from another fire hydrant.
- B. All fire hydrants installed or constructed in areas zoned for single-family or two-family residential purposes shall be located so as to be not more than 350 feet of roadway travel distance from another fire hydrant.
- C. All fire hydrants shall be installed so that:
 - 1. the top thereof shall not be more than four (4) feet above the finished ground level and;
 - 2. the center of the lowest outlet shall be not less than eighteen (18) inches above the finished ground level.

SECTION V. FIRE HYDRANT SPECIFICATIONS

All fire hydrants shall have two (2) two and one-half (2-1/2) inch butts; shall have one four and one-half (4-1/2) inch steamer fitting; and shall comply with the standards of A.W.W.A. No. 502. All threads shall be National Standard Thread.

SECTION VI. DRAWINGS, PLANS, AND PERMITS

- A. All drawings and plans for the construction, installation, enlargement or alteration of water mains, fire hydrants and valves for public or private fire services shall first be submitted to the Bureau of Fire Prevention of the fire departments having jurisdiction for examination and approval as to location and construction.
- B. All plans and drawings shall be drawn to scale to show distances and diameters and shall be explicit and complete.
- C. All water mains, fire hydrants and valves for public or private fire services shall be constructed in conformity with the approval plans.

SECTION VII. NOTICE OF USE

The Bureau of Fire Prevention of the authorities having jurisdiction shall be advised in writing immediately after a water main is put into use for public or private service.

SECTION VIII. PENALTY

Any person, firm or corporation violating any provision of this ordinance shall be fined not less than \$25.00 nor more than \$1,000.00 for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

SECTION IX. VALIDITY

The Will County Board hereby declares that should any section, paragraph, sentence, or word of this Ordinance be declared for any reason to be invalid, it is the intent of the Will County Board that it would have passed all other portions of this Ordinance independent of the elimination here from of any such portion as may be declared invalid.

SECTION X. REPEAL OF CONFLICTING ORDINANCES

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance hereby adopted are hereby repealed.

SECTION XI. DATE OF EFFECT

This Ordinance shall be in full force from and after its passage, approval, signing and publication as provided by law.

PASSED THIS 15th DAY OF November, A.D., 1972.

APPROVED THIS 15th DAY OF November, A.D., 1972.

16.28 SPECIES OF TREES

DESIRABLE SPECIES OF TREES*

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>APPROXIMATE HEIGHT AT MATURITY</u>
Black Maple	Acer nigrum	65 feet
Red Maple	Acer rubrum	70 feet
Sugar Maple	Acer saccharum	80 feet
Ohio Buckeye	Aesculus glabra	55 feet
Shagbark Hickory	Carya ovata	80 feet
Hackberry	Celtis occidentalis	80 feet
White Ash	Fraxinus americana	100 feet
Sycamore	Platanus occidentalis	100 feet
Wild Black Berry	Prunus serotina	75 feet
Bur Oak	Quercus macrocarpa	120 feet
Basswood	Tilia americana	80 feet
Pin Oak	Quercus palustris	75 feet

UNDESIRABLE SPECIES OF TREES*

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>REASON</u>
Willow	Salix spp.	Soft, breakable wood
Black Locust	Robinia pseudoacacia	Spines
Honey Locust	Gleditsia triacanthos	Spines
Hawthorn	Crataegus spp.	Spines
Sassafras	Sassafras albidum	Soft, brittle wood
Silver Maple	Acer Saccarinum	Brittle branches
Chestnut	Castanea dentata	Disease susceptible
American Elm	Ulmus Americana	Disease susceptible
Tree of Heaven	Ailanthus Altissima	Odor problem
Box Elder	Acer negundo	Soft, breakable wood
Poplars	Populus spp.	Soft, breakable wood, short-lived

16.29 SITE DEVELOPMENT PERMIT APPLICATION

FEE: \$ _____

ENGINEERING SITE DEVELOPMENT PERMIT APPLICATION

1. APPLICANT, CONTRACTOR AND ENGINEER'S NAME, ADDRESS AND PHONE NUMBER:

<p>OWNER: _____ Street No. _____ City, St., Zip _____ Telephone _____</p> <p>ENGINEER: _____ Street No. _____ City, St., Zip _____ Telephone _____</p>	<p>CONTRACTOR: _____ Street No. _____ City, St., Zip _____ Telephone _____</p> <p>CORRESPONDENCE TO: _____ Street No. _____ City, St., Zip _____ Telephone _____</p>
--	--

2. LOCATION OF PROPOSED CONSTRUCTION:

PIN (Property Identification No.) _____

Size of Parcel in Acres: _____ Name of Subdivision: _____ Lot No. _____

3. DESCRIPTION OF PROPOSED CONSTRUCTION (Complete A thru C)

- A. Residential Commercial Accessory Structure Placement of Fill/Grading Other: explain _____
- B. Alteration of a natural waterway or drainage course (write yes or no) _____
- C. List the number of cubic yards of dirt/gravel/fill being moved: _____ cubic yards

4. TYPE OF PROPOSED CONSTRUCTION (Complete A thru D):

- A. Type of structure. Check one: Home Trailer Manufactured Home Office Shed
 Addition Inground Pool Aboveground Pool Attached Garage Detached Garage Deck
 Other: Explain _____ Commercial Building - type of business _____
- B. Intended Use of Proposed Structure: _____
- C. Dimensions of Proposed Structure: _____
- D. Check one: One (1) story _____ or Two (2) story _____

5. ATTACH TWO COPIES OF THE SITE PLAN or PLAT OF SURVEY (whichever is required).

The site plan must be signed and sealed by a professional engineer.

Site plans are required for all site work and construction activities except for an activity that meets one of the exemptions listed on the reverse side of this form:

PLEASE NOTE:

- a. All work and activity in a floodplain requires a site plan (no exemptions) and may require a special use permit from the Will County Board.
- b. Tennis courts, parking areas, in-ground swimming pools and other similar paved areas shall be considered accessory structures.
- c. If the construction activity meets any one of the exemptions listed on the reverse side of this form, it shall not require a site plan unless floodplain property is involved.

If you are claiming an exemption, please write the number of the applicable activity from the Exemption List on the reverse side of this form: Exemption No. _____

Please SIGN on page 2

For office use only:

ENGINEERING CHECKS	YES	NO	REMARKS
Detention required?	_____	_____	_____
Floodplain? Federal, State, or Local Permits required?	_____	_____	Firm Panel: _____ Topography (w/ flood limits if applicable) Are other _____
Is there a Designated Wetland? Do we have a COE permit?	_____	_____	Quadrangle Name: _____ _____
Township/ County/ State Entrance Permit	_____	_____	_____

APPROVED BY: _____

DATE: _____

TOWNSHIP: _____
(over)

PERMIT NO. (If no Building Permit will be issued)
Page 1 of 2

ENGINEERING SITE DEVELOPMENT PERMIT APPLICATION
Side 2

Exemption List for Section 5, if applicable:

1. Clearing, grading, stripping, excavating or filling associated with the construction of a single-family residence on a site equal to or greater than five (5) acres;
2. Clearing, grading, stripping, excavating or filling associated with the construction of single-family accessory structures on a site equal to or greater than two and one-half (2.5) acres provided that the structure is equal to or less than three thousand (3,000) square feet in area.;
3. Clearing, grading, stripping, excavating or filling associated with the construction of an addition to an existing residential building or the construction of a single-family residential accessory structure. The foot print of either being equal to or less than one thousand (1,000) square feet in area.
4. Clearing, grading, stripping, excavating or filling associated with the Agricultural use of land, including the implementation of conservation practices included in a farm conservation plan approved by the Will/South Cook Soil and Water Conservation District, and including the construction of structures used for agricultural purposes;
5. Clearing, grading, stripping, excavating or filling associated with the installation, renovation, or replacement of a septic system to serve an existing dwelling or structure;
6. Excavation, fill, or any combination thereof which is equal to or less than one hundred (100) cubic yards in volume on a site less than two and one half (2.5) acres in size when structures are not involved and the proposed construction activity is not within twenty (20) feet of a property line;
7. Excavation, fill, or any combination thereof which is equal to or less than two hundred (200) cubic yards in volume on a site equal to or greater than two and one half (2.5) acres when structures are not involved and the proposed construction activity is not within twenty (20) feet of a property line;
8. Removal of plant cover equal to or less than five thousand (5,000) square feet in an area when structures are not involved;

6. PLEASE READ THE FOLLOWING PROVISIONS AND SIGN BELOW:

- A. I/we also agree that all work performed under said permit will be in accordance with the site plan(s) which accompany this application.
- B. I/We will conform to the regulations set forth in the Soil Erosion and Sedimentation Control Ordinance No. 98-23 by controlling erosion during construction by any means necessary, and conform to the Flood Damage Prevention Ordinance No. 98-22.
- C. I/We understand that the flood hazard boundary maps and other flood data used by the County in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of a site development permit does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of a site development permit shall not create liability on the part of Will County Land Use Department in the event flooding or flood damage does occur.
- D. I/We agree that any existing field tile on the property shall be protected from damage and that existing drainage through the property shall be maintained. If any existing field tile is encountered, it shall be repaired and/or rerouted back to its original route and function.
- E. I/We understand that the Army Corps of Engineers has jurisdiction over wetlands and it is the responsibility of the owner/developer to secure from the Army Corps of Engineers the necessary permits for work affecting any wetland.
- F. I/We also agree to start the work within six (6) months and complete the work within one (1) year. After one year, the site development permit must be renewed if work is not completed.
- G. If I am representing the homeowner, I agree to give the homeowner copies of all paperwork submitted to Will County.

Print name _____
SIGNATURE _____ DATE _____

16.30 PRELIMINARY PLAT APPLICATION

PRELIMINARY PLAT APPLICATION for _____

(Name of Subdivision)

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

FOR OFFICE USE ONLY:
() Minor () Major () Resubdivision

Date Received: _____
Plat Review Fee: _____
Township: _____
Received By: _____

_____, being duly sworn upon his oath, in making application
(Applicant's Name)
for Preliminary Plat from the Land Use Department, Deposits and Says:

Owner _____ Address _____
Phone: _____ City/Zip _____

Developer _____ Address _____
Phone _____ City/Zip _____

Consultant _____ Address _____
Phone _____ City/Zip _____

Mail Correspondence to: _____

Legal Description of Site: _____

Total Acreage: _____ PIN No. _____ Zoning _____ Zoning Case No. _____

Attach the following: Six (6) copies of Preliminary Plat with required information shown as noted in the Subdivision Ordinance and one (1) 8 1/2 x 11 reduced copy of the Preliminary Plat.

In consideration of this application and attached Preliminary Plat being made a part thereof, and the approval of said plat

1. I/We will conform to the regulations set forth in the Subdivision Ordinance.
2. I/We also agree that all work performed in said subdivision will be in accordance with the approved preliminary plat which accompanies this application.
3. I/We further state that I/we make this application in order to induce the Land Use Committee of the Will County Board to issue its official approval of the Preliminary Plat.

SUBSCRIBED AND SWORN TO BEFORE ME

THIS _____ DAY OF _____, 20 _____

Signature of Owner or Authorized Agent _____
Address _____
City/Zip _____
Phone No. _____

NOTARY PUBLIC

(SEAL)

rev. 08/2/99

16.31 PETITION FOR EXTENSION OF PRELIMINARY PLAT APPROVAL

PETITION FOR EXTENSION OF PRELIMINARY PLAT APPROVAL

FOR OFFICE USE ONLY

TOWNSHIP _____

ZONING _____

DATE RECEIVED _____

DATE APPROVED _____

PLAT COMMITTEE
OF THE WILL COUNTY BOARD

Ladies & Gentlemen:

The approval of the preliminary plat of the subdivision _____,
Unit No. _____, of Township _____ was granted on _____, 20____,
at the regularly scheduled meeting of the Plat Committee of the Will County Board.

The preliminary approval has expired/will expire on _____, 20____.
We hereby request an extension of the preliminary plat approval of _____
months to _____, 20____.

We hereby justify this request for the following reasons:

1. _____

2. _____

3. _____

We have been scheduled by the Plat Officer to appear at the _____, 20____,
regular meeting of the Plat Committee of the Will County Board for your consideration.

Dated this _____ day of _____, 20____.

Owner _____
Address _____
City _____
Phone _____

Signature of Owner or Agent _____
Address _____
City _____
Phone _____

Developer _____
Address _____
City _____
Phone _____

Consultant _____
Address _____
City _____
Phone _____

cc: Plat Officer of Will County
Township Highway Commissioner

16.32 PARK LAND VALUATION

RECOMMENDATIONS FOR
PARK LAND VALUATION

A. The Following is the recommended valuation for Park Land in _____
_____ Subdivision, in _____ Township, Will County.

B. Property Identification Number (s): _____

B. LEGAL DESCRIPTION:

C. ACREAGE REQUIRED: _____ acres

Date Director of Plans and Programs

D. FAIR MARKET VALUE: The recommended fair market value of Park Land for the
required acreage of _____ acres is \$ _____ Dollars
(\$ _____) based on a fair market value of \$ _____/acre.
This recommended valuation is valid on this _____ day of _____,
_____ A.D.

Will County Supervisor of Assessments

16.33 FEE SCHEDULE

WILL COUNTY LAND USE DEPARTMENT FEE SCHEDULE

1. MAP AMENDMENTS

Fees shall be assessed according to the following table:

1 acre up to and including	5 acres	\$ 675 FLAT FEE
6 acres up to and including	25 acres	\$ 675 + \$75 per acre over 5 acres
26 acres up to and including	50 acres	\$ 2,175 + \$50 per acre over 25 acres
51 acres up to and including	100 acres	\$ 3,425 + \$30 per acre over 50 acres
101 acres up to and including	500 acres	\$ 4,925 + \$20 per acre over 100 acres
Over 500 acres		\$12,925 + \$10 per acre over 500 acres

NOTE: Any portion of an acre will be considered a full acre.

This fee schedule shall apply to the filing of the following applications:

- *a. Zoning District Map Amendment
 - *b. Special Zoning District Use Permits (Each requested permit constitutes an application)
 - c. Floodplain Development Permits (assessed according to acreage in floodplain that will be developed)
 - +d. Site Development Permit
 - e. Preliminary Plats of Subdivision
 - f. Final Plats of Subdivision
 - g. Permit to construct a mobile home park
 - h. Initial permit to operate a mobile home park
 - i. Annual license to operate a mobile home park
- * In addition to the fees listed above the applicant shall pay the cost of publication associated with each application made.
- + Fees for Site Development Permits required for construction of a single family residence shall use the following schedule:
- a) **\$225.00** for sites required to obtain a Site Development Permit for construction of a residence in an established subdivision which meets the following conditions:
 - (1) All engineering for the subdivision has been submitted, reviewed and approved by a Subdivision Engineer at the Land Use Department, and
 - (2) No significant drainage problems have become known in the subdivision, and
 - (3) The engineering of the subdivision was completed within five (5) years of the date of the issuance of the Site Development Permit and developed under the same standards in full force and effect at the time the Site Development Permit is issued, and
 - (4) There are no floodplains, floodways or wetlands on the site, and
 - (5) No designated detention area exists on the site.
 - b) **\$275.00** for sites required to obtain a Site Development Permit for construction of a residence in an established subdivision which does not meet the conditions listed in subsection a) above.
 - c) **\$275.00** for sites required to obtain a Site Development Permit for construction of a single family residence on sites less than five (5) acres and not part of a subdivision.
 - d) As set forth in the current fee schedule for all other required Site Development Permits.

FEE SCHEDULE

Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee
1	\$ 675	26	\$2,225	51	\$3,455	76	\$4,205
2	\$ 675	27	\$2,275	52	\$3,485	77	\$4,235
3	\$ 675	28	\$2,325	53	\$3,515	78	\$4,265
4	\$ 675	29	\$2,375	54	\$3,545	79	\$4,295
5	\$ 675	30	\$2,425	55	\$3,575	80	\$4,325
6	\$ 750	31	\$2,475	56	\$3,605	81	\$4,355
7	\$ 825	32	\$2,525	57	\$3,635	82	\$4,385
8	\$ 900	33	\$2,575	58	\$3,665	83	\$4,415
9	\$ 975	34	\$2,625	59	\$3,695	84	\$4,445
10	\$1,050	35	\$2,675	60	\$3,725	85	\$4,475
11	\$1,125	36	\$2,725	61	\$3,755	86	\$4,505
12	\$1,200	37	\$2,775	62	\$3,785	87	\$4,535
13	\$1,275	38	\$2,825	63	\$3,815	88	\$4,565
14	\$1,350	39	\$2,875	64	\$3,845	89	\$4,595
15	\$1,425	40	\$2,925	65	\$3,875	90	\$4,625
16	\$1,500	41	\$2,975	66	\$3,905	91	\$4,655
17	\$1,575	42	\$3,025	67	\$3,935	92	\$4,685
18	\$1,650	43	\$3,075	68	\$3,965	93	\$4,715
19	\$1,725	44	\$3,125	69	\$3,995	94	\$4,745
20	\$1,800	45	\$3,175	70	\$4,025	95	\$4,775
21	\$1,875	46	\$3,225	71	\$4,055	96	\$4,805
22	\$1,950	47	\$3,275	72	\$4,085	97	\$4,835
23	\$2,025	48	\$3,325	73	\$4,115	98	\$4,865
24	\$2,100	49	\$3,375	74	\$4,145	99	\$4,895
25	\$2,175	50	\$3,425	75	\$4,175	100	\$4,925

**101 ACRES UP TO AND INCLUDING 500 ACRES
OVER 500 ACRES**

**\$ 4,925 + \$20 PER ACRE OVER 100 ACRES
\$12,925 + \$10 PER ACRE OVER 500 ACRES**

FEE SCHEDULE

Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee
1	\$ 675	26	\$2,225	51	\$3,455	76	\$4,205
2	\$ 675	27	\$2,275	52	\$3,485	77	\$4,235
3	\$ 675	28	\$2,325	53	\$3,515	78	\$4,265
4	\$ 675	29	\$2,375	54	\$3,545	79	\$4,295
5	\$ 675	30	\$2,425	55	\$3,575	80	\$4,325
6	\$ 750	31	\$2,475	56	\$3,605	81	\$4,355
7	\$ 825	32	\$2,525	57	\$3,635	82	\$4,385
8	\$ 900	33	\$2,575	58	\$3,665	83	\$4,415
9	\$ 975	34	\$2,625	59	\$3,695	84	\$4,445
10	\$1,050	35	\$2,675	60	\$3,725	85	\$4,475
11	\$1,125	36	\$2,725	61	\$3,755	86	\$4,505
12	\$1,200	37	\$2,775	62	\$3,785	87	\$4,535
13	\$1,275	38	\$2,825	63	\$3,815	88	\$4,565
14	\$1,350	39	\$2,875	64	\$3,845	89	\$4,595
15	\$1,425	40	\$2,925	65	\$3,875	90	\$4,625
16	\$1,500	41	\$2,975	66	\$3,905	91	\$4,655
17	\$1,575	42	\$3,025	67	\$3,935	92	\$4,685
18	\$1,650	43	\$3,075	68	\$3,965	93	\$4,715
19	\$1,725	44	\$3,125	69	\$3,995	94	\$4,745
20	\$1,800	45	\$3,175	70	\$4,025	95	\$4,775
21	\$1,875	46	\$3,225	71	\$4,055	96	\$4,805
22	\$1,950	47	\$3,275	72	\$4,085	97	\$4,835
23	\$2,025	48	\$3,325	73	\$4,115	98	\$4,865
24	\$2,100	49	\$3,375	74	\$4,145	99	\$4,895
25	\$2,175	50	\$3,425	75	\$4,175	100	\$4,925

101 ACRES UP TO AND INCLUDING 500 ACRES
OVER 500 ACRES

\$ 4,925 + \$20 PER ACRE OVER 100 ACRES
\$12,925 + \$10 PER ACRE OVER 500 ACRES

16.34 SUBDIVISION PROCEDURE

THE SUBDIVISION PROCEDURE FOR WILL COUNTY

1. Obtain pertinent information with proper zoning on record.
 - a. Copies of the Subdivision Ordinance and other County Ordinances are available at the Will County Land Use Department, 58 E. Clinton St., Ste. 500, Joliet, Illinois 60432, Phone (815) 740-8140. Cost for the Subdivision Ordinance is \$25.00
 - b. Officially adopted plans can be obtained from the office of the Will County Land Use Department, 58 E. Clinton St., Ste. 500, Joliet, Illinois 60432, Phone (815) 727-8430. Other types of information, such as population statistics, topography maps, street maps, aerial maps, flood maps, etc., can also be obtained from the Land Use Department office.
2. Prepare a rough sketch of the property with the proposed divisions. Keep in mind that roads and other public improvements are to be turned over to a public body, and should generally conform with local plans and requirements.
3. Submit the sketch plan to the Plat Officer for review if requested. Note: The sketch plan may be prepared by yourself or a surveyor or an engineer.
4. An agreement must be reached with the Plat Officer on the design and layout and also required improvements, if any. In addition, the Plat Officer must review the proposed subdivision to assure conformance with officially adopted plans and ordinances. The object of this review state is to eliminate potential problems and avoid unnecessary delays during later review.
5. In some areas, local planning commissions or other agencies may wish to have input concerning proposed subdivisions. Generally, these bodies are only advisory in nature; however, the County has extended the courtesy of asking developers to meet with them. The Plat Officer will inform subdivider where these situations exist.
6. With an agreed upon sketch plan, the preliminary plat must be prepared by a Registered Surveyor or Engineer with the seal and signature on the plat. Check lists are available to insure all requirements are met.
7. Will/South Cook Soil and Water Conservation District report must be obtained. Contact their office at 1201 Gougar Road, New Lenox, Illinois 60451, Phone (815) 462-3106. When the land has been rezoned within the past six (6) months, that report may be used.
8. Six (6) copies of the preliminary plat and one (1) 8½ x 11 reduced copy are submitted to the Plat Officer for distribution and appropriate review. Required fees are paid to the Will County Land Use Department (fee based on latest fee schedule). The Chief Subdivision Engineer reviews the Preliminary Plat.
9. The Planning Division places the officially filed preliminary plat of subdivision on the agenda for evaluation by the Will County Planning and Zoning Commission, which usually meets at 7:00 PM on the first and third Tuesdays, depending on the case load. The Plat must be in full compliance with County regulations to be considered officially filed and placed on the agenda. Also at this time, an agenda date is given for the Land Use Committee of the Will County Board, which usually meets at 10:30 AM on the first and third Tuesdays.

10. With submission of the Preliminary Plat, any required soil evaluation tests should be scheduled with the Health Department.
11. On the scheduled agenda date, the Will County Planning and Zoning Commission evaluates the Preliminary Plat and refers a written report to the Land use Committee.
12. On the scheduled agenda date, the Land Use Committee approves or denies the preliminary plat of subdivision.
13. Based upon preliminary plat approval, the engineer for the subdivision prepares detailed improvement plans and a cost estimate and submits three (3) copies to the Plat Officer for official filing, distribution, and review. In addition, the developer or engineer should seek required E.P.A. and County sewer and water permits. (Will County Health Department, 501 Ella Avenue, Joliet, Illinois 60433, Phone (815) 727-8844. Division of Water Pollution Control, Permit Section, Illinois Environmental Protection Agency, 2200 Churchill Road, Springfield, Illinois 62706, Phone (217) 782-0610. Environmental Protection Agency, Division of Public Water Supplies, Permit Section, 2200 Churchill Road, Springfield, Illinois 62706, Phone (217) 782-9470.)
14. The Chief Subdivision Engineer reviews the improvement plans and the cost estimate of construction costs.
15. Upon engineering approval by the Chief Subdivision Engineer, a Subdivision Guarantee to guarantee the construction of the improvements and three (3) copies of the final plat are submitted to the Plat Officer. A plat review fee based on the current schedule thereof is required.
16. Agreements should be reached with local officials on required school, library, and park donation requirements.
17. Obtain required signatures on the original of the final plat, excluding the signatures of the Land Use Committee Chairman, the Recorder, and the Plat Officer and Chief Subdivision Engineer.
18. After proper review, the final plat is then placed on the agenda of the Land Use Committee for consideration.
19. On the scheduled agenda date, the Land Use Committee approves or denies the final plat. Upon approval, final signatures are signed.
20. The approved final plat is recorded within thirty (30) days or becomes void. Four (4) copies of the recorded final plat are submitted to the Plat Officer for distribution.
21. When the Subdivision Guarantee is provided, the Chief Subdivision Engineer will act as custodian of the documents for the Township Highway Commissioner.
22. A site development permit shall be obtained prior to the start of any construction. A site development permit fee based on the current schedule thereof is required.
23. During the course of construction, inspection of the work shall be made by the engineer employed by the subdivider to insure compliance with the plans and specifications as approved.

24. Construction of all improvements is proposed to be completed within two (2) years from the date of the approval of the final plat.
25. After completion of all improvements, two (2) sets of "as built" drawings of the subdivision improvements shall be provided and certified by the subdivider's engineer.
26. The Subdivision Guarantee may be released by the County when:
 - a. The utility company accepts and agrees to maintain the installed sewer and water lines, and
 - b. The Township Highway Commissioner accepts and agrees to maintain the installed streets, storm sewers, detention ponds, sidewalks, etc.
27. A notice will be made by the Chief Subdivision Engineer that the two (2) year "grace" period has expired and the Subdivision Guarantee is now in jeopardy.
28. If certain improvements are not completed or are not satisfactory, the Chief Subdivision Engineer will recommend to the Township Highway Commissioner that the Subdivision Guarantee be foreclosed to the benefit of the township and the homeowners of the subdivision.

SPECIAL NOTE: If the proposed subdivision is within 1-1/2 miles of a municipality, their approval must be obtained prior to preliminary plat approval and final plat approval.

NOTE: The mailing address of the Chief Subdivision Engineer is:

Will County Land Use Department
58 E. Clinton Street, Suite 500
Joliet, Illinois 60432

Attn.: Daniel W. Jay, P.E.

Phone: (815) 740-8140

