

VILLAGE OF HINCKLEY

Ordinance No. 2009 – 04

**AN ORDINANCE AMENDING CHAPTER 74 OF THE
HINCKLEY MUNICIPAL CODE (SUBDIVISIONS)**

ADOPTED

BY THE

VILLAGE BOARD

OF THE

VILLAGE OF HINCKLEY

THIS 2nd DAY OF MARCH, 2009.

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Hinckley, DeKalb County, Illinois, this 2nd day of March, 2009 A.D.**

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**AN ORDINANCE AMENDING CHAPTER 74 OF THE HINCKLEY MUNICIPAL CODE
(SUBDIVISIONS)**

BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF HINCKLEY, to strike Articles I – IV of Chapter 74, and replace them with the following Village of Hinckley Subdivision Control Ordinance:

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SECTION ONE - TITLE, PURPOSE, JURISDICTION, INTERPRETATION

1-1 TITLE

This Ordinance to be known as, "The Village of Hinckley Subdivision Control Ordinance" comprehensively amending the prior Village of Hinckley Subdivision Control Ordinance passed the 2nd day of March, 2009, and subsequently amended.

BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HINCKLEY, DEKALB COUNTY, ILLINOIS:

1-2 PURPOSE

1. To promote the public health, safety, and general welfare; to conserve, protect, and enhance property values; to preserve the natural beauty and topography of the Village and surrounding areas; to secure the most efficient use of land; and to facilitate the adequate development of public improvements;
2. To provide for orderly growth and development; to afford adequate facilities for the safe and efficient movement of traffic; to safeguard against flood damage; and to guide and time the sequence of future growth and development in accordance with the Plan and in accordance with the financial ability of the Village to provide essential off-site public services and capital improvements;
3. To prescribe rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width and course of streets and highways; the installation of utilities, street pavements and other essential improvements; and for the provision of necessary public grounds for schools, parks, playgrounds, and other public open space;
4. To establish procedures for the submission, consideration, approval, and recording of plats, improvement plans; and to provide the means for enforcement.

1-3 JURISDICTION

Whenever any subdivision, re-subdivision, or planned unit development of land, including special uses, shall hereafter be planned within the incorporated limits of the Village of Hinckley or within one and one-half (1½) miles of the incorporated boundary of the Village of Hinckley; said plans, proposed improvements and all procedures relating thereon shall in all respects be in full compliance with the regulations hereinafter contained in this Ordinance. All lands to be dedicated to the Village for use as streets, highways, easements, parks, storm water management and other public purposes, shall be referred to and approved by the Village Engineer before being accepted by the Village Board.

No person shall subdivide any tract of land or plat any street or otherwise improve any tract of land or right-of-way even if such improvement does not entail the subdivision or platting of land within the Village or in any unincorporated area which is located entirely or in part within one and one-half (1½) miles of the nearest limits of the Village, except in conformity with the provisions of this Ordinance. The plans and plats for all such proposed

improvements to be installed, and all procedures related to thereto, shall in all respects, be in full compliance with any regulations herein.

1-4 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 1-2.

Nothing herein shall repeal, abrogate, annul or in any way interfere with any provision of law, rules or regulations other than the Subdivision Regulations aforesaid, and then only to the extent stated herein. Where this Ordinance imposes greater restrictions or requirements than those imposed or required by other provisions of laws, rules, regulations, shall be those of a superior governmental body. Greater restrictions or requirements contained in covenants or agreements between parties, which impose restrictions greater than those imposed by this Ordinance, may apply and be enforced by the parties, but they will not be enforced by this Ordinance.

SECTION TWO - RULES AND DEFINITIONS

2-1 GENERAL APPLICATION

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

2-2 RULES

- A. Words in the present tense shall include the future, and words in the singular include the plural, and the plural the singular;
- B. The word "shall" is mandatory, not discretionary;
- C. The word "may" is permissive;
- D. The masculine gender includes the feminine and neuter.

2-3 DEFINITIONS

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

APPENDIX: Documents that supplement and explain the concepts expressed in this Ordinance, which are referred to in this Ordinance and which are approved by the Village Board by Resolution from time to time.

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

BUILDABLE LAND: Gross acreage of parcel minus all flood plain and wetland areas as defined by current Comprehensive Land Use Plan.

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

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

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

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

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

CRITICAL PARCEL OR LOT: Parcels or lots on which the grading is critical to drainage on adjacent property; and those parcels or lots containing or adjacent to a storm water overflow route; or those parcels containing or adjacent to an intermittent storm water flow route. Designation of each critical parcel or lot shall be noted on the preliminary engineering plan, final engineering grading and drainage overlay. Proposed and Final Lot Grading Plan shall be required by the Builder for review and approval.

CUL-DE-SAC: A minor street of short length having only one outlet and having a suitable turnaround terminus for safe and convenient reversal of traffic movement.

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

DATUM PLANE: A reference level from which ground elevations are based. The datum plane is a mean sea level as established by the United States Geological Survey (USGS) and NAVD 88.

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

DEVELOPER: Any person, firm, or an entity that either applies for, or is actually subdividing land, erecting structures on land, or causing any improvements to be made to land, including the reconfiguration of the land surface. The term "developer" also includes an owner of such land, a subdivider, builder, or any other person, firm, or other entity having an interest in such land. Developer must have a demonstrated contractual interest in the land.

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

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

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

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

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

FLOOD PLAIN: Those areas along rivers and streams subject to periodic flooding. The floodplain is defined by the Flood Boundary and Floodway Map prepared by the Federal Emergency and Management Agency (FEMA).

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

FLOOD-WAY: The channel of the watercourse and those portions of the adjoining floodplain, which are reasonably required to convey the one hundred (100) year flood.

FRONTAGE: The side of a lot abutting a street.

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

GRADING: The shaping of the ground surface by cutting, filling and leveling to planned grades. Normally, this operation is required in order to convert a site from one land use to another; also known as “fine-grading”.

GROSS LAND AREA: The entire area of present ownership of a development including lots, streets and alleys, measured to the center line of any bounding streets, if such is the limit of present ownership, or measured to the edge of public right-of-way.

INTERESTED PARTY: Landowner or developer who verifies to the Village Attorney that they are a contract purchaser or owner of the subject parcel.

LOT: A parcel of land (whether legally so described or subdivided as one (1) or more lots or parts of lots) located within a single block, occupied by or intended for occupancy by one (1) principal building and accessory outbuildings for principal use, and having its principal frontage upon a street which is either a "Lot of Record", or a part of a subdivision duly recorded at the DeKalb County Recorder's Office.

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

LOT, INTERIOR: An interior lot is any lot other than a corner lot.

LOT, KEY: Key lots are those lots within a residential development that are located at highly visible intersections as well as other strategic points within the development.

LOT, THROUGH: A through lot is any interior lot which has a pair or opposite lot (double frontage) lines along two (2) substantially parallel streets as distinguished from a corner lot.

LOT LINE, FRONT: That boundary line of any lot, which is along an existing or dedicated street lot line and which is established as a front lot line on the plat or record filed by the owner, subdivider, or builder.

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

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

MUNICIPAL CODE: As used herein, the term MUNICIPAL CODE shall mean the "Ordinances of Hinckley, Illinois".

NONRESIDENTIAL SUBDIVISION: A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of this Ordinance.

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

OFFICIAL PLAN: The Comprehensive Land Use Plan or any portion thereof prepared by the Planning Commission and adopted by the Village Board in accordance with law.

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

PARCEL: A continuous area or acreage of land, which can be described as provided for in the Plat Act.

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

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

PERSON: Any person, firm or corporation, public or private, the State of Illinois and its agencies or political subdivisions, and the United States of America, its agencies and instrumentalities, and any agent, servant, offices, or employee of any of the foregoing.

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

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

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

PLANNING COMMISSION: Members of the Hinckley Planning Commission as constituted by Ordinance.

PLAT: The term "plat" is defined in the Illinois Plat Act (765 ILCS 205/0.01 through 05/14), including any updates, addendums, and supplements to date of final plat.

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

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

RECORD DRAWING: A reproducible drawing or drawings showing all improvements as they were constructed (including lengths, rim, and invert elevations, additions and changes of locations, materials and dimensions, services, storm water storage survey and

calculations), and is intended to serve as a permanent Village record and reference for future locating and maintenance. Record Drawings shall include all sheets contained in the original set of approved Final Plans plus addendums and added exhibit sheets. These are also known as “as built drawings”.

RECORDED: Placed on record by the County Clerk and Recorder, DeKalb County, Illinois.

RESIDENT PROJECT REPRESENTATIVE: The individual or firm appointed or contracted by the Village to provide engineering observation services as specified or required by this Ordinance. The Resident Project Representative is not responsible for any contractor’s construction means, methods, techniques, sequences or procedures, time of performance, compliance with Laws and Regulations, or safety precautions and programs in connection with any project; and the Resident Project Representative does not guarantee the performance of the contractor and is not responsible for any contractor’s failure to execute the work in accordance with Construction Contract Documents.

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

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

RIGHT-OF-WAY: A strip of land dedicated to the public and occupied or intended to be occupied by a street, alley, crosswalk, water main, sanitary or storm sewer, and by means of license, permit or agreement, such uses as railroad, electric, telephone, or cable TV transmission lines, oil or gas pipelines or other public or quasi-public use(s). The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and shall not be included within the dimensions of areas such as lots or parcels. Rights-of-way intended for streets, alleys, crosswalks, water mains, sanitary or storm sewer mains, or any other use involving maintenance by a public agency shall be dedicated to the public use by the preparer of the plat on which such right-of-way is established.

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

SETBACK: The minimum distance maintained between a road right-of-way and the nearest supporting member of any structure on the lot.

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

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

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

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

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

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

1. **ARTERIAL STREET:** A street, which is intended to serve as a large volume traffic-way for both the immediate Village area and the county and as a principal or major arterial, parkway, highway, or equivalent term to identify those streets comprising the basic structure of the street plan. There are two arterial street types in the Village of Hinckley: Regional Arterials that serve as major transportation links beyond the local area, and Local Arterials that have a less broad service area, such as to nearby communities.
2. **MAJOR COLLECTOR STREET:** A street, which collects and distributes vehicle traffic between the local street system and primary streets. A collector street will have moderate continuity (generally one (1) to three (3) miles) and may serve intercommunity travel.
3. **MINOR COLLECTOR STREET:** A street whose primary function is to collect and distribute local subdivision traffic to collectors and primary streets. Direct residential driveway access to these streets shall be minimized.
4. **LOCAL STREETS:** The following are local streets serving primarily a land access function.
 - A. **MINOR STREET:** A street of limited continuity used primarily for access to abutting and local residential and commercial properties.
 - B. **INDUSTRIAL SERVICE STREET:** A street of limited continuity used primarily for access to abutting and local industrial or office research properties.
 - C. **FRONTAGE ROAD:** A minor street paralleling, adjacent and often within the right-of-way of a primary street, which provides access to local street systems and protection from traffic.
 - D. **CUL-DE-SAC STREET:** A minor street of short length having only one outlet, and having a suitable turnaround terminus as approved by the appropriate authority to provide for the safe and convenient reversal of traffic movement.
 - E. **HALF STREET:** A street of less than the total required width along one (1) or more property lines of a subdivision.
 - F. **PRIVATE STREET:** A street which is not publicly owned or dedicated to public use, or an easement of access to private property.

SUBDIVIDER: A person, corporation, or group acting as a unit, or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as defined herein. The subdivider or owner shall be generically referred to as "Developer".

SUBDIVISION: The division of land into two (2) or more parts, any of which is less than five (5) acres, exclusive of all rights-of-way for the purpose of development or if an easement of access or a new road is involved, any division of land. The term includes

- any division of land that requires a subdivision or the development of land such as a shopping center, a condominium project, or any Planned Unit Development which involves development even if no subdivision of land shall be required. Where appropriate to the content, the term "subdivision" shall relate to the process of subdivision, or to the land subdivided, and shall include re-subdivisions.
- VILLAGE: Wherever the term "Village" is used herein, it shall refer to the Village of Hinckley, DeKalb County, Illinois, unless otherwise specifically stated.
- VILLAGE ADMINISTRATOR: The Village President or such person that may be appointed to the position of Village Administrator from time to time.
- VILLAGE ATTORNEY: The individual or firm appointed or contracted by the Village Board to provide legal services as specified or required by this Ordinance.
- VILLAGE BOARD: The Village President and Village Board of Trustees of the Village of Hinckley, DeKalb County, Illinois.
- VILLAGE ENGINEER: The individual or firm appointed or contracted by the Village Board to provide engineering services as specified or required by this Ordinance. The Village Engineer or his designee shall act as the Resident Project Representative.
- VILLAGE PLANNER: The individual or firm appointed or contracted by the Village Board to provide land planning and landscaping services as specified or required by this Ordinance.
- VILLAGE SUBDIVISION ENFORCEMENT OFFICER: The Village staff member appointed by the Village Board to perform all review and administrative services specified or required by this Ordinance.
- WETLANDS: Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes:
1. At least periodically, the land supports predominantly hydrophytes;
 2. The substrate is predominantly undrained hydric soil; and
 3. The substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.
- ZONING MAP: The official Zoning Map of the Village of Hinckley as approved by the Village Board.
- ZONING ORDINANCE: The official Zoning Ordinance of the Village of Hinckley as approved by the Village Board.

SECTION THREE - REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

3-1 GENERAL PROVISIONS

A. Conformance to Applicable Rules and Regulations

The design of a subdivision and improvements shall conform to the Comprehensive Plan (as amended from time to time), the Official Village Map, Village Ordinances (including but not limited to zoning, flood plain, subdivision control, storm water, sewer, water, public ways and properties, landscaping, and annexation ordinances), Fire Protection District Ordinances, planning and development policies, and all applicable rules,

regulations, specifications and standards of the Village of Hinckley, DeKalb County and the State of Illinois and other duly constituted agencies. No deviation from the approved plans and specifications and parties involved (developers, engineers, planners, etc.) will be made without prior approval of the Village of Hinckley.

B. Undevelopable Land

Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography including topographical limitations, which prevent the subject property from reaching the sanitary sewer, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of the Village Engineer, or upon recommendation of other governmental authority to solve the problems created by the unsuitable land conditions.

C. Preservation of Natural Features

1. GENERAL: Due regard shall be given to the preservation of natural features within a proposed development, such as large trees, water courses, wetlands historical and similar community assets, which, if preserved, will add attractiveness and value to the property. The Developer shall take every precaution required to preserve said natural features in the planning and construction of said development.
2. VILLAGE OF HINCKLEY LANDSCAPE DESIGN ORDINANCE: All development shall conform to the Village of Hinckley Landscape Design Ordinance and subsequent amendments thereto.

D. Parking:

Any off-street parking improvements required to be constructed as part of the proposed subdivision improvements shall be in accordance with the requirements of the Zoning Ordinance of the Village of Hinckley. Depth and width of all lots shall be adequate to provide off-street parking and loading spaces as required by the Zoning Ordinance.

E. Boundary, Lot, and Right-of-Way Line Monumentation

1. Permanent monuments shall be placed at the corners or changes in bearing of the exterior boundary, at the points of curvature or points of tangency of streets, at a minimum of two (2) points, preferably along the rear lot line, of all blocks, and at such other points as shall be required to enable ready establishment of lines within the subdivision. Developers shall follow the terms of the Illinois Plat Act, 765 ILCS 205/0.01 through 205.14, inclusive. Permanent monuments shall be of concrete having a six (6) inch minimum diameter with one (1) No. 4 vertical bar in its center, and be at least forty-two (42) inches in length. Monuments shall be set flush with adjacent ground.
2. Iron pipe markers not less than three-fourths (3/4) inch in diameter and twenty-four (24) inches in length shall be set at all lot corners and all other required points not marked by permanent monuments. The iron pipes shall be set flush with the finished ground elevation.

3. After construction of all improvements and before final acceptance by the Village, the Subdivider shall replace or verify the existence of all monuments and markers, and "Red Top" stake with one by three (1x3) inch stakes at all lot corners.
4. If property corners fall within an interference, the interfering structure shall be "scribed" to permanently establish the property corner.

3-2 REQUIRED IMPROVEMENTS

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

- A. Street pavement structure improvements shall be bituminous concrete flexible type pavement or a Portland cement concrete rigid type pavement consisting of the following:
 1. Concrete curbs and gutters.
 2. Stable and compacted subgrade.
 3. Base and sub-base course.
 4. Bituminous concrete binder and surface courses for flexible type pavements.
 5. Portland cement concrete surface courses for rigid type pavements.

Note: Items 1-4 (through binder course) required prior to issuance of building permit.

- B. Portland cement concrete sidewalks;
- C. Street lighting;
- D. Landscaping and trees;
- E. Street signs and pavement markings (including temporary requirements prior to building construction);
- F. Any traffic safety installation such as guard railing, traffic signal (if warranted) etc;
- G. Public utilities for telephone, electric, cable television, and natural gas;
- H. Site and lot grading;
- I. Storm Sewer Systems and Sump Pump Drainage System;
- J. Storm Water Storage and Management;
- K. Erosion Control;
- L. Wastewater Facilities, including any necessary off-site trunk lines;
- M. Water Facilities, including any necessary off site trunk lines;
- N. Water and Sanitary Sewer Service Lines;
- O. Flood Protection.

3-3 MINIMUM STANDARDS AND SPECIFICATIONS

The construction of improvements, materials used, and the methods for land development required in this Ordinance shall comply with the most restrictive provisions of the standards set forth in the following documents (current edition).

- A. All applicable Village Ordinances, Standards, and Specifications as adopted and amended from time to time.
- B. *"Standard Specifications for Road and Bridge Construction"*, Illinois Department of Transportation (IDOT), current edition;
- C. *"Standard Specifications for Water and Sewer Main Construction in Illinois"*, Illinois Society of Professional Engineers et al, current edition (as amended by section 3-7.0.7.a);

- D. *"Illinois Design Standards for Sewage Works"*, I.E.P.A., Division of Water Pollution Control;
- E. *"Technical Policy Statements"*, I.E.P.A., Division of Public Water Supply, current edition;
- F. *"Recommended Standards for Water Works"*, Great Lakes Upper Mississippi River Board of State Sanitary Engineers ("10 States Standards"), current edition;
- G. *"Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois"*, The Urban Committee of the Association of Illinois Soil and Water Conservation Districts, ("Green Book"), current edition;
- H. *"Illinois Urban Manual"* ("Blue Book"), current edition;
- I. *"U.S. Soil Conservation Service Field Engineering Handbook"*, current edition;

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

3-4 BLOCK STANDARDS

- A. Determination of Block Dimensions:
 - The length, widths, and shapes of blocks shall be determined with due regard to:
 1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 2. Zoning requirements as to lot sizes and dimensions within the corporate limit of the Village of Hinckley.
 3. Needs for convenient access, circulation, control and safety of pedestrian and street traffic.
- B. Block Dimension Restrictions: The length, width, and shape of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block length in residential areas shall not be less than three hundred fifty (350) feet nor exceed one thousand (1,000) feet, nor have less than sufficient width to provide two (2) tiers of lots of appropriate depth between street lines, except for blocks with one (1) tier of conforming lots because of a lack of property depth or buildable land.
- C. Blocks Located in Industrial/Commercial Areas: Blocks or portions thereof intended for commercial or industrial use shall be designated as such, and the plans shall show adequate off-street areas to provide for parking, loading docks, and other such facilities, as provided in the Village Zoning Ordinance.
- D. Pedestrian Crosswalks: Pedestrian crosswalk rights-of-way not less than twelve (12) feet wide shall be required at centers of blocks having a length in excess of eight hundred (800) feet and where deemed necessary by the Planning Commission to provide for pedestrian circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

3-5 LOT STANDARDS

- A. Lot Arrangement: The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography, soils, flooding or other conditions, in securing permits to build on all lots in compliance with the Zoning Ordinance, the Flood Plain

Ordinance, and wastewater treatment and disposal system rules and regulations. Subdivisions shall contain no leftover pieces, corners, or remnants of land.

- B. Lot Size Requirements: Lot dimensions and areas within the Village corporate limits and the one and one-half (1½) mile jurisdictional boundary shall conform to the requirements of the Village Zoning Ordinance. If the County Zoning Ordinance allows smaller lots with regard to a lot in the one and one-half (1½) mile jurisdictional boundary, then the County Zoning Ordinance shall apply. No lot shall be created for residential or non-residential uses that does not comply with the minimum lot area and width of the zoning district in which it is located, unless otherwise granted as part of a planned development or special use. Depth and width of all lots shall be adequate to provide space for off-street parking and loading spaces as required by the Zoning Ordinance. Excessive depth in relation to width shall be avoided. A proportion of two and one-half (2½) to one (1) shall normally be considered a desirable maximum, except where special circumstances exist due to an odd shaped parcel.
- C. Lots Affected by Surface Water: Lots abutting a storm water retention/detention pond, water course, drainage way, channel or stream shall have a minimum width or depth as required to provide an adequate building site and to afford the minimum usable area required in this Ordinance or the Hinckley Zoning Ordinance for front, side and rear yards. The storage high water line shall not encroach upon the privately owned lot area. Watercourses, stream channels, floodways and water storage areas shall not be included in the computation of required lot areas where it is proposed that such watercourses are to traverse the lot interiors. The Planning Commission, whenever possible, shall require that lot lines do not overlap onto the one hundred (100) year flood plain corridor of an adjacent watercourse.
- D. Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all building sites and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from a lot or lots to an adjacent lot or lots.
- E. Proximity to Dedicated Street: All lots, tracts and parcels shall front on a publicly dedicated street as required by the Village Zoning Ordinance.
- F. Double and Reverse Frontage: Double frontage lots (see lot, through) are forbidden except where lots back upon an arterial or collector street; and in such instances, vehicular access between the lots and the primary or collector street is prohibited.
- G. Side Lot Line: Side lot lines shall be approximately at right angles or radial to the front lot line and/or at right angles to the back lot line.
- H. Corner Lots: Corner lots shall be sized to accommodate the building setbacks as set forth in the Zoning Ordinance.
- I. Flag Lots: Lots, which meet the minimum area and dimension provisions of the Zoning Ordinance except that the buildable portion of the lot is accessible to a street right-of-way by means of a narrow strip of land shall be prohibited.
- J. Building on a Zoning Lot. Only one principal building may be constructed upon a single zoning lot, except as authorization for multiple buildings as in the case of a Planned Unit Development.

- A. Utility Easements: Easements for the installation, operation and maintenance of utilities shall be provided as follows:
1. Along all boundary lines of the subdivision having a width of not less than ten (10) feet.
 2. Along all back lot lines having a width of not less than ten (10) feet.
 3. Along side and front lot lines where required. Easements for water, sanitary sewer, and storm sewer lines shall have a minimum width of ten (10) feet. Easements for electrical, street lighting, telephone, cable television and gas shall have a minimum width of five (5) feet.
 4. On abutting lots, side lot line easements shall be provided on each side of the lot line of the minimum width specified above.
 5. Utility easements shall be laid out so as to provide continuity from right-of-way to right-of-way. All rear yard utility easements shall be a total of twenty (20) feet, ten (10) feet on each adjoining lot, and accessible to a public right-of-way.
 6. On wooded sites, utility easements shall be located and be of sufficient width so as to minimize environmental damage.
 7. Utility easements and any easement provisions to be incorporated into the final plat or in the deed documents shall be reviewed and approved by the utility companies responsible to furnish the proposed services. The wording of the utility easement certificate on the final plat shall be approved by the Village Administrator and the Village Engineer.
 8. Along front lot lines, utility easements of not less than ten (10) feet shall be provided on each lot.
- B. Drainage and Storm Water Management Easements
1. Drainage easements shall be provided at the side and rear of all lots to accommodate drainage from each lot. The width of drainage easements shall be not less than ten (10) feet wide along each rear lot line (totaling twenty [20] feet) and five (5) feet along each side lot line, except where a wider easement is required to contain a storm water over flow route.
 2. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, or other body of water, appropriate dedications or easements, with adequate width to accommodate observed, computed or anticipated storm water drainage through and from the subdivision, shall be made. The width of the easement or dedication shall be dependent on the area of land drained by the watercourse and shall allow access for construction and maintenance equipment. In general the easement shall conform substantially with the lines of the watercourse and shall include the flood plain, where applicable, plus an additional area not less than twenty (20) feet wide adjoining both edges of the flood plain.
 3. All permanent storm water management facilities for a subdivision shall be protected by easements or dedications for drainage and shall permit ingress and egress for maintenance. All side lot lines shall have a minimum ten (10) foot easement centered on the lot line. All lot lines adjacent to non-subdivided lands shall have a twenty (20) foot easement for drainage.
 4. No construction of structures, dams, embankments or channels (except as indicated on the improvement plans) and no planting of trees, shrubbery or other vegetation,

which hinder the flow of water or otherwise inhibit the intended purposes, shall be allowed within any drainage or storm water management facility easement. In the event the area within such easements is obstructed, reshaped, regraded or restricted for uses other than as intended or as shown on the improvement plans, the Village will cause to have any alterations corrected at the expense of the party or parties causing said obstruction, restriction, regrading or alteration. The Village may remove the obstruction or restriction and may carry out such work of regrading or alternations in the easement at the expense of the Owner.

5. Where possible, drainage easements shall be separate and distinct from utility easements.
6. Drainage and storm water management easements shall be adequately maintained by the Owner and any agent of the Owner assigned so as to provide for removal of accumulation of vegetation, silt, debris or other material which may interfere with the flow characteristics of drainage ways or the essential features of retention or detention facilities.

C. Landscaping and Conservation Easements

1. A screen planting easement shall be required between residential and commercial or industrial lots, or along lot lines to discourage the undesirable development of residential lots fronting on traffic arteries. If such easement is to be used for public utilities, the easement shall be of sufficient width (twenty-five [25] foot minimum) to accommodate appropriate screen planting without interfering with utility service or maintenance.
2. Easements will be required to protect areas designated for the restoration of site flora as referenced in the Village Zoning Ordinance requirements for greenbelt and open space protection.
3. The Owner shall comply with required setbacks along certain street frontages contained in Village ordinances.

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

E. Pedestrian Way Easements: Easements or dedications shall be provided for pedestrian ways where deemed appropriate by the Village Board. Pedestrian way easements shall be maintained to permit their continued use by the Owner and any agent of the Owner as assigned.

F. Line of Sight Easements at Intersections: At all intersections, line of sight easements shall be established to protect clear sight distance not to exceed three (3.0) feet above centerline grade within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection. No obstructions will be permitted within said easement, which exceeds three (3.0) feet above centerline grade.

3-7 STREETS

A. General Provisions

1. The subdivision of land, including the arrangement, character, extent, width, grade and location of all streets, alleys, or other land to be dedicated for public use, shall conform to the standards of this Ordinance and shall be considered in their relation to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses and densities of the land to be served by such streets. No extension of any existing streets or alleys shall be blocked or offset within the Village or within one and one-half (1½) miles of its corporate limits. Streets shall conform to the Comprehensive Plan of the Village where possible, and shall not be planned so as to overburden existing streets by channeling excessive traffic onto existing streets. Private streets shall be shown on plats of subdivision as being included within areas which consent to the creation of a Special Service Area (SSA) Taxing Authority which shall allow for an adequate annual tax to cover all maintenance costs. The Village may also approve private streets which are not contained within SSA's, but it may require a covenant or other security to guarantee that the street will be maintained and, when required, reconstructed.
2. Wherever the tract to be subdivided and/or developed borders on and will utilize existing street frontage, then said existing street frontage including both sides of the existing pavement should be fully improved by the Developer in accordance with the requirements as specified in this Ordinance or by the Village Board. When a proposed subdivision utilizes an existing Village of Hinckley street, the Owner of the proposed subdivision shall upgrade the existing street to meet the Subdivision Control Ordinance provisions outlined herein.
Rights of recapture may be afforded the Developer for the improvements benefiting adjacent parcels. The determination whether to permit a recapture shall be solely within the discretion of the Village.
3. Street alignment should respect the natural features of the site; should avoid excessive cuts or fills; and should preserve wooded area, large trees, and wetlands wherever possible.
4. All streets shall be provided to afford convenient access to all lots within the subdivision, and shall front all lots, tracts and parcels.
5. If the tract of land proposed to be subdivided or any part thereof lies adjacent to a roadway over which the Illinois Department of Transportation, DeKalb County Highway Department, or a Township Highway Department has jurisdiction with respect to maintenance and upkeep thereof, and an entrance or entrances are desired from such street to lots, streets, roadways or alleys, in such proposed subdivision, the Developer shall prepare and submit the appropriate Permit Application to said Highway Department. The Permit Application granting permission to obtain and construct such an entrance or entrances shall be submitted to the Village Engineer and reviewed prior to the submittal to the proper Highway Departments by the Developer.
The Developer shall be obligated to pay for or install whatever conditions or requirements are imposed in said permits issued by said roadway authorities. Rights of recapture may be afforded the initial developer for the improvements benefiting adjacent parcels.

6. On arterial and collector streets where traffic volume and safety considerations warrant or where required by other government authority having jurisdiction, paved acceleration, deceleration, passing and turning lanes shall be provided by the Developer. Minor collector and local streets shall be laid out so that their use by through traffic will be discouraged. When a traffic signal is warranted and required, each development shall escrow its proportionate share of that future signal cost, based upon traffic impact.
 7. No street names may be used which will duplicate or be confused with the names of existing streets. The Village retains the right to name all streets and public ways, which shall be presented to the Planning Commission and approved by the Village Board. Proposed streets which are obviously in alignment with or continuations of existing streets already named shall bear the name of such existing streets provided the continuation is in the same general direction. Street name signs of a type approved by the Village Board shall be provided by the Developer/Subdivider at all street intersections in accordance with detailed standards within this Ordinance.
 8. Separation of entrances, as well as ingress/egress specific geometrics shall be per direction of the Planning Commission and Village Board, as recommended by the Village Engineer.
 9. No permanent building or structure shall be erected or constructed within a street right-of-way, extended street lines, or planned street right-of-way.
 10. Rural type streets, streets having no concrete curb and gutter and having roadway ditches for drainage, may be permitted where they presently exist, and the Village Board wishes to preserve rural character.
- B. Standard Specifications: All new streets within the corporate limits of the Village of Hinckley, dedicated or platted after the effective date of the Subdivision Control Ordinance, shall be improved with roadway pavement including subgrade, sub-base, base course, surface course, curb and gutter, and all other related work in accordance with this Ordinance and the latest edition of the "*Standard Specifications for Road and Bridge Construction*", Illinois Department of Transportation.
- C. Location: Streets shall be located per the direction of the Village Board, with the recommendation of the Staff and Planning Commission. Wherever such a planned street is located within a proposed subdivision, the street shall be designed and located in the place and with the width indicated for that street classification as shown on the Comprehensive Plan, or as defined by the Village Engineer. Where the street is not shown on the official street plan, the arrangement of streets in the subdivision shall:
1. Extend to existing adjoining streets, unless extension thereof would not be practical, and shall be located to coordinate with other proposed developments;
 2. Provide for the continuation or appropriate projection of existing principal streets in surrounding area;
 3. Conform to a plan for the area or neighborhood approved or adopted by the Village Board to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- D. Abutting Planned or Existing Highway or Railroad
1. Where a subdivision borders on or contains an existing or proposed primary street or railroad, the Village Board, upon recommendation of the Planning Commission, may

require a frontage or reversed frontage road with screen planting contained in a non-access reservation, which shall have a minimum width of ten (10) feet, but actual width may increase if determined by recommendation of the Planning Commission and approved by the Village Board in order to provide adequate separation and screening from the primary street or railroad.

2. Should a proposed subdivision border on or contain a railroad or other limited access right-of-way, the Village may require the location of a street approximately parallel to and on each side of such right-of-way at a distance suitable for the development of appropriate use of the intervening land, such as a park proposed in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall be determined with due consideration of the minimum distance required for approach grades to future grade separations.
- E. Reserve Strips: No strip or area shall be reserved along any portion of a street, which will prevent adjacent property owners' access thereto.
- F. Half Streets: Half streets shall be prohibited.
- G. Dead-End Streets: Permanent and temporary dead-end streets shall be generally designed as a cul-de-sac.
- H. Street Elevations: Street elevations shall conform to existing natural elevations wherever possible. The centerline elevation of the paved street surface shall be a minimum of one (1) foot above the one hundred (100) year flood plain elevation or detention facility.
- I. Alleys: Alleys in residential areas shall not be permitted.
- J. Cul-de-sac:
 1. Cul-de-sac: At the discretion of the Village Board, a Developer may be allowed Cul-de-sacs within a residential development. A residential cul-de-sac shall not be longer than three hundred (300) feet, measured along the centerline from the centerline of the intersecting street to the center of the cul-de-sac. Tear-shaped designed cul-de-sacs meeting the requirements herein stated will be required. Cul-de-sacs serving industrial developments shall not exceed five hundred (500) feet.
 - a. Cul-de-sac - Typical
 - 1) Terminus of cul-de-sac shall be nearly teardrop with a right-of-way not less than one hundred twenty (120) feet in diameter, and throat right-of-way radius of not less than sixty-six (66) feet (per detail Appendix A).
 - 2) Paved circle shall be centered in the right-of-way and have a paved circle of not less than ninety (90) feet in diameter and a throat pavement radius of not less than forty-five (45) feet (per detail Appendix A).
 2. "T" Turnarounds: At all streets ending within a development which are designated to be extended in future developments, the construction of a temporary "T" turnaround will be required at the street's end. No other "T" turnarounds will be permitted unless approved by the Village Board. The final plat shall provide for a temporary easement to accommodate the construction and use of said "T" turnaround until such time the street extension is completed and accepted by the Village at which time said temporary turnaround easement shall be released and the temporary turnaround pavement removed and restored. The additional right-of-way required for temporary "T" turnarounds shall measure forty (40) feet in length and twenty (20) feet in width on each side and adjacent to the normal right-of-way width. The pavement for the

“top” of the “T” shall be at right angles to the street, twenty (20) feet in width and paved for a distance of at least forty (40) feet out on each side of the street’s centerline. The Developer shall also provide and install reflective barricading and signage, including advance signage, marking at the end of the roadway.

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

<u>STREET CLASSIFICATION</u>	<u>WIDTH R.O.W.</u>
Arterials	
Regional	120 feet
Local	100 feet
Collector	80 feet
Local	
Minor (all zoning)	66 feet
Frontage Road:	50 feet
Industrial Service	80 feet
Cul-de-Sac Turnarounds,	
Residential	60 feet radius
Industrial	65 feet radius

- L. Pavement Widths:

STREET CLASSIFICATION	MINIMUM WIDTH AS MEASURED FROM BACK TO BACK OF CURBS
Arterial, Regional and Local	Per Village and/or Governing Authority
Collector	39 foot minimum
Local	
Minor (all zoning)	31 feet
Frontage Road	31 feet
Cul-de-sac Turnaround:	
Residential	93 feet
Commercial/industrial	98 feet

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

1. The grade (slope) of all streets shall not exceed the Maximum Gradient and shall not be less than the Minimum Gradient as set forth on Table 1, "SUMMARY OF MINIMUM STANDARDS FOR STREET DESIGN".
2. The minimum clear site distance shall not be less than the distance set forth on Table 1.

3. Curves in streets shall be permitted, provided, that where connecting street lines that deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius of not less than one hundred and fifty (150) feet for "Local" streets and three hundred (300) feet for "Collector" streets as measured to the street center line.
4. A tangent of the minimum length listed on Table 1 shall be established between reverse curves on all streets.
5. The minimum center line radius shall be as set forth on Table 1.
6. The vertical curve length required shall be calculated by multiplying the algebraic difference in grades times the thirty (30) mph "k" factor. The minimum vertical curve for a particular street classification is set forth in Table 1.
7. Street jogs with center line offsets of less than one hundred and fifty (150) shall not be permitted.
8. Streets shall be laid out so as to intersect as nearly as possible at right angles, unless warranted by special conditions and approved by the Village.
9. Curved streets, intersecting with primary and collector streets shall do so with a tangent section of centerline one hundred (100) feet in length measured from the right-of-way line of the primary or collector street.
10. In the event that anticipated heavy turning movements require dedicated turning lanes, the Village Engineer may require additional pavement width to account for those movements. Turning lanes could be for left-turn movements or deceleration lanes where required.

N. Street Grades

1. The design grade of all new streets in the Village of Hinckley shall be in accordance with Table 1. Streets shall have a minimum grade of no less than five tenths of a percent (0.50%) provided that adequate positive drainage is provided and shall be subject to approval by the Village Engineer.
2. Where an existing street is to be extended to the subdivision, the existing street grade shall be continued if at all possible or a vertical curve shall be provided at the change in grade.
3. All final street grades are subject to the approval of the Village Engineer. The Final Grading Plan shall show all street grades in percentage of slope. Profiles of new streets, including vertical curve data, shall be provided as requested by the Village Engineer.
4. All changes of grade shall be connected by a vertical curve of a least the minimum length as set in Table 1.
5. Clear visibility, measured along the center line of the street, shall be provided for at least five hundred (500) feet on all Primary streets, four hundred (400) feet on Collector streets, and at least two hundred (200) feet on all other streets.

O. Pavement Design and Construction Standards

1. **REQUIRED PAVEMENT:** All streets within the subdivision shall be improved with a bituminous concrete flexible type pavement or a Portland cement concrete rigid type pavement. Pavement width shall conform to Section 3-7, Paragraph L of this Ordinance.

2. DESIGN: The pavement shall be designed in accordance with the Pavement Design Section of the Illinois Department of Transportation Design Manual as amended in section 3.7.0.7.A (April 1990, latest revision), published by the Bureau of Design, Illinois Department of Transportation, as modified herein, and constructed in accordance with the Materials, Equipment and Methods covered by the Illinois Department of Transportation, *Standard Specifications for Road and Bridge Construction*, latest revision.
3. MANDATED CONSTRUCTION WINDOW FOR PUBLIC PAVING IMPROVEMENTS: May 15th – Start; November 15 - Paving Complete
4. FLEXIBLE PAVEMENTS:
 - a. Pavement sub-grade shall consist of a stable material having an Illinois Bearing Ratio (IBR) value of not less than three (3.0). IBR tests will be required if, in the opinion of the Village Engineer, they are necessary to evaluate the sub-base material.
 - b. Base and surface courses will be of such materials to give structural number (Dt) as specified for the type of pavement improvement designated below-subject to the minimum requirements stated in paragraph 8.
5. RIGID PAVEMENT: Rigid pavement design shall be in conformance with the Structural Design of Rigid Pavements of the Illinois Department of Transportation, Design Manual.
6. COMPLETION OF UNDERGROUND WORK: Prior to the construction of the roadway pavement, all of the major underground work shall be completely installed in place. All trenches, which are under proposed roadway and curb, shall be backfilled under and two (2) feet beyond roadway and curb with granular backfill material, jetted and/or tamped in an approved manner for settlement and compacted to not less than ninety-five percent (95%) standard laboratory density. After jetting and any subsequent settlement, additional material shall be added as required. All surface course shall be continuously crack-sealed with approved hot bituminous sealant at interface of curb and pavement one year after placement of surface course, and prior to Village acceptance and closeout of public surety/one (1) year maintenance.

SECTION 3 - TABLE 1 – MINIMUM STANDARDS FOR STREET DESIGN

Street Classification	Minimum Right-of-Way Width	Minimum Pavement* Width B/C - B/C	Minimum Radius of Horizontal Curves	Minimum Length of Vertical Curves	Minimum Tangent between Horizontal Reverse Curves	Maximum Gradient of Roadway (c)	Minimum Gradient of Roadway	Minimum Clear Sight Distance
Arterial, Regional & Local	120 ft & 100 ft	As required	510 ft	200 ft	200 ft	5%	0.5%	500 ft
Collector	80 ft	39 ft min.	200 ft	100 ft (a)	100 ft	5%	0.5%	400 ft
Local, Minor	66 ft	31 ft^	200 ft	100 ft (b)	50 ft	7%	0.5%	200 ft
Local Cul-de-sac & Turnaround	66 ft 120 ft dia	31 ft^ 93 ft	150 ft	50 ft (b)	100 ft	7%	0.5%	200 ft
Com/Industry Cul-de-sac & Turnaround	80 ft 130 ft dia	39 ft 98 ft	200 ft	100 ft (a)	100 ft	5%	0.5%	400 ft
Frontage Road	50 ft	33 ft	150 ft	50 ft (b)	100 ft	7%	0.5%	200 ft

* Pavement Widths are measured back to back of curb.

** Exact R.O.W. within STANDARDS, shall be decision of the Village Board.

*** Minimum slope of drainage ditch bottom shall be 1.0%.

^ May be changed to 28' if approved by Village Board.

(a) 50' for each 1% algebraic difference of grade but, in no case less than 100'

(b) 40' for each 1% algebraic difference of grade but, in no case less than 100'

(c) Approach grades at intersecting streets where a stop condition is required shall not exceed 3% for the 100 ft closest to the intersection street R.O.W., connected with a vertical curve.

TYPE OF STREET

Primary:

Collector:

Local Residential:

Local Commercial:

Frontage Roads:

Industrial:

Cul-de-Sac:

MINIMUM VALUE (Dt)

Dt to be determined by traffic count and IBR tests. (4.0 minimum)

3.6

2.8

3.2

2.8 min.

3.4

(2.8 min.) Same as connecting Pavement

7. **PAVEMENT SUBGRADE REQUIREMENTS:** The street sub-grade shall be shaped and compacted as specified in Section 212 of the Illinois Department of Transportation Standard Specifications. The minimum compacted density shall be ninety-five percent (95%) of its maximum density as determined by Standard Laboratory methods. Prior to construction of the base course, the subgrade shall be proof-rolled with a fully loaded truck and witnessed by the Village Engineer. If precipitation occurs and the subgrading becomes saturated before the base course is constructed, then said proof-rolling shall be repeated. If the subgrade compaction testing and proof-rolling indicate unsuitable or unstable sub-grade areas, then said unsuitable or unstable areas shall be removed and replaced with acceptable compacted granular material. Upon approval of the Village Engineer, large areas of unstable subgrade may be stabilized by installing the subgrade Geo-tech fabric, by in-place stabilization method, or by any other approved stabilization method. The Village, or Village Engineer, in their sole discretion, may require that remedies for unsuitable or unstable soils be provided by an independent soils engineer. The soils engineer's time, test and other expenses shall be borne by the Developer.
8. **FLEXIBLE PAVEMENT REQUIREMENTS**
- a. **AGGREGATE BASE:** After approval of the subgrade by the Village Engineer, the aggregate base shall be constructed in accordance with Section 351 of the Illinois Department of Transportation Standard specifications for Type A or Type B construction. The material shall be crushed limestone or crushed gravel conforming to CA-6 gradation. (Recycled material or alternative material shall not be allowed as a substitute.) The compacted base course thickness shall be as calculated by the above stated method with the minimum thickness being twelve (12) inches. The aggregate base course material shall be compacted to not less than ninety-five percent (95%) of the standard laboratory density. The aggregate base course shall be proof-rolled one (1) day prior to construction of the binder course with a fully loaded truck and witnessed by the Village Engineer. If the base compaction testing and proof-rolling indicate unstable base areas, then said unstable base areas along with any unstable subgrade shall be removed and replaced with acceptable compacted base course material, and, if required by Village Engineer, a subgrade Geo-tech fabric meeting the requirements of Section 210 of the Illinois Department of Transportation Standard Specifications.
- b. **BITUMINOUS PRIME COAT:** Prior to construction of the bituminous binder course, the completed aggregate base course shall be primed with a bituminous material, MC-30 or an approved equal, at a minimum application rate of three tenths (0.30) gallons per square yard.
- c. **BITUMINOUS CONCRETE BINDER COURSE:** The bituminous concrete binder course shall be Superpave conforming to Illinois Department of Transportation Standard Specifications. All work and materials shall be performed in accordance with applicable provisions of Section 406 of the Illinois Department of Transportation Standard Specifications. The minimum thickness of the completed bituminous binder course, as measured at any point on the pavement surface, shall be as follows:
- 1) Two (2) inches for local, minor, cul-de-sac, and frontage;

- 2) Three (3) inches for minor business and commercial streets subject to light traffic;
 - 3) Four and one-half (4½) inches for collector streets and streets within business and commercial districts subject to heavy traffic; and
 - 4) Six (6) inches for streets within Industrial Districts.
 - 5) Extra thickness of the binder course shall be provided along the outer eight (8) feet (minimum) of the street cross-section to enable the surface of the binder to temporarily match the inner edge of the curb and gutter flag. The thickness must be carried far enough toward the centerline to facilitate drainage toward the gutter. When the final surface of the street is placed, milling of the “extra thickness” will occur, ensuring that even after milling the specified minimum thickness of the binder remains.
- d. **STABILIZATION PERIOD AND CORE TESTING, BITUMINOUS BINDER COURSE:** The binder course shall be subject to at least one (1) winter period of traffic after placement before the construction of the final surface course; however, seventy percent (70%) of the buildable lots in any unit or phase must be occupied before said final surface course is applied. All manholes located within pavement where surface course is to be postponed shall be set to binder course level initially. Just prior to surface course installation, all such structures shall be final adjusted, all disturbed pavement areas poured with concrete (of minimum six [6] inch thickness) to binder course level. Prior to the construction of the final surface course, core boring shall be made, in the presence of a representative of the Village, through the existing binder course and aggregate base course. The corings shall be spaced as directed and shall be alternately staggered on each side of the centerline of the pavement. Coring shall be measured for thickness and results of the core borings shall be submitted to the Village Engineer for approval before proceeding with the final bituminous course. Any deficiencies in thickness of base and/or binder shall be corrected by an approved thickness of surface course or other method found acceptable to the Village. All core borings shall be filled and compacted with bituminous asphalt. The cost of all borings shall be at the Subdivider's expense.
- e. **BITUMINOUS CONCRETE SURFACE COURSE:** Prior to construction of the final bituminous surface course on previously constructed bituminous binder courses subject to extended traffic use, a bituminous tack coat shall be applied to said bituminous binder course surface.
- The bituminous concrete surface course shall be Superpave constructed on previously placed bituminous binder course. The work and materials shall conform to applicable provisions of Section 405 or Section 406 of the current Illinois Department of Transportation Standard Specifications. The bituminous mixture shall be shown on the plans or specified in the project specifications and approved by the Village Engineer. No recycled bituminous material will be permitted in the final bituminous surface course mixture unless approved by the Village Engineer. The minimum thickness of the final completed bituminous surface course, as measured at any point on the pavement surface, shall be one and one-half (1½) inches on all proposed streets within the development.

9. P.C.C. RIGID PAVEMENT REQUIREMENTS

- a. Portland cement concrete pavement shall be designed in accordance with the Illinois Department of Transportation Design Manual for rigid pavement. The design data and calculations shall be submitted to the Village for approval. The minimum pavement thickness shall be seven (7) inches.
- b. All concrete rigid type pavement shall be constructed on a four (4) inch minimum compacted aggregate subbase.
- c. Portland cement concrete pavements shall be constructed in accordance with applicable provisions of Section 420 of the Illinois Department of Transportation Standard Specifications.
- d. Concrete curbs and gutters adjacent to the concrete pavement may be constructed integral with the pavement section.

10. CUL-DE-SAC REQUIREMENTS: The requirements for construction of cul-de-sac pavements shall conform to the connecting street's pavement requirements.

11. FRONTAGE ROAD REQUIREMENTS

- a. The complete design of Frontage Roads including specifications and designation of traffic ways, driving lanes, pavement widths, thickness, materials, etc., shall be submitted to the Village for review and approval.
- b. When a frontage road is to be dedicated for public use, the specifications shall be in accordance with the design requirements for streets within the district it is located.
- c. Where more than one owner or lessee are to use the same private frontage road, a covenant, whereby the owners of the property serviced thereby are jointly and severally liable for the maintenance thereof, shall be recorded before approval of the proposed development as defined herein. All private Frontage Roads must be approved by the Village Board.

12. CURB AND GUTTER

- a. GENERAL: A concrete curb and gutter section shall be constructed along the outside lines of all street pavements, and parking lots unless waived by the Village Board.
- b. STANDARD CURB SECTION: The curb and gutter section shall consist of a combination barrier concrete curb and gutter, Type B-6.12. Combination curb and gutter shall be depressed at sidewalk ramps and known driveway approaches. Where driveway approaches are not known at the time of construction, the barrier curb shall be constructed throughout with future removal of the curb by sawing at driveways and other access entrances.
- c. REINFORCING BARS: All curb and gutter shall be reinforced with two (2) No. 4 reinforcing bars run continuously through its length, except at expansion joints.
- d. EXPANSION JOINTS: Expansion joints shall be provided at all radius points, a maximum sixty (60) foot spacing, and ten (10) feet on each side of inlet structures. At expansion joints, provide two (2) No.6 smooth dowel bars with end caps across said joint, and three-fourths (¾) inch pre-molded, non-extruding joint filler.

- e. **CONTRACTION JOINTS:** Contraction joints shall be sawed at ten (10) foot spacing. Contraction joints shall be saw cut to a two (2) inch depth across entire curb and gutter, within four (4) days of placement.
- f. **STANDARD SPECIFICATIONS:** Concrete curb and gutter shall be constructed in accordance with Sections 606 of the Illinois Department of Transportation Standard Specifications. Concrete shall be Class "X". Test cylinders shall be taken and the certified compression test reports submitted to the Engineer for the Village. Finished surfaces of all newly constructed curb and gutter shall be coated with anti-spall and curing compound as approved by the Engineer for the Village.
- g. **BASE:** Concrete curb and gutter shall be constructed on a compacted aggregate base course having a minimum depth of four (4) inches. All curb repairs will be joint to joint. No shotcrete or epoxy repairs.
- h. **CURB RETURN RADIUS:** All street intersections shall have a minimum curb return radius of twenty-five (25) feet on local streets and thirty (30) feet on other street classifications unless otherwise required.
- i. **TEMPERATURE CONSTRAINTS:** No curb work pour shall commence unless the ambient air temperature is thirty-five (35) degrees and rising, and when no frost or frozen base are present. Blankets are required where temperature within twenty-four (24) hours after pour is expected to drop below thirty-nine (39) degrees.
- j. **UTILITY SERVICE MARKINGS:** As concrete curb and gutter is poured, the locations of all sanitary and water service lines shall be stamped on the curb with an "S" and/or "W" respectively. The stamping shall be done with professional tools, not free hand.

P. Sidewalk, Pedestrian Way and Bike Path Requirements

1. **SIDEWALKS OR PEDESTRIAN WAYS SHALL BE PROVIDED AS FOLLOWS:**
 - a. **Residential Subdivisions:** Sidewalks are required on both sides of all streets, unless modified or waived by the Village Board; i.e., providing a bike path in lieu of sidewalk.
 - b. **Commercial Districts:** Sidewalks are required on both sides of all streets.
 - c. **Industrial Districts:** Sidewalks in industrial districts shall be provided as directed by the Planning Commission or the Village Board.
 - d. **Pedestrian ways or sidewalks may be required by the Village through the center of blocks more than eight hundred (800) feet long, where deemed beneficial to provide circulation of access to school playgrounds, shopping centers, transportation, and other community facilities. Said pedestrian ways or sidewalks shall be located within a right-of-way or easement at least twelve (12) feet in width.**
 - e. **Sidewalks will be required along major roadways such as state or county routes, which are within or abutting the proposed development.**
2. **SIDEWALK OR PEDESTRIAN WAY CONSTRUCTION AND SPECIFICATIONS**

- a. Sidewalks shall be constructed of Portland cement concrete, have a minimum thickness of five (5) inches (six [6] inches at drives), and be at least five (5) feet in width, set at a grade relative to the street as approved by the Village Engineer.
- b. The standard location for sidewalks shall be within street's right-of-way with the outside edge one (1) foot off said right-of-way line. Pedestrian ways may also be located one (1) foot off the street's right-of-way line or within a pedestrian way easement.
- c. Sidewalks shall be constructed in conformance to Section 424 of the Illinois Department of Transportation Standard Specifications. Concrete shall be Class "SI", six (6) bag mix of four (4) inch maximum slump. Test cylinders shall be taken and certified compression test reports submitted to the Village Engineer. Finished surfaces of a newly constructed sidewalk shall be coated with anti-spall and curing compound as approved by the Village Engineer.
- d. AGGREGATE BASE: Sidewalks shall be constructed with a minimum three (3) inch thick compacted, crushed aggregate base with a CA-6 gradation.
- e. DOWEL RODS: Where continuous sidewalks are not constructed at the same time, three (3) No. 5 smooth dowel rods with expansion caps shall be installed between the previously constructed sidewalk and the sidewalk to be constructed.
- f. REINFORCING RODS: Where utility service lines cross a sidewalk, three (3) No. 4 steel reinforcing rods, evenly spaced eight (8) feet in length, shall be imbedded in the midpoint of the concrete to prevent settlement over the trenches.
- g. HANDICAP RAMPS AT INTERSECTIONS: All sidewalks shall be provided with concrete handicap ramps at all intersections and at pedestrian ways in accordance with minimum State of Illinois and/or Illinois Accessibility Code, and/or Federal ADA guidelines for accessible design. All ramps to depressed curbs shall be designed in conformance with the Illinois Department of Transportation Bureau of Design and Environment Manual, most recent edition.

3. BIKE PATH CONSTRUCTION AND SPECIFICATIONS

Bike paths shall have all topsoil removed, sub-grade proof roll tested, eleven (11) foot wide base for ten (10) foot paths, nine (9) foot wide base for eight (8) foot paths, of eight (8) inch thickness aggregate base TY "B" CA-6 and ten (10) foot wide bituminous path for collector streets, eight (8) foot wide for local streets, of two and one-half (2½) thickness bituminous surface course.

Q. Street Lighting

1. The Developer shall provide, at his cost, adequate street lighting improvements throughout the subdivision in conformance with the following standards, rules and regulations, or as deemed necessary by the Village of Hinckley to insure adequate illumination of walkways and streets for pedestrian and vehicle traffic.
2. These street lighting rules and regulations are primarily intended for residential street lighting. Applicable regulations stated herein shall apply to commercial and industrial subdivisions. However, when planning for commercial and industrial subdivisions, the Developer shall confer with the Village for any special requirements.
3. GENERAL PROVISIONS

- a. Street lighting, incorporated into development plans, and prepared by an Illinois Registered Professional Engineer shall be submitted to the Village for approval prior to construction. Plans shall show the location of all light poles, cable routes, power source and catalog cuts of poles and light fixtures.
- b. The Developer shall arrange with the local electrical power company for electric service and shall bear the expense of any charges by said power company to furnish service connections. The locations of the service connections shall be as mutually agreed between the power company, Developer, and the Village of Hinckley.
- c. The Developer shall be held responsible for coordination of all phases of the work and correcting any deficiencies to the satisfaction of the Village of Hinckley.
- d. The Developer shall familiarize himself with the existing improvements in the areas where underground work is proposed, and shall direct his electrical contractor to exercise due precaution to protect said existing improvements. All parkways or other areas disturbed during construction shall be restored to the existing or proposed finished surface.
- e. All underground cables planned along back and side lot lines shall be installed in a minimum ten (10) foot wide easement.
- f. All street lighting improvements shall be completed and operating prior to the issuance of any occupancy permits for new buildings constructed in the subdivision, or as allowed by the Village Board.
- g. The Village's Superintendent of Public Works shall be notified at least twenty-four (24) hours prior to start of construction, and all street lighting work shall be approved by the Village of Hinckley prior to final acceptance. All cable runs shall be left open and not backfilled until inspected by the Village Engineer. All repairs shall also be inspected by the Village.

4. DESIGN AND INSTALLATION REQUIREMENTS

- a. Location and spacing: There shall be at least one street light at each street intersection, curve, at the end of cul-de-sacs, and at other locations deemed required by the Village for public safety and for special conditions. The light pole shall be installed in the street's right-of-way, three (3) feet back of curb to the face of the pole. Where possible, intermediate lights between intersections shall be located on alternate sides of the street. The maximum spacing between street lights shall not exceed the following:

Collector Streets. 250 feet
 Local Residential Streets. 300 feet

- b. Electrical Circuitry: Circuitry shall be one hundred, twenty (120) volt, single phase, three-wire and installed in conformance with the requirements of the National Electrical Code as adopted by the Village Ordinance.
- c. Light Distribution: Luminaries of the Type II distribution as approved by the Illuminating Engineering Society (hereinafter for brevity referred to as I.E.S.) shall be used except at intersections where Type III or Type IV I.E.S. distribution

- shall be used. The Village may designate that I.E.S. Type V distribution luminaries be used in the public interest under unusual or special conditions.
- d. Individual Control: On individual controlled street lights, the photoelectric control shall be mounted on top of the fixture and face north.
 - e. Group Control: The control of a group of units shall be limited to four (4) and the photoelectric control shall be mounted on the standard nearest the power supply.
 - f. Line Drop: Voltage drop shall be no greater than six percent (6%) from power supply to last unit with no wire size smaller than No. 10 type RHH or RHW Underground Service Cable. (USE)
 - g. Power Supply Location: Connection to the power supply shall be made to comply with the franchised electrical utility company and the Village of Hinckley's requirements and regulations as amended from time to time.
 - h. Power Supply Connection: Connections to power supply shall be made to comply with the franchised electrical utility company and the Village of Hinckley's requirements and regulations as amended from time to time.
 - i. Length of Circuit: No circuit shall be greater than one thousand (1,000) feet from power supply to the most distant street light in the circuit.
 - j. Cable-Power Supply to Light Pole Base: All cables installed as a part of the street lighting installation shall be direct burial copper cable of the type and size as hereinafter specified and shall be installed underground in a dedicated right-of-way or in a utility easement dedicated to the Village.
 - k. Conduit: All street, sidewalk, and driveway crossings shall have one and one-half (1½) inch PVC Schedule 40 conduit used as raceways for the underground cable. Also, conduit shall be provided at all surface drainage channel crossings and at other locations designated by the Village Engineer. All underground conduits shall be terminated with insulated bushings and sealed to prevent the entrance of debris.
 - l. Underground Street Light Cable Installation: All underground cable shall be installed in a trench not less than three (3) feet from the "back" edge of the curb away from the street except that in no case shall the underground cable be installed under a sidewalk, except for crossings. Cable shall be buried to a minimum depth of thirty (30) inches below the proposed finished grade, and shall be initially backfilled with at least three (3) inches of clean sand. The remaining trench shall be backfilled with excavated material free from lumps and foreign objects. All underground cable shall be continuous and no splicing shall be made underground. All required splices shall be made above ground level.
 - m. Light Poles: Precast poles shall be Centre Con Precast concrete pole MED-114-MOAE8 pole height above grade of =23 feet per standard.
 - n. Light Pole Wiring: Electrical wiring installed from the handhole in the base of the pole to the photoelectric cell and the luminaire shall be #12 AWG copper.
 - o. Fusing: All underground feeders shall be fused at or below their rated capacity. Each street light shall contain in-line fuse holders with proper fusing in series with each conductor to protect the luminaire located on that pole.
 - p. Luminaries: Luminaries shall be securely fastened to the top of the light pole with a slip-fitter at a nominal mounting height of twenty-five (25) feet.

Luminaries shall be provided with an individual photocell and an adjustable lamp socket. The distribution pattern shall be IES Type III-SCO.

- q. Developer shall be responsible for numeric identification of light poles numbering to be provided by Public Works Department.

5. MATERIALS AND EQUIPMENT

- a. General: Materials and equipment to be incorporated in the street lighting installation shall be in accordance with the following standards or an approved equivalent.
- b. Guarantee: Street light standards, luminaries, ballast, lamps and cables shall be guaranteed by the manufacturer or distributor for its proper use from one year from the date of acceptance.
- c. Poles: Type A Centre-Con Precast Concrete pole MEO 114-MOAEC8.
- d. Luminaire: Luminaire shall be of the type with photoelectric control provisions as manufactured by ITT #313-55963DJ,150W,HPSV.
- e. Lamp: Lamp shall be one hundred, fifty (150) watt, one hundred, twenty (120) volt high pressure sodium.
- f. Cable and Wiring: Cable shall be multi-conductor, Type RHH-USE Copper with six hundred (600) volt insulation. The outer covering shall be Neoprene jacket compound for direct burial. Minimum wire size shall be ten (10) AWG Copper for feeder cable, No. 12 AWG Copper for wiring between fuse holder and luminaire. Individual conductors within cable to have color-coded insulation (or striping) for identification as follows:

Black	120V "Hot" Leg
White	Grounded Neutral
Green (or bare copper)	Grounding Conductor

- g. Fuse Holder: HEB-AA Line Conductor and NET-AA Neutral Conductor.
- h. Photo-Cell: Tork #2007 (105-277 volt operation).

R. Parkway Restoration

- 1. All parkways within the street's right-of-way, which are to have a finished earth surface shall be graded with a minimum of six (6) inches of topsoil, seeded or sodded. All parkways between the sidewalk and curb shall be graded so as to have a minimum cross-drainage slope of two (2) percent to the curb line. The Developer is required to maintain the parkway until a complete stand of turf grass is established.
- 2. Unsuitable soil, stumps, boulders, and other debris, including broken or excess concrete shall be removed from the parkway so as to provide an acceptable sub grade. Stumps shall be removed to a minimum of twelve (12) inches below the proposed finished grade.
- 3. After the parkway subgrade has been prepared, acceptable topsoil material shall be placed to a minimum depth of six (6) inches and graded to proposed finish surface.

S. Street Signs

- 1. Street name signs shall be furnished and installed by the Developer at all street intersections at the Developer's expense. Street name signs shall be of type that is

standard with the Village and shall be approved and installed as directed by the Village's Superintendent of Public Works.

2. Traffic and pedestrian regulatory and warning control signs such as STOP signs, parking signs, pedestrian walk signs, etc., will be furnished and installed by the Developer, as directed by the Village Superintendent of Public Works. The cost of said traffic and pedestrian control shall be included in the Developer's improvement irrevocable letter-of-credit.
3. Temporary street signs shall be required prior to the issuance of the first building permit, as directed by the Superintendent of Public Works.
4. Arterial Intersections: All street intersections with an arterial roadway shall be interior lighted for visibility, per detail.

T. Pavement Marking

Where required for control and safety of vehicular and pedestrian traffic, and as directed by the Village, thermoplastic pavement markings shall be placed on the pavement by the Developer at his expense, at all locations directed by the Village, in conformance with the Illinois Department of Transportation's "Manual of Uniform Traffic Control Devices".

U. Other Traffic Control and Safety Devices

1. At intersections where the existing or proposed traffic warrants, traffic control signals shall be installed, at the Developer's expense, in accordance with the Illinois Department of Transportation requirements. All traffic control signals shall be equipped with an approved infrared (strobe light) traffic preemption system as approved by the Hinckley Fire Protection District.
2. Where required for vehicular safety, guard railing, retaining walls, berms, guard posts, etc., shall be installed by the Developer at his expense as directed by the Village.

V. Traffic Calming

All design of subdivision to subdivision street connections or long straight local road segments shall incorporate traffic calming design elements as directed by Village Board review including reduction in street width, at engineered locations additional landscaping, speed tables, and paver accents at pedestrian crossings.

W. Driveway Approaches within the Public Right-of-Way

Driveway approaches between the street curb and gutter and the public sidewalk shall conform to the following standards:

1. PCC Concrete – five (5) inches thick, Class SI (4000 lb) on four (4) inches compacted aggregate base (CA-6)
2. Bituminous Concrete – three (3) inches thick bituminous surface or driveway mix on six (6) inches compacted aggregate base (CA-6)

3-8 SITE GRADING AND DRAINAGE

A. General Requirement

The excavation of, the filling of, or any combination thereof any lot or parcel within any subdivision shall be in accordance with the approved grading plan submitted as part of engineering plans for said subdivision. No appreciable change to the lot grading shall be allowed without the review and consent of the Village Engineer.

B. Drainage Overlay

A reproducible mylar drainage overlay drawing with certificate, as required by the Illinois Plat Act, shall be submitted to the Village for approval with the final engineering plans. The drainage overlay drawing shall be at the same scale as the final subdivision plat with designated critical lots noted.

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

1. Benchmark locations and other control elevations based on USGS Datum.
2. Existing and proposed contour lines at a minimum of one (1) foot contour intervals, based upon detailed field verification of ground surface elevations by the design firm of record.
3. Site and any affected adjoining properties drainage showing existing and proposed channels, swales, lakes, ponds, and structures with control elevations, slopes and cross-sections. All existing field tiles shall be located to the property limits, for incorporation into storm sewer plans.
4. Top of foundation elevations and any opening elevations below top of the foundation for any existing or proposed buildings.
5. Finished ground surface elevations at foundation corners, lot corners, break points, top of curbs at property lines extended, drainage inlet structures, and at other ground control points affecting storm water run-off.
6. The parcel drainage shall be designed to flow away from the top of the foundations. Storm water being directed to the side yard of the parcel shall be directed into a formed drainage swale, having a minimum slope of two (2) percent in front yard areas, one and one-half (1.5) percent for all rear (and side yard swales to rear) and a maximum slope of six (6) percent. In the event that conditions dictate that some parts of the lot be higher than the structure foundation, the grading plan must show specific drainage configurations for the parcel specifying that all drainage is to be directed to flow away from the foundation in an acceptable manner.
7. Back lot line swales shall be graded to a positive outlet or inlet structure at a minimum flow line slope of one and one-half (1.5) percent and shall have side slopes of six to one (6:1) or flatter. An inlet shall be provided along a rear yard swale at a maximum two hundred, twenty-five (225) feet spacing.
8. Construction and work such as walkways, driveways, landscaping or any structure shall be installed so that the construction of same will not interfere with drainage. All sidewalks, driveways, patios and other flat work shall be at an elevation relative to the foundation wall so that water will drain away from the structure on all sides and off the lot in a manner, which will provide reasonable freedom from erosion and permanently pocketed surface water.
9. The flow from off-site tributary areas that are tributary to an intermittent stream or overflow route that must pass through the parcel must be identified on the grading plan and must be designed in such a way to adequately convey the flow of all surface water for a one hundred (100) year storm frequency without damage to adjoining structures.
10. All overflow routes for the one hundred (100) year storm and for accumulated storm water runoff from several lots or from off-site catchment areas must be clearly designated on the grading plan with the total width of the flow route contained

within an easement for drainage purposes. Engineering Grading Plans shall call out the one hundred (100) year overflow elevation for all overflow tributary areas in excess of five (5) acres.

11. CRITICAL PARCELS and lots shall be noted on the grading plan. All revisions noted, dated, and “clouded” to document. A legend shall be included as part of this document.
- D. Grading Classification of Lots: In a subdivision or a planned unit development, all rough grading (defined as +/- two tenths (0.2) foot of design grade) within a given block (or area) must be completed prior to the issuance of any building permits. The Developer shall certify in writing that all rough grading is complete within a given block, watershed or other area in strict conformity with the grading plan as approved by the Village. The Village Engineer, or his designee, shall verify grading is complete per approved plan and so notify the Village before building can proceed. All proposed drainage ways, swales, detention facilities, lot and block grading shall be complete to insure minimum effect and disturbance upon properties adjoining said development or other portions within the development.
1. CRITICAL PARCELS: Those parcels designated as "critical" within said development (as designated and listed on the preliminary engineering plan), shall have a "building spot survey" performed immediately after the foundation has been poured and backfilled to insure compliance with building setback requirements and to insure that elevations of any openings in the foundation are in conformance with the approved grading plan requirements of high water restrictions as they relate to the grading plan or storm water management plan. At the same time, the Developer will insure that the drainage pattern on a particular parcel has not been altered during the course of the foundation construction and backfilling so as to adversely affect the overall drainage plan. Any improper grading deemed by the Village Engineer to be a potential hazard to any property shall be corrected immediately upon his direction or shall be cause for suspension of work on the parcel. After the structure on a parcel is substantially completed and final grading is completed, the Builder shall furnish an occupancy survey signed and sealed by a licensed professional engineer or licensed surveyor to certify that the final ground elevations are in strict compliance (defined as +/- one tenth [0.1] foot) with the elevations indicated on the approved grading plan. Said survey shall be submitted and approved prior to issuance of a certificate of occupancy. The Developer shall be responsible for the grading of each lot or parcel through all stages of construction to insure that drainage from tributary areas is not blocked or hindered and that servient property is protected from damage by providing proper grading to a storm drainage facility in accordance with the approved grading plan.
 2. STANDARD PARCELS: Those parcels not designated as "critical" shall be considered as "standard" parcels within said development, and shall have a "building spot survey" performed immediately after the foundation has been poured and backfilled to insure compliance with building setback requirements and to insure that rough grading has been substantially completed, so that all drainage flows away from the building to side yards, front yards or rear yards in conformance with the approved grading plan. The Village Engineer, or his designated representative, shall

visually inspect all standard parcels at the time rough grading is substantially complete to insure that yard areas have been rough graded properly before work is allowed to continue beyond the foundation point. After the structure on a parcel is substantially completed and final grading is complete, the builder shall furnish an occupancy survey signed by a licensed professional engineer to certify that final ground elevations are in strict compliance (defined as +/- one tenth [0.1] foot) with the elevations indicated on the approved grading plan. The builder shall pay fee at this time, and survey shall be provided five (5) working days before requested occupancy date. Deviations from the approved grading plan will be grounds for withholding an occupancy permit until corrections are completed.

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

3-9 PUBLIC UTILITIES

All utility lines for telephone, electric service, and cable television shall be placed underground entirely throughout a subdivided area. Said conduits or cables shall be placed within easements or dedicated public ways, in a manner, which will not conflict with other underground services or drainage patterns. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public. The utility lines shall be parallel to and not less than eighteen (18) inches from the property lines. Corner property markers shall not be disturbed by the installation of utility lines. All storm sewers and sanitary sewers are to be televised after all utilities have been installed and restoration is completed prior to acknowledgement of substantial completion. As-built utility plans shall be provided to the Village of Hinckley, and all permitted or franchised utilities or service providers upon completion. Underground utility companies are required to present plans for review and approval by the Village Engineer and may install their facilities only upon issuance of a permit by the Village.

3-10 STORM SEWERS AND SUMP PUMP DRAINS

- A. An adequate system of storm water drainage shall be constructed and installed, consisting of pipes, storm water detention facilities, tiles, swales, manholes, inlets and other necessary facilities, which will adequately drain the subdivision and protect roadway pavements and buildings from flooding.
- B. Computations for the storm sewer system for on-site and off-site drainage shall be presented with the preliminary plat for approval.
- C. The drainage system shall include underground piping for sump pump connections. Said piping (four [4] inch minimum) shall extend from either the front or rear of each building lot to the storm sewer system and include manholes and/or cleanouts for maintenance purposes. The sump pump drainage system shall be subject to the approval of the Village Engineer.
- D. All storm sewer run-off from adjacent areas shall be received and conveyed through the subdivision.

- E. Whenever any stream or important surface drainage course is located in any area, which is being subdivided, the Subdivider shall reserve an adequate drainage right-of-way as determined by the Village and the Illinois Department of Natural Resources, Division of Water Resources along each side of the stream for the purpose of widening, deepening, sloping, improving, or protecting the stream.
- F. The storm sewer system shall be designed in accordance with the Rational Method (with runoff coefficient "C" values to be twenty-five one hundredths [.25] for pervious and ninety-five one hundredths [.95] for impervious areas) using a ten (10) year storm frequency or other methods approved by the Village Engineer. Culvert design and capabilities shall be determined according to the Illinois Department of Highways Standard Design Methods using a twenty-five (25) year storm frequency.
- G. All manholes, catch basins, inlets, pipe, frames and grates shall be of the type approved by the Village Engineer. All storm sewers shall be placed within public rights-of-way or municipal utility easements. Storm sewers in side yards shall be avoided if at all possible and shall be subject to approval by the Village Engineer. Lids shall have the words "Storm Sewer" cast on the top. Intercepting storm water structures, including catch basins and inlets, shall be provided at intervals not in excess of three hundred fifty (350) feet, as measured along the flow line. The storm water drainage system shall be separate and independent of the sanitary sewer system. Storm sewers and appurtenant structures shall be constructed in accordance with the *"Standard Specifications for Road and Bridge Construction"*, published by the Illinois Department of Transportation. All storm sewers to be televised prior to acceptance. The standard sequence of street-situated structures shall be: inlet – catch basin – manhole.
- H. No water from footing tiles or basement sumps, unless specifically permitted, shall be pumped or discharged onto the ground surface. Such water discharge pipes shall be discharged directly into storm sewer system.
1. Construction of discharge piping from footing tiles, sump pumps, storm sewers, and appurtenant structures shall be in accordance with the *"Standard Specifications for Road and Bridge Construction"*, latest edition, published by the Illinois Department of Transportation.
 2. Pipe material for discharge pipe from house and secondary drainage system shall be PVC with a minimum SDR of 35, ASTM 3034, four (4) inch minimum for sump pump pick-up, and ten (10) inch diameter secondary storm sewer.
 3. A piping shall be laid on a uniform grade with minimum grade of one fourth ($\frac{1}{4}$) inch per foot and a minimum depth of cover of three (3) feet, zero (0) inches.
 4. A minimum four (4) inch diameter pipe shall service the house or building. The four (4) inch pipe may be installed along a common lot line and service two (2) houses or buildings. Said four (4) inch line shall be furnished with a clean-out at its terminus.
 5. A minimum four (4) inch diameter pipe shall connect the junction box to the storm sewer system. If two (2) sump pump connections are joined, a six (6) inch diameter PVC SDR 35 line shall extend from that point. No more than two (2) lines may be joined. A minimum ten (10) inch diameter pipe shall be used as secondary drainage extension. In no case shall a small diameter sump line extend to discharge at a swale or basin. All sump discharge connections shall be to public RCP storm sewer line only.

6. Dead-ends of storm systems shall be provided with a minimum twenty-four (24) inch diameter pre-cast concrete inlet for clean-out purposes. Design approved by the Village Engineer.
7. Any connection between house sump pump discharge pipe and the secondary drainage system and between the secondary drainage system and storm sewer system shall be made with factory made fittings, wyes and tees. No cut-in of piping will be allowed.

3-11 STORM WATER MANAGEMENT

See Village of Hinckley Ordinance No 95-01 as amended thereto.

3-12 EROSION AND SEDIMENTATION CONTROL PLAN

During the construction phase of land development, facilities shall be provided to prevent the erosion and washing away of the earth. An erosion and sediment control plan shall be submitted for review and approval along with the Improvement Plans and Specifications. The plan shall include the minimum criteria as outlined in the Village's current Soil Erosion Control Ordinance; or, in its absence, the following:

- A. List of type of soils as indicated on Soil Conservation Service Maps or soils report by a soils engineer.
- B. Earth movement plan including temporary stockpile locations and approximate quantities of materials, relocation of any temporary stockpiles and means of erosion control throughout its duration.
- C. Method(s) of controlling erosion and sedimentation.
- D. These submissions shall be prepared in accordance with the standards and requirements contained in Chapter 6, Design Procedures and Specifications, of the publication entitled "Procedures and Standards for Soil Erosion and Sedimentation Control in Illinois", 1988, as may be revised, prepared by the Northeastern Illinois Erosion and Sedimentation Control Steering Committee and adopted by the DeKalb County Soil and Water Conservation District, which standards and requirements are hereby incorporated into this Ordinance by reference. Copies of "Procedures and Standards for Soil Erosion and Sedimentation Control in Illinois" are available from the DeKalb County Soil and Water Conservation District. The Planning Commission may waive specific requirements for the content of submission upon finding that the information submitted is sufficient to show the work will comply with the objectives and principles of this Ordinance.

3-13 FLOODPLAIN REGULATIONS: All foundation elevations, proposed grading, storm water management facilities and structures shall be designed and constructed in conformance with the Village of Hinckley Flood Plain Ordinances, Ordinances No. 00-04 and 00-05, and FEMA requirements, all as amended.

3-14 FIELD DRAIN TILE SURVEY: The submission of engineering drawings shall include a completed survey of field drain tiles within the proposed subdivision and drawings and specifications of proposed improvements to redirect drain tiles around conflicting

improvements. The survey shall include pipe sizes and depths and shall be in accordance with current DeKalb County ordinances.

3-15 WASTEWATER FACILITIES

- A. Private disposal systems shall be prohibited within the municipal boundaries.
- B. Wastewater disposal and collection systems shall conform to the Illinois Environmental Protection Agency standards and regulations and to the DeKalb County Department of Public Health Standards.
- C. All sanitary sewers shall be extended to the property lines of the tract under development at the Developer's expense, sized to provide sanitary service to the limit of the projected service area.
- D. All sewer pipe material, size and slope, manholes, location and appurtenances shall be subject to the approval of the Village Engineer and shall be televised and pass all tests prior to being placed in service.
- E. At least five (5) sets of the completed Illinois Environmental Protection Agency application for sanitary sewer construction and operation shall be submitted to the Village at the same time as submittal of the final engineering plans and specifications of the subdivision improvements. Upon execution by the Village, the Developer shall be responsible to submit the required documents and fees to Illinois Environmental Protection Agency for their review and approval.
- F. Sewage lift stations will not be permitted unless they are required in the opinion of the Village Engineer. If approved by the Village Engineer, the pump station capacity and necessary equipment specification must also meet the approval of the Village Engineer and Village Board.

3-16 WATER FACILITIES

- A. When located within the service area of a public water supply system, water mains not less than eight (8) inches in diameter shall be constructed throughout the entire subdivision in such a manner as to serve adequately all lots and tracts in the subdivision. All water mains shall be looped; dead-end water mains will not be allowed; shut-off valves shall be installed throughout the entire water system at intervals not exceeding eight hundred (800) feet, plus two (2) valves at all tee connections as approved by the Village Engineer. All fire hydrants shall have two (2) and two and one-half (2 ½) inch hose connections and one (1) four and one-half (4 ½) inch pumper nozzle in addition to meeting any further requirements of the Hinckley Fire Protection District.
- B. House services shall be a minimum of one (1) foot diameter type K copper and be constructed to connect with a corporation valve to the utility service mains constructed within any street or thoroughfare to serve each adjoining lot, tract or building site. Such house services shall extend from the main to the property lot line and include a curb stop and box.

All such house services connected with utility mains constructed within any street or thoroughfare shall be located at the approximate centerline of each lot, and no deviation shall be made from this requirement except upon prior approval by the proper governing authority, or by anyone so appointed.

- C. At least five (5) sets of the completed Illinois Environmental Protection Agency application for water main extensions shall be submitted to the Village at the same time as submittal of the final engineering plans and specifications of the subdivision improvements. Upon execution by the Village, the Developer shall be responsible to submit the required documents and fees to Illinois Environmental Protection Agency for their review and approval.
- D. Upon completion of the construction in place of all such house service connections with utility mains, an accurate map or maps showing the exact size and location of all such mains, together with manholes, shutoff valves and other similar facilities being a part thereof, by distances in feet from street lines, and of all such house services connections in distances in feet from the street lines and of all such house service connections in so appointed, shall be filed in the office of the board of trustees. In addition, the subdivider shall mark the location of the house service line in the concrete curb. The exact placement, location, manner and type of marking shall be determined by the Village.
- E. Distribution main size shall be based upon the occupancy of the properties along the line and by the average daily water consumption of each, plus fire demand. The main shall be of sufficient size to deliver the required flow at a residual pressure of not less than twenty (20) pounds per square inch. The main shall in no case be less than as specified in paragraph A, above.

Water modeling shall be required as determined by the Village and paid for by the Owner or Developer. Extension of the Village's system and any necessary looping or upsizing of the mains is required to meet the following fire flow criteria:

Single Family Residential	1500 gpm
Multi-family Residential	2000 gpm
Commercial	2500 gpm
Industrial	3500 gpm
Institutional	3500 gpm

- F. Water mains and fittings shall be constructed of bitumen coated, cement lined ductile iron Class 52 (min.) and shall have a rated working pressure of three hundred fifty (350) psi, plus a surge allowance of one hundred (100) psi. Thickness design shall be in conformance with ANSI/AWWA C150 or subsequent amendments.
- G. All water mains and appurtenances thereto shall be pressure tested and sterilized before they are put into service. The Subdivider will be responsible for sterilizing the mains and shall, under the supervision of a representative of the Village, take samples, which are to be submitted to an Illinois Environmental Protection Agency approved testing laboratory for bacteriological analysis. Acceptable bacteriological tests and an operating permit from the Illinois Environmental Protection Agency shall be required before the water mains will be permitted to be put into service. Water mains shall be disinfected in general accordance with AWWA C601 Standard, latest edition thereto.
- H. Connections for extending existing water mains shall be made with a tapping tee and valve unless otherwise permitted by the Village. Work shall be so scheduled and timed as to cause the least possible interference with the operation of the existing water distribution system. Water shall not be allowed to flow from the new mains into the

existing mains until the new mains have been thoroughly flushed and sterilized. Care should be taken so as not to cause turbulence in the existing mains.

- I. Hydrants, valve, water service accessories and other relater appurtenances shall be provided in accordance with the Village of Hinckley requirements.
(Ord. No. 105, S 7©, 6-21-76; Ord No. 89-5, S6, 10-16-89)

3-17 SANITARY SEWER AND WATER SERVICE LINES

- A. Sanitary sewer and water service lines located on the property line shall be constructed to connect with the utility service mains to serve each lot, tract or building site; such service stub shall extend from the main to a point at the property public right-of-way line of the property to be served for water service, and one (1) foot beyond the right-of-way line for sanitary service. B-box shall be adjustable per Village Standard. The service line shall be of sufficient size to adequately serve the lot, tract, or building, and design calculations shall be submitted when requested by the Village Engineer. The minimum size service line shall be one (1) inch diameter for water service lines and six (6) inch diameter for sanitary sewer service lines. The type and manufacturer of water service line corporation-stop and curb-stop with box shall conform to the Village Standard or as approved by the Village Engineer.
- B. When possible, all sanitary sewer and water service lines shall be located at the approximate centerline of the lot of parcel to be served. The service line end shall be marked with a wooden post extending at least three (3) feet above finished grade. All water service boxes shall be adjusted to finished grade prior to acceptance by the Village. The location of both services shall be marked on the curb by means of a stamped imprint as the curb is poured.

3-18 OFF-STREET PARKING AND LOADING: Any off-street parking or loading facilities to be constructed as part of the proposed subdivision improvements shall conform to the requirements specified in the Village's Zoning Ordinance.

3-19 LANDSCAPING AND TREES: All landscaping requirements shall be found in the Village of Hinckley Landscape Ordinance.

SECTION FOUR - CONSTRUCTION AND POST CONSTRUCTION REQUIREMENTS

4-1 GENERAL CONSIDERATIONS

- A. The Developer shall be represented by a Project Engineer to provide construction guidance, to review and certify the quantities of work items on any reductions in the construction guarantee, witness required tests in the presence of the Village Engineer and/or Resident Project Representative, and to prepare record drawings. All inspection reports of the Project Engineer and test results shall be submitted to the Village prior to final acceptance.
- B. The Village shall be represented by a Resident Project Representative to conduct periodic observations of the public improvements, witness the tests (outlined in Section 4-7) of the public improvements, review and recommend action relative to construction

guarantees, advise the Village of potential problems and conduct semifinal and final inspections of the improvements. The Developer shall reimburse the Village for all services and costs of the Engineer and/or Resident Project Representative for the Village, incurred by the Village. If the Village determines, through periodic observations of construction by the Village Engineer or unsatisfactory test results, that insufficient inspections by the Project Engineer were being conducted, the Village will authorize the Village Engineer to conduct resident project representative services with all costs reimbursed by the Developer to the Village. The following shall be provided by the Developer concurrent with the start-up of residential permits:

1. All streets shall have temporary four foot by four foot (4 x 4) street name signs in place before construction of any building begins.
2. All lots in a subdivision shall have posted, at all times, the lot number on each saleable property.
3. After the first unit is occupied, the Developer shall be responsible for the cleaning of the streets at least weekly.

4-2 PRECONSTRUCTION MEETING: Prior to beginning the installation of any improvements, the Developer, the project engineer, and general contractor shall attend a pre-construction meeting with Village Staff, Village Engineer and the appropriate highway authorities. The purpose of the meeting is to review acceptable site development and constructing practices in accordance with the construction control plan and Village ordinances and policies. Following the pre-construction meeting, obtaining all permits, approval of all engineering plans, recording the final plat and posting of construction guarantee, delivery of the certificate of insurance which shall name the Village and Village Engineer as additionally insured, and upon the approval of the Village Engineer, the Developer may begin construction of the land improvements. Insurance coverage limits shall be as established from time to time by the Village Attorney.

4-3 LIMITED COMPLETION TIME OF PUBLIC IMPROVEMENTS: Construction of all required improvements must be completed within two (2) years from the date of final plat approval unless good cause, health, safety, or change of time can be shown to the Village Board for granting an extension of time. A request for an extension shall not halt the running of the two (2) year period. No extension shall be granted unless adequate guarantee collateral has been received and approved by the Village Board.

4-4 CONSTRUCTION OBSERVATION OF IMPROVEMENTS: During the course of construction, the contractor's Engineer and the Village Engineer or designated representative shall provide construction observation of the work in order to ensure compliance with the approved plans and specifications and according to good engineering and construction practices. A diary shall be kept by the Developer and field reports, as required, shall be made and copied to the Village Engineer or designated representative. The construction observation of the work may also be done by the Village as set forth in Section 4- 1, Paragraph B of this Ordinance.

- 4-5 FINAL INSPECTION: The Village Superintendent of Public Works and Village Engineer in the presence of the Developer and/or his representative, and Contractors shall make a Final Inspection of the completed work, and shall, thereafter, report their findings and recommendations to the Village Board.
- 4-6 CERTIFICATIONS FOR SUBDIVISION SECURITY REDUCTION: Prior to the Village Engineer authorizing any subdivision security reduction, the Developer shall submit to the Village Engineer a request for said reduction along with certification from the Developer that the Public Improvements included under the construction guarantee reduction have been constructed in substantial compliance with the Village approved Improvement Plans and Specifications and that the Contractors, Subcontractors and Material Suppliers have been paid accordingly.
- 4-7 TESTING AND INSPECTION FOR PUBLIC IMPROVEMENTS: Public Improvements consisting of street's pavement structure, concrete, curb and gutter, concrete sidewalks, water and sanitary sewers shall be tested and inspected as follows:
- A. Tests Regarding Street's Pavement Structure
1. Proof-rolling tests shall be conducted in the presence of the Village Engineer:
 - a. Prior to the time the aggregate base course is placed.
 - b. After the aggregate base course has been prepared as detailed in Section 3 of this Ordinance.
 2. Any areas, which, in the opinion of the Village Engineer, show a failure in the base, shall be removed and replaced with acceptable granular material, and retested (proof roll test) until approved by the Village Engineer. At the option of the Developer, geotextile fabric or lime stabilization can be used and may be required if satisfactory proof roll test results cannot be achieved, subject to review and approval of an independent soils engineer.
 3. If, in the opinion of the Village Engineer, areas are observed which pose a significant threat of premature failure, asphalt extraction tests, as specified by the Illinois Department of Transportation, may be required.
 4. Coring may be performed at random locations selected by the Village Engineer to confirm the specified thickness of the aggregate base and binder courses. This coring shall be done in the presence of the Village Engineer and may be conducted by the contractor or a testing service.
- B. Tests Regarding Water Improvements
- The following water service tests are required and, where indicated, shall be conducted in the presence of the Village Engineer:
1. Bacteriological test of water samples taken from completed water mains.
 2. Water main pressure test (in the presence of the Village Engineer) per procedures/standards as required by the Village.
- C. Tests Regarding Sanitary Sewer Improvements
- The following sanitary sewer service tests are required and, shall be conducted in the presence of the Village Engineer:
1. Leakage air test as required by the Illinois Environmental Protection Agency.

2. TV testing of sanitary sewer with the results recorded on a format approved by the Village, and a copy furnished to the Village.
 3. Mandrel deflection testing for (PVC) flexible thermoplastic pipe thirty (30) days after installation.
- D. Tests Regarding Concrete Curb and Gutter and Sidewalk Improvements
 All concrete shall be six (6) bag Class "SI" (formerly Class "X"), four thousand (4000) psi concrete, or alternately compression test cylinders shall be made and tested for all Portland Cement Concrete Curb and Gutter, Sidewalks and Pavement. A minimum of four (4) cylinders shall be provided, with four (4) additional cylinders for each sixteen (16) cubic yards poured.
- E. Notice to Village Engineer
 Whenever testing is required by this Ordinance to be performed in the presence of the Village Engineer, Developer shall provide a minimum of forty-eight (48) hours notice to the Engineer of the time such tests are scheduled to take place. If such notice is not provided, retesting may be required. Any tests not witnessed by the Village Engineer shall be redone.
- F. Delivery of Test Results to Village Engineer
1. Soil Test Report: Copies of all soil tests and reports required by this Ordinance and any other such reports shall be delivered to the Village Engineer at his regular place of business or at the Village Hall, as the Engineer may designate, prior to initiation of any construction.
 2. Compaction Test Reports: Copies of all compaction test reports required by this Ordinance shall be delivered to the Engineer for the Village within seven (7) days following the completion of these tests.
 3. Certified Compression Test Reports: Copies of all compression test reports required by this Ordinance shall be delivered to the Village Engineer within seven (7) days following the completion of these tests. The costs of all tests to be borne by the Developer, results submitted to the Village Engineer.
- G. Inspection and Reports
 The Engineer for the Developer shall perform such inspections of the public improvements and materials as may be necessary to allow the Engineer to certify that all public improvements and materials are constructed and supplied in accordance with the plans and specifications approved by the Village. Copies of all inspection reports prepared by the Engineer for the Developer and detailing the Engineer's observations and work completed during the Engineer's inspection visits and recording the date and time of those visits shall be furnished to the Village. The Developer shall be liable for all inspection fees incurred by the Village for inspections by the Village Engineer or his designee without limitation and the Developer shall be required to deposit with the Village within fourteen (14) days after invoicing, the full amount of all anticipated inspection charges yet unpaid and exceeding existing credit balance.

4-8 RECORD DRAWINGS

- A. During construction an accurate record of all construction work performed shall be kept by the Contractors. Upon completion and prior to acceptance by the Village of the completed public improvements, the Developer shall prepare and submit to the Village

"Record Drawings" also known as "as built drawings", showing complete "as-constructed" information for all improvements. The ends of all water, sanitary sewer and sump pump service lines shall be accurately located so they can be located in the future. The final elevations and storage volume for storm water storage facilities shall be shown.

- B. The record drawings shall be prepared and sealed by a Registered Professional Engineer and shall contain thereon a signed and P.E. sealed certification that all improvements have been constructed in accordance with the approved Final Engineering plans or with approved changes thereto. The Village reserves the right to complete Record Drawings at Developer's expense from the maintenance bond.
- C. The record drawings furnished to the Village by the Developer shall consist of one (1) set of reproducible Mylar drawings and two (2) sets of prints or copies. The one (1) year maintenance period ten (10) percent retainage shall not be released until said record drawings (mylars - signed and sealed) are submitted.

4-9 OWNER RESPONSIBILITY

- A. All property owners are required to maintain all parkway areas and any hard surface driveway aprons within public right-of-way areas across private frontage.
- B. All areas of the subdivision shall be maintained free from weeds or plant growth in excess of ten (10) inches.
- C. All subdivisions shall maintain temporary street signs consisting of a minimum six (6) foot high, four inch by four inch (4x4) wide post with a street name sign, which clearly identifies each street at the intersection and any stop signs and end of the road signs necessary for traffic safety.

SECTION FIVE - IMPROVEMENT POLICIES

5-1 REGISTERED PROFESSIONAL ENGINEER

All required improvements, which will be the responsibility of the Village for maintenance and operation, shall be designed and planned by a Registered Professional Engineer, licensed in the State of Illinois, retained by the Developer.

5-2 OVERSIZE DESIGN

Where required in the overall utility planning for water, sewer or streets, or the official Village Comprehensive Plan, any subdivision improvement shall be designed and constructed larger than necessary to serve the immediate subdivision adequately. This shall apply but not be limited to: collector sewers, lift stations, disposal facilities, wells, pumping facilities, water mains, storage tanks, culverts, storm sewers, and streets. Incremental cost for the oversize design and construction required by the Village may be found by the Village Board to be eligible for recapture by the Developer. Provided, however, that design and construction standards generally required of all Subdivisions shall not be eligible for a consideration of recapture.

5-3 OFFSITE IMPROVEMENTS/EXISTING INFRASTRUCTURE MODIFICATIONS

If it is determined that any existing infrastructure including, but not limited to, water distribution systems, sanitary sewers, storm sewers or other stormwater management facilities, roads and curbs and gutters, which may be situated either in part or entirely off site, is inadequate to facilitate a proposed subdivision when one hundred (100) percent built-out, then improvements to any one (1) or all of such facilities will be required.

5-4 PROTECTION OF EXISTING IMPROVEMENTS

The Owner, the Developer, his contractors, and his suppliers shall be jointly and severally liable for damage of any nature to existing improvements and Village property.

5-5 CONNECTIONS

No permanent connection shall be made with the sanitary sewer, storm sewer, or water distribution system until such connection has been approved and all permit fees for the connection have been paid; and, then, such connection shall in all respects conform to the provisions of *Standards for Sewer and Water Main Construction*, State of Illinois, latest edition.

5-6 CONSTRUCTION ROUTES

Construction routes and haul roads shall be established acceptable to the Village Engineer and the Village Board.

SECTION SIX

Intentionally Deleted

SECTION SEVEN – APPLICATION PROCEDURES AND APPROVAL PROCESS

7-1 PRE-APPLICATION AND CONCEPT PLAN

The development of all land deemed a Subdivision under Section 1-3 Applications shall be made on forms provided by the Village and shall be accompanied by the required plats and documents. An appropriate filing fee, established by the Village Board, in the form of a certified check payable to the Village shall be presented to the Village Administrator or designee prior to beginning the following process. All considerations regarding the approval of or variances to a Subdivision Plat shall take place at public meetings unless the Planning Commission or Village Board should choose to adjourn to closed session when such action shall be permitted. No public hearings shall be required.

A. PRE-APPLICATION CONFERENCE: Prior to official submittal of an application for consideration of a Subdivision, the Developer may, after a preliminary application is submitted, be required to meet informally with the Village officials, staff, and appropriate consultants, for a preliminary discussion as to the scope and nature of the proposed development, the types of uses proposed, and the approximate land allocations contemplated for each of the uses to determine the Village's capacity to serve the

- proposed development. This conference shall also give the Developer feedback on the proposed land uses, densities, layout, and infrastructure requirements.
- B. INITIATION OF CONCEPT PLAN APPLICATION: Following the preliminary consultation with the Village staff, the Developer shall submit in writing a request for a Subdivision. The letter shall be addressed to the Village President requesting that the proposed development be placed on the agenda of the Village Board for preliminary discussion. The Village President shall determine whether the application shall be presented to the Village Board or shall be sent to the Planning Commission. If it is to be heard by the Village Board, it shall consider the proposed development at either a regular meeting, or at a special meeting which may be set for the specific purpose of allowing the Developer to make a presentation of the plans. The Village Board may provide some initial comments on the Concept Plan, or it shall refer the proposed development to the Planning Commission, without recommendations. Referral to the Planning Commission does not indicate endorsement of the proposal.
- C. CONCEPT PLAN: Formal application for approval of a Subdivision may, at the time of the preliminary application, be required to first be presented in the form of a Concept Plan, and shall be filed with the Village Clerk, who shall transmit same, including all documents relating thereto, to the Planning Commission. The purpose of the Concept Plan is to establish a frame of reference for the Village to consider the merits of a proposed Subdivision as it relates to the Comprehensive Plan.
1. Submission Requirements: Sixteen (16) copies of the Concept Plan shall accompany the application. The Village Clerk shall forward eight (8) copies of the application and eight (8) copies of the Concept Plan to the Planning Commission not less than seven (7) days prior to the meeting at which it is to consider the matter; one (1) copy to be retained by the Village Clerk for filing, and one (1) copy each to the Village Administrator, Village Engineer and Village Planner. Copies may also be distributed to the Police Department, Fire Protection District, School District and other appropriate parties or agencies. The Planning Commission, with regard to its review under this Subdivision Control Ordinance, shall focus its attention on Subdivision considerations.

The Concept Plan for a Subdivision or Planned Unit Development shall be submitted and shall comprise, but not necessarily be limited to, the following:

- a. A written explanation of the general character of the project and the manner in which it is planned to apply these regulations.
- b. A legal description of the property proposed to be developed.
- c. A plan of the proposed Subdivision or Planned Unit Development sufficient in detail and scope to afford the Planning Commission and Village Board an opportunity to make a determination as to whether the Village is favorably or unfavorably disposed as to the granting of the necessary zoning certificate for a special use for a Planned Unit Development. The Village Board, when approving the Concept Plan after it receives recommendation from the Planning Commission, shall not be bound by the location of anything shown on such a plan if, when placed on a plat of survey there is any conflict or difference. The plan shall indicate:

- 1) The approximate residential density proposed for the entire project and, if the project is to be comprised of well defined areas of varying types of residential development, the approximate density for each such area.
 - 2) The proposed height and bulk of buildings. However, the approval of the Concept Plan by the Village Board shall not preclude their right to pass judgment on the specific location of buildings when the Preliminary Plat is approved.
 - 3) The approximate percentage of the project land area to be covered by buildings, streets and other impervious surfaces.
 - 4) The approximate number of dwelling units proposed for the project.
 - 5) A lotting plan showing approximate lot locations and sizes.
 - 6) Traffic circulation features within and adjacent to the project.
 - 7) Areas designated for permanent open space, whether to be dedicated to the public or to be privately maintained.
 - 8) Amenities to be provided within the proposed project.
 - 9) Existing zoning of the project site and adjacent properties.
 - 10) Generalized plan for utilities which will serve the project.
 - 11) Land uses and structures within two hundred (200) feet of the project.
- d. Petitioner shall provide the Village Administrator proof of ownership or proof of other financial interest in the affected property. This information shall remain confidential.
2. Review Procedure for a Concept Plan
- a. The Planning Commission shall review, make comment and may recommend changes in the Concept Plans. This may require more than one meeting before a recommendation is forwarded to the Village Board. Upon receipt of the Planning Commission's recommendation, the Village Board shall act by resolution to either (a) reject the proposal, or (b) accept the proposal. The acceptance may be contingent and if so shall specifically state what additions or deletions from the proposed development as submitted shall be made in the Preliminary Plan, in the project, or other such matter deemed appropriate by the Village Board.
 - b. The Village Board approval shall lapse unless within one (1) year from approval of the Concept Plan, a Preliminary Plat for the Subdivision or Planned Unit Development is filed as required in this Section; provided, however, that in the absence of a Preliminary Plat submittal, such one (1) year period may be extended for a specified period upon written request from the Owner or Developer and approval by the Village Board.

7-2 PRELIMINARY PLAT

Following a favorable resolution relative to the Concept Plan or if none is required, a Preliminary Plat of the proposed Subdivision shall be submitted to the Planning Commission for review and approval. The Owner or Developer shall provide the Planning Commission with sixteen (16) copies for review purposes. Plans shall be submitted in a scale not greater than one (1) inch = one hundred (100) feet.

The schedule included below applies to property currently annexed to the Village. Proposals and projects seeking annexation are not required to follow these timelines.

Within forty-five (45) days of receipt of complete application, including necessary materials and information, the Planning Commission shall conduct a public hearing on the application.

After close of the public hearing, the Planning Commission shall act to recommend to the Village Board that it (a) approves of the Preliminary Plat, (b) make a recommendation to the Village Board contingent upon the Developer addressing delineated issues, or (c) reject the proposal. In either case, the Planning Commission shall set forth the reasons for its recommendation, and may, in the event of a favorable recommendation, specify particular items and conditions which should be incorporated in subsequent plan submittal.

In its review, the Planning Commission shall submit copies of the plan to the Village's Planner, Engineer, and to the appropriate school, park and fire districts or other agencies providing required public facilities and services for review and comment. Comments and recommendations shall be returned to the Planning Commission within thirty (30) days unless said period is extended by the Commission.

A. SUBMISSION REQUIREMENTS

The submission of preliminary plan approval shall include, but not necessarily be limited to, the following information prepared by a professional land planner, architect, or engineer:

1. An accurate ALTA survey showing bearings and distances, a legal description of the property, satisfactory evidence of ownership and a location map showing the relationship of the proposed Subdivision to adjacent properties and to the Village of Hinckley.
2. A site plan of the proposed development showing the location and arrangement of all proposed land uses, residential lots (including proposed dimensions), and buildings, including the height and number of floors of all buildings, both above and below finished grade; the building setbacks from the development boundaries and adjacent buildings, streets, roads, alleys and other public ways; the proposed traffic circulation pattern including the location and width of all streets, driveways and entrances to parking areas; all proposed off-street parking and loading areas; all proposed open space areas including common open space, dedicated open space and developed recreational open space, including bike paths and pedestrian amenities. The Preliminary Plat shall be drawn to scale.
3. A plan or statement detailing the exact manner of improving developed recreational open space, and all covenants, restrictions and conditions pertaining to the use, maintenance and operation of common open spaces.
4. A statement in tabular form of the anticipated residential density and the total number of dwelling units, the bedroom breakdown, the percentage of the tract which is to be occupied by structures and other impervious surfaces, and in the case of commercial uses, the total gross leasable floor area of all commercial uses and the off- street parking and loading.
5. Topographic data including existing contours at vertical intervals of not more than two (2) feet; and locations of water courses, floodplains, wetlands, marshes and wooded areas. These contours shall extend to a minimum one hundred (100) feet beyond the boundaries of the proposed development.
6. Existing streets, including street names, adjoining subject property.

7. Utilities on and adjacent to subject property, including location and size of existing water mains, sanitary and storm sewers, culverts, drain pipes, and public utility easements.
8. The names of adjoining subdivisions or the names of record owners of adjoining parcels of unsubdivided land within two hundred fifty (250) feet.
9. Name of the proposed development (if available), of the Owner(s) and Developer, and the designer of the preliminary site plan.
10. A preliminary outline of proposed protective covenants, including provision for the organization and financing of a property owner's association, where appropriate.
11. Preliminary engineering information regarding water and sanitary sewer services, storm drainage – including preliminary calculations for ponds, and grading.
12. Traffic study when requested by the Village.
13. Archaeological and/or historical study in conformance with state requirements.
14. Endangered species consultation in conformance with state requirements.
15. Key lot and through lot plan in conformance with the Zoning Ordinance.
16. Typical architectural treatments for through lots – front, side and rear.
17. Typical architectural treatment for all other lots, renderings and descriptions where available.
18. Architectural renderings of all commercial and industrial buildings.
19. Anticipated fiscal, social and environmental impacts of the proposed project

B. APPROVAL OF PRELIMINARY PLATS

Within ninety (90) days of receipt of the application, the Planning Commission shall take action on the Preliminary Plat. The action shall be in the form of a written recommendation to the Village Board approving, approving with modification, or disapproving the plan and indicating the reasons therefore.

The Village Board shall thereafter approve, approve with modifications, or disapprove the Preliminary Plat. If the Preliminary Plat is disapproved, the Village Board shall indicate the reasons for such findings. The Village Board may refer it back to the Planning Commission for further study.

Approval of the Preliminary Plat shall be effective for a maximum period of twelve (12) months, unless, upon written application from the Developer, the Village Board grants an extension. Such petition for extension must be requested prior to the expiration of the twelve (12) month period and may only be granted for an additional twelve (12) months.

7-3 FINAL PLAT

Upon the approval of the Preliminary Plat by the Village Board, a final development plat may be submitted for all the land included in the proposed Subdivision, or for a phase or unit thereof. Such plat shall be submitted to the Planning Commission within one (1) year after approval of the Preliminary Plat, and shall be in substantial compliance with the Preliminary Plat.

A. SUBMISSION REQUIREMENTS

The Owner or Developer shall submit twenty (20) copies of the Final Plat, which shall incorporate any revisions or other features that may have been recommended by the

Planning Commission and/or the Village Board at the time preliminary approval was granted. The submission for Final Plat approval shall include:

1. A detailed engineering site plan prepared at a scale of not less than one (1) inch = one hundred (100) feet showing the physical layout and design of all streets, easements, rights-of-way, lots, blocks, common open space, all off-street parking and loading areas, and the exact location of structures and uses.
2. The plat shall show all radii, internal angles, points of curvatures, tangent bearings, and length of acres; location, dimensions and purpose for all dedicated rights-of way and easements; all block and lot numbers and lines, with accurate dimensions in feet and hundredths; names of all streets; and the location of all buildings (except for single-family detached residences) and setback lines accurately dimensioned.
3. Names of all streets and lots numbered as in the Preliminary Plat with the purpose of all non-residential lots.
4. The description and location of all survey monuments erected in the Subdivision or Planned Unit Development; the scale shown graphically; and the date and north point.
5. All parcels of land to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.
6. The building Footprints for all lots.
7. Proposed lighting system for streets, public areas and common open space.
8. A landscape planting plan and grading plan in conformance with the Village of Hinckley Landscape Ordinance.
9. Estimates of cost of installation of all proposed improvements, confirmed by a registered Illinois engineer.
10. Final drafts of legal agreements and documents including copies of any easements, deeds of dedication and other legal documents necessary for the transfer of land and improvements to public and common ownership, restrictive covenants, and a copy of the Articles of Incorporation of the property owner's association, if any.
11. An accurate legal description and boundary line survey of the area proposed for development in the application for final plan, approval, plus satisfactory evidence of ownership.
12. Approved construction schedule, indicating the estimated date scheduled by the applicant for final completion of construction work on required public facilities, land improvements, and on all buildings and private facilities within the proposed Subdivision or Planned Unit Development, other than single family dwellings to be erected on separate lots.
13. Record of all necessary approvals and/or certificates from the Illinois Department of Transportation, Illinois Environmental Protection Agency, Illinois State Historical Preservation Office and all other federal, state and local agencies with jurisdictions.
14. Letter of approval from the Village Engineer.
15. Preliminary title report by a title insurance company or an attorney's opinion of the title.
16. Copy of any deed restrictions applicable to the Subdivision or Planned Unit Development.

B. APPROVAL OF FINAL PLAT

1. Upon receipt of all the plans and documents required for final approval, the Planning Commission shall review the Final Plat and transmit its findings and recommendations to the Village Board within sixty (60) days after the meeting or meetings at which such Final Plat is considered. The Final Plat shall conform substantially to the Preliminary Plat as approved, and, if desired by the Developer, it may be submitted in stages with each stage reflecting the approved Preliminary Plat which is proposed to be recorded and developed.
2. After receipt of the Final Plat from the Planning Commission, the Village Board shall, within thirty (30) days, approve, approve with modification, or disapprove the Final Plat, and shall pass an ordinance authorizing the Subdivision. If the Final Plat is disapproved, the Village Board shall indicate the reasons and may refer it back to the Planning Commission.
3. No building permit shall be issued until the final Subdivision plat and supporting documents have been recorded with the DeKalb County Clerk and Recorder, and proof of filing is provided to the Village. The cost of such filing and recording shall be paid for by the applicant.

7-4 CHANGES OR DEVIATIONS

- A. No substantive changes or deviations may be made to the approved Final Plat without a hearing before the Planning Commission and approval by the Village Board.
- B. If the proposed change or deviation is considered minor and will not change the concept or intent of the development, the Village Board may approve the change without referring it back to the Planning Commission or going through the preliminary approval steps. However, if the Village Administrator finds that the proposed change is a substantial deviation from plans so approved, the applicant shall be referred back to the Planning Commission and the procedure and conditions herein required for original submittal shall be followed in full.

7-5 IMPROVEMENTS AND PERFORMANCE SECURITY

- A. All public improvements, including street, sanitary storm sewer and other improvements including lot improvements on the individual lots of the Subdivision as required by this Ordinance specified in the Final Plat as approved by the Village Board, shall be completed and dedicated to the Village free and clear of all liens and encumbrances on the property and public improvements thus dedicated. In order to ensure completion of these improvements, the Developer shall post an Irrevocable Letter of Credit in a form acceptable to the Village in the amount of one hundred, twenty-five (125) percent of the estimate of the total cost of the construction, installation and maintenance of such improvements until accepted by the Village. The Village may rely upon an estimate of the Village Engineer or the Village Engineer's review and evaluation of estimates provided either by the Developer's engineer or based upon executed contracts for the performance of the work entered into in arms-lengths transactions. With the approval of the Village Attorney, the Village may also accept a Subdivision Surety Bond.
- B. If the Developer wishes to post a cash escrow deposit or a cash deposit in lieu of an Irrevocable Letter of Credit, the Village may accept this amount, at its discretion, if the

amount deposited is equal to one hundred, twenty-five (125) percent of the estimate of the costs of construction, installation and maintenance of such improvements until accepted by the Village as determined by the Village Engineer. The Village Engineer or his designated representative shall be made a signatory to any cash escrow on behalf of the Village. Money from this account shall be released from time-to-time upon receipt of lien waivers indicating that work has been successfully performed and paid for. The aggregate sum of the releases shall not reduce said deposit to less than ten (10) percent of the cost of improvements except upon final acceptance.

- C. In the event that a Developer has posted either an Irrevocable Letter of Credit, a cash deposit or a cash escrow deposit, and the amount of such security should be found by the Village to not be adequate to complete the construction, installation and maintenance of the improvements, the Developer shall be required to increase the amount of the Letter of Credit or the amount of the cash so as to cover the then estimated cost of completion.
- D. When improvements, or a portion of the improvements, are not completed, then the Village may, under whatever procedures are set forth within the Irrevocable Letter of Credit, draw down adequate funds to complete the remaining uncompleted improvements. When the cash escrow procedure is used, and the improvements are not completed or work on them is interrupted or abandoned within the time limits contained within the ordinances of the Village, or the improvements are required to be completed to serve lots occupied or scheduled to be occupied, the escrow agreement, or such other document establishing the responsibilities of the Developer, the Village may use or withdraw some or all of the cash or cash escrow funds and complete or cause the improvements to be completed. Such withdrawal shall be without the concurrence of the Developer, who as a condition of the escrow shall waive any objection to such withdrawal. Any funds remaining after the work has been completed and maintained shall be returned to the entity, which provided the security.
- E. Unless otherwise mutually agreed upon between the Developer and the Village Board, the improvements other than the surface course of street shall be completed within one (1) year of the approval of the Final Plat.

7-6 MAINTENANCE OF IMPROVEMENTS UNTIL ACCEPTANCE

- A. The Developer shall be required to maintain all improvements until acceptance by the Village Board.
- B. In addition, the improvements shall not be accepted until the Developer provides a cash deposit, letter of credit or escrow deposit equal to ten (10) percent of the actual cost of improvements as a guarantee of satisfactory performance of the improvements constructed within the subdivision. This performance security shall be held by the Village for a period of two (2) years after acceptance of such facilities by the Village. After two (2) years, the performance security shall be refunded if no defects have developed, or if any defects have developed, then the balance of such performance security shall be refunded after reimbursement for amounts expended by the Village in correcting such defective improvements.
- C. The Developer shall be responsible for the maintenance of streets within a subdivision, which have been improved but not yet accepted by the Village as set forth below:

1. The Developer shall be responsible for keeping any street, sidewalk or multi-use path clear of ice and snow. The Developer shall commence snow removal upon a two (2) inch snow accumulation.
2. The Developer shall be responsible for street sweeping, removal of storm debris, removal of dead animals and other forms of routine maintenance typically undertaken by the Village.
3. If the Developer fails to abide by the above maintenance requirements such failure shall be considered a violation of the provisions of this section. Any person, firm or corporation violating the provisions of this section shall, upon conviction, be fined not more than seven hundred, fifty dollars (\$750) for each offense. Each day that a violation continues shall be considered a separate offense. The Village may elect to perform said services upon default by the Developer, and may reimburse itself from the performance security.

7-7 ACCEPTANCE OF IMPROVEMENTS

- A. If any plat of subdivision within the corporate limits of the Village contains public streets or other public improvements, which are therein dedicated as such, the approval of the plat thereof by the Board of Trustees shall not constitute an acceptance by the Village of such streets or public improvements irrespective of any acts by any officer, agent or employee of the Village with respect to such streets or improvements.
- B. The acceptance of such streets and other public improvements and release of the performance security shall be made only by the adoption of a resolution by the Board of Trustees after there has been filed with the Village Clerk a certificate by the Village Engineer certifying the following:
 1. All improvements required to be constructed in connection with the approval of the plat of subdivision by the Board of Trustees, have been fully completed and the construction or installation thereof approved by him or her.
 2. That an “as-built” plan of the subdivision has been received indicating location, dimensions, materials and other information required by the Village Engineer; that the layout of the line and grade of all public improvements is in accordance with construction plans for the Subdivision, indicating that the improvements shall have been completed, are ready for dedicating to the local government and are free and clear of any and all liens and encumbrances; that all applicable fees and monies shall have been paid; and further the Village shall not be liable for any damages that may have occurred on any dedicated road within a new Subdivision that has not been accepted as completed by the resolution of the Village Board. The Developer, his agents or employees shall save the Village free and harmless from any and all claims that may be submitted. Upon receipt of this importation and recommendation, the Village shall thereafter accept the improvements for dedication in accordance with the established procedure. The Developer shall convey the improvements with a warranty bill of sale.

7-8 VARIANCES

- A. Where extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternate proposal, the Village may approve variances to this Subdivision Control Ordinance so that substantial justice may be done and public

- interest secured, provided that the variance shall not have the effect of nullifying the intent and purpose of this Subdivision Control Ordinance.
- B. All requests for variances to this Subdivision Control Ordinance shall be forwarded to the Planning Commission for review and recommendation to the Village Board. The Village Board shall then approve, deny or conditionally approve the requested variance.
 - C. The Planning Commission shall not recommend approval of a variance nor shall the Village Board grant approval of a variance unless it determines that:
 1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;
 2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property;
 3. Because of the particular physical surroundings, shape or topographical 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 these regulations is carried out;
 4. The variation, if granted, will not alter the essential character of the locality;
 5. Diminish or impair property values within the neighborhood;
 6. Unduly increase traffic congestion in the public streets and highway; or result in an increase in public expenditures;
 7. The variation is the minimum variation that will make possible the reasonable use of the land; and
 8. Whether or not the alleged difficult or particular hardship has been created by any person presently having an interest in the property or by the applicant.
 - D. The Planning Commission shall forward a written recommendation on the request for a variance to the Village Board that shall set forth the reasons on which the Planning Commission's recommendation is based.
 - E. In approving variances, the Planning Commission may recommend and the Village Board may require conditions to be imposed.
 - F. A petition for any variance shall be submitted in writing by the Developer at the time when the Plat is filed for the consideration by the Planning Commission or when the need for the variance becomes apparent. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.
 - G. Whenever a variance is requested under this Ordinance, the Planning Commission shall consider such request at a public meeting.

7-9 **CHANGES AND AMENDMENTS**

The Planning Commission shall from time to time propose and recommend in writing to the Village Board of Trustees such changes or additions to the provisions and regulations herein contained as the Planning Commission may deem necessary or advisable. Such changes or additions shall become effective after the Board of Trustees passes an amendment to this Ordinance.

SECTION EIGHT –

[Intentionally Deleted]

SECTION NINE – ENFORCEMENT

9-1 ENFORCEMENT

The regulations contained herein shall be enforced as specified below:

- A. No owner or agent of the owner of any parcel of land located in a proposed subdivision shall transfer or sell such parcel before a plat of such subdivision has been approved by the Village Board, in accordance with the provisions of this Ordinance, and filed with the Recorder of Deeds of DeKalb County, Illinois.
- B. The subdivision of any lot or any other parcel of land by the use of meets and bounds description with the intent of evading this Ordinance is expressly prohibited.
- C. No building permit shall be issued for the construction of any building or structure located on a lot or parcel subdivided or sold in violation of the Subdivision Control Ordinance.
- D. No sewer or water hook-up will be granted unless all the requirements of the Subdivision Control Ordinance and all other pertinent ordinances have been satisfied.
- E. No plat of subdivision shall be approved which does not comply with all the provisions of the Subdivision Control Ordinance and is not valid until adequate and proper security deposit for infrastructure improvements is posted and approved.
- F. No permanent occupancy permit shall be granted by any governing official for the use of any structure within a subdivision approved for platting until required utility facilities have been installed and made ready to service the property and until roadways providing access to the subject property, lot or lots have been constructed.
- G. The Code Official may grant a temporary occupancy permit if weather or other conditions prevent completion of the final grading, cement work, or landscaping. Temporary permits shall only be effective for six (6) months from the date of issue and will only be issued after the payment of a bond amount that is set from time to time by action of the Village Board.
- H. No plat of any subdivision shall be entitled to be recorded with the DeKalb County Recorder's office or have any validity until it shall have been approved in the manner prescribed by law and provided for herein.
- I. No improvements such as sidewalks, water supply, storm water drainage, sewerage facilities, gas service, electric service or lighting, or grading, paving or surfacing of streets, shall hereafter be made within any such subdivision by any Owner or Owners or his or their agent or by any public service corporation at the request of such Owner or Owners or of his agent until the plans for improvements thereto have been formally recommended by the Planning Commission and approved by the Village Board of the Village of Hinckley.
- K. It shall be a violation of this Ordinance for the Owner and/or the Developer to leave a stockpile of materials on streets at the close of a work day.

SECTION TEN - PLANNED UNIT DEVELOPMENTS

10-1 PLANNED UNIT DEVELOPMENTS

Plats, plans and specifications for Planned Unit Developments may vary from the strict requirements and provisions of the Subdivision Control Ordinance in order to better comply with the provisions of the Zoning Ordinance of the Village of Hinckley. The order of

application; amount, type, kind, and character of required submissions; and the nature of approval and entitlements of approval may vary according to the provisions of the aforesaid Section of the Zoning Ordinance. However, a Developer may not present an application for a Planned Unit Development solely to circumvent the provisions of the Subdivision Control Ordinance.

In a Planned Unit Development, any waivers or variances from the Subdivision Control Ordinance shall be specifically noted on the Preliminary Plat and Final Engineering Plans.

SECTION ELEVEN– FEES AND PENALTIES

11-1 FEES

It is the obligation of the Owner and the Developer to pay all administrative, independent contractor, professional, consulting, in house planning and review, and public hearing expenses, including court reporter fees, incurred by the Village in processing and acting upon petitions or requests for land development. The payment of such fees and expenses shall be assured by the deposit in advance and to replenish sums to cover such fees and expenses more fully set forth in Village Ordinances, being "An Ordinance Establishing Fees and Deposits for Administrative and Consultant Expenses Relating to the Zoning, Subdividing, Development, and Annexation of Lands", as now in effect or as hereinafter revised by Ordinance passed from time to time by the Hinckley Village Board. The terms of such Ordinance, including revisions and amendments thereto are deemed to be fully incorporated herein, and in the absence of such Ordinances, the escrow shall be established and replenished pursuant to reasonable estimates of such costs.

11-2 ADDITIONAL DEVELOPMENT FEES

Additional development fees may be adopted by the Village from time-to-time. It is the Developer's sole and express responsibility to discover if additional fees are applicable.

11-3 PENALTY FOR VIOLATION

Whoever shall violate any of the provisions of this Ordinance shall be subject to a fine of not less than One Hundred Dollars (\$100.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each violation thereof; and each day that a violation exists or continues shall constitute a separate offense.

11-4 PROJECT SHUTDOWN

If a Developer ignores written notification from the Village of a violation of this Ordinance or any other Ordinance of the Village relating to the development of land and the construction, renovation or demolition of structures within the Village, the Village has the right to halt all construction and development proceedings and to withhold any permit. The Developer may request a hearing if construction or development is halted or permits are suspended or cancelled.

SECTION TWELVE – ZONING MAP, PLAN, AND DRAWINGS

12-1 STANDARD DRAWINGS AND ILLUSTRATIONS

All standard drawings and illustrations and maps attached to this Subdivision Control Ordinance hereby become a part thereof; and shall have the full force and effect of any and all of the provisions of the Subdivision Control Ordinance.

12-2 COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan adopted in 2003 for the Village of Hinckley (as amended from time to time), and a one and one half (1½) mile planning area hereby become a part of this Subdivision Control Ordinance. The Village of Hinckley claims jurisdiction over the area shown on said Comprehensive Plan. All provisions and regulations in the Subdivision Control Ordinance shall be enforced throughout the area shown on the Comprehensive Plan, and it is deemed to be a part of this Ordinance and is incorporated herein as if fully set forth herein.

SECTION THIRTEEN – SEVERABILITY, EFFECT, DATE OF EFFECT

13-1 SEVERABILITY

If any article, section, sub-section, clause or phrase of the Subdivision Control Ordinance is for any reason held to be void, such decision shall not affect the validity of any other article, section, subsection, clause or phrase. If any court of competent jurisdiction shall adjudge any application of any provision of the Subdivision Control Ordinance to a particular property, building or structure as invalid, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in the judgment.

13-2 EFFECT

This Ordinance shall supersede all prior and inconsistent ordinances. All Ordinances or parts of Ordinances in conflict with the provisions of the Subdivision Control Ordinance, unless such conflict is specifically provided for herein, are hereby repealed. The Subdivision Control Ordinance shall be in full force from and after its passage and publication, in pamphlet form, according to law.

PRESENTED to the Village Board of the Village of Hinckley, DeKalb County, Illinois, this the 2nd day of March, 2009.

PASSED by the Village Board of the Village of Hinckley, DeKalb County, Illinois, this the 2nd day of March, 2009.

AYES: 5, Trustees: Hubert, Luker, Godhardt, Warner, and Prellberg

NAYES: 0, _____

ABSENT: 0, _____

ABSTAIN: 0. _____

APPROVED by the President of the Village Board of the Village of Hinckley, DeKalb County, Illinois, this the 2nd day of March, 2009.

ON FILE

JOSEPH J. DIEDRICH
President, Village of Hinckley, Board of Trustees

ATTEST:

ON FILE

DAWN R. GRIVETTI
Clerk, Village of Hinckley

PUBLISHED in pamphlet form by authority of the President and Board of Trustees of the Village of Hinckley, DeKalb County, Illinois, this the 2nd day of March, 2009.

ON FILE

DAWN R. GRIVETTI
Clerk, Village of Hinckley

APPENDIX “A”

Standard Drawings [ON FILE AND AS AMENDED]

APPENDIX “B”

Checklists [ON FILE AND AS AMENDED]

APPENDIX "C"

C.01. CERTIFICATIONS AND APPROVALS

NOTE: Surveyor shall submit letter allowing Village to record.

C.01.01. SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, _____, Illinois Registered Land Surveyor No. _____, hereby certify that I have surveyed, subdivided, and platted the following described property, consisting of acres:

(Legal Description)

as shown by the plat hereon drawn which is a correct and accurate representation of said survey and subdivision. Permanent monuments and iron pipes have been set in accordance with the Village of Hinckley Subdivision Control Ordinance and all distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Village Board of Trustees relative to plats and subdivisions have been complied with in the preparation of this plat and that the property covered by this plat (is not) (is) located within a special flood hazard area identified by the Federal Management Agency.

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

(Illinois Registered Land Surveyor)

(Number)

C.01.02. OWNER'S CERTIFICATE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DeKalb)

C.01.04. HIGHWAY AUTHORITY APPROVAL

HIGHWAY AUTHORITY APPROVAL

(Required if access required onto State, County, Township maintained roads)

(Highway Authority)

STATE OF ILLINOIS)
)SS
COUNTY OF DeKalb)

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

(Signature of the Pres. of Authority)

C.01.05. PLANNING COMMISSION APPROVAL

PLANNING COMMISSION APPROVAL

STATE OF ILLINOIS)
)SS
COUNTY OF DEKALB)

Approved by the Planning Commission of the Village of Hinckley this _____ day of _____ A.D., _____.

PLANNING COMMISSION,
VILLAGE OF HINCKLEY

(Chairperson)

C.01.06. VILLAGE BOARD APPROVAL

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS)
)SS
COUNTY OF DEKALB)

A permanent non-exclusive easement is hereby reserved for and granted to the Village of Hinckley and to all public utility companies of any kind operating under franchise granting them easement rights from the Village, including, but not limited to, MEDIA COM CABLE, VERIZON TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY and NORTHERN ILLINOIS GAS COMPANY and to their successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled public utilities and drainage easement for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining electrical cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes, and without limitation, such other installations as may be required to furnish public utility service to adjacent areas, and such appurtenances and additions thereto as said Village and utilities may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work. The right is also hereby granted to said Village and utilities to cut down, trim or remove any trees, shrubs, or other plants that interfere with the operation of installed facilities or access to said easements. No permanent buildings shall be placed on said easements, but same may be used for gardens, trees, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. While the easement granted herein is non-exclusive, the Owner shall be required to get the written approval of the Village prior to granting any other easement rights to any third party and such later granted rights shall not interfere with the prior rights granted. After installation of said utility lines, the final surface of the easement shall be restored in a manner so as not to interfere with proper operation and drainage thereof. Fences shall not be erected upon said easement except where specifically permitted by written authority of the Village of Hinckley.

C.03. ENGINEER'S CERTIFICATES

C.03.01. DESIGN ENGINEER'S CERTIFICATION

The first sheet of the Improvement Plans shall thereon show the following:

DESIGN ENGINEER'S CERTIFICATION

This is to certify that all site improvement plans and specifications for the (Subdivision Name) Subdivision, consisting of _____ pages and dated _____, and most recently revised on _____, are in conformance with the standards of the Subdivision Ordinance of the Village of Hinckley, and are also in accordance with good engineering principles.

Date: _____

Illinois Registered Professional
Engineer: Signature and Seal

C.03.02. DRAINAGE OVERLAY CERTIFICATE

The drainage overlay drawing shall include the following certificate:

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DEKALB)

To the best of our 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.

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

Design Engineer

Owner or Attorney

C.03.03. PRIOR TO REDUCTION IN CONSTRUCTION GUARANTEE

PROJECT ENGINEER'S CERTIFICATION

I, _____, (a representative of the Developer) have regularly observed the construction of the improvements included in the reduction request of the construction guarantee and the improvements have been constructed and installed in conformance with the approved Improvement Plans and Specifications and in accordance with good engineering and construction practice. The material installed and the work of installation have been paid for in full.

Date

Illinois Registered Professional
Engineer: Signature and Seal

C.04. CERTIFICATION ON RECORD DRAWING

Locate certification on cover sheet with notation on each sheet to identify that the sheet is a record drawing.

CERTIFICATIONS BY ENGINEER REPRESENTING DEVELOPER

I, (Name of Engineer) (a representative of _____), hereby declare that these "RECORD DRAWINGS" have been prepared under my direction and are based on information obtained from observation by myself or persons under my direction or from _____, surveyor and/or from _____, contractor. To the best of my knowledge, these "RECORD DRAWINGS" accurately depict field locations, distances, and elevations of improvements required by the Village and substantiate that the improvements constructed, as part of this project will function in substantial conformance to the design as reflected in the Improvement Plans and Specifications approved by the Village of Hinckley.

Date

Illinois Registered Professional
Engineer: Signature and Seal

C.05. PRIOR TO RELEASE OF CONSTRUCTION GUARANTEE

Prior to the release of the Construction Guarantee, the following certification shall be submitted to the Plat Officer:

PROJECT ENGINEER'S CERTIFICATION

I, (Name of Engineer) , a representative of ____(Firm)____ , the Developer's Project Engineer for (Name of Development) have Final inspected all the completed improvements and that said improvements have been constructed and installed in conformance with the approved improvement plans and specifications and all approved changes or modifications thereto. The material installed and the work of installation have been paid in full.

Date

Illinois Registered Professional
Engineer: Signature and Seal

APPENDIX "D"

PRESENT CLASSIFICATION OF EXISTING STREETS

AS OF MARCH 2009

Arterial Streets:

US Route 30

Collector Streets:

Hinckley Road
Somonauk Road
East Sandwich Road

Local Streets:

All other existing streets within Village

APPENDIX "F"

VILLAGE OF HINCKLEY
Appendix "F"

APPENDIX "G"

LETTER OF CREDIT

Administrator
Village of Hinckley
Hinckley, IL 60550

RE: IRREVOCABLE LETTER OF CREDIT FOR **< DEVELOPER >**
FOR PUBLIC IMPROVEMENTS IN **< SUBDIVISION >**

Dear Administrator:

The undersigned, **< bank >**, hereby establishes our Irrevocable Letter of Credit on account of **< developer >** in favor of the Village of Hinckley in the amount of **< Dollar Amount >**. We understand this irrevocable credit is to be used to construct the following improvements in the development known as **< subdivision/unit >** to be constructed within the Village of Hinckley:
< describe improvements > in accordance with the final engineering plans for **< subdivision/unit >** prepared by **< Engineering Firm >** and dated **< date >**.

We understand the public improvements shall be constructed by **< developer >** in accordance with plans, specifications and cost estimates prepared by **< engineer >** and approved by the Village Engineer.

The undersigned agrees this Irrevocable Letter of Credit shall remain in full force and effect and shall relate to any and all amendments or modifications which may be made from time to time to the plans, specifications and cost estimates for such Development without notice from the Village of such amendments or modifications.

This Irrevocable Letter of Credit shall expire on **< date >**, provided, however, the undersigned shall notify the Village's Administrator by certified or registered mail, return receipt requested, at least sixty (60) days prior to the expiration date, that said Letter of Credit is about to expire. In no event shall this Irrevocable Letter of Credit or the obligations contained herein expire except upon said prior written notice, it being expressly agreed by the undersigned that the expiration date shall be extended as required to comply with this notice provision.

We shall make payouts from this irrevocable commitment upon a letter requesting that payment from the Village President, as follows:

1. Only if we have not been notified by the Village of a default.
We shall disburse the funds for labor and materials furnished by contractors in accordance with the sworn statement of the Developer and the certificate of the Village Engineer stating the amount to be disbursed and that such work has been properly completed.

The amount of payouts requested shall be made without regard to any funds owed by the Developer to this Institution.

2

Resolution

ADOPTING CERTAIN APPENDICES PERTAINING TO SUBDIVISION CONTROL ORDINANCE

WHEREAS, the Village has this day passed a new Subdivision Control Ordinance that contains multiple references to Appendices; and

WHEREAS, said Subdivision Control Ordinance defines “Appendix” to include documents, which are adopted by the Village Board from time to time; and

WHEREAS, there has been presented at this meeting certain documents which shall serve as the initial Appendices for said Ordinance; and

WHEREAS, The Board is desirous of adopting said Appendices with the understanding that the same may change from time to time; and

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF HINCKLEY, ILLINOIS, as follows:

SECTION ONE: That the Appendices which are presented this day more specifically identified below are hereby adopted as the official Appendices to the Village of Hinckley Subdivision Control Ordinance.

APPENDIX “A”

APPENDIX “B”

APPENDIX “C”

APPENDIX “D”

APPENDIX “F” (currently blank)

APPENDIX “G”

PASSED BY THE VILLAGE BOARD of the Village of Hinckley this 2nd day of March, 2009.

AYES: 5, Trustees: Hubert, Luker, Godhardt, Warner, and Prellberg

NAYES: 0, _____

ABSENT: 0, _____

ABSTAIN: 0. _____

APPROVED THIS 2nd DAY OF MARCH, 2009.

ON FILE
JOSEPH J. DIEDRICH
President, Village of Hinckley

Attest:

ON FILE
DAWN R. GRIVETTI
Acting Village Clerk

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Hinckley, DeKalb County, Illinois, this 2nd day of March, 2009.

ON FILE
DAWN R. GRIVETTI
Acting Village Clerk