

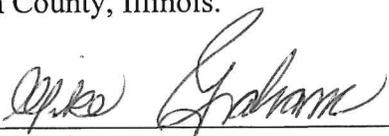
ORDINANCE NO. 2439

**AN ORDINANCE
ADOPTING THE SUBDIVISION CODE TO BE
CODIFIED AS CHAPTER 32 OF THE RANTOUL CODE**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 11th day of August, 2015, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.



Village Clerk

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**CHAPTER 32
SUBDIVISIONS**

**ARTICLE I
IN GENERAL**

Sec. 1. Title.

This Chapter shall be known as and may be cited as the “Subdivision Code” and may be referred to herein as “these regulations” or “this Chapter.”

Sec. 2. Purpose.

The purpose of this Chapter is to:

- (1) Protect and promote the public health, safety, and general welfare of the Village;
- (2) Facilitate the orderly growth and development of the Village in accordance with the comprehensive plan;
- (3) Establish requirements and standards for the subdivision and development of land and procedures for the review and approval thereof;
- (4) Protect and maintain property values;
- (5) Ensure provision of safe vehicular and pedestrian access, clean and adequate public water, sewerage and drainage systems, and other improvements and facilities sufficient to serve the proposed subdivision and surrounding properties;
- (6) Establish reasonable design and construction standards for public and private infrastructure and facilities;
- (7) Insure that public infrastructure and utilities are available and will have a sufficient capacity to serve the proposed subdivision and the areas reasonably anticipated to be served or impacted by such facilities;
- (8) Insure that public infrastructure and utilities to be accepted by the Village are constructed to standards which minimize long-term maintenance costs and burdens to residents of the Village.

Sec. 3. Legal authority.

This Chapter is adopted as part of the official comprehensive plan of the Village pursuant to Divisions 12 and 15 of Article 11 of the Illinois Municipal Code and pursuant to the exercise of the powers and functions of the Village as a home rule unit under the Constitution of the State of Illinois.

Sec. 4. Interpretation, conflict and severability.

(a) *Interpretation.* The provisions of this Chapter shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare. This Chapter shall be construed broadly to promote the purposes for which it is adopted.

(b) *Conflict.*

(1) *Public provisions.* These regulations are not intended to interfere with, abrogate, or annul any other provision of law except as provided in these regulations. Where any provision of these regulations imposes restrictions different from those imposed by any other ordinance, rule, or regulation, or other provision of law, the provision which is more restrictive or imposes higher standards shall control.

(2) *Private provisions.* These regulations are not intended to abrogate any easement, covenant, or other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than the easement, covenant or other private agreement or restriction, the requirements of these regulations shall control.

(c) *Severability.* If any part or provision of these regulations or the application of these regulations to any person or circumstances is judged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall be rendered, and it shall not affect or impair the validity of the remainder of these regulations.

Sec. 5. Rules of Construction.

For the purpose of this Chapter, the following rules of construction shall apply, unless otherwise inconsistent with the context:

(1) The singular includes the plural and the plural the singular.

(2) The present tense includes the past and future and the future the present.

(3) The word “shall” is mandatory, while the word “may” is permissive.

(4) Whenever a word or term appears in parenthesis between a word or term defined herein and its definition, it shall be construed to mean the same as the word or term so defined.

(5) Headings of Sections herein are solely for convenience of reference and shall not affect the meaning, construction or effect of the provisions set forth thereunder.

(6) References to Sections shall be deemed to include all subsections within such Section, but references to a particular subsection designates only that subsection.

Sec. 6. Definitions.

The following words and terms whenever used in this Chapter shall have the meanings respectively ascribed to them as follows:

Administrative Review Committee means the Zoning Administrator, the Director of Public Works and the Village Attorney, the persons charged with providing staff review of a proposed subdivision.

Adjacent (abutting, contiguous) means adjoining, bordering, touching or having one or more common boundary lines. If two (2) lots are separated by a right-of-way, such lots shall not be deemed to be adjacent.

Area general plan means a sketch of a proposed subdivision, drawn to scale but not with engineering precision, intended to illustrate a basic layout of a proposed subdivision so that a preliminary discussion of the issues between a subdivider or developer and the Village may commence.

Communications tower means any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for the transmission of various forms of communication, including wireless telephone, data, radio and/or television signals, pager signals, microwave towers and other similar communication towers.

Comprehensive plan means the official comprehensive plan of the Village as adopted and amended from time to time by the Corporate Authorities of the Village.

County means the County of Champaign, Illinois.

Corporate Authorities means the President and Board of Trustees of the Village.

Dedicate means to transfer title to land to the Village or to any other public or governmental entity for right-of-way purposes.

Develop means to intentionally change a tract of land, including, but not limited to, the construction or installation of any structure or other improvement on the land or any alteration to the land, such as any mining, quarrying or excavation, except grading that does not alter the natural flow of storm water.

Developer means any legal or beneficial owner of land or any other person having a sufficient proprietary interest in such land who seeks to develop such land subject to the provisions of this Chapter.

Director of Public Works means the Director of Public Works or the Assistant Director of Public Works of the Village, including any employees who work in the Public Works

Department that report to either the Director of Public Works or the Assistant Director of Public Works and are designated to perform the task or duty referred to in this Chapter.

Engineer means a registered professional engineer other than one retained or employed by the Village.

Extraterritorial jurisdiction (ETJ) means the area outside the corporate limits of the Village where the Village has the legal authority to exercise control of subdivision activities and is either:

- (1) Within one and one-half (1½) miles of the corporate limits of the Village; or
- (2) Within the area mutually agreed upon in a written agreement between the Village and any neighboring municipality that has adopted an official comprehensive plan, or
- (3) Where no boundary agreement exists between the Village and any neighboring municipality that has adopted an official comprehensive plan, the area which extends to the median line equidistant from the boundary line of the Village and the boundary line of such other neighboring municipality.

Frontage means that portion of a lot adjacent to a street. The portion of a lot abutting a stub street shall not constitute frontage.

Grading means the act of moving earth in such a manner as to change the gradient of a slope of land, but does not include tilling, cultivating, or other agricultural activities.

Improvement means any structure, facility, infrastructure or other item which becomes part of, placed upon, or affixed to land.

Improvement, subdivision means any and all public improvements required to be constructed or installed by these regulations, the Manual of Practice or any other applicable ordinance of the Village, including but not limited to streets, alleys, traffic control devices or signals, sidewalks and other pedestrian ways, storm sewers, drainage ways and detention facilities, sanitary sewers, water mains and any other condition made a part of the approval of any final plat of a subdivision.

Lot (parcel, tract) means a designated area of land established by a plat or other legal means which is to be held, conveyed, used, developed, or built upon as a unit.

Manual of Practice means the technical document which provides design and construction standards for public improvements which are contained in the Manual of Practice for the Design of Public Improvements in the Village issued and amended from time to time as binding administrative regulations pursuant to Section 14 of this Chapter.

Owner means any person or entity, or combination thereof, having legal title to or a sufficient proprietary interest in a lot, parcel or tract of land.

Parkway means the unpaved area within a street right-of-way usually between the roadway, including the curb, and the edge of the sidewalk, if one exists, or the right-of-way line.

Plat Act means the Plat Act (65 ILCS 205/0.01 et seq.), as supplemented and amended, including as the same may hereafter be supplemented and amended.

Private means anything held by an owner other than the Village or any other public or governmental entity for the use and benefit of such owner and/or others.

Public means anything held by the Village or any other public or governmental entity for the use and benefit of all people or the entire community.

Right-of-way (ROW) means the entire width between the boundary lines of any tract or strip of land dedicated to or used for vehicular and/or pedestrian travel as well as public utility and other public purposes.

Roadway means that portion of a right-of-way improved, designed or ordinarily used or intended for vehicular travel, exclusive of the berm or shoulder.

Set of Approved Forms means the set of forms for a certificate, covenant or bond that meets the requirements of this Chapter and that has been most recently approved from time to time by the Village Attorney.

Sidewalk means that portion of any public or private right-of-way used or intended to be used for pedestrian travel.

Street means that portion of any public or private right-of-way used or intended to be used for vehicular travel.

Street, primary means a street which is used or intended to be used to carry the greatest proportion of through traffic or long-distance travel or to provide connection with major interstate and state highways.

Street, secondary means a street which is used or intended to be used to carry traffic from local streets to primary streets or to provide direct service to residential, commercial, industrial or other areas.

Street, local means a street which is not a primary or secondary street and which provides direct access to individual lots or similar traffic destinations.

Street, cul-de-sac means a short street having one end open which connects to an intersecting street and the other end permanently terminated by a turnaround. A cul-de-sac street is considered a local street.

Street, loop means a street which has its only ingress and egress at two (2) points along a through street.

Street, stub means a street which terminates abruptly without any provision for vehicular turnaround. A stub street usually terminates at the boundary of a subdivision and is expected to continue to and through an adjacent area in a subsequent or future subdivision.

Street, private means a street not located within a public right-of-way and not owned or maintained by the Village or any other public or governmental entity.

Street, public means a street within a public right-of-way owned and maintained by the Village or any other public or governmental entity and held for the use of the public.

Subdivide means:

(1) To divide land into two (2) or more lots, parcels or tracts, including any conveyance, partition or lease, whether voluntary or involuntary, of any physical part or portion of a lot, parcel or tract of land from one person or combination of persons to another person or combination of persons; or

(2) To develop a lot, parcel, or tract of land as a planned unit development pursuant to the Zoning Ordinance; or

(3) To develop land by means of any alteration to such land; or

(4) To dedicate any new public street or to create a new private street or easement to access all or part of a lot, parcel or tract of land that does not have frontage on an existing public or private street; or

(5) To develop a lot, parcel or tract of land for more than one (1) building unless all buildings on such lot, parcel or tract of land would be permitted under the zoning ordinance of the Village.

(6) To extend any public water, sanitary sewer or storm water utility by means of a main or service connection to any area not previously subdivided.

(7) To lease only a part of any lot, parcel or tract of land.

Subdivide does not include any of the following activities despite other language to the contrary:

(1) To convey or transfer any legal rights to any existing building or buildings or part thereof or to grant rights for use of a single individual lot, parcel or tract of land as it then exists immediately prior to any sale or lease where such transfer, lease or grant does not create any additional lot, parcel or tract of land by exception; or

(2) To dedicate land to the Village or to any other public or governmental entity; to vacate any land so dedicated, to develop any land by the Village, and to take property rights by the Village or any other public or governmental entity through eminent domain or condemnation; or

(3) To construct one (1) single-family dwelling or one (1) or more farm-related structures or a combination of a single-family dwelling and farm-related structures on a single lot, parcel or tract of land or to create or transfer a single lot, parcel or tract of land of ten (10) acres or more for farm use, except where such acreage or any such single-family dwelling or farm-related structures are at locations of future streets as designated in the comprehensive plan; or

(4) To maintain or improve an existing public or private street, any railroad facilities or any public utility if such work is carried out on land within the boundaries of any right-of-way or easement; or

(5) To undertake any work by the Village or any other utility for the purpose of inspection, repair, renewal or construction on established rights-of-way or easements of any sewers, mains, pipes, cable, utility tunnels, power lines, power poles, trunk lines or similar facilities; or

(6) To use any land solely for the purpose of growing plants, crops, trees and other agricultural or forestry products, or the raising of livestock; or

(7) To lease or license an area of land for a freestanding telecommunication tower, provided that the lease or license is in compliance with Section 7(e) of this Chapter.

Subdivider means any legal or beneficial owner of land or any other person having a sufficient proprietary interest in such land who seeks to subdivide or develop such land subject to the provisions of this Chapter.

Subdivision means any configuration of any one or more lots, parcels or tracts of land, including any outlot and any public or private right-of-way which results from land being subdivided.

Subdivision, minor means a division of land into five (5) or fewer lots, parcels or tracts of land, or the resubdivision or lot line adjustment of a previously platted lot or lots into not more than five (5) lots which:

(1) does not require, under these regulations, the design or construction of any subdivision improvements, except for sidewalks and service connections, provided that if all required subdivision improvements are in existence but do not meet current design standards, the Director of Public Works may approve a waiver of the design standards;

(2) is in conformity with the comprehensive plan and the zoning ordinance;

(3) is otherwise in conformity with all applicable laws and regulations unless previously waived by the entity with jurisdiction; and

(4) is located within the Village or is otherwise under an annexation agreement which requires future annexation to the Village.

Waiver means any permitted deviation from the requirements of this Chapter.

Zoning Administrator means the person holding the position of Village Inspector of the Village or such other person as designated for such purpose from time to time by the Village President, including any employees who work in the Inspection Department or the applicable department of such other designated person that reports to the Village Inspector or such other designated person and is designated to perform the task or duty referred to in this Chapter.

Zoning Ordinance means, as applicable, the Zoning Ordinance of the Village (Chapter 46 of this Code) with respect to any area within the corporate limits of the Village and the Champaign County Zoning Ordinance with respect to any area within the extraterritorial jurisdiction.

Sec. 7. Requirements.

(a) *Required when land subdivided.* These regulations shall apply wherever any owner seeks to subdivide land, to develop land as a planned unit development or to develop land by means of any alteration to such land either within the corporate limits of the Village or within the extraterritorial jurisdiction of the Village.

(b) *Preliminary plat required.* A preliminary plat shall be required for any subdivision. Any subdivider may request that the Village accept a preliminary plat combined with a final plat, provided that any such combined plat contains all preliminary and final plat information and is approved in accordance with the procedures contained in Section 23 of this Chapter.

(c) *Activity prohibited prior to approval.*

(1) No building permit or certificate of occupancy shall be issued for construction on any lot, parcel or tract of land which was created by subdividing after November 12, 1974, and not in conformity with the provisions of these regulations.

(2) No excavation or construction of any public or private improvements shall take place or be commenced on any lot, parcel or tract of land except in accordance with these regulations.

(d) *Permits withheld.* The Village shall have the right to refuse to issue any right-of-way permit, including utility connections or driveway permits, or building permits for any lot, parcel or tract of land that is in violation of these regulations.

(e) *Communications Towers.* A communications tower may be sited without application for subdividing or developing the lot, parcel or tract of land on which it is located if:

- (1) The lease or license agreement with the owner of the lot, parcel or tract of land provides for a term of less than fifteen (15) years;
- (2) No utilities other than electricity and telecommunication service are provided to the leased area;
- (3) The lease or license requires the lessee to remove all communications tower equipment and related structures and facilities from the site at the end of the lease or license term;
- (4) No uses other than as a communications tower are permitted under the lease or license;
- (5) The Zoning Administrator has approved the siting in writing after determining that the site complies with (1) through (4) of this subsection (e). Appeals of the Zoning Administrator's decision shall be made according to the provisions of Section 10 of this Chapter.

Sec. 8. Waivers.

(a) *Waiver not a matter of right.* No waiver is available to a subdivider as a matter of right. The burden of proving that a waiver is justified is on the subdivider.

(b) *Waiver Requests.* The subdivider shall submit all requests for waivers in writing to the Zoning Administrator at the time the area general plan, preliminary plat or combined preliminary and final plat is submitted. The justification for the waiver and all facts relied upon by the subdivider shall be submitted in writing along with the waiver request. If a waiver request is made without a subdivision application, a review fee equivalent to the final plat review fee shall be required.

(c) *General Standard for Waiver Approval.* The Plan Commission may consider and recommend, and the Corporate Authorities may grant, any waiver of the provisions to these regulations. The waiver shall not be approved unless the Corporate Authorities finds that the waiver is justified according to each of the following standards:

- (1) That there are conditions of topography or other site specific conditions that make the application of these regulations unnecessary or, in some instances, inapplicable; and
- (2) That the granting of the waiver will not be injurious to other nearby property; and

- (3) That the granting of the requested waiver will not negatively impact the public health, safety, and welfare, including the goals and objectives of the comprehensive plan.

(d) *Specific Considerations.* In deciding whether to approve a waiver from these regulations, the Corporate Authorities may consider, but shall not be limited to, the following criteria:

- (1) Whether the condition upon which the request for a waiver is based is unique to the property but not generally applicable to other properties.
- (2) Whether the property to be subdivided will be used only for farming and related residential uses;
- (3) Whether conditions may be imposed which mitigate the harm to the public caused by the failure to comply with these regulations.

(e) *Planned Unit Developments and Annexation Agreements.* Waivers may be approved as part of any planned unit development or pursuant to any annexation agreement, provided that any such waiver meets the standards set forth in this Section. Any waiver within the specific terms of a planned unit development or annexation agreement which have been approved by the Corporate Authorities shall be presumed to have met such standards.

(f) *Waiver Approved.* Once a specific waiver from these regulations has been approved by the Corporate Authorities in a planned unit development, annexation agreement, area general plan, preliminary plat, combined preliminary and final plat or other agreement, it need not be reapproved at any time to remain effective. Approved waivers which require a notation on the face of a final plat or inclusion in the owner's certificate or covenants shall be included in such documents at the time of recording in a form approved by the Village Attorney.

Sec. 9. Conditions may be imposed.

(a) *Conditions may be Required.* In approving any one or more waivers, the Corporate Authorities may require such conditions, including but not limited to the following, as will, in their judgment, secure substantially the objectives of these regulations.

(b) *Specific Conditions.* Conditions imposed upon a waiver for the purpose of mitigating the effects on the public may include, but shall not be limited to, additional requirements concerning the following:

- (1) Landscaping;
- (2) Parking and on-site traffic regulation;
- (3) Lighting, including the requirement of yard or lot lighting to replace street lighting;

- (4) Traffic regulation including, but not limited to, on-street parking, one-side street parking, and one-way streets;
- (5) Submission of any remaining tract for preliminary plat or final plat approval prior to any construction or development;
- (6) Dedication of additional right-of-way for streets or highways, or granting of easements for utilities and public infrastructure;
- (7) Site plan approval;
- (8) Access regulation.

(c) *Execution of a Covenant.* Execution of a covenant providing additional requirements and/or conditions necessary to the approval of the waiver may be a condition of a waiver. If a covenant is required as a condition, the covenant must be enforceable by the Village and approved by the Village Attorney prior to recording.

Sec. 10. Appeals.

Except for notices of violations and stop work orders issued pursuant to Section 33 of this Chapter, if an owner, subdivider or developer desires to appeal a decision of the Director of Public Works or the Zoning Administrator, such appeal shall be in writing to the Plan Commission setting forth the reasons for the appeal and shall be filed with the Zoning Administrator, as Secretary to the Plan Commission, within fourteen (14) calendar days, excluding holidays, of the date of the action on which the appeal is taken. The Plan Commission shall fix a time and place for hearing the appeal, not more than twenty (20) days following the receipt of the appeal by the Zoning Administrator unless such time is extended by mutual consent. The Plan Commission shall take final action on the appeal within thirty (30) days of the commencement of the appeal hearing unless such time is extended by mutual consent. The Plan Commission shall state in writing the reason for its decision. Time spent in appeals shall not be applied toward timing requirements set forth in these regulations relating to the processing of any preliminary plat or to the processing of any final plat.

Sec. 11. Annexation.

A final plat shall not be approved where the approved engineering plans provide for connection to any part of any utility system of the Village unless such land is within the corporate limits of the Village, the owner of the subdivision has submitted to the Village a legally sufficient petition to annex, or the Village and owner have executed an Annexation Agreement.

Sec. 12. Trusts-Disclosures of Beneficial Interests.

Whenever any trustee of a land trust or any beneficiary or beneficiaries of a land trust make application to the Village for approval of a subdivision under this Chapter relating to land which is the subject of such trust, such application shall identify each beneficiary of such land trust by name and address and define their interest therein as required by the Land Trust Beneficial Interest Disclosures Act (765 ILCS 405/001 et seq.). All such applications shall be verified by the applicant in such applicant's capacity as trustee, or by the beneficiary as a beneficial owner of interest in such land trust. If such application is filed by a body politic or other corporate entity, it shall be verified by a duly authorized officer of such body politic or other corporate entity for whom such application is made.

Sec. 13. Obligation to Comply.

(a) *Subdividing.* It shall be unlawful for any person to subdivide any land within the corporate limits of the Village or the extraterritorial jurisdiction of the Village without following the procedures, satisfying the requirements and meeting or exceeding the standards specified in this Chapter.

(b) *Developing Without Dedication.* It shall be unlawful for any person to develop any land without dedicating such right-of-way as would have been required by this Chapter if such land had been subdivided from a larger parcel immediately prior to such development.

(c) *Development in Violation of this Chapter.* It shall be unlawful for any person to develop any land within the corporate limits or the extraterritorial jurisdiction of the Village without following the procedures, satisfying the requirements and meeting or exceeding the standards specified in this Chapter and the Manual, or without meeting the requirements of the Zoning Ordinance in connection with a planned unit development. This Section is intended to apply to all types of development both within the corporate limits and areas lying within the extraterritorial jurisdiction.

Sec. 14. Manual of Practice.

(a) *Purpose.* The Manual of Practice contains the Village's technical standards for the design of subdivision and other public improvements in support of the comprehensive plan and this Chapter. It is also the standard for the construction and installation of public infrastructure that is under the Village's jurisdiction. The primary users of the Manual of Practice are intended to be architects, engineers, planners and other design professionals who are designing public infrastructure and private developments within the Village, including subdividers, developers and any of their contractors.

(b) *Issuance and Amendment.* The administrative review committee is hereby authorized and directed to periodically issue and amend the technical standards organized into the Manual of Practice as may then be warranted or justified by any current or appropriate standards or practices, and any such issuance or amendment shall become effective in accordance with the following procedure:

- (1) At least fourteen (14) calendar days prior to the next regular meeting of the Corporate Authorities, the administrative review committee shall provide a copy of the technical standards which are proposed to be organized into the Manual of Practice to the Corporate Authorities.
- (2) Upon request of any one member of the Corporate Authorities, the technical standards which are to be organized into the Manual of Practice shall be subject to review by the Corporate Authorities.
- (3) The technical standards which are to be organized into the Manual of Practice shall become effective as of the date of the next regular meeting following the provision of a copy of such technical standards to the Corporate Authorities if no member of the Corporate Authorities has made a request to review them or the date upon which the review of such technical standards by the Corporate Authorities is completed, whichever date is later.
- (4) Upon the effective date of any such technical standards, a copy of the Manual of Practice, including as amended, shall be filed with the Village Clerk.

Sec. 15. Violation Penalties.

Any person found guilty of violating, disobeying, omitting, neglecting or refusing to comply with, or resisting or opposing the investigation or enforcement of any of the provisions of this Chapter shall, upon conviction thereof, be subject to penalties as set forth in Section 1-23 of this Code. Each day that any such violation continues after notification or knowledge of the existence thereof shall be deemed a separate offense.

**ARTICLE II
PROCEDURES AND PLAT REQUIREMENTS**

Sec. 20. Pre-application conference.

- (a) *Purpose.* The pre-application conference is required to:
 - (1) Familiarize the subdivider with applicable plans, policies, requirements, standards and procedures that apply and to begin identification of potential waiver requests in order to expedite platting and development.
 - (2) Assist the Village in coordinating separate land subdivisions, developments, street and drainage plans and other components of the comprehensive plan.
 - (3) Determine whether a proposal constitutes a subdivision, a minor subdivision or no subdivision within the meaning of this Chapter.
 - (4) Determine the need for an area general plan.
 - (5) Determine the need for a stormwater management plan.

- (6) Determine whether a combined preliminary/final plat process is desirable.
- (7) Determine the need for a fire flow analysis.

(b) *Participants.* The subdivider shall request the Zoning Administrator to schedule a pre-application conference with the administrative review committee, the subdivider and/or the subdivider's engineer or authorized representatives and such others as the participants deem necessary. The Zoning Administrator shall schedule the pre-application conference normally within fifteen (15) working days of receipt of a request for such conference, unless a later date is acceptable to the subdivider.

(c) *Subdivision sketch plan.* The subdivider shall submit a subdivision sketch plan at the pre-application conference. The sketch plan shall be drawn reasonably to scale. The following information shall be included in the subdivision sketch plan when the Zoning Administrator determines it is necessary. Additional information may be included if the subdivider deems it necessary.

- (1) All proposed lots and outlots.
- (2) Any adjacent and contiguous parcels of land in which the subdivider has an ownership, monetary or beneficial interest; including full or partial ownership and any beneficial interest in a land trust.
- (3) Existing zoning of the land to be subdivided and of all land within one hundred (100) feet of the boundary of such land.
- (4) Proposed zoning if any change is intended and proposed land use, including whether any lot(s) are to be subdivided for common-lot-line dwelling units.
- (5) Topography by United States Geological Survey 7.5 Minute Series Topographical Maps or equivalent topographical elevation contour sources as may be approved by the Zoning Administrator.
- (6) Placement and availability of the following within the subdivision sketch plan boundaries and outside but within one hundred (100) feet of the subdivision sketch plan boundaries:
 - i. Existing and proposed gas, water, electric and telecommunications service lines;
 - ii. Existing and proposed storm and sanitary sewage systems;
 - iii. Pavement and right-of-way widths of existing streets and alleys;

- iv. Determined and documented fire flow for existing and proposed water mains.
- (7) The proposed street layout with emphasis on continuity of existing street patterns.
- (8) Discussion and/or graphic presentation of proposed methods of handling stormwater drainage and sanitary sewage.
- (9) In addition to those elements above, any subdivision sketch plan for any subdivision request other than a subdivision, planned unit development or mobile home park shall also include the following information, as applicable:
 - a. The use or uses for which each building, structure or other improvement is intended;
 - b. The gross square footage of floor area of each building or structure proposed;
 - c. If the proposed development constitutes any quarrying, mining or other similar excavation, elevation contours at intervals of five (5) feet with reasonable precision to show proposed horizontal and vertical grades and slopes of the excavation.
- (10) If an area general plan has been prepared in accordance with subsection (e) of this Section, such area general plan may be substituted for the requirements of one (1) through seven (7) of this subsection (c).

(d) *Determination of subdivision, minor subdivision or no subdivision.* Determination of whether a proposal constitutes a subdivision, a minor subdivision or no subdivision shall be made by a decision of the administrative review committee. Such administrative review committee decision shall be made within ten (10) days following the pre-application conference, and the Zoning Administrator shall notify the subdivider of such determination.

In the event the administrative review committee cannot reach a decision in the determination of whether a subdivision constitutes a subdivision, a minor subdivision or no subdivision, the request shall be forwarded to the plan commission at its next regularly scheduled meeting, and unless postponement of the plan commission's action is mutually acceptable to both the plan commission and the subdivider, the plan commission shall determine at that meeting whether the proposal constitutes subdivision, a minor subdivision or no subdivision. The Zoning Administrator shall notify the subdivider, in writing, of the administrative review committee's failure to reach a decision and the date, time and place when the plan commission shall determine whether the proposal constitutes a subdivision, a minor subdivision, or no subdivision.

(e) *Area general plan.* When required, the purpose of an area general plan is to plan for and guide the subdivision of a larger tract of land under single ownership when the initially

proposed subdivision constitutes only a part or portion of such larger tract. An area general plan provides for a subdivision concept to coordinate future extended streets and utilities throughout a tract of land as well as to coordinate the subdivision concept with existing improvements outside and in the vicinity of such tract. An area general plan is not intended to be prepared with the specificity of a subdivision plat, but rather is intended to portray a general subdivision design concept to be used as a guide when considering subsequent subdivision of a tract of land. An area general plan is required when a subdivider has ownership or a legally beneficial interest in land immediately adjacent to a proposed subdivision as defined in this Chapter.

- (1) At the pre-application conference, the administrative review committee shall determine whether an area general plan is required using the following criteria:
 - a. The proposed subdivision constitutes a subdivision other than a minor subdivision except for a mobile home park or a planned unit development; and
 - b. There are at least five (5) or more contiguous acres of vacant or otherwise significantly undeveloped land of which the proposed subdivision represents a part thereof.
 - c. All such land is held by an owner having legal title to or a beneficial or other sufficient property interest in such land, including beneficial interest in a land trust or an option to purchase.
 - d. There is a substantial need for a preplanning effort to determine the future location, course and width of streets and utilities as they might be extended from the proposed subdivision to surrounding vacant land.
 - e. The topography and natural features of the land adjacent the proposed subdivision, including any water courses or impoundments which present unusual circumstances, require special consideration for future development.
- (2) The required content of an area general plan shall be the same as that required for a development sketch plan as described in subsection (c) of this Section above.
- (3) When an area general plan is required under this subsection, for purposes of coordinating the location and extension of any streets and utilities and related public improvements, due consideration in plan design elements shall be given to any existing area general plan on file in the office of the Zoning Administrator for an area within two thousand (2,000) feet of the boundary of the area general plan to be prepared. When an area general plan is required, the Zoning Administrator shall notify the subdivider of any existing area general plan within two thousand (2,000) feet of the boundary of the plan to be prepared and shall make copies of such existing plans available for the inspection of the subdivider.

- (4) An area general plan may be prepared either separate from or in combination with the preliminary plat of a subdivision. When an area general plan and a preliminary plat of a subdivision are to be combined, those parts, portions or phases for which preliminary plat approval is sought shall meet the requirements of Section 21(f). The remainder of the area shall meet the requirements of this subsection. The boundaries of the area sought for preliminary plat approval shall be clearly indicated. If an area general plan is to be drawn separately from a preliminary plat, only the requirements of this subsection shall be met.
- (5) Area general plan prints, whether prepared in combination or separate from a preliminary plat, shall be submitted to the Zoning Administrator in the same manner as prescribed for a preliminary plat in Section 21(a).
- (6) The plan commission shall determine whether the area general plan conforms to the design requirements of this subsection, and on that basis, approve, approve subject to conditions, or deny approval of the area general plan. Such approval may precede, but not follow, approval of a preliminary plat of a subdivision. The plan commission shall consider an area general plan a statement of intent for future subdivision. It is possible and likely that any subsequent subdivision may require the area general plan to be altered. When changes are considered to either the area general plan or the preliminary plat, continuity of planned improvements throughout the remainder of the area general plan boundaries shall be considered. If the administrative review committee determines that such are not in substantial conformance with the previously approved area general plan, such changes shall constitute an amendment to the area general plan and require further plan commission approval.

Sec. 21. Preliminary plat of a subdivision.

(a) *Submission.* The subdivider shall cause to be prepared a preliminary plat and supporting documents as required by this Chapter and the Manual of Practice. The subdivider shall submit to the Zoning Administrator:

- (1) For subdivisions within the corporate limits of the Village: three (3) full sized prints and ten (10) reduced prints (eleven (11) inches by seventeen (17) inches) or the number of preliminary plat prints the Zoning Administrator requests.
- (2) For extraterritorial developments: three (3) full sized plat prints and ten (10) reduced prints (eleven (11) inches by seventeen (17) inches) or the number of plat prints the Zoning Administrator requests.
- (3) All notes and dimensions on the face of all full sized preliminary plats shall be legible. Simultaneously with the preliminary plat, the subdivider shall submit, in writing, all requests for waivers of these regulations. The Zoning Administrator is authorized to receive the preliminary plat and waiver requests when the subdivider has satisfied the pre-application requirements, has submitted a

completed application form, and has paid a subdivision fee in accordance with the fee schedule established by the Corporate Authorities.

(b) *Review and comments.* The initial review process for the approval of a preliminary plat includes the submittal and review by the administrative review committee. The Zoning Administrator shall review the preliminary plat and waiver request(s) for conformity with the official comprehensive plan, or parts thereof, any applicable area general plan(s), any applicable zoning regulations, and the provisions of these regulations and shall make recommendations thereon. The Director of Public Works shall review the preliminary plat and waiver request(s) for conformity to these regulations, including the Manual of Practice, other applicable regulations and generally accepted engineering practices, and shall make recommendations thereon. The Village Attorney shall review the preliminary plat and waiver request(s) for conformity to these regulations, any applicable zoning regulations and other applicable laws and regulations, and shall make a recommendation thereon. Following such review, the Zoning Administrator shall make a report of such review to the subdivider and/or the subdivider's engineer for revision of the preliminary plat and resubmittal.

(c) *Plan commission.* Following approval of the preliminary plat by the administrative review committee, the Zoning Administrator shall schedule a meeting for the review of the preliminary plat by the plan commission and notify the members of the plan commission, the Director of Public Works, the Village Attorney, the subdivider, the subdivider's engineer and other interested parties of the time, date and place of such meeting. The Zoning Administrator shall also request the subdivider to present the original of the preliminary plat at the scheduled meeting of the plan commission for signature.

The plan commission shall approve, approve with conditions, or deny the preliminary plat and make a recommendation on all waiver requests within sixty (60) days from the date of submission of the preliminary plat, unless the plan commission and subdivider mutually agree to extend such time. If the plan commission denies such preliminary plat, the plan commission shall state its reasons for such denial. If the subdivider or a representative thereof is not present at the time the plan commission states its reasons for such denial, the Zoning Administrator shall notify the subdivider of the reasons for any such denial.

If no waivers are sought and the plan commission approves the preliminary plat, the subdivider may then submit the preliminary plat to the plan commission for the approving signature of the Chair of the Plan Commission. No approval by the Corporate Authorities is required for a preliminary plat with no waiver requests. Preliminary plat approval shall not qualify the plat for recording.

(d) *Corporate Authorities.* If waivers are sought in connection with the preliminary plat, the Zoning Administrator shall forward the preliminary plat with the plan commission's recommendation on waivers to the Corporate Authorities. The Corporate Authorities shall approve or deny such preliminary plat, including any requests for waiver(s), within thirty (30) days after the next regularly scheduled meeting of the Corporate Authorities following the action of the plan commission unless the Corporate Authorities and subdivider mutually extend such time. In all cases of denial the Corporate Authorities shall state the reasons for denial of a

preliminary plat or of any waiver request(s). If the subdivider or a representative thereof is not present at the time the Corporate Authorities approve such waivers or state the reasons for such denial, the Zoning Administrator shall notify the subdivider of the approval or denial by the Corporate Authorities.

(e) *Preliminary plat drafting requirements.*

(1) The full sized preliminary plat original shall be drawn in ink on dimensionally stable translucent drafting material, not to exceed twenty-four (24) inches by thirty-six (36) inches and presented in a scale not larger than one inch to one hundred (100) feet, except as the Director of Public Works otherwise approves.

(2) In addition to the original of the preliminary plat, digital computer aided drafting files shall be submitted in accordance with the provisions of Section 1.12 of the Manual of Practice.

(f) *Required content of a preliminary plat and supporting documents.* A preliminary plat shall contain the following information on the face of the plat or in the supporting documents as appropriate or required, including the application form:

(1) General descriptions.

- a. Name of the subdivision, development or replat;
- b. Legal descriptions of all property included in the preliminary plat, including its location by section, township and range, and reference by dimension and bearing to a horizontal control monument.
- c. Name, address and phone number of the owner(s) of record of all property within the preliminary plat;
- d. Name, address and phone number of the subdivider of the proposed subdivision;
- e. Name, address, phone number of the engineering firm preparing the preliminary plat;
- f. Name, address and phone number of the registered land surveyor and/or the registered professional engineer preparing any part of the preliminary plat or supporting material;
- g. Name, address and phone number of the attorney(s) representing the owner(s) and/or subdivider(s);
- h. The source of all topographical data;

- i. Total acreage in the preliminary plat;
- j. Graphic scale, north arrow, and date of preparation;
- k. Subdivision boundaries clearly indicated;
- l. Appropriate signature blocks to appear on the plat in accordance with Appendix A-1;
- m. A Champaign County Soil and Water Conservation District Report (except for any replat) when the site is currently vacant or in agricultural use;
- n. Area general plan, if required;
- o. Stormwater management plan, if required;
- p. The names of all adjacent property owners or the names of adjacent subdivisions.

(2) Existing conditions:

- a. The location and size of all existing underground electric facilities, sanitary sewers, water and gas mains, storm water drainage facilities (including farm land drain tiles) and all related rights-of-way and easements within or abutting the proposed subdivision.
- b. The topography by contour intervals of not more than two (2) feet related to the North American Vertical Datum. At least one bench mark for this datum must be shown on the face of the preliminary plat.
- c. The location and identification of existing buildings, railroads, overhead power, telephone, cable television or telecommunication transmission lines, pipelines, bridges, culverts and related items within or abutting the proposed subdivision.
- d. Specific identification, location and dimensions, if applicable, of the following located within the proposed subdivision and within one hundred (100) feet of the area to be included within the preliminary plat:
 - i. Rights-of-way and pavement widths;
 - ii. Name, street pavements, and surface types of public and private streets;
 - iii. Drainage ways, improved, or unimproved;

- iv. Walkways or sidewalks;
 - v. Public or private easements;
 - vi. Railroad rights-of-way;
 - vii. Corporate limit lines;
 - viii. Parks, schools, or other public lands;
 - ix. Approximate locations and size of existing buildings and structures;
 - x. Existing zoning district lines and classifications.
- e. The drainage district or districts within which the proposed subdivision lies or the district to which the subdivision is contiguous; or if the subdivision is not located in or contiguous to a drainage district, so noted.
 - f. The existing zoning of the subdivision and any proposed zoning of the subdivision.
 - g. Delineation of commons or public area(s), if any.
 - h. The location of flood hazard and floodway boundaries and the base flood elevation for each building site, if any.
 - i. The acreage and identification of the upstream drainage basin(s).
 - j. A determination and documentation of the fire flow from the closest hydrant to the proposed subdivision.
- (3) Proposed conditions:
- a. The names, locations, rights-of-way, and pavement width of proposed streets and alleys.
 - b. The location and width of sidewalk and mid-block sidewalk pavements and rights-of-way or easements.
 - c. All lots and outlots (consecutively numbered).
 - d. Front yard setback lines.

- e. Proposed location, size and course of sanitary sewage disposal lines and related rights-of-way or easements.
 - f. Proposed stormwater drainage systems including location of inlets and related rights-of-way or easements.
 - g. The location of proposed water courses or impoundments, including stream relocations, showing normal water elevations and direction of flow.
 - h. The locations of all proposed water service lines, their sizes and related rights-of-way or easements.
 - i. The location of all proposed fire hydrants and calculated fire flows for those hydrants, which shall be approved by the Fire Chief of the Village or his/her designee. In no case shall there be greater than 500-foot distance between any two (2) fire hydrants on a street, measured radially in any direction from each proposed hydrant.
 - j. The location of all proposed gas mains, electrical, cable television or telecommunication transmission lines and related rights-of-way or easements.
 - k. Estimated minimum floor elevations for that portion of the subdivision within a flood hazard boundary.
 - l. If applicable, a notation designating which lot(s) are proposed to be subdivided for common-lot-line dwelling units.
- (g) Limitation on preliminary plat approval.
- (1) Application for approval of a final plat shall be made not later than one (1) year after the approval of the preliminary plat has been granted by the plan commission if no waivers are requested or by the Corporate Authorities if waivers are requested. The subdivider may request final plat approval of a part of a preliminary plat which received approval, and may delay application for approval of other parts of such preliminary plat until a later date with the approval of the Corporate Authorities, provided all improvements required to serve such part or parts for which final plat approval is sought have been or are to be provided.
 - (2) The administrative review committee may extend the period for approval of a final plat for up to two (2) years under the following conditions:
 - a. The subdivider must submit a request to extend the validity of the preliminary plat;

- b. No new waivers are requested;
- c. The facts upon which any waivers were approved have not changed substantially and are not likely to change during the period for which such extension is granted;
- d. No new regulations have been adopted by the Corporate Authorities since the preliminary plat was originally approved which would materially affect the subdivision;
- e. The Zoning Administrator shall notify the subdivider, in writing, of the approval or denial of the requested extension within ten (10) days of the receipt of the request. Failure to notify the subdivider within this time frame shall be deemed as denial of the request.

Sec. 22. Final plat of a subdivision.

(a) *Submission.* The subdivider shall cause to be prepared a final plat and a subsidiary drainage plat and supporting documents as required by this Chapter and the Manual of Practice. The subdivider shall submit to the Zoning Administrator:

- (1) The following final plat prints for all subdivisions: three (3) full-sized prints and ten (10) reduced prints (eleven (11) inches by seventeen (17) inches) or the number of final plat prints the Zoning Administrator requests.
- (2) Three (3) full-sized subsidiary drainage plat prints and supporting materials and ten (10) reduced prints (eleven (11) inches by seventeen (17) inches) or the number of final plat prints the Director of Public Works requests.
- (3) A copy of all new waiver requests in writing and presented in the manner required for a preliminary plat.
- (4) A County Clerk's certificate substantially in the form set out in Exhibit A of the Set of Approved Forms.
- (5) A Village Comptroller's certificate substantially in the form set out in Exhibit B of the Set of Approved Forms (not required for any subdivision in the extraterritorial jurisdiction).
- (6) A notarized school district statement substantially in the form set out in Exhibit C of the Set of Approved Forms.
- (7) A construction bond, if required, in the form of Exhibits F-1 or F-2 of the Set of Approved Forms.

- (8) Three (3) complete sets of prints of engineering plans and specifications required to be prepared in accordance with Section 30 of this Chapter and the Manual of Practice.
- (9) A soil erosion and sedimentation control plan, if required.
- (10) Provision for the perpetual maintenance of common areas, facilities and equipment. The perpetual maintenance of any common areas, facilities and equipment shall be provided for by a declarant legal entity. Prior to final approval of the subdivision, the plan commission shall approve the subdivider's selected method of perpetual maintenance. The subdivider shall make no change in the approved method unless the plan commission and Corporate Authorities approve any such change.
 - a. Homeowner's association. If a homeowner's association is to be (or is) formed, the articles of incorporation must minimally contain the following provisions:
 - i. Legal description which geographically defines the area, facilities and/or equipment to be owned and controlled by the homeowner's association.
 - ii. That all owners of property to be owned and controlled by the homeowner's association shall automatically become members of the homeowner's association and shall be required to incur all costs necessary to maintain any common area, facilities and/or equipment of the homeowner's association.
 - b. Single ownership or other. In the event that the entire subdivision is to remain under a single ownership, land trust, other similar unified arrangement, the subdivider shall then include in the owner's certificate a covenant that cannot be amended or revoked without the express written consent of the Village that provides for such legal entity to be responsible for the maintenance of all common areas, facilities and/or equipment.
 - c. Any method for maintenance of common areas, facilities and/or equipment shall require that no common area open space within the subdivision shall be converted to any other use unless the owners of all property within the subdivision, the plan commission, and Corporate Authorities authorize such change.
- (11) An owner's certificate stating that the subdivider holds sole title to the land being subdivided and that the land has been surveyed. The owner's certificate shall be substantially in the form of Exhibits E-1 or E-2 of the Set of Approved Forms and shall be acknowledged before a notary, shall contain dedications of rights-of-way and grants of easements to the Village (or the public if any such rights-of-way

within the extraterritorial jurisdiction of the Village) and any proposed covenants to run with the property and shall be dated and signed by the owner or the owner's designee. Where land is proposed to be subdivided for common-lot-line dwelling units, the subdivider shall include a notation in the owner's certificate indicating such intent and the owner's certificate shall provide for the requirements stated in Section 26 of this Chapter.

- (12) The appropriate fee in accordance with the fee schedule established by Corporate Authorities.
- (13) A completed application form.

(b) *Review and comment.* The administrative review committee shall review the final plat for any additional detail and for adherence to the approved preliminary plat. If the final plat of a subdivision substantially differs from the previously approved preliminary plat of the subdivision or if the owner is requesting new and different waivers than those included with the approval of the preliminary plat, the preliminary plat shall be resubmitted to the plan commission for review. If the final plat substantially conforms to the previously approved preliminary plat and no new waivers are requested, the final plat shall be submitted directly to the Corporate Authorities for approval.

(c) *Plan commission.* If required, the Zoning Administrator shall transmit the final plat and any related items to the plan commission within twenty (20) working days of receipt of the final plat, supporting materials or additional waiver requests, whichever is last received. The plan commission shall recommend approval or denial of the final plat and all new waiver requests within forty-five (45) days from the date of submission to the plan commission of the final plat and all supporting material, including new waiver requests. The plan commission may recommend denial if the final plat deviates substantially from the approved preliminary plat. If the plan commission recommends denial of any such final plat, the plan commission shall state the reasons for such denial of a final plat or new waiver request. If the subdivider or a representative thereof is not present at the time the plan commission states its reasons for such denial, the Zoning Administrator shall notify the subdivider that the final plat has been recommended for denial and the reasons for such denial.

(d) *Corporate Authorities.* The Zoning Administrator shall forward the final plat, and if required, the recommendation of the plan commission to the Corporate Authorities. The Corporate Authorities shall approve or deny such final plat including new request(s) for waiver(s), if any, within thirty (30) days of the next regularly scheduled meeting of the Corporate Authorities following direct submittal by the Zoning Administrator or the action of the plan commission, whichever is applicable, unless the Corporate Authorities and subdivider mutually agree to extend such time. In all cases of denial, the Corporate Authorities shall state the reasons for such denial of a final plat or new waiver request. If a final plat or new waiver request is denied, the Zoning Administrator shall notify the subdivider of the denial by the Corporate Authorities. The approval of such final plat shall constitute absolute acceptance by the Corporate Authorities of all dedications of public rights-of-way and permanent easements within such final plat unless otherwise stated in the ordinance approving such final plat.

(e) *Recording.* The Zoning Administrator shall retain the original of the final plat, together with the supporting documents and certificates, for recording. Within one hundred eighty (180) days of the date the ordinance approving the final plat is passed and approved by the Corporate Authorities, the Zoning Administrator shall cause the recording of the final plat and any such supporting documents. Any such recording shall only occur after any required improvements are made or a construction bond has been posted in accordance with Section 37 of this Chapter. At the time of recording, the subdivider shall pay such recording fee as established from time to time by the recorder of deeds. Upon recording, the Zoning Administrator shall notify the office of the Village Clerk that the original of the final plat has been recorded.

(f) *Limitation on final plat approval.* Neither the Village nor the County shall issue a building or zoning permit until any approved final plat is recorded. If such final plat has not been recorded within the time stipulated above in subsection (e) of this Section, any such approval of such final plat shall become void unless during the one-hundred eighty (180) day period the Corporate Authorities approve a written application for an extension of such time.

(g) *Final plat and subsidiary drainage plat drafting requirements.*

- (1) The original of the full-sized final plat shall be drawn in ink on dimensionally stable translucent drafting material, not to exceed twenty-four (24) inches by thirty-six (36) inches, and presented in a scale not larger than one (1) inch to one hundred (100) feet, except as the Director of Public Works may approve otherwise.
- (2) In addition to the original, a digital computer aided drafting file shall be submitted in accordance with the provisions of Section 1.12 of the Manual of Practice.

(h) *Required content of a final plat.* The final plat shall show reasonable conformity to the approved preliminary plat. The Corporate Authorities may deny approval of a final plat if it deviates substantially from the approved preliminary plat.

- (1) The final plat shall contain the following on its face:
 - a. Subdivision, development or replat name.
 - b. Graphic scale, north arrow and date of preparation.
 - c. The location and position of the subdivision indicated in one or more of the following ways:
 1. By quarter section (or part thereof), section, township, range, median, Village, county, and state.

2. By a written legal metes and bounds description of the perimeter of the subdivision.
 3. By reference to a corner or corners established in the United States Public Land Survey System with distances and bearings from an assumed or astronomic north.
 4. In the case of a replat, by reference to a lot(s) in a previously approved and recorded subdivision.
- d. Location and description of cardinal points to which all dimensions, angles, bearings and similar data on the final plat shall be referenced; a minimum of two (2) corners of the subdivision boundary shall be tied by course and distance to a horizontal control monument.
 - e. Survey data sufficient to reproduce any line or reestablish any survey monument in the subdivision.
 - f. All highways, streets, alleys, blocks, lots, parcels, tracts, public grounds, rights-of-way and easements.
 - g. The length of boundary lines of all streets, alleys, blocks, lots, parcels, tracts, public grounds and rights-of-way. Where a boundary line is the arc of a circle, the radius, the length of the arc, the chord and chord bearing shall be shown. All dimensions shall be shown to hundredths of a foot, except in the case of riparian boundaries which may be shown with less precision.
 - h. The width of all rights-of-way and easements.
 - i. All lots and outlots, consecutively numbered.
 - j. Abutting street lines of existing platted subdivisions as shown by dashed lines.
 - k. Easements dedicated or to be dedicated to the Village by the final plat.
 - l. One of the following notations, as applicable:
 1. "The land subdivided is situated within the corporate limits of the Village of Rantoul, Champaign County, Illinois"; or,

2. "The land subdivided is within the extraterritorial jurisdiction of the Village of Rantoul, Champaign County, Illinois."
- m. Names and signatures of the owner(s) and the Illinois registered land surveyor.
 - n. A notation outlining any waivers, conditions or restrictions or a notation that such exist and are recorded as separate recording documents.
 - o. The surveyor's certificate prepared in accordance with the Plat Act, including the surveyor's seal and statement that all monuments are set as shown.
 - p. The engineer's certificate of drainage prepared in accordance with the Plat Act and in substantially the form of Exhibit D of the Set of Approved Forms, including the engineer's seal.
 - q. Appropriate signature blocks to appear on the plat in accordance with Appendix A-2.
 - r. A statement by the Illinois Department of Transportation with respect to roadway access where such access is to a state highway or by the relevant local highway authority with respect to all other highway access.
 - s. The boundary of the special flood hazard area (SFHA), if applicable.
 - t. The boundary of the floodway, if applicable.
 - u. The base flood elevation (BFE) for each building site, if applicable.
- (i) *Required content of a subsidiary drainage plat and supporting documents.*
- (1) The subdivider's engineer shall prepare a subsidiary drainage plat study in accordance with the Plat Act.
 - (2) The subsidiary drainage plat shall include finished yard grades at building setback lines. Generally, finished yard grades at building setback lines shall be a minimum of twelve (12) inches and a maximum of thirty-six (36) inches above the top of any street or street curb. Should topography and/or parcel configuration characteristics make this requirement

impractical, a greater degree of variance may be permitted only as authorized by the Director of Public Works.

- (3) The subsidiary drainage plat shall include:
 - a. Typical lot drainage details to show the manner in which drainage will be accommodated between or among lots.
 - b. The boundary of the special flood hazard area (SFHA), if applicable.
 - c. The boundary of the floodway, if applicable.
 - d. The base flood elevation (BFE) for each building site, if applicable.
 - e. The location of natural vegetation to be maintained and protected.
- (4) The subsidiary drainage plat shall be subject to the approval of the Director of Public Works.

Sec. 23. Combination preliminary/final plat.

(a) *Eligibility.* At the discretion of a subdivider, an application may be made for a combined preliminary/final plat approval procedure.

(b) *Submission.* The subdivider shall cause to be prepared a preliminary plat and supporting material as prescribed in Section 21(a), (e) and (f) and a final plat and supporting material as prescribed in Section 22(a), (g) and (h) of this Chapter. The subdivider shall submit the appropriate number of combined preliminary/final plat prints as required by Sections 21(a) and 22(a) of this Chapter.

(c) *Review and comments.* The administrative review committee shall conduct its review as prescribed in Sections 21(b) and 22(b) of this Chapter.

(d) *Plan commission.* The plan commission shall recommend approval or disapproval of the combined preliminary/final plat as prescribed in Sections 21(c) and 22(c) of this Chapter.

(e) *Corporate Authorities.* The Corporate Authorities shall review the recommendation of the plan commission on the combined preliminary/final plat as prescribed in Sections 21(d) and 22(d) of this Chapter.

(f) *Recording.* The combined preliminary/final plat and required supporting documents shall be recorded as prescribed in Section 22(e) and (f) of this Chapter.

(g) *Limitation on final plat approval.* The granting of permits for, and restrictions on recording of the combined preliminary/final plat shall be as specified in Section 22(f) of this Chapter.

Sec. 24. Minor subdivision.

(a) *Purpose.* The minor subdivision approval procedure is designed to expedite the platting of minor subdivisions. A minor subdivision, by definition, will have little effect on existing public improvements and thus does not require the plan commission or the Corporate Authorities to make policy decisions. As such, an administrative review and platting process is designed to minimize cost and time toward approval, while at the same time, provide assurance that a minor subdivision proposal meets the requirements of this Chapter.

(b) *Approval procedure.* The Zoning Administrator and Director of Public Works shall approve or disapprove the minor subdivision plat and the Village Attorney shall approve the form of the owner's certificate and other related documents. Approval must include affirmative findings that:

- (1) The minor subdivision complies with the Zoning Ordinance.
- (2) All improvements, with the exception of sidewalks and service connections as required by this Chapter, exist at the subdivision site except that if such existing improvements do not meet the current design standards of the Manual of Practice, the Director of Public Works may waive the requirement to upgrade the existing improvements to such design standards of the Manual of Practice.
- (3) If sidewalks do not already exist, provision shall be made for sidewalk improvements in one of the following ways:
 - a. If the administrative review committee finds that sidewalks are immediately necessary, the subdivider shall either immediately construct the sidewalks as required herein, or the subdivider shall provide a surety bond payable to the Village in an amount equal to at least one hundred (100) per cent of the estimated cost of the required sidewalk improvements. The Village Attorney shall approve the form and surety of such bond. The Director of Public Works shall approve the estimate of the subdivider's engineer of the cost of such required sidewalk improvements. The condition of such bond shall be that such required sidewalk improvements shall be completed in conformance with the approved plans and specifications within six (6) months from the date of the approval of the minor subdivision plat.
 - b. If the administrative review committee finds that there is no immediate need for any required sidewalk improvements, the

subdivider shall provide a signed and acknowledged covenant that shall be recorded with the minor subdivision plat, stating that the subdivision or any subsequent owner(s) of the lot or lots affected shall construct such required improvements at the sole cost and expense of any such subdivision or owner(s) within six (6) months of passage of a resolution adopted by the Corporate Authorities to do so or that the Village will construct and charge the then subdivider or owner(s), as applicable. The form of such obligation shall be approved by the Village Attorney and shall be a covenant running with the land.

- (4) The proposed subdivision will not:
- a. Impede the future use of any remaining adjacent land under the same ownership; or
 - b. Adversely affect the dimensions of such other existing or potential future minimum lot sizes or frontages as specified in the Zoning Ordinance; or
 - c. Make any existing lot or structure nonconforming; or
 - d. Impede access to any remaining or adjacent land; or
 - e. Conflict with the comprehensive plan; or
 - f. Significantly increase the impact on public streets, utilities, sanitary sewers, storm sewers or other public improvements beyond the existing conditions.

(c) *Submission requirements and review deadlines.* All required documents must be submitted to the Zoning Administrator, who will distribute the necessary documents to the administrative review committee. The review and decision shall be completed no later than twenty (20) working days after submission.

(d) *Required documents:*

- (1) The following plat prints for any minor subdivision: three (3) full sized prints and five (5) reduced prints (eleven (11) inches by seventeen (17) inches) or the number of plat prints the Zoning Administrator requests.
- (2) Any engineering plans required to detail the service connections to storm sewer or sanitary systems.
- (3) The original plat plus attachments, if any.

- (4) Original signed and sealed County Clerk's certificate as described in Section 22(a)(4).
- (5) Original signed Village Comptroller's certificate as described in Section 22(a)(5), if applicable.
- (6) A notarized school district statement as described in Section 22(a)(6).
- (7) Original notarized signed owner's certificate as described in Section 22(a)(11), including any and all covenants affecting the subdivision.
- (8) A completed application form.
- (9) Fee as established by the Corporate Authorities for a minor subdivision plat.
- (10) Drainage plan, if required by the Manual of Practice.
- (11) Calculated fire flow analysis if required by Section 21(f)(3)i.

(e) *Minor subdivision plat requirements:*

- (1) *Drafting.* The minor subdivision plat shall be drawn in ink on dimensionally stable translucent drafting material and presented at a scale not numerically larger than one inch to one hundred (100) feet, except as the Director of Public Works may otherwise approve.
- (2) *Information required.* The required content to be included either on the face of the minor subdivision plat or supporting documents shall be the same as required for the final plat of a subdivision as provided in Section 22(h)(1)a through q), except that for purposes of this Section:
 - a. Subpart n. shall not apply and,
 - b. Subpart q. shall reference Appendix A-3 instead of Appendix A-2.
- (3) In addition to the original, a digital computer aided drafting file shall be submitted in accordance with the provisions of Section 1.12 of the Manual of Practice.

(f) *Administrative review committee approval.* Each member of the administrative review committee shall sign the minor subdivision plat indicating approval. Failure of any of these signatures to appear on the face of the minor subdivision plat shall constitute plat denial.

(g) *Notification of applicant.* The Zoning Administrator shall notify the subdivider in writing of the outcome of the review. In the event of a denial, the Zoning Administrator shall

notify the subdivider and furnish the reasons for such denial to the subdivider within five (5) working days after the review is completed. In the event of approval, including any approval subject to required corrections, the Zoning Administrator shall make an appointment with the subdivider to record the plat provided that any such required corrections shall first have been made. All decisions of the administrative review committee shall be maintained as a public record at the office of the Zoning Administrator.

(h) *Certificate of exemption in lieu of a plat for lot line adjustments.* The administrative review committee may determine that submission of a plat is not required for minor lot line adjustments. The administrative review committee may issue a certificate of exemption in lieu of a plat provided the lot line adjustment meets the following requirements:

- (1) The lot line adjustment will not result in a change of any lot length, width, or frontage exceeding twenty-five (25) feet;
- (2) The sum of the area(s) transferred from one (1) lot to another may not exceed ten thousand (10,000) square feet;
- (3) The lot line adjustment may not change the total number of lots, nor create any nonconforming lots or structures according to the minimum standards of the Zoning Ordinance.

(i) *Required documents for a certificate of exemption in lieu of plat.* The owner shall submit an affidavit for a certificate of exemption in lieu of a plat that shall be signed by the owner(s) of all affected lots and shall state that the proposed lot line adjustment(s) meets all requirements for a certificate of exemption. The affidavit shall be accompanied by the following:

- (1) A survey by an Illinois Registered Surveyor which details the proposed lot line adjustment(s);
- (2) A complete legal description of all lots subject to the proposed lot line adjustment(s) and a legal description of the lots after the proposed adjustment(s);
- (3) Permanent index numbers for all lots affected by the proposed adjustment(s);
- (4) Written approval of the lot line adjustment, as depicted by the survey by an Illinois Registered Surveyor and legal descriptions, from the Director of Public Works and all other utilities or governmental units having roads, sewers, drains, easements or other public services adjacent to the proposed lot line adjustment;
- (5) Original notarized, signed owner's certificate which shall include any and all covenants affecting the subdivision;

- b. A final plat of a subdivision in accordance with Section 22 of this Chapter.

(d) *Special conditions on final plat recording.* A final plat for a P.U.D. shall be recorded as required in Section 22(e) of this Chapter, provided, however, that no such final plat for a P.U.D. shall be recorded until such time as the County has given its final zoning approval in accordance with the Zoning Ordinance of the County. Such final plat and accompanying P.U.D. supporting materials shall be recorded within one hundred and twenty (120) days of the date the ordinance approving final plat for a P.U.D. is signed by the Village President. If it is not so recorded within such period, the approval thereof shall become void.

(e) *Standards and requirements.* Unless the plan commission expressly recommends and the Corporate Authorities approve any proposed waivers, the proposed P.U.D. shall be reviewed in accordance with the applicable requirements of Article III of this Chapter and the Manual of Practice, as applicable.

Sec. 26. Common-lot-line subdivisions.

(a) *Applicability.* The subdividing of land into lots for common-lot-line dwelling units, as defined and regulated in the Zoning Ordinance, shall conform to all requirements of this Chapter.

(b) *Formal statement.* Where land is proposed to be subdivided for common-lot-line dwelling units, the sketch plan, the preliminary plat, and/or the final plat shall bear the following notation: "This subdivision was approved as a common-lot-line subdivision and as such complies with all applicable provisions of the Subdivision Code of the Village of Rantoul."

(c) *Application and procedural requirements.* The subdivision of lots for common-lot-line dwelling units shall conform to the application and procedural requirements contained in this Article II of this Chapter.

(d) *Required maintenance agreement.* A request for approval of a subdivision for common-lot-line dwelling units shall be accompanied by a form of agreement by and between the owner(s) and future owner(s) to own, use, maintain, rent, or otherwise occupy the common-lot-line dwelling units. This maintenance agreement shall provide for the following:

- (1) All appropriate signatures and certificates with signature of notary;
- (2) Rules and regulations regarding the maintenance, upkeep and repair of the building(s) or structure(s), all common areas (if any), roof and all areas of pavement surfaces including sidewalks, drives and off-street parking facilities and similar improvements;
- (3) Party wall easements for all common walls located between the common-lot-line dwelling units;

- (4) Repair and maintenance of any common service sewers providing for necessary easements of ingress and egress;
- (5) Insurance to cover the structure(s) and, if desired, homeowner's insurance for each individual dwelling unit or public liability insurance;
- (6) For townhouse or rowhouse units, a governing board, and dues and assessments for the preservation and maintenance of all common or other facilities which may be perfected by a lien on individual dwelling units of the structure(s) if the same remain unpaid;
- (7) Covenants to assure the repair and reconstruction of any damaged common-lot-line dwelling unit(s) to a condition and style consistent with the architectural style of the other common-lot-line dwelling unit(s) remaining in the structure; and
- (8) Covenants and/or easements providing for reasonable ingress and egress for general repairs, utility connection and repairs, and maintenance.

ARTICLE III ENGINEERING PLANS, CONSTRUCTION OF IMPROVEMENTS, BONDS

Sec. 30. Engineering plans and specifications.

(a) *Preparation of plans and specifications.* The subdivider shall cause engineering plans and specifications to be prepared for all subdivision improvements required or regulated by these regulations. Such subdivision improvements shall be designed to conform to the minimum standards set forth in this Chapter, the Manual of Practice and the minimum standards and requirements of other local, state, and federal authorities which have jurisdiction over the subdivision. Engineering plans and specifications shall be prepared under the supervision of an engineer licensed pursuant to the laws of the State of Illinois and bear the engineer's seal and signature.

(b) *Submittal of plans and specifications.* The subdivider shall submit two (2) sets of engineering plans and specifications for all subdivision improvements proposed in or necessary to serve lots depicted in an approved preliminary plat or portion thereof in a proposed final plat to the Director of Public Works for review and written approval prior to commencing the construction of any such subdivision improvements. Such engineering plans and specification shall be in compliance with the approved preliminary plat or portion thereof in a proposed final plat and the Manual of Practice.

(c) *Failure to provide.* The subdivider submitting engineering plans and specification shall submit all the information required by the Manual of Practice. Failure of a subdivider to provide such information shall be sufficient grounds for the Director of Public Works to refuse to accept the filing of any such engineering plans and specifications or to reject any such engineering plans and specifications at any stage in the review and approval process.

Any such failure shall also be sufficient grounds for the Corporate Authorities to reject a final plat depicting lots or outlots to be served by such subdivision improvements.

(d) *Minimum Material Submitted.* Engineering plans and specifications shall be submitted for all subdivision improvements proposed in or necessary to serve lots depicted in an approved preliminary plat or portion thereof in a proposed final plat. Such materials shall include, without limitation, plans, profiles, standard details and special details drawn in sufficient detail and supported with sufficient data to make possible a complete and accurate determination of the extent of compliance or non-compliance with these regulations and the Manual of Practice.

(e) *Review and Approval.*

- (1) The engineering plans and specifications shall be reviewed and approved or disapproved by the Director of Public Works.
- (2) The Director of Public Works shall require the subdivider to submit all data, plans specifications and additional materials as may be necessary to completely and accurately determine the extent of compliance or noncompliance with the design standards of the Manual of Practice and to demonstrate that the proposed manner of construction and installation will meet or exceed all construction standards as outlined in the Manual of Practice.
- (3) If the engineering plans and specifications meet or exceed the design standards of the Manual of Practice and otherwise demonstrate good and acceptable engineering design and practice, the Director of Public Works shall approve them.
- (4) The approval or disapproval of the engineering plans and specifications by the Director of Public Works shall make reference to such engineering plans and specifications.

Sec. 31. Construction or Installation of Subdivision Improvements.

The subdivider desiring to construct or install subdivision improvements in an area depicted on a proposed or approved preliminary plat or on a proposed or approved final plat shall perform such construction in accordance with the following procedure:

(a) *Prerequisites to Construction.*

1. For construction before final plat approval:
 - a. Approval and continuing validity of an approved preliminary plat;
 - b. Approval of engineering plans and specifications by the Director of Public Works for any and all subdivision improvements which are to

be constructed or installed or the construction or installation of which is to be commenced prior to approval of a final plat;

2. For construction or installation after final plat approval:
 - a. Approval of a final plat;
 - b. Posting of a Construction Bond and security therefor in the amount and form specified in Section 37 of this Chapter for all subdivision improvements depicted in, adjacent to or necessary to serve lots or outlots depicted in an area for which final plat approval has been obtained.

(b) *Construction or Installation.* Subdivision improvements required and/or regulated by this Chapter shall be constructed or installed in accordance with the approved engineering plans and specifications, the standards, requirements and regulations set forth in this Chapter, the Manual of Practice and other applicable ordinances of the Village.

(c) *Improvement modifications.* If in the course of construction or installation, the subdivider proposes to modify the size, type, quantity and/or locations of any or all required subdivision improvements, the subdivider's engineer shall submit a written change request to the Director of Public Works for review and obtain the written approval of the Director of Public Works prior to proceeding with the construction or installation of any such modified subdivision improvements.

(d) *Director of Public Works notification.* The subdivider or subdivider's engineer shall notify the Director of Public Works of the commencement, suspension, or resumption of work at least one day prior to the commencement, suspension, or resumption of such work. This requirement shall not apply to any work suspended due to adverse weather conditions. In the event that the subdivider or subdivider's engineer fails to comply with this requirement, the Director of Public Works is hereby authorized to take whatever steps may be necessary to insure that any such work performed complies with any approved engineering plans and specifications, the standards set forth in this Chapter, the Manual of Practice and other applicable ordinances of the Village.

(e) *Maintenance bond.* A maintenance bond as required by Section 38 of this Chapter shall be filed prior to the acceptance of any such required subdivision improvements by the Corporate Authorities.

Sec. 32. Inspection of improvements.

(a) *Generally.* Actual construction of all required subdivision improvements shall be inspected by competent and qualified personnel employed by and under the direction of the subdivider's engineer and shall follow the procedures specified in Section 31 above. Any such inspection shall be complete to assure that all work complies with the approved engineering plans and specifications, these regulations and the Manual of Practice.

(b) *Engineering tests.* Either an independent testing laboratory, the subdivider's engineer or other qualified personnel employed by the subdivider's engineer shall perform any testing required by this Chapter or the Manual of Practice at the subdivider's expense. The subdivider shall direct the testing agent to mail or deliver results of any required tests to the Director of Public Works immediately on completion of the test. No test results shall be withheld from the Director of Public Works.

Sec. 33. Notice of violations; stop-work orders; appeals.

(a) *Notice of Violation.* The Director of Public Works shall serve a notice of violation and order upon any person responsible, in whole or in part, for the construction, installation, alteration, repair, maintenance or removal of any subdivision improvements in violation of any engineering plans and specifications approved pursuant to these regulations, or in violation of any permit issued under the provisions of this Code, or otherwise in violation of these regulations or the Manual of Practice. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

(b) *Stop Work Order.* Upon any notice from the Director of Public Works that work on any subdivision improvement is being prosecuted contrary to the provisions of these regulations or the Manual of Practice or is being prosecuted in an unsafe or dangerous manner, such work shall be immediately stopped. Such notice, a stop-work order, shall be in writing and shall be served upon or otherwise given to the subdivider, or the subdivider's engineer, or to any person in charge of or performing work on such subdivision improvements, or to an agent of any of the foregoing. Such an order shall state the conditions under which work may be resumed. No person shall continue any work after having been served with a stop-work order, except such work as is directed to be performed to remove a violation or dangerous or unsafe conditions, as provided for in the order.

(c) *Appeals.*

- (1) The subdivider or owner may appeal a stop work order to the Administrative Officer or to the Plan Commission but not to both. The filing of an appeal shall not operate as a stay of a notice of violation or stop-work order.
- (2) If the subdivider or owner appeals to the Administrative Officer, the subdivider or owner shall file a notice of appeal in writing within seven (7) calendar days of the receipt of the order at the work site, or upon actual receipt by the subdivider or owner, whichever is earlier. The decision of the Administrative Officer shall be the final administrative decision of the Village.
- (3) If the subdivider or owner appeals to the plan commission, the appeal shall be in writing setting forth the reasons for the appeal and shall be filed with the Village Clerk within seven (7) calendar days after receipt of the notice or stop-work order. The Plan Commission shall fix a time and place for

hearing the appeal, not more than twenty (20) days following the receipt of the appeal by the Zoning Administrator. The decision of the Plan Commission shall be the final administrative decision of the Village.

Sec. 34. Approval of improvements.

(a) Required documents. Upon completion of construction of all required subdivision improvements, the subdivider's engineer shall deliver to the Director of Public Works:

(1) All required test data not previously forwarded to the Director of Public Works in accordance with Section 32 above.

(2) A signed and sealed "engineer's certificate" in substantial conformance with Exhibit G of the Set of Approved Forms.

With approval of the Director of Public Works, such certificate may certify to the completion of a portion of the subdivision improvements with specifically stated exceptions for which a bond shall be filed or retained in accordance with Section 37 of this Chapter.

(b) Field inspection. Within two (2) weeks, weather permitting, of receipt of all documentation required in subsection (a) of this Section immediately above, the Director of Public Works shall conduct a final inspection of the required subdivision improvements and shall approve and certify in writing all subdivision improvements which conform to the approved engineering plans and specifications, this Chapter and the Manual of Practice. The Director of Public Works shall give written notification of such approval to the subdivider, the Zoning Administrator and the Village Clerk. In the event that a construction bond was filed in accordance with Section 37 of this Chapter, the Director of Public Works shall notify the Village Clerk of the percent of the subdivision improvements approved and/or the amount of the bond which may be released upon the acceptance of such subdivision improvements by the Corporate Authorities in accordance with Section 37(f) and (g) and the filing of the maintenance bond in accordance with Section 38.

(c) Director of Public Works rejection. The Director of Public Works is authorized to reject the construction or installation of any subdivision improvement which fails to conform to the approved engineering plans and specifications, this Chapter or the Manual of Practice.

(d) Improvement defects. In the event that there are defects in the construction of the subdivision improvements as determined from the final inspection by the Director of Public Works, the Director of Public Works shall give written notification to the subdivider of those defects and the repairs to be made. If there is a disagreement as to whether any such defects exist, then a third engineer agreeable to the Director of Public Works and the subdivider shall be selected. The third engineer shall inspect the subdivision improvements and prepare a report outlining the defects, if any, their probable cause, and the proposed method of repair. The reported findings of the third engineer shall be binding upon the subdivider and the Village. The cost of the services of any such third engineer shall be paid one-half (1/2) by the subdivider and

final plat or any approved extension by the Corporate Authorities, complete or cause to be completed all subdivision improvements in accordance with the approved plans and specifications, this Chapter and the Manual of Practice.

(c) *Failure to meet deadline.* Failure of the subdivider to complete subdivision improvements within two (2) years after the approval by the Corporate Authorities of the final plat will cause the Village to complete all necessary work. All costs of such subdivision improvements and all related damages, costs, fees and expenses shall be paid for by the proceeds of the construction bond. The balance of the proceeds of the construction bond, if any, shall be returned to the subdivider.

(d) *Construction bond amount.* The construction bond shall be in the amount of one hundred per cent (100%) of the estimated cost of construction of the subdivision improvements as determined by the subdivider's engineer and approved by the Director of Public Works.

(e) *Construction security.* The subdivider shall provide a construction bond to ensure the completion of the subdivision improvements. Such construction bond shall be secured by one of the following methods or a combination of the following methods. The subdivider may also use an alternative form of security if otherwise approved by the Village Attorney.

- (1) Cash.
- (2) Corporate surety bond by a company licensed and authorized to do business in the State of Illinois as a surety.
- (3) Certificates of deposit payable to the Village.
- (4) United States Government Savings Bond payable to the Village.
- (5) Irrevocable letter of credit in a form approved by the Village Attorney.

(f) *Security release.* The Director of Public Works and Village Attorney shall release a construction bond and the surety thereon upon satisfaction of all of the following:

- (1) The subdivider's engineer shall submit to the Director of Public Works two (2) complete sets of the "as built" plans, with each set of prints clearly marked "as built", in the form and with the content required by Section 35 of this Chapter and the Manual of Practice.
- (2) The subdivider's engineer shall certify that the subdivision improvements have been constructed and completed in compliance with Section 34(a) of this Chapter.
- (3) The Director of Public Works shall recommend that the Corporate Authorities of the Village accept the subdivision improvements in accordance with Section 34(b) of this Chapter and the Manual of Practice.

- (4) Satisfaction of the conditions of the construction bond itself.
- (5) Receipt of a maintenance bond in accordance with Section 38 of this Chapter.
- (6) The Corporate Authorities shall, by resolution, have accepted the subdivision improvements.

(g) *When not required.* When a subdivider elects to construct or install subdivision improvements after receiving approval of a preliminary plat and prior to recording of the final plat, a construction bond is not required, however, the subdivider shall submit engineering plans and specifications for approval by the Director of Public Works as required by Sections 30 and 31 of this Chapter prior to commencing any such construction or installation. In addition, the subdivider shall be required to coordinate with the Director of Public Works any such construction or installation and related inspections as may be deemed necessary by the Director of Public Works.

Sec. 38. Maintenance bonds.

(a) *Bond time limit.* The maintenance bond required by Section 37(f)(5) shall be filed with the Director of Public Works and shall be in a form substantially in conformance with this Section and Exhibits I-1 or I-2 of the Set of Approved Forms . The bond shall be for a term of eighteen (18) months following the acceptance of the subdivision improvements by the Corporate Authorities. Such maintenance bond shall, by its terms, guarantee that all subdivision improvements to be accepted by the Village shall be maintained “free from defects” and promptly corrected as provided in Section 36 of this Chapter for a period of one (1) year of the date of the acceptance of the subdivision improvements by the Corporate Authorities.

(b) *Director of Public Works inspection.* At the end of one (1) year from the date of the acceptance of the subdivision improvements by the Corporate Authorities, the Director of Public Works shall conduct a final inspection of the subdivision improvements within thirty (30) days of the one-year anniversary date of such acceptance. The Director of Public Works shall notify the subdivider and the subdivider’s engineer in writing of the date, time, and place of the final inspections. If such subdivision improvements are free from defects, the Director of Public Works shall certify in writing that all such subdivision improvements are free from defects and shall provide a copy of such certification to the subdivider and the Village Clerk.

(c) *Subdivider response deadline.* After receiving such notice from the Director of Public Works, the subdivider shall cause any such defects to be corrected and repaired. The time limit to complete such repairs ordered by the Director of Public Works shall be seventeen (17) months from the date of the acceptance of the subdivision improvements by the Corporate Authorities. No extension to this time limit nor partial release shall be allowed. If the Director of Public Works determines any such defects exist in the construction or installation of the subdivision improvements, the Director of Public Works shall give the subdivider written notice of such defects and the related repairs to be made.

(b) *Design and arrangement of blocks.*

- (1) The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - a. The provision of adequate building sites suitable to the special need of the type of use contemplated.
 - b. The need for convenient access, circulation, control and safety of street traffic.
 - c. The limitations and opportunities of the existing topography.
- (2) Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth. Exceptions to this rule shall be permitted for blocks adjacent to primary streets, waterways, parks or unusual topographic or special design features of the subdivision.
- (3) Block lengths shall not exceed one thousand two hundred (1,200) feet and shall not be less than four hundred (400) feet. The Corporate Authorities may permit exceptions to the minimum and maximum lengths if these limitations prove to be impractical due to terrain or a more desirable alternative block arrangement.

Sec. 43. Right-of-way and easement dedications.

(a) *Land owned on both sides of proposed street.* When a subdivider owns the land on both sides of a proposed street, the entire right-of-way for such street shall be dedicated by the subdivider, except in a P.U.D. where the plan commission shall recommend to the Corporate Authorities which streets shall be dedicated, if any.

(b) *Land owned on only one side of an existing street.* When a subdivider owns the land on only one side of an existing right-of-way, and the existing street right-of-way is narrower than the comprehensive plan or the Manual of Practice requires, the subdivider shall dedicate such additional right-of-way as necessary to provide at least one-half (1/2) of the required street right-of-way width.

(c) *Required dedication.* A subdivider shall dedicate such rights-of-way for streets and alleys as may be required by the comprehensive plan and the Manual of Practice.

(d) *Extension of existing street.* When a proposed subdivision contains a street that is an extension of an existing street, and the required right-of-way and pavement width of such street is not equal to the existing street, the subdivider shall provide for equal width or for a gradual narrowing or widening of the pavement and right-of-way whichever the Director of Public Works deems appropriate. The length of this transition should generally be no more than

one block in order to provide for a smooth transition between the existing and proposed street width.

(e) *Placement of utilities.* In general, utilities shall be placed within publicly dedicated street or alley right-of-way, and, where practical, placed entirely underground in accordance with the standards set forth in the Manual of Practice. However, where practical difficulties exist in providing utilities within dedicated street or alley right-of-way, utilities may be placed within an easement dedicated to the Village. Such easements shall generally be located adjacent to and parallel with the street right-of-way. Easements along side lot lines are discouraged. Easements along rear lot lines may be permitted when an alley is proposed as part of a subdivision design or as otherwise approved by the Director. The width of easement dedications for utilities shall be as follows:

- (1) A ten-foot easement width total is required when the easement includes underground power lines, gas mains, water mains, sanitary or storm or storm sewer systems, telephone lines, CATV cable or other utilities.
- (2) A fifteen-foot easement width total is required when the easement includes one sanitary or storm sewer system in addition to any of the other items specified in (1) above.
- (3) A twenty-foot easement width total is required when the easement includes both sanitary and storm sewer systems in addition to any of the other items specified in (1) above.

(f) *Utility company easements.* A developer shall not grant an easement for a utility company other than the Village without the Director of Public Work's approval.

(g) *Acceptance of other right-of-way.* For all dedications of right-of-way and permanent easements not arising from the process of final plat approval by the Corporate Authorities, the Director of Public Works is authorized to accept on the behalf of the Village any and all right-of-way and easement dedications necessary and beneficial to the Village. Such acceptance shall consist of the signature of the Director on the deed of dedication or other granting document, and shall be effective upon recording of any such deed or document.

Sec. 44. Names of streets, street signs, traffic signs.

(a) *Names.* Streets which align with or continue existing streets shall bear the name of the existing street. New street names shall not duplicate or closely resemble the names of streets already existing in the Village or within the extraterritorial jurisdiction of the Village.

(b) *Erection of street name signs.* Street name signs shall be erected by the subdivider at no cost to the Village in accordance with the specifications established by the Director of Public Works. Street signs for private streets in planned unit developments shall have white letters on a blue background and the words "private street" shall be printed on the bottom of the sign.

(c) *Erection of no parking signs.* When required, the subdivider shall erect “No parking” signs at no cost to the Village and in accordance with the established specifications of the Director of Public Works. Whenever such signs are required to be erected within the extraterritorial jurisdiction, the Director of Public Works shall coordinate with appropriate Officials of the County to insure that placement of such signs will permit enforcement of no parking zones under the applicable County regulations. Signs shall meet the requirements in the Illinois Department of Transportation’s Manual on Uniform Traffic Control Devices.

APPENDICES

A-1. PRELIMINARY PLAT OF A SUBDIVISION—SIGNATURE BLOCK FORMAT

If no waivers are sought, the following signature block is to appear on the face of a preliminary plat:

APPROVED BY: The Plan Commission of the Village of Rantoul, Champaign County, Illinois.

Date: _____ Chairperson: _____

If waivers are sought, the following signature block is to appear on the face of a preliminary plat:

APPROVED BY: The Plan Commission of the Village of Rantoul, Champaign County, Illinois.

Date: _____ Chairperson: _____

APPROVED BY: The President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois, in accordance with Ordinance No. _____

Date: _____ By: _____
President

Attest: _____
Village Clerk

A-2. FINAL PLAT OF A SUBDIVISION—SIGNATURE BLOCK FORMAT

If additional are sought after approval of a preliminary plat, the following signature block is to appear on the face of a final plat:

APPROVED BY: The Plan Commission of the Village of Rantoul, Champaign County, Illinois.

Date: _____ Chairperson: _____

APPROVED BY: The President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois, in accordance with Ordinance No. _____

Date: _____ By: _____
President

Attest: _____
Village Clerk

If no additional waivers are sought after approval of a preliminary plat, the following signature block is to appear on the face of a final plat:

APPROVED BY: The President and Board of Trustees of the Village of Rantoul,
Champaign County, Illinois, in accordance with Ordinance No. _____

Date: _____ By: _____
President

Attest: _____
Village Clerk

A-3. PLAT OF A MINOR SUBDIVISION—SIGNATURE BLOCK FORMAT

The following signature block is to appear on the face of a minor subdivision plat:

APPROVED BY:

Date: _____ By: _____
Director of Public Works

Date: _____ By: _____
Village Inspector, as Zoning Administrator

Date: _____ By: _____
Village Attorney

Attest: _____
Village Clerk