

SUBDIVISIONS

ARTICLE I - PURPOSE AND INTERPRETATION

Section 1 - Title

This ordinance shall be known and may be cited and referred to as the "Subdivision Regulations for the Village of Tonica, Illinois."

Section 2 - Intent and Purpose

This ordinance is adopted for the following purposes:

To insure sound, harmonious subdivision development and community growth which will become a permanent community asset by establishing minimum standards for subdivision design and construction.

To assure the development of land for the highest possible use with all the necessary protection against deterioration and obsolescence which would adversely affect the living environment or tax base.

To provide common grounds of understanding and a sound working relationship between the village and the developer and to safeguard the interests of the homeowner, the subdivider, the investor, and the village.

To control the scattered and premature platting of lots beyond the effective operating range of existing public utilities and improvements.

To cause the cost of design and installation of improvements in new, platted subdivisions to be borne by the persons purchasing the lots rather than by any direct or indirect burden upon existing property owners beyond the limits of the subdivision who have already paid for the improvements servicing their property.

To bring about compact development of both homes and public improvements without delay often experienced through future use of special assessment methods.

To coordinate new subdivision design with the design of the village as a whole to allow for the proper capacity of all types of improvements on the basis of an orderly sequence of subdivisions as a part of neighborhoods and neighborhoods as a part of the community.

To secure the rights of the public with respect to public lands and waters.

To improve land records by establishing standards for surveys and plats.

Section 3 - Geographic Jurisdiction

Any owner of land which is within the corporate limits of the Village of Tonica or within one and one-half (1 1/2) miles of such corporate limits on unincorporated land, wishing to divide the same into lots or to re-subdivide for the purpose of sale or assessment, or both, or wishing to dedicate streets, alleys, or other lands for public use, shall follow the procedures and requirements of this ordinance.

Section 4 - General Provisions

4.01 Wherever any subdivision of land shall hereafter be laid out, the subdivider thereof or his agent shall submit a preliminary and a final subdivision plat to the planning commission. Said plats and plans of proposed improvements, and all procedure relating thereto shall in all respects be in full compliance with these regulations.

4.02 Until plats and plans for the subdivision are approved, properly endorsed and recorded:

4.02.1 No land shall be subdivided, nor any street laid out, nor any improvements made to natural land;

4.02.2 No lot, tract, or parcel of land within any subdivision shall be offered for sale nor shall any sale, or option be made or given;

4.02.3 No improvements such as sidewalks, water supply, storm water drainage, sanitary sewerage facilities, gas service, electric or lighting, grading paving or surfacing of streets shall hereafter be made by any public service corporation at the request of such owner or owners or his or their agent.

4.03 All lands offered to the village for use as streets, alleys, schools, parks, and other public uses shall be referred to the planning commission for review and recommendation before being accepted by the village board or by any other governing authority of the village.

4.04 No plat will be approved for a subdivision which is subject to periodic flooding or which contains poor drainage facilities and which would make adequate drainage of the lots and streets impossible. However, if the subdivider agrees to make improvements which will, in the opinion of the village engineer, make the area safe for residential occupancy, and provide adequate lot and street drainage, the preliminary plat of the subdivision may be approved.

4.05 In all subdivisions due regard shall be given to the preservation of historical sites and natural features such as large trees, watercourses and scenic views.

4.06 In the case of tentative plats for parts of tracts, where it appears necessary to the the planning commission for the satisfactory overall development of an area, an owner may be required to prepare at least a street plan of his entire tract based upon proper topographic surveys be approval of any portion of such plan.

4.07 Whenever an area is subdivided into lots which may at a later date be resubdivided, consideration shall be given to the street and lot arrangement of the original subdivision so additional minor streets can be located which will permit a logical arrangement of smaller lots.

4.08 The following shall be exempt from the provisions of this subdivision ordinance:

4.08.1 The division of lots or blocks of less than one (1) acre, in any recorded subdivision which does not involve any new streets or easements of access.

4.08.2 The sale or exchange of parcels of land between owners of adjoining and contiguous land.

4.08.3 The conveyance of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.

4.08.4 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

4.08.5 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

4.08.6 The conveyance made to correct descriptions in prior conveyances.

4.08.7 The division of lots of record existing as of _____, into no more than two (2) parts and not involving any new streets or easements of access, provided that the two (2) parts meet the requirements of, the applicable zoning ordinance and all other ordinances of the Village of Tonica.

4.08.8 The division or subdivision of land into parcels or tracts of two (2) acres or more in size which does not involve any new streets or easements of access.

Section 5 - Interpretation

5.01 In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements.

5.02 Where the conditions imposed by any provision of this ordinance upon the use of land are either more restrictive or less restrictive than comparable conditions imposed by any other provision of the ordinance or of any other law, ordinance, resolution, rule, or regulation, of any kind, the regulations which are most restrictive or which impose higher standards or requirements, shall govern.

5.03 This ordinance is not intended to abrogate any easement, covenant or any other private agreement, provided that where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easements, covenants, or other private agreements, then the requirements of this ordinance shall govern.

5.04 If an article, section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

ARTICLE II - RULES AND DEFINITIONS

Section 1 - Rules

1.01 Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural the singular.

1.02 The word "shall" is mandatory and not discretionary.

1.03 The word "may" is permissive.

1.04 The word "lot" shall include the words "plot", "piece" and "parcel".

Section 2 - Definitions

Building Setback Line - Line within a lot or other parcel of land, so designated on the plat of the proposed subdivision, between which, and the adjacent boundary of the street upon which the lot abuts, the erection of an enclosed structure or portion thereof is prohibited.

Butt Lots - Lots the rear lot lines of which abut the side lot lines of other lots platted in the same block and not separated therefrom by an alley or other open space.

Collector Street - A street which carries traffic from minor streets to the major street system, including the principal entrance streets of residence development and the primary circulating

streets within such a development.

Cross-walk - A public or private right-of-way across a block to be used by pedestrians and/or for underground utilities.

Easement - The quantity of land set aside or which a liberty, privilege, or advantage in land without profit, existing distinct from the ownership of land, is granted to the public or some particular person or part of the public.

Final Plat - A map or chart of a subdivision which has been accurately surveyed, and such survey marked on the ground so that streets, blocks, lots, and other divisions thereof can be identified.

Lot Width - The width of the lot measured along the minimum building setback line, except for lots which front on the concave side of a curving street, where the width of lot shall measure sixty feet (60') back from the front lot line.

Major Street - A public thoroughfare with a high degree of traffic continuity having a width established at eighty feet (80') or more.

Owner - Includes the plural as well as the singular, and may mean either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, or combination of any of these.

Plan Commission - The local Plan Commission of the Village of Tonic, Illinois.

Preliminary Plat - A map or plan of a proposed land division or subdivision.

Street - A public or private thoroughfare which affords primary access by pedestrians and vehicles to abutting property.

Subdivision - A division of land, for the purpose whether immediate or future, of (a) transfer of ownership, (b) building development, or (c) redevelopment, including all changes in street or lot lines; provided, however, that divisions of land for agricultural purposes of five (5) acres or more not involving any new street or easement of access, shall be exempted.

Tentative Approval - Approval with or without recommended alterations given to a preliminary plat by the Plan Commission, and provides the necessary authority to proceed with the preparation and presentation of the final plat.

Village - The Village of Tonic, LaSalle County, Illinois.

ARTICLE III - PROCEDURE FOR APPROVAL OF PLATS

Section 1 - Preapplication Procedure

1.01 Prior to filing of an application for approval of the preliminary plan, the subdivider shall submit to the office of the Plan Commission plans and data as specified below. This step does not require formal application, fee or filing of plans with the Village Clerk. The subdivider may request a meeting with the Plan Commission of the Village of Tonica in order to discuss his plans and particular problems.

1.02 Preapplication information suggested is as follows:

1.02.1 General subdivision information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the submitted plans. This information may include data on existing covenants, land characteristics, and available community facilities and utilities; and information describing the subdivision proposal, such as number of residential lots, typical lot width and depth, price range, business areas, school, playground and park areas, and other public areas, proposed protective covenants, and proposed utilities and street improvements.

1.02.2 Sketch plan on topographic survey shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a free hand pencil sketch made directly on a print of the topographic data and contours of not less than five foot (5') intervals.

Section 2 - Procedure For Approval of Preliminary Plat

2.01 The subdivider shall cause to be prepared a preliminary plat, together with improvement plans and other supplementary material as specified in Article IV.

2.02 Four (4) copies of the preliminary plat and supplementary material specified shall be submitted to the secretary of the planning commission with written application for conditional approval.

2.03 At the time of filing for conditional approval of the preliminary plat, the application shall be accompanied by a certified check or money order, payable to the village, to cover the cost of checking and verifying the proposed plat, based upon the rate of two dollars (\$2.00) per lot or twenty dollars (\$20.00), whichever sum shall be greater and not refundable.

Upon the acceptance of the application by the planning commission, the planning commission secretary shall surrender the check or money order to the village treasurer for deposit in the general fund.

2.04 Following review of the preliminary plat and other material submitted for conformity thereof to these regulations and negotiations with the subdivider on changes deemed advisable and the kind and extent of improvements to be made by him, the planning

commission shall, within thirty (30) days, act thereon as submitted or modified, and if approved, the planning commission shall express its approval as a conditional approval and shall state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons thereof.

The action of the planning commission shall be noted on three (3) copies of the preliminary plat, referenced and attached to any conditions determined. One copy shall be returned to the subdivider, one copy forwarded with a report to the village board and the other retained by the planning commission.

2.05 Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat which will be submitted for approval of the planning commission and for recording upon fulfillment of the requirements of these regulations and the conditions of the conditional approval, if any.

Section 3 - Procedure For Approval of Final Plat

3.01 The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at that time, provided, however, that such portion conforms to all requirements of these regulations.

3.02 Prior to the time of submission of the final plat of subdivision, final plans and specifications for public improvements shall be submitted in triplicate to the planning commission and shall include at least the following:

3.02.1 Detailed drawings of a grading plan, street improvements plan, water system improvements plan and storm sewer plan.

3.02.2 Plans and profiles drawn at a scale not to exceed one (1) inch equals one hundred (100) feet horizontally and one (1) inch to ten (10) feet vertically indicating additional horizontal and vertical location of streets, sewers, appurtenances, and the existing grade.

3.02.3 Detailed material and construction specifications concerning the work to be performed, including general conditions of the contract acceptable by the village.

3.03 Upon receipt of these final plans, the planning commission shall refer same to the village engineer for his comments and corrections. The village engineer shall review these plans for compliance with the requirements of the village, and shall return them together with his recommendations to the planning commission. The village engineer may, at his discretion, confer with the engineer for the developer concerning correction to the final plans prior to his final approval. All final plans shall be submitted on twenty-four (24) inch by

thirty-six (36) inch cloth or paper and shall bear the signature and seal of the Illinois registered professional engineer under whose directions they were prepared.

3.04 Four (4) copies of the final plat and other exhibits required for approval shall be prepared as specified in Article IV, and shall be submitted to the planning commission within twelve (12) months after approval of the preliminary plat; otherwise, preliminary plat approval shall become null and void unless an extension of time is applied for and granted by the planning commission.

3.05 Within thirty (30) days after application for approval of the final plat, the planning commission shall approve or disapprove it. If the planning commission approves, it shall affix its seal upon the plat together with the certifying signature of its chairman and secretary. If the planning commission disapproves, it shall set forth its reasons in its own records and provide the applicant with a copy.

3.06 Filing:

3.06.1 After approval of the final plat by the planning commission and the fulfillment of the requirements of these regulations, one tracing of the final plat of the subdivision, drawn in ink on tracing cloth or other permanent plastic base, shall be submitted to the village board for approval.

3.06.2 Action must be taken by the village board within sixty (60) days after the final plat has been submitted to the board for approval.

3.06.3 Upon approval of the village board, the developer shall record the plat with the county recorder or registrar of titles within four (4) months. If not recorded within this time, the approval shall be null and void. Immediately after recording, the original or a duly certified copy of the recorded plat shall be filed with the village clerk. The developer shall furnish the village clerk with three (3) additional copies to be distributed as follows: One copy each to the village engineer, village public works official, and the planning commission.

ARTICLE IV - SPECIFICATIONS FOR PLATS

Section 1 - Preapplication Plans And Data (Recommended but not required)

1.01 General subdivision information should describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings listed below. The information may include data on existing covenants, land characteristics, and available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, school, playground, park areas, and other public areas, proposed protective covenants and proposed

utilities and street improvements.

1.02 Sketch plan, on topographic survey, should show in simple sketch form, the proposed layout of streets, lots, and other features in relation to existing conditions. The sketch plan may be a free-hand pencil sketch made directly on a print of the topographic survey. The sketch plan should include the existing topographic data listed in Section 2.01 below.

Section 2 - Plats And Data For Conditional Approval

2.01 Topographic data required as a basis for the preliminary plat in Section 2.02 below shall include existing conditions as follows, except when otherwise specified by the planning commission:

2.01.1 Boundary lines: Bearings and distances.

2.01.2 Easements: Location, width and purpose.

2.01.3 Streets on and adjacent to the tract: Name and right-of-way width and elevation of surfacing; and legally established center line elevations; walks, curbs, gutters, culverts, etc.

2.01.4 Utilities on and adjacent to the tract: Location, size and invert elevation of sanitary, storm and combined sewers; ;location and size of water mains and sewers; location of gas lines; fire hydrants, electric and telephone lines and street lights; if water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers.

2.01.5 Ground elevations on the tract, based on the village datum plane: For land that slopes less than one-half (1/2) per cent show not less than one (1) foot contours, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions, and for land that slopes more than two (2) per cent show not less than two (2) foot contours.

2.01.6 Subsurface conditions on the tract, if required by the planning commission: Location and results or tests made to ascertain subsurface soil, rock and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five (5) feet; location and results of soil percolation tests if individual sewage disposal systems are proposed.

2.01.7 Other conditions on the tract: Watercourses, marshes, rock outcrop, wooded areas, isolated preservable trees one (1) foot or more in diameter, houses, barns, shacks, and other significant features.

2.01.8 Other conditions on adjacent land: Approximate direction and gradient of

ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recording date, and number, and show approximate per cent built up, typical lot size, and dwelling type.

2.01.9 Zoning on and adjacent to the tract.

2.01.10 Proposed public improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.

2.01.11 Key plan showing location of the tract.

2.01.12 Title and certificates: Present tract designation according to official records in offices of the county recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow.

2.02 Preliminary plat shall be drawn to scale of one hundred (100) feet to the inch. It shall show all existing conditions required above in 2.01. and shall show all proposals including the following:

2.02.1 The proposed name of the subdivision.

2.02.2 Its location by section, township, and range and as forming a part of some larger tract or parcel of land referred to in the indexes of the records of the county clerk.

2.02.3 Sufficient information to accurately locate the plat.

2.02.4 The description and location of all survey monuments erected in the subdivision shall be shown.

2.02.5 The names and addresses of the persons to whom the notice of the hearing to be held by the planning agency should be sent (the subdivider, the designer of the subdivision, and the owners of the land immediately adjoining the land to be platted).

2.02.6 The names, locations, roadway widths, right-of-way widths, approximate gradients and other dimensions of streets, alleys, easements, parks, and other open spaces.

2.02.7 Sites, if any, for multifamily dwellings, shopping centers, churches and industry.

2.02.8 All parcels of land intended to be dedicated for public use or reserved for the

use of all property owners with the purpose indicated.

2.02.9 Location and size of utilities.

2.02.10 Block numbers and layout, numbers, dimensions and area of lots.

2.02.11 Building setback lines, showing dimensions.

2.02.12 North point and scale and date of preparation.

2.02.13 Draft of protective covenants, if any, whereby the subdivider proposes to regulate land use and otherwise protect the proposed development.

Section 3 - Plats And Data For Final Approval

3.01 Final plat shall be drawn in ink on tracing cloth or inscribed on other permanent plastic base on sheets to satisfy the requirements of the county recorder and shall be at a scale of one hundred (100) feet to one (1) inch. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission. The final plat shall show the following:

3.01.1 Name of subdivision.

3.01.2 Location by township, section, town and range, or by other legal description.

3.01.3 Scale one (1) inch to one hundred (100) feet (shown graphically).

3.01.4 Date and north point.

3.01.5 Boundary of plat, based on an accurate traverse, with angles and lineal dimensions.

3.01.6 Exact location, width, and name of all streets within and adjoining the plat, and the plat, and the exact location and widths of all cross-walkways. Streets that are obviously in alignment with others already existing and named shall bear the names of the existing streets.

3.01.7 True angles and distances to the nearest established street lines or official monuments (not less than three(3)), which shall be accurately described in the plat.

3.01.8 Municipal, township, county, or section lines accurately tied to the lines of subdivision by distances and angles.

3.01.9 Radii, internal angles, points and curvatures, tangent bearings, and lengths of all arcs.

3.01.10 Location, dimensions and purposes for all easements.

3.01.11 All block and lot numbers and lines, with accurate dimensions in feet and hundredths.

3.01.12 Location and description of permanent mounuments or bench marks.

3.01.13 Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for common uses of all property owners.

3.01.14 Building setback lines accurately shown by dimension.

3.01.15 Protective covenants which meet with the approval of the planning commission shall be lettered on the final plat or attached thereto.

3.01.15 A summary on its face of all restrictions applicable to any part of said subdivision relating to building restrictions, use restrictions, building lines or otherwise.

3.02 Accompanying documents shall consist of:

3.02.1 Certification by a registered surveyor in the form set out in Article VII, Section 6.

3.02.2 Notarized certifications, by owner or owners, and by mortgagor or lienholder of record, acknowledging the plat and the dedication of streets and other public areas.

3.02.3 An agreement executed by the owner and subdivider to make and install the improvements provided for in Article VI in accordance with the plans and specifications accompanying the final plat.

3.02.4 A notice from the village board stating that there has been filed with and approved by the village board the following:

3.02.4.1 A certificate by the village engineer that all improvements and installations to the subdivision required for its approval have been made or installed in accordance with the specifications; or a bond which shall:

A. Run to the village board of trustees;

- B. Be in an amount determined by the village engineer to be sufficient in amount to complete the improvements and installations in compliance with this ordinance.
- C. Be with surety by a company entered and licensed to do business in the State of Illinois;
and
- D. Specify the time for the completion of the improvements and installations.

3.02.5 Evidence of a deposit with the village in escrow in cash or by maintenance bond equal to fifteen (15) per cent of the estimated cost of surface improvements to be held by the village for a period of eighteen (18) months after the final completion of such work as a guarantee against any defect in the material or workmanship furnished in connection with such improvement latent in character and not discernible at the time of the final approval of such improvement, and to guarantee against any damage to such improvements by reason of settling of ground, base or foundation thereof. After the termination of such eighteen (18) months' period such deposit shall be refunded to the depositor, if no defects have developed then the balance of such deposit after reimbursement of the village for any amounts expended by it in the curing of such defects.

3.02.6 A certificate from the proper collector thereof that he finds no delinquent general taxes and all special assessments constituting a lien on the whole or any part of the land to be subdivided.

ARTICLE V - DESIGN STANDARDS

Section 1 - Streets

1.01 The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to proposed uses of the land to be served by such streets.

1.02 The arrangement of streets in a subdivision shall either provide for the continuation or appropriate projection of existing principal streets in surrounding areas or meet a particular situation where topographical drainage or other conditions make continuance or conformance to existing streets impracticable.

1.03 Local residential streets shall be so laid out that their use by through traffic will be discouraged.

1.04 Where a subdivision abuts or contains an existing or proposed major highway or interstate highway, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a nonaccess reservation along the rear property

line, deep lots with rear service alleys, or such other treatments as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

1.05 Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the planning commission may require a street approximately parallel to and on each side of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall be determined also with due regard for the requirements of approach grades and future grade separations.

1.06 All street intersections should encourage safe traffic flow and street jogs with center offsets of less than one hundred and twenty-five (125) feet shall not be approved.

1.07 Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.

1.08 Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the village engineer finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half or partial street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

1.09 Dead-end streets, designed to be so permanently (culs-de-sac), shall not be longer than seven hundred (700) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least one hundred (100) feet. Where an existing street shall be continued in the street pattern of the proposed subdivision, a turnaround shall be provided in the proposed subdivision.

1.10 No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the planning commission.

1.11 Street improvements shall conform to the following standards:

1.11.1 The full width of the right-of-way shall be graded to the required section.

1.11.2 All unsuitable subbase material shall be removed and shall be replaced with stable, compacted material in conformance with generally accepted engineering practices.

1.11.3 The center line grade shall be not less than zero point thirty-six (0.36) percent, and shall not exceed six (6) percent on primary and secondary streets and eight (8) percent on minor streets and cul-de-sac streets.

1.11.4 Vertical curves shall be used whenever a change in center line gradient occurs, except where the algebraic difference in gradients is one (1) percent or less. The length of vertical curve on minor streets shall be forty (40) feet for each one (1) percent of algebraic difference of grade, but in no case shall such length be less than forty (40) feet. The length of vertical curve on collector streets shall be fifty (50) feet for each one (1) percent of algebraic difference of grade, but in no case shall such length be less than fifty (50) feet.

1.11.4 All pavement thickness, including surface, base courses and subbase courses, shall be designed in accordance with Section 7 - "Pavement Design" of the Design Manual as prepared by the Illinois Department of Transportation, Bureau of Design and the latest revisions thereof. The minimum thickness for residential streets shall be as specified therein. Design data shall be submitted to the Village engineer together with copies of soils test reports, at the time of plan submittal.

1.11.5 Pavements in or bordering industrial and/or commercial areas shall be designed based upon projected traffic volumes and shall be constructed of the following minimum thicknesses and materials:

A. Standard Reinforced Portland Cement concrete pavement having a uniform thickness of ten (10) inches. Concrete for such pavement shall have a minimum fourteen (14) day compressive strength of three thousand five hundred (3,500) pounds per square inch, shall contain not less than six (6) bags of cement per cubic yard of concrete and shall contain not less than three (3) percent nor more than six (6) percent entrained air. Slump shall be not less than two (2) inches nor more than four (4) inches.

B. Eight (8) inch thick Bituminous Aggregate Mixture base course and a wearing surface of bituminous concrete binder and surface course having a minimum compacted thickness of three (3) inches.

C. Ten (10) inch thick gravel or crushed stone base course (Aggregate Base Course, Type B) having a wearing surface of Bituminous Concrete Binder and Surface Course, Class 1, having a minimum compacted thickness of three (3) inches.

Section 2 - Alleys

2.01 Alleys may be required in commercial and industrial districts. The planning commission shall refer any variations to the village board for waiving this requirement if provisions are made for service access such as off-street loading, unloading, and parking, consistent with and adequate for the uses proposed.

2.02 Alleys shall be prohibited in residential areas except where topographic or other con-

ditions may necessitate their use.

2.03 The minimum right-of-way width of an alley, if necessary and if provided, shall be twenty (20) feet.

2.04 Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit vehicular movement.

2.05 Dead-end alleys shall be avoided where possible, but if unavoidable, shall provide adequate turnaround facilities at the dead end, as determined by the planning commission and city engineer.

2.06 Alley pavement shall conform with specifications in Section 1.11.

Section 3 - Frontage Roads

The complete design for frontage roads, including specifications and designation of trafficways, driving lanes, paving widths, thickness, materials, etc., shall be submitted to the Plan Commission for review and approval prior to the issuance of building permits or the sale or lease of buildings or land in Planned Developments. The minimum number of off-street parking spaces shall be in accordance with the requirements of the Zoning Ordinance of the Village of Tonica. Frontage roads and parking spaces shall be designed in accordance with other provisions of this ordinance, but in no case shall the minimum equivalent thickness be less than six (6) inches for Portland Cement concrete or eight (8) inches of gravel or crushed stone base course (Aggregate Base Course, Type B) having a wearing surface of Bituminous Concrete Binder and Surface Course, Class 1, having a minimum thickness of two and one-half (2 1/2) inches, and also a minimum Bituminous Aggregate Mixture of six (6) inches compacted thickness with a similar two and one-half (2 1/2) inch Bituminous Concrete Binder and Surface Course is permissible. When a frontage road is to be dedicated to public use, the specifications shall be in accordance with the owner or lessee are to use the same private frontage road or parking lot, a trust indenture shall be recorded before approval of the multi-family, commercial or industrial subdivision.

A minimum distance may be required by the Plan Commission where deemed necessary between points of ingress and egress where all property to be subdivided is under one (1) ownership on the effective date of this ordinance. Where property has frontage on a State or Federal Highway, the spacing and design of the points of ingress and egress to the major highway shall be subject to approval of the Illinois Division of Highways.

Section 4 - Easements

4.01 Easements across lots or centered on rear or side lot lines shall provide for utilities where necessary, shall be designed to provide continuity from block to block, and shall be at least twelve (12) feet wide.

4.02 Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse.

Article 5 - Blocks

5.01 The lengths, widths and shapes of blocks shall be determined with due regard to:

5.01.1 Provision of adequate building sites suitable to the special needs of the type of use contemplated.

5.01.2 Zoning requirements as to lot sizes and dimensions.

5.01.3 Needs for convenient access, circulation, control, and safety of street traffic.

5.01.4 Limitations and opportunities of topography.

5.02 The maximum lengths of blocks may be permitted up to eighteen hundred (1,800) feet. Blocks over eight hundred (800) feet may require crosswalk easements. Crosswalk easements not less than twelve (12) feet in width shall be provided where deemed necessary by the planning commission. The use of additional cross-walkways in any instance to provide safe and convenient access to schools, parks, shopping areas, or other similar destinations may be recommended by the planning commission. Minimum length of blocks shall be four hundred (400) feet.

Secton 6 - Lots

6.01 The lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

6.02 Lot dimensions and areas shall conform to the requirements of the Tonica Zoning Ordinance, where applicable.

6.03 All side lot lines shall be at right angles to the straight street lines, or radial to curved street lines unless a variation to this rule will give better street and lot plan. All residential lots shall abut on a publicly dedicated street or a permanent easement of access to a public street not less than twenty (20) feet in width.

6.04 Double-frontage and reversed-frontage lots shall be prohibited in residential districts except where necessary to provide separation of residential development from traffic arteries.

6.05 Corner lots shall have extra width sufficient to permit the establishment of front

building lines on both the front and side of the lots adjoining the streets.

6.06 Lots abutting a watercourse, drainageway, channel, or stream shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required in the Tonica Zoning Ordinance for front, rear, and side yards.

6.07 Where lots front upon a cul-de-sac or curved road or street having a radius of two hundred (200) feet or less, the minimum width of the frontage at the lot may be measured at the building line.

6.08 The area of the street right-of-way shall not be included in calculating the area of the lot to be in accordance with the minimum lot area requirements of the zoning district in which the lot is located.

6.09 Excessive depth in relation to width shall be avoided. The depth of a lot should not exceed three (3) times its average width.

Section 7 - Public Spaces

7.01 Whenever in the judgment of the planning commission a park, recreation area, school sites or other public space should be located in whole or in part in the proposed subdivision, the planning commission shall request the dedication of those spaces or shall require their reservation for a period of one (1) year following the date of final approval of the subdivision plat. In the event a governmental agency concerned passes a resolution expressing its intent to acquire the land reserved within the reservation period shall be extended for an additional year.

7.02 Such dedication or reserved areas shall be shown on the plat by the proper word "dedication" or "reservation" designating the public body to which the land is dedicated or reserved.

ARTICLE VI - REQUIRED IMPROVEMENTS

Before a subdivision shall be approved, the village engineer shall certify that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of all ordinances of the village and that they comply with the following:

Unless otherwise specified, all construction work shall be in accordance with provisions of the current issue of the Standard Specification for Road and Bridge Construction, adopted January 2, 1958, by the Department of Public Works and Buildings, Division of Highways of the State of Illinois, as the same is amended from time to time, hereinafter referred to as the "Standard Specification". Unless otherwise specified, design standards

shall be specified in the current issue of the above referenced publication and hereinafter referred to as "highway standards".

Section 1 - Detailed Engineering Plans And Public Improvements

1.01 No substantial deviations from the plans and specifications as submitted under Article III, Section 3, subsection 3.02 and as approved by the village engineer will be allowed without written permission of the village board. Field changes will be allowed by the village engineer.

1.02 Prior to final approval of improvements, the subdivider shall submit twenty-four (24) inch by thirty-six (36) inch reproducible plans showing the works as actually built.

Section 2 - Monuments

2.01 Permanent monuments shall be placed at all corners and at points of tangency of curve lines along the boundary of the subdivision. Permanent monuments shall be of concrete with minimum dimensions of four (4) inches by four (4) inches at top, six (6) inches at bottom, and thirty-six (36) inches long, with a copper dowel three-eighths (3/8) inch in diameter, at least two and one-half (2 1/2) inches in length, imbedded so that the top of the dowel shall be flush with the surface and at the center of the monument.

2.02 All lot corners not marked by concrete monuments shall be marked by galvanized or wrought iron pipe or iron or steel bars at least thirty-six (36) inches in length and not less than one-half (1/2) inch in diameter. The top of the pipe or bar is to be set level with the established grade of the ground.

2.03 In addition a minimum of one (1) permanent bench marks shall be established for each twenty (20) acres, or major fraction thereof, subdivided and at a location designated by the village engineer. This monument shall be of concrete with a minimum dimension of four (4) inches by four (4) inches at top, six (6) inches at bottom, and forty-eight (48) inches long with a brass plate shall be inscribed the number and elevation of the bench mark.

Section 3 - Street Construction

3.01 All new streets dedicated or platted after the effective date of this ordinance shall be improved with roadway paving in accordance with the table entitled "Minimum Standards for Street Design," Article V (Refer to table on page 21A and drawing on page 21B). Also, concrete curbs shall be installed on all new streets and thoroughfares.

Section 4 - Curbs, Gutters, Drainage

Curbs and gutters shall be constructed on all streets and shall be combination (integral) concrete of the mountable type not less than eighteen (18) inches in over all width. Curbs may be constructed integrally with the Portland Cement concrete pavement. Concrete for curb and gutter shall conform to that hereinafter required for concrete sidewalk. Three (3), five-eighths (5/8) inch reinforcing bars ten (10) feet long shall be installed in all curb and gutter, centered over each sewer and water trench crossed by the curb and gutter.

4.01 The dimensions of curb and gutter on residential streets shall be a roll type two and three-fourths (2 3/4) inches in height above the gutter line. The width of the combined curb and gutter shall be eighteen (18) inches. The width of curb from gutter line to back of curb shall be eight (8) inches. The gutter shall be three-fourths (3/4) inch below the edge of the gutter flag. The thickness of the gutter flag shall equal the thickness of the adjacent street improvement.

4.02 The dimensions of curb and gutter on commercial or industrial streets shall be in conformance with the following specifications of the State of Illinois Standard Design, Combination Concrete Curb and Gutter, Type B - 6.12: the curb shall be a vertical face type six (6) inches in height above the gutter line. The width of the combined curb and gutter shall be eighteen (18) inches. The width of curb from gutter line back of curb shall be six (6) inches. The gutter shall be three-fourths (3/4) inch below the edge of the gutter flag. The thickness of the gutter flag shall be equal to the thickness of the adjacent street pavement.

Section 5 - Sidewalks

Sidewalks shall be constructed of Portland Cement concrete to a thickness of four (4) inches. Concrete for such pavement shall have a minimum fourteen (14) day compressive strength of three thousand five hundred (3,500) pounds per square inch, shall contain not less than five and one-half (5 1/2) bags of cement per cubic yard of concrete and shall contain not less than three (3) percent nor more than six (6) percent entrained air. Slump shall be not less than two (2) inches nor more than four (4) inches.

Sidewalks may be constructed within ninety (90) days of the date of the occupance permit for any lot in the subdivision. However, all sidewalks must be constructed with eighteen (18) months of the date of approval of the Final Plat.

Section 6 - Street Lighting Requirement

Street lighting improvements shall be installed to serve all properties within the subdivision. Such improvements shall be of individual service or of the multiple circuit type and shall consist of standards, luminaries, cable conduit under driveways and/or streets, controllers, handholes, and all other miscellaneous work and equipment necessary for an integrated system of street lights.

6.01 There shall be at least one (1) standard luminaire at each intersection and interior of each cul-de-sac, and spacing of standards shall not exceed three hundred (300) feet in residential areas. In commercial and/or manufacturing areas, spacing and location of standards shall be approved by the Village Board.

6.02 Lighting standards shall be prestressed and centrifugally cast concrete, complete with butt base, and shall have a water polish finish, complete with bracket and handhole. Heights of standard and length of bracket shall be as follows:

6.02.1 Residential areas - Standard twenty-three (23) feet; bracket arm - eight (8) feet.

6.02.2 Commercial, industrial and manufacturing areas - Standard thirty (30) feet with the length of the bracket arm as approved by the Village Board.

6.03 Luminaires shall be of the mercury vapor type with constant wattage type ballasts. Size and life shall be as follows:

6.03.1 Residential area - One hundred and seventy-five (175) watt average life of three thousand (3,000) hours.

6.03.2 Commercial, industrial and manufacturing areas - Two hundred and fifty (250) watt or four hundred (400) watt with average life of three thousand (3,000) hours as approved by the Village Board.

6.04 Cable on multiple circuit systems shall be not less than No. 8 wire and shall be buried at least thirty (30) inches below finished grade. Cable shall be installed in a two (2) inch, Schedule 40, PVC conduit with two (2) inch fiber bushings where such cable crosses beneath existing or proposed pavements, driveways or sidewalks. No underground cable splices shall be permitted.

Section 7 - Water Supply, Fire Hydrants, And Sanitary Sewer System

No subdivision shall be approved without water supply and sewage treatment facilities in accordance with the following minimum standards or the posting of surety bonds guaranteeing said improvements. Before recommending approval of subdivision, the planning commission will consider the availability of sanitary sewer facilities, or lack thereof. Determinations shall be made with the advice of the village engineer, the LaSalle County Health Department, and the State of Illinois Health Department, and the following shall be the minimum requirements:

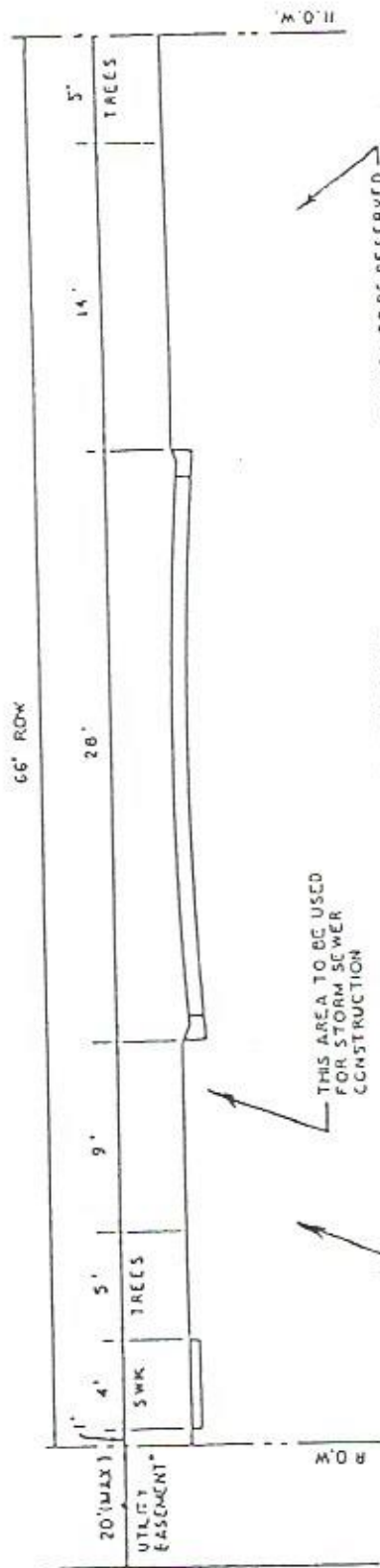
7.01 Where public water supply and sanitary sewers and sewage treatment facilities are available, the facilities shall be designed and installed to connect to the public sewer and water system with approval by the village engineer in accordance with the following

MINIMUM STANDARDS FOR STREET DESIGN

	Major Thoroughfares	Secondary and Collector Thoroughfares and Multifamily Thoroughfares	Local Residential Streets	Cul-de-sac	Marginal Access	In Business Districts	In Industrial Districts
Right-of-way width	80-100 ft	80 ft	66 ft	66 ft	40 ft	80-100 ft	80-100 ft
Pavement width (back to back of curb)	48-72 ft	40 ft	28 ft	28 ft	24 ft	40 ft	40 ft
Minimum radius of horizontal curves (road center line dimension)	500 ft	400 ft	150 ft	150 ft	400 ft	500 ft	500 ft
Vertical curves (minimum sight distances measured between points 4.5 feet above the center line of the roadways)	500 ft	400 ft	200 ft	200 ft	200 ft	500 ft	500 ft
Minimum tangents between reserve curves (road center line dimension)	100 ft	100 ft	100 ft	100 ft	100 ft	200 ft	200 ft
Maximum gradient	6%	6%	6%	6%	6%	3%	6%
Minimum gradient	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Minimum curb tangents at street intersections	30 ft	25 ft	25 ft	25 ft	25 ft	30 ft	30 ft

Note: Pavement widths are measured back to back of curb.

*AVAILABLE FOR GAS, ELECTRIC, TELEPHONE & CABLE

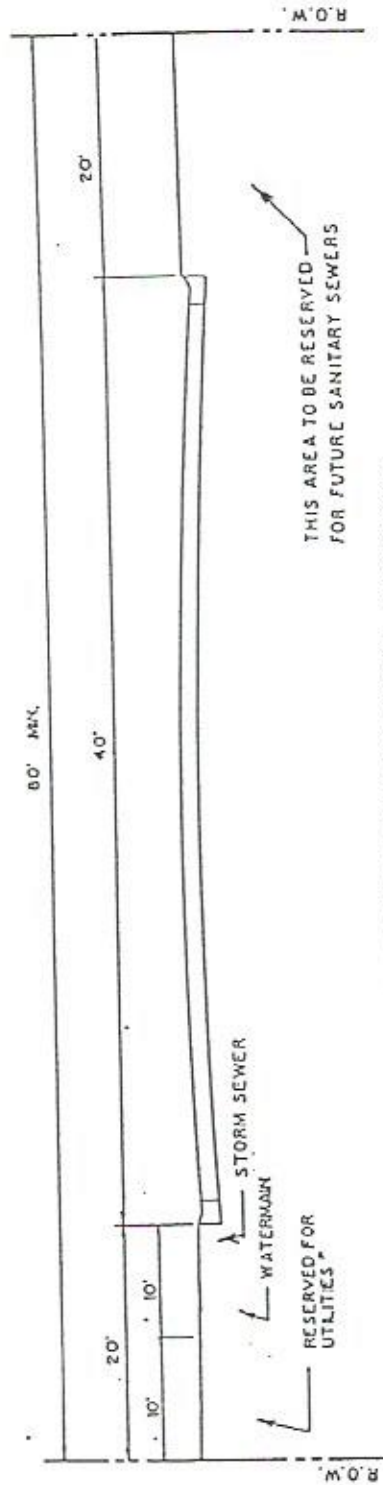


MINOR STREET

THIS AREA TO BE USED FOR WATERMAIN CONSTRUCTION

THIS AREA TO BE USED FOR STORM SEWER CONSTRUCTION

THIS AREA TO BE RESERVED FOR FUTURE SANITARY SEWERS



COLLECTOR & INDUSTRIAL DISTRICTS

requirements, regardless of the size of the lots in the subdivision:

7.01.1 Water mains, fire hydrants and services shall be provided to serve all lots and to provide for the reasonable expansion of the system. Water mains shall be designed using the criteria of the State of Illinois Department of Public Health. All valves (except hydrant auxiliary valves) shall be enclosed in valve boxes. Fire hydrants shall be located so as to be within three hundred (300) feet of all homes and shall be of manufacture approved by the village with auxiliary valves and boxes.

7.01.2 Sanitary sewers and services of approved design and capacity with a minimum earth cover of three (3) feet shall be provided to serve all lots and to provide for reasonable expansion of the system. Sanitary sewers shall be designed using the criteria of the Illinois Department of Public Health. Sanitary sewer manholes shall be located at points which will minimize the possibility of submergence in storms; their number and location to be approved by the village engineer.

Section 8 - Public Utilities

8.01 All utility lines for telephone, electric service, and T.V. cable service shall be placed in the rear line easements when carried on overhead poles.

8.02 Where telephone and electric service lines are placed underground entirely throughout a subdivided area, said conduits or cables shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public.

Section 9 - Street Signs

The subdivider shall purchase and install street name signs which conform to the standards of the village. The signs shall be placed at the northwest and southeast corners of each street intersection.

ARTICLE VII - ADMINISTRATION

Section 1 - Enforcing Officer

The provisions of this ordinance shall be administered by the planning commission in lieu of the village board except as specifically provided in this ordinance. The village engineer is hereby designated and authorized to enforce the provisions of this ordinance under the direction of the planning commission.

Section 2 - Inspection At Subdivider's Expense

All public improvements proposed to be made under the provisions of this ordinance shall be

inspected during the course of construction by the village engineer or a duly designated deputy. All fees and costs connected with such inspection and in reviewing the plans and specifications for such improvements shall be paid by the subdivider.

Section 3 - Building Permits

No building permit shall be issued providing for improvement of any lot in a subdivision until the plat of subdivision and the plans and specifications for public improvements have been approved by the village board.

Section 4 - Occupancy Permit

No certificate of occupancy permit shall be granted by any governing official for the use of any structure within any subdivision approved for platting or replatting until required utility facilities have been installed and made ready to service the property and roadways providing access to the subject lot or lots have been constructed.

Section 5 - Variations And Exceptions

5.01 When the subdivider can show that a provision of these regulations, if strictly adhered to, would cause unnecessary hardship, and when in the opinion of the planning commission, because of topographical or other conditions peculiar to the site, a departure may be made without destroying the intent of such provisions, the planning commission may recommend a variance or modification to the village board. The subdivider shall apply in writing for such variance or modification of the action. Any variance or modification, thus authorized, shall be attached to and made a part of the final plat.

5.02 In any instance where the village has granted approval of a preliminary plat of subdivision prior to the effective date of this ordinance and where the subdivision design or subdivision improvements as shown on said preliminary plat are less restrictive than the requirements of this ordinance, the subdivider may apply in writing to the village board for permission to proceed with the subdivision as originally planned. The village board, upon review of the preliminary plat as originally submitted, may then grant such permission.

Section 6 - Certificates For Approval Of Final Plat

6.01 The village board shall, upon motion and majority vote, approve the final plat and authorize the village president and village clerk to sign the original drawing of the final plat. The certificates on the final plat shall be in the following form with the signatures of the president of the county commissioners and the county clerk to necessary where the plat covers land in the unincorporated one and one-half (1 1/2) mile fringe area:

6.01.1 Under the authority provided by Chapter 24, Illinois Revised Statutes, 1948, enacted by the State Legislature of the State of Illinois and ordinance adopted by the Village Board of the Village of Tonica, Illinois, this plat was given approval by the Village of Tonica and must be recorded within four (4) months of the date of approval by the village board; otherwise it is null and void.

Approved by the Planning Commission at a meeting held _____.

Chairman

Secretary

Approved by the Village Board at a meeting held _____.

President of Village
Board of Trustees

Village Clerk

Approved by the Village Engineer:

Approved by the County Board of Commissioners of LaSalle County, Illinois
at a meeting held _____.

County Board Chairman

County Clerk

6.01.2 Each final plat submitted to the village for approval shall carry a certificate signed by an Illinois registered land surveyor in substantially the following form:

"I, (name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois and that this plat correctly represents a survey completed by me on (date); that all monuments shown thereon actually exist, and

material is accurately shown.

SEAL _____
signature
Illinois Land Surveyor No. _____

6.01.3 Each final plat submitted to the village for approval shall carry a deed of dedication in substantially the following form:

"We, the undersigned, (names), owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat. This subdivision shall be know and designated as (name). All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public. Building setback lines are hereby established as shown on this plat, between which lines and the property lines of th streets, there shall be erected or maintained no building or structure. There are strips of ground, (number) feet in width shown on this plat and marked "easement" reserved for the use of public utilities for the installation of water and sewer mains, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants or private restrictions would be inserted here upon the subdivider's initiative or the recommendation of the planning commission or village board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

"The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 19__ (twenty-five [25] year period is suggested); at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions) in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions)

by judgment or court order, shall in no way affect any of the other various covenants or restrictions, which shall remain in full force and effect."

"The right to enforce these provisions by injunction together with the right to cause the removal by due process of law, of any structure or part thereof erected or maintained in violation thereof, is hereby dedicated to the public, and reserved to the

several owners of the several lots in this subdivision and to their heirs and assigns."

"WITNESS our Hands and Seals this ___ day of _____, 19__

_____"

State of Illinois
County of LaSalle

Before me, the undersigned Notary Public, in and for the County and State, personally appeared, (name), (name), (name) and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my Hand and Notarial Seal this ___ day of _____, 19__

Notary Public

6.02 Such other certificats, affidavits, endorsements, or dedications as may be required by the planning commission or the village board in these enforcement regulations.

Section 7 - Penalties

All persons, firms, or corporations violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not less than twenty-five dollars (\$25.00) nor more than two hundred dollars (\$200.00). Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Section 8 - Effective Date

This ordinance shall be in full force and effect from and after its passage and approval and shall become part of the Municipal Code of Tonica and the Village Clerk is hereby authorized and directed to cause this ordinance to be incorporated in the Municipal Code of Tonica.

Passed this ____ day of _____, 1994.

Village Clerk

Approved this ____ day of _____, 1994.

President
Village Board of Trustees

Published in pamphlet form _____, 1994, pursuant to statutes.