

**SECTION 1 - PURPOSE AND INTERPRETATION**

**AN ORDINANCE**

ESTABLISHING REGULATIONS: FOR THE SUBDIVISION OF LAND; FOR THE DEDICATION OR RESERVATION AND ACCEPTANCE OF LAND FOR PUBLIC USE; FOR THE INSTALLATION AND CONSTRUCTION OF UTILITIES, ROADWAYS, AND OTHER IMPROVEMENTS ESSENTIAL TO SERVICE THE SUBDIVIDED LAND; FOR THE PREPARATION OF SUBDIVISION PLATS AND REPLATS AND FOR THE PROCEDURE FOR THE SUBMITTAL, APPROVAL, AND RECORDING OF SUBDIVISION PLATS IN IROQUOIS COUNTY OF ILLINOIS, IN ACCORDANCE WITH THE AUTHORITY VESTED IN THE COUNTY UNDER THE PROVISIONS OF THE STATUTES OF THE STATE OF ILLINOIS.

BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF IROQUOIS, ILLINOIS:

**SECTION 1 - PURPOSE AND INTERPRETATION**

1.1 TITLE

This Ordinance shall be known and may be cited and referred to as the “Subdivision Regulations for the county of Iroquois, Illinois.”

1.2 INTENT AND PURPOSE

This ordinance is adopted for the following purposes:

1. To provide one of several means for carrying out the intent of the evolving comprehensive plan and thus ensure sound, harmonious development and county growth.
2. To ensure the development of land to the highest possible standards of design with all the necessary protection against deterioration and obsolescence which would adversely affect the living environment or tax base.
3. To provide a procedure for a sound working relationship between the county and developer and to safeguard the interests of the homeowner, the subdivider, the investor, and the county.

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4. To control the scattered and premature platting of lots beyond the effective operating range of existing public utilities and improvements.
5. To ensure that the cost of design and installation of improvements in new platted subdivisions be borne by the persons purchasing the lots rather than by property owners who have already paid for the improvements servicing their property in their own subdivisions already developed.
6. To coordinate new subdivision design with the design of the county as a whole and adjoining municipalities.
7. To secure the rights of the public with respect to public lands and waters.
8. To improve land records by establishing standards for surveys and plats.

### 1.3 GEOGRAPHIC JURISDICTION

No person shall subdivide any tract of land which is located within any unincorporated area of the county that is not in conformity with the provisions of these regulations, except that incorporated municipalities may adopt subdivision regulations to control the platting of subdivisions within the adjacent one and one-half (1 - 1/2) mile area of their corporate limits after the adoption of an official comprehensive plan, and the recording thereof with the County Clerk.

### 1.4 GENERAL PROVISIONS

1. 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 Regional Planning Commission. Said plats and plans of proposed improvements, and all procedures relating thereto, shall in all respects be in full compliance with these regulations.
2. Until plats and plans for the subdivision are approved, properly endorsed and recorded:
  - a. No land shall be subdivided, nor any street laid out, nor any improvements made to the natural land.

- b. No lot, tract, or parcel of land within any subdivision shall be offered for sale nor shall any sale, contract for sale, or option be made or given.
  - c. No improvements such as sidewalks, water supply, storm water drainage, sanitary sewerage facilities, gas service, electric service or lighting, grading, paving, or surfacing of streets shall hereafter be made by any owner or owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent.
3. All land offered to the county for use as streets, alleys, schools, parks, and other public uses shall be referred to the Regional Planning Commission for review and recommendation before being accepted by the county or by any other governing authority.
  4. 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 Development Enforcement Officer, make the area safe for residential occupancy and provide adequate lot and street drainage, the preliminary plat of the subdivision may be approved. All plats shall comply with state drainage provisions and National Flood Insurance requirements.
  5. In all subdivisions due regard shall be given to the preservation of historical sites and natural features such as large trees, water courses, and scenic views.
  6. In the case of preliminary plats for parts of tracts, where it appears necessary to the Iroquois County Board 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 before approval of any portion of such plan.
  7. Whenever an area is subdivided into lots of forty thousand (40,000) square feet or more which may at a later date be re-subdivided, consideration shall be given to the street and lot arrangement of the original subdivision so that additional local streets can be located which will permit a logical arrangement of smaller lots.

## 1.5 INTERPRETATION

### **SECTION 1 - PURPOSE AND INTERPRETATION**

1. 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 this Ordinance or of any other official policy, law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive, or which impose higher standards or requirements, shall govern.
2. This Ordinance is not intended to abrogate any easement, covenants, 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.
3. If any article, section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of 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 of this Ordinance.

## **SECTION 2 - RULES AND DEFINITIONS**

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The rules and definitions contained in this section shall be observed and applied in the interpretation of all other sections herein, except when the context clearly indicates otherwise.

#### 2.1 RULES

1. 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.
2. The word “shall” is mandatory and not discretionary.
3. The word “may” is permissive.

#### 2.2 DEFINITIONS

##### Alley

A strip of land, not less than twenty (20) feet in roadway width and not more than forty (40) feet, along the side of or in the rear of properties, intended to provide secondary

access to these properties.

Building Line

A line within a lot so designated on the plat of the proposed subdivision, between which line and any street line upon which the lot abuts the erection of a building is prohibited.

County

Whenever the word “county” is used in this Ordinance, it shall be deemed to refer to the county of Iroquois, Illinois.

Crosswalkways

Crosswalkways shall mean a strip of land dedicated to public use, which is reserved across a block to provide pedestrian access to adjacent areas.

Cul-de-sac

Cul-de-sac shall mean a street having one open end and being permanently terminated by a vehicle turnaround.

Easement

Easement shall mean a grant by a property owner for the use of a strip of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

Highway

A rural area which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other highways. The word “highway” refers to the width of the highway right-of-way or easement, whether public or private, and shall not be considered as the width of the roadway or paving or other improvement on the highway right-of-way.

Intersection, Street

The area embraced within the prolongation or connection of the lateral curb lines, or, if none, then the lateral boundary lines of the roadways of two highways which join one

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another at, or approximately at, right angles, or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict. Where a highway includes two (2) roadways thirty (30) feet or more apart, then every crossing of

each roadway of such divided highway by an intersecting highway shall be regarded as a separate intersection. In the event such intersecting highway also includes two (2) roadways thirty (30) feet or more apart, then every crossing of two (2) roadways of such highways shall be regarded as a separate intersection.

Lot

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

Parcel

The word "parcel" shall refer broadly to a lot, tract, or any other piece of land.

Plan Commission or Planning Commission

Whenever the words "Plan Commission" are used in the Ordinance, it shall refer to the Regional Planning Commission of the county.

Plat

A map, drawing, or chart on which the subdivider's plans of the subdivision are presented and which he submits for approval first in preliminary, then in final form.

Roadway or Road

Wherever the words "road" or "roadway" are used in this Ordinance, it shall be deemed the paved area existing on the street right-of-way and not the street right-of-way width.

Street

An area which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other streets. The word "street" refers to the width of the street right-of-way or easement, whether public or private, and shall not be considered as the width of the roadway or paving or other improvement on the street right-of-way. A street whose principal function is to carry vehicular traffic between collector streets, local streets and other major streets or expressways. Providing direct access to abutting properties is of secondary importance and carrying traffic is of primary importance. A local street which is parallel and adjacent to thoroughfare streets and expressways, and which provides access to abutting properties and protection to local traffic from fast, through-moving traffic on the primary streets and expressways.

Subdivision

The division of land in two (2) or more parcels for the purpose, whether immediate or future, of transfer of ownership or building development, including all public streets, alleys, easements for public service facilities, parks, playgrounds, school grounds or other

public grounds.

The following shall not be considered a subdivision and shall be exempt from the requirements of this Ordinance.

1. The division of land for agricultural purposes into parcels of five (5) acres or more in size which does not involve any new streets or easements of access.
2. The conveyance of parcels of land or interests 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.
3. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
4. 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 vacating of land impressed with a public use.
5. Conveyances made to correct descriptions in prior conveyances.

**SECTION 3 - PROCEDURE FOR  
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3.1 PRE-APPLICATION PROCEDURE (VOLUNTARY)

1. Pre-Application Conference

Prior to the filing of an application for approval of the preliminary plat, the subdivider may submit to the Regional Planning Commission plans and data as specified in Section

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4. This step does not require a formal application, fee, or filing of the plat. The intention of this conference is to review the developer's plans as they would relate to the County Comprehensive Plan and sound design principles.

2. Advice to Subdivider

The purpose of the pre-application conference is to afford the subdivider an opportunity

to avail himself of the advice and assistance of the Regional Planning Commission and to consult early and informally with the Development Enforcement Officer before preparation of the preliminary plat and before formal application for its approval, in order to save time and money and to make the most of his opportunities.

### 3.2 PROCEDURE FOR CONDITIONAL APPROVAL OF PRELIMINARY PLAT

1. The subdivider shall cause to be prepared by a civil engineer or surveyor licensed in the State of Illinois a preliminary plat together with supplementary material as specified in Section 4.

2. The subdivider shall make application to the Iroquois County Board for conditional approval of a preliminary plat. All information required by Section 4, 4.2 shall be submitted to the Iroquois County Board as follows:

- a. Two (2) copies of application. (Appendix B)
- b. One (1) copy of the Preliminary Steps Certificate Form. (Appendix A)
- c. Eight (8) copies of the Preliminary Plat.
- d. Certificate of zoning compliance from the Zoning Enforcement Officer endorsed on one (1) copy of the plat.
- e. Any other data that the Iroquois County Board deems necessary.

3. At the time of the filing for conditional approval of the preliminary plat, the application shall be accompanied by certified check or money order, payable to the county to cover the cost of checking and verifying the preliminary plat, in the amount of one hundred fifty dollars (\$150.00) and fifteen dollars (\$15.00) per lot plus outside plan review costs if any.

Upon the acceptance of the application by the Iroquois County Board, it shall be surrendered to the Iroquois County Treasurer for deposit in the General Fund.

4. The Development Enforcement Officer shall transmit a copy of the preliminary plat to the following officials and agencies for their review and recommendations. Prior to the Iroquois County Board meeting, a date on which the site will be viewed may be established. The officials and agencies listed below shall be invited to attend its viewing along with the developer and his engineer.

- a. Township Supervisor, Road Commissioner, and adjoining Municipality.
- b. Zoning Enforcement Officer or Inspector.
- c. Municipal Engineer or Iroquois County Engineer.
- d. Utility Companies.

The Development Enforcement Officer may transmit additional copies of the preliminary plan documents to school boards, adjacent communities, and others as deemed necessary. The officials and agencies shall make their review and recommendations to the Iroquois County Board within ten (10) days from the date of transmission.

5. Upon determination by the Iroquois County Board that the preliminary plat has been properly submitted, the preliminary plat shall be accepted as being officially filed.

6. Following review of the preliminary plat and supporting material for conformity to these regulations and following negotiations with the subdivider on changes deemed advisable and the kind and extent of improvements to be made by him, the Iroquois County Board shall, within thirty (30) days express its approval as a conditional approval and shall state the conditions of such approval if any or shall express its disapproval and its reasons therefore.

The action of the Iroquois County Board shall be noted on three (3) copies of the preliminary plat, referenced and attached to any conditions determined. One (1) copy shall be returned to the subdivider, one (1) copy filed with the Development Enforcement Officer, and the other retained by the Iroquois County Board.

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7. 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 Iroquois County Board and for recording upon fulfillment of the requirements of these regulations and the conditions of the conditional approval, if any.

#### 3.3 PROCEDURE FOR APPROVAL OF FINAL PLAT

1. 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 the time, provided, however, that such portion conforms to all requirements of these regulations.

2. The subdivider shall make application to the Iroquois County Board for approval of a final plat. The final plat submitted shall conform to the approved preliminary plat. Subdivisions may be submitted for final approval in consecutive sections provided that preliminary plat and improvement plan approval has been given for the entire subdivision.

All items as required by Section 4, 4.3 shall be submitted to the Iroquois County Board as follows:

- a. Two (2) copies of the final plat application.
- b. Original tracing and two (2) copies of final plat and vicinity map.
- c. Original tracing and four (4) copies of approved improvement plans.
- d. Final plat fees of one hundred fifty dollars (\$150.00) and fifteen dollars (\$15.00) per lot plus outside plan review costs if any.
- e. One (1) copy of financial guarantees approved by the State's Attorney in an amount stated by the Development Enforcement Officer.
- f. The final plat shall be submitted at least 20 working days prior to the regularly scheduled Iroquois County Board.

The Iroquois County Board may request additional copies of any of the above items and any other additional information deemed necessary.

3. Prior to the time of submission of the final plat subdivision, final plans and specifications for improvements shall be submitted in quadruplicate to the Development Enforcement Officer and shall include at least the following:

- a. Detailed drawings of a grading plan, street improvements plan, sanitary sewer improvements plan, and water system improvements plan.
- b. 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.

c. Detailed material and construction specifications concerning the work to be performed including general conditions of the contract acceptable by Iroquois County.

d. Upon receipt of these final plans, the Development Enforcement Officers shall refer same to the Iroquois County Engineer for his comments and corrections. The Iroquois County Engineer shall review these plans for compliance with the County's requirements, and shall return them, together with his recommendations, to the Development Enforcement Officer. The superintendent 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 paper or mylar and shall bear the signature and seal of the Illinois Registered Professional Engineer under whose directions they were prepared.

4. The original and two (2) copies of the final plat and other material required for approval shall be prepared as specified in Section 4 and shall be submitted to the Iroquois County Board within twelve (12) months after approval of the preliminary plat; otherwise preliminary plat approval shall become null and void unless an extension of time to be indicated on a development schedule is applied for and is granted by the Iroquois County Board.

5. Within forty-five (45) days after application for approval, of the final plat, the Iroquois

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County Board shall approve or disapprove it. If the Iroquois County Board approves, it shall affix its seal upon the plat together with the certifying signature of its Chairman and County Clerk. If it disapproves, it shall set forth its reasons in its own records and provide the applicant with a copy.

a. Disapproval

Should the Iroquois County Board determine to disapprove the final plat, written notice of such action, including reference to the regulations or regulation violated by the plat, shall also be entered on the official records of the Iroquois County Board.

b. Approval Without Board Action

In the event the Iroquois County Board shall fail to act upon the final plat within sixty (60) days from the date of its official filing, or within a mutually agreed upon extension, the final plat shall be deemed to have been approved by said Board.

6. Upon approval of the Iroquois County Board, the developer shall record the plat with the Iroquois County Recorder 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 Iroquois County Clerk.

**SECTION 4 - SPECIFICATIONS  
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4.1 PRE-APPLICATION PLANS AND DATA

1. 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. 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, and other public areas, proposed protective covenants and proposed utilities and street improvements.

2. 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 below:

- a. Location; tract boundaries, township, and north point.
- b. Existing highways and proposed streets on and adjacent to the tract. (Several alternatives, if considered.)
- c. Statement of how sewage disposal and water supply will be provided.
- d. Utility transmission lines and easements.

- e. Existing zoning districts.
  - f. Topography (U.S.G.S. or better).
3. Vicinity map shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it. The vicinity map shall show:
- a. Subdivision name; township, tract, and original lot or section number and north arrow.
  - b. Existing and proposed main traffic arteries.
  - c. Shopping facilities.
  - d. Schools.
  - e. Parks and playgrounds.
  - f. Any other significant county features.

#### 4.2 PLATS AND DATA FOR CONDITIONAL APPROVAL

1. Topographic Data required as a basis for the PRELIMINARY PLAT in Section 4.2, 2 shall include existing conditions as follows except when otherwise specified by the Iroquois County Board.
- a. Boundary Lines  
Bearings and distances.
  - b. Easements  
Location, width, and purpose.
  - c. Streets On and Adjacent to the Tract  
Name and right-of-way width, elevation of surfacing, legal established centerline elevations, walks, curbs, gutters, culvert, etc.
  - d. Utilities On and Adjacent to the Tract  
Location, size, and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines; fire hydrants, electric and telephone lines, and street lights; direction and distance to and size of

nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.

e. Ground Elevations on the Tract, Based on the Iroquois County Datum Plane

For land that slopes less than one-half (1/2) percent, show one-(1) foot contours; show spot elevations at all breaks in grades, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions; for land that slopes more than one-half (1/2) percent show two-(2) foot contours.

f. Subsurface conditions on the Tract, if Required by the Regional Planning Commission.

Location and results of tests made to ascertain subsurface soil, rock and ground-water conditions; depth to ground water 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.

g. Other Conditions on the Tract

Water courses, marshes, rock outcrop, wooded areas, isolated preservable trees one (1) foot or more in diameter, houses, barns, shacks, and other significant features.

h. 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 un-platted land; for adjacent platted land refer to subdivision plat by name, recording date, and number, and show approximate percent built up, typical lot size, and dwelling type.

i. Zoning on and Adjacent to the Tract

j. Proposed Public Improvements (where available)

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

k. Title and Certificates

Present tract designation according to official records in offices of the Iroquois

County Recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale.

2. Preliminary Plat shall be drawn to scale of one hundred (100) feet to the inch. It shall show all existing conditions required in Section 4.2, 1 and shall show all proposals including the following:

- a. The proposed name of the subdivision.
- b. 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 Iroquois County Clerk.
- c. Sufficient information to accurately locate the plat. (Reference to existing streets, plats, etc., may be used. If there are none within a reasonable distance of the proposed subdivision, the vicinity map on a small scale should accompany the preliminary plat.)
- d. The description and location of all survey monuments erected in the subdivision shall be shown.

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- e. 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.)
- f. The names, locations, roadway widths, right-of-way widths, approximate gradients and other dimensions of streets, alleys, easements, parks, and other open spaces.
- g. Sites, if any, for multi-family dwellings, shopping centers, churches, and industry. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.
- h. Location and size of utilities.

- i. Block numbers and layout, numbers, dimensions, to nearest foot. Building setback lines, showing dimensions.
  - j. North point, scale and date of preparation.
  - k. The land surveyor shall certify that all lots and specifications meet the required minimum Iroquois County standards.
3. Draft of Protective Covenants, if any, whereby the subdivider proposes to regulate land use and otherwise protect the proposed development.

#### 4.3 PLATS AND DATA FOR FINAL APPROVAL

1. Final Plat shall be drawn in ink on paper or other permanent plastic base on sheets not to exceed twenty-four (24) inches wide by thirty-six (36) inches long, at least one must be eleven (11) inches by seventeen (17) inches for scanning purposes, 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 final plats may be submitted for approval in stages. The Iroquois County Board may require the developer to submit a development schedule describing each stage and its proposed dates of construction. The final plat shall show the following:

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- a. Name of subdivision.
- b. Location by township, section, town, and range, or by other legal description.
- c. Scale one (1) inch to one hundred (100) feet (shown graphically).
- d. Date and north point.
- e. Boundary of plat, based on an accurate traverse, with angles and lineal dimensions.
- f. Exact location, width, and name of all streets within and adjoining the plat, and the exact location and widths of all crosswalkways. Streets that are obviously in alignment with others already existing and named shall bear the names of the existing streets.

- g. True angles and distances to the nearest established street lines or official monuments (not less than three), which shall be accurately described in the plat.
  - h. Municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and angles.
  - i. Radii, internal angles, points and curvatures, tangent bearings, and lengths of all arcs.
  - j. Location, dimensions, and purpose for all easements.
  - k. All block and lot numbers and lines, with accurate dimensions in feet and hundredths.
  - l. Location and description of permanent monument or bench marks.
  - m. 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.
  - n. Building setback lines accurately shown by dimension.
  - o. Protective covenants which meet with the approval of the Iroquois County Board shall be lettered on the final plat or attached thereto.
  - p. 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.
  - q. A blank certificate of approval as set out in Appendix D.
2. Accompanying Documents shall consist of:
- a. Certification by a registered surveyor in the form set out in Appendix G.
  - b. Notarized certifications, by owners or owner, and by mortgagor or lienholder of record, acknowledging the plat and the dedication of streets and other public areas.

- c. An agreement executed by the owner and subdivider to make and install the improvements provided for in Section 6 in accordance with the plans and specifications accompanying the final plat.
- d. A notice from the Iroquois County Board stating that the following have been filed with and approved by the Board.

1) A bond which shall:

- a) Be in an amount determined by the Development Enforcement Officer to be sufficient to complete the improvements and installations in compliance with this Ordinance.
- b) Be with surety by a company entered and licensed to do business in the State of Illinois.
- c) Specify the time for the completion of the improvements and installations.

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2) Evidence of a deposit with the Iroquois County in escrow in cash or by maintenance bond equal to fifteen (15) percent of the estimated cost of surface improvements to be held by the County 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 the ground, base, or foundation thereof. After the termination of such eighteen - (18) month period, such deposit shall be refunded to the depositor, or by the order of such depositor, if no defects have developed; or if any defects have developed, then the balance of such deposit after reimbursement to the County for any amounts expended by it in the curing of such defects.

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

- e. A confirmation in writing from the Soil and Water Conservation District stating that the proposed subdivision is in concert with the natural resource characteristics of the area to be developed.

## **DESIGN STANDARDS - SECTION 5**

### **SECTION 5 - DESIGN STANDARDS**

The following are hereby adopted as the minimum standards of design of a subdivision. In addition, all subdivisions shall conform to all applicable elements of the Iroquois County's Comprehensive Plan including any change in these standards which is indicated by any applicable plan elements. The arrangement, character, width, grade, and location of all streets shall conform to the county highway system or plans for the opening, widening, or extension of any street, road, or major thoroughfare as adopted by the Iroquois County Board in the public interest. Whenever a tract to be subdivided includes any part of such thoroughfares as approved or shown on the adopted County plan, such part shall be dedicated to the public for street purposes by the subdivider.

#### 5.1 GENERAL REQUIREMENTS

##### 1. Interpretations

In order to promote the best possible development and use of land, the Development Enforcement Officer shall interpret the standards, provisions, and specifications contained in this ordinance liberally and in favor of the County's interest. Exceptions from these standards, provisions, and specifications may be granted when shown conclusively and to the satisfaction of the engineer that such exceptions will bring about a more logical and desirable result than would be obtained by strict compliance. When in doubt as to the wisdom of granting such an exception, the Development Enforcement Officer shall request a decision from the Iroquois County Board.

##### 2. Land Subject to Inundation

Land subject to flooding and land deemed by the reviewing authorities to be uninhabitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life, or property, or aggravate the flood hazard, but such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation, or shall not produce unsatisfactory living conditions.

##### 3. Public Sites and Open Spaces

All proposed plats submitted for approval under the provisions of this ordinance shall allocate adequate areas for park, school, recreational, and other public and semipublic sites, wherever

necessary, in conformity with the Iroquois County Comprehensive Plan and as required by the County. The location, shape, extent, and orientation of such areas shall be consistent with existing and proposed topographical and other conditions, including but not limited to the park, school, recreational and other public and semipublic needs of said proposed subdivision. Such areas shall be made available by one of the following methods:

- a. Dedication to public use.
- b. Reservation for the use of owners of land contained in said plat, by deed restriction or covenants which specify how and under what circumstances the area or areas shall be developed and maintained.
- c. Reservation for purchase by a governmental unit or agency thereof within a period of two (2) years, such reserved area to be released for private use:

In the event no governmental unit or agency thereof proceeds with such purchase within two (2) years after date of recording of said plat; or,

#### **DESIGN STANDARDS - SECTION 5**

If released by said governmental unit or agency prior to the expiration of the two (2) year period.

- d. Due regard shall be shown for preserving outstanding scenic, cultural, or historic areas.
- e. All areas within the subdivision not dedicated and accepted for public use shall be either (1) included in a subplot, or (2) dedicated for the use of some or all owners, their heirs, successors, and assigns forever, or (3) dedicated to a public entity presently in being who accepts title by endorsement on the plat.

## 5.2 STREETS AND ALLEYS

### 1. Continuation of Existing Streets

Proposed streets shall, as near as practicable, provide for the continuation, connection, or projection of streets in surrounding areas, or may conform to a plan as may have been approved by the Superintendent of Highways and adopted by the Regional Planning Commission and Iroquois County Board.

### 2. Circulation

The street pattern shall provide ease of circulation within the subdivision, but the local streets therein shall be so laid out that their use by through traffic will be discouraged. Insofar as practical, the street arrangement should provide proper access to schools, playgrounds, transportation, and other community features. New street openings shall generally be prohibited within six hundred (600) feet of any major intersection or crossing such as those formed by a railroad and a highway, two or more highways, or from the head of any major bridge, grade separation structure, or like facilities, as measured along the centerline from the intersection or from such structures.

### 3. Topographical and Cultural Features

In sloping terrain, streets shall generally run parallel to the contour of the land or preferable cross at a slight angle therewith. The general objectives are to avoid steep street grades; heavy concentrations of storm surface runoff; abnormal differentials in building elevations at opposite sides of the street; and excessive grading operations. Appropriate treatment shall be given to encourage the preservation of existing views, wooded areas, creeks, and other attractive natural features of the plat.

## **DESIGN STANDARDS - SECTION 5**

### 4. Relation to Major Streets

Where a subdivision abuts or contains an existing or proposed arterial street involving heavy volumes of high-speed vehicular traffic, the Iroquois County Board may require marginal access streets or a reverse lot frontage with screen planting or masonry wall contained in a non-access reservation along the rear property line, and such other treatment as may be necessary for adequate protection of the proposed industrial, commercial, residential development to assure separation of through and local traffic. Before requiring any marginal streets or reverse frontage arrangements, the Iroquois County Board shall take into account and decide upon the physical location of the major public utility lines as they relate to the existing and potential development along both sides of the highway.

### 5. Marginal Streets (Reverse Frontage Arrangements)

The Iroquois County Board shall take into account and decide upon the physical location of the major public utility lines as they relate to the existing and potential development along both sides of the highway.

### 6. Frontage Along Railroads

Where a subdivision borders on a railroad right-of-way, the Iroquois County Board may require a street approximately parallel to the side of such right-of-way, and at a reasonable distance therefrom, dependent on the nature and intended use of the subdivision.

7. Street Intersections

The angle of intersection between minor streets and major streets should not vary by more than ten (10) degrees from a right angle. All other streets should intersect each other as near to a right angle as possible and no intersection of streets at angles of less than seventy (70) degrees shall be permitted.

8. Street Jogs

Street jogs shall be avoided whenever possible. However, where permitted, the minimum centerline offset distance between roads entering a common right-of-way from opposite sides will be one hundred fifty (150) feet.

a. Half Streets

Half streets shall be prohibited. In case a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

b. Reserve Strips

Reserve strips controlling access to streets shall not be permitted. Streets shall be located on the edge of, or one lot depth from the boundary of the tract.

c. Dead-End Streets

Dead-end or stub-end streets are prohibited. However, where it is necessary to provide circulation to undeveloped property adjacent to the boundaries of the proposed subdivision, a temporary cul-de-sac with a turnaround radius of not less than seventy-five (75) feet shall be provided within the subdivision and adjacent to its limit for what would otherwise be a stub-end street.

Provision will be made by the subdivider that when the right-of-way is extended into the adjacent property, that portion of the turnaround in excess of the right-of-way width will revert to the adjacent property owner or owners and curbs and gutters will be provided.

d. Cul-de-sac

Cul-de-sac shall not be longer than eight hundred (800) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least one hundred (100) feet, and a street property line diameter of at least one hundred twenty (120) feet. No cul-de-sac may intersect with another cul-de-sac.

e. Alleys

Alleys may be created in residential developments provided that maintenance is done by a community or lot owner association. Service roadways will be required in

commercial and industrial developments, except where other provisions for suitable access and off-street loading and unloading is assured. Alleys may be provided at the rear of all lots or tracts intended for multiple-family building use; however, they will not be encouraged.

f. Right-of-Way

In no case shall a right of way be less than that provided in the Ordinance, including in those subdivisions proposed to be governed by community, lot owners, or condominium associations.

### 5.3 DIMENSIONAL STANDARDS

1. Typical Street Standards

The Iroquois County Board will determine the required minimum dimensional standards of all rights-of-way, pavements, sidewalks, and other public improvements, but shall consider the advice and recommendations of the Iroquois County Engineer in doing so. The typical street requirements shall be as follows:

a. Major Street (Urban)

As the geometrical design, pavement, and right-of-way widths may vary considerably over that of a typical local street, the Iroquois County Board shall decide upon the pavement width and the portion of the major street construction that shall be done by the developer. In doing so, the Iroquois County Board shall take into account the location, extent and character of the proposed development; the degree to which the proposed lots or land use is to be serviced from or otherwise has access on the major streets; the number of anticipated employees; and the extent of vehicular traffic that may be generated by such improvement or subdivision upon such major street or streets. The Iroquois County Board in determining the amount of participation that shall be made by the subdivider, shall also take into account the cost and participation involved in the trunk sewers and possible extra cost in length of service connections, driveway aprons, etc.

Major Highway (Rural)

One hundred twenty (120) foot right-of-way; twenty four (24) foot pavement with ten (10) foot shoulders.

b. Collector Street (Urban)

Eighty (80) foot right-of-way; with sufficient width for all necessary cuts and cross section; thirty-six (36) foot pavement, including curb and gutters; four - (4) foot sidewalks required.

Collector Highway (Rural)

Sixty-six (66) foot right-of-way; twenty-four (24) foot pavement with four - (4) foot shoulders without curb and gutters or thirty-six (36) foot pavement with curb and gutters.

c. Local Street (Urban)

Sixty-six (66) foot right-of-way; twenty-four (24) foot pavement, including curb and gutter; four - (4) foot sidewalks required.

d. Local Street (Rural)

Sixty-six (66) foot right-of-way; twenty-four (24) foot pavement and four (4) foot shoulders without curb and cutters, provided suitable storm drainage facilities are installed. In cases where lots are one hundred (100) feet or more in width and not situated along a major street, sidewalks may not be provided unless required by the Iroquois County Board.

e. Dead-End Street (Cul-de-sac)

Sixty-six (66) foot right-of-way; twenty-four (24) foot pavement.

f. Marginal Access Streets Abutting a Major Street

Fifty (50) foot right-of-way; twenty-four (24) foot pavement without curb and gutters or thirty-six (36) foot pavement with curb and gutters. In case of the extension of an existing adjoining right of way, having a width less than the minimum requirement of County Board may approve the extension thereof at the same width.

g. Alleys

Alleys may be created in residential developments, provided that maintenance is done by a community or lot owners association.

h. Crosswalks

Ten (10) foot right-of-way; at least four (4) foot paved walkway.

2. Street Grades

No street grade shall be less than one-half (1/2) of one percent and shall not exceed the following:

Major Street or Major Highway	5%
Collector Street or Collector Highway	6%
Local streets, highways, and alleys	8%

Streets shorter than 500 feet and cul-de-sacs 10%

3. Street Alignment

a. Vertical

The profile grades for major streets and highways shall be connected by vertical curves of a minimum length equivalent to at least twenty (20) times the algebraic difference between the rates of grade, expressed in feet per hundred; for secondary and minor streets, at least fifteen (15) times.

b. Minimum Horizontal

Radii of centerline curvature:

Major Streets and Highways	12 degrees	475 feet
Collector Streets and Highways	19 degrees	300 feet
Local Streets and Highways	28 degrees	200 feet
Cul-de-sac and Dead-end Streets	58 degrees	100 feet

c. Visibility

Minimum vertical visibility (measured 4-1/2 feet eye level to 18 inches taillight) shall be:

Major Streets and Highways	500 feet
Collector Streets and Highways	300 feet
Local Streets and Highways	200 feet
Streets shorter than 500 feet	100 feet

Minimum horizontal visibility shall be:

Major Streets and Highways	500 feet
Collector Streets and Highways	300 feet
All other Streets, as measured on such centerlines	100 feet.

4. Intersections

The radii on both pavement edge and right-of-way is to be thirty (30) feet minimum at all points of roadway intersection and fifty (50) feet for industrial or major street or highway intersections. Right-of-way lines at street intersections may intersect at right angles in design situations where curb and gutter and sidewalks are not required.

5. Blocks

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

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

Zoning requirements as to lot sizes and dimensions.

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

Limitations and opportunities of topography.

### **DESIGN STANDARDS - SECTION 5**

b. No block shall be longer than one thousand four hundred (1,400) feet nor less than three hundred (300) feet, except in unusual circumstances. Where a subdivision adjoins a major highway, the greater dimension of the block shall front along such major highway to minimize the number of points of ingress or egress.

c. Where blocks are over seven hundred fifty (750) feet in length, a crosswalk easement not less than ten (10) feet in width may be required, if necessary, to provide proper access to schools, playgrounds, shopping centers, and other facilities.

d. The depth and width of properties laid out or reserved for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use and development contemplated. The permanent reservation of suitable buffer and easement areas may be required, where deemed essential. Such areas shall normally be made a part of abutting lots or building sites.

#### 6. Lots

##### a. Size, Shape, and Orientation

The lot size, width, depth, shape, orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and type of development and use contemplated. A depth and width ratio of approximately 2-1/2 to 1 is considered desirable.

##### b. Dimensions

Lot dimensions and area shall not be less than the requirements of the Iroquois County Zoning Ordinance. In subdivisions not providing full community sewer and water facilities, increased area will be required in instances where such need is indicated by the Soil and Water Conservation District's investigations.

c. Corner lots

No corner lot shall have a width at the building line of less than seventy-five (75) feet. Either of the two sides of a corner lot fronting on a street may be designated the front of a lot, provided the rear yard shall always be opposite the frontage so designated.

d. Lot Lines

Side lot lines shall be at right angles or radial to the street line or substantially so, and along curvilinear street lines side lot lines so formed shall form a lot having not less than twenty (20) feet of width at either the front lot lines or the rear lot line.

e. Double Frontage Lots

All lots shall abut an improved public street. Double frontage and reverse frontage lots may be required where they are desirable to provide separation of development from traffic arteries or to overcome other disadvantages of topography or situation. A planting screen easement of at least twenty (20) feet, and across which there shall be no right-of-access, may be required along the line of lot abutting such traffic, artery, or other inharmonious use.

f. Building Sites

Every lot shall contain a suitable building site. Lots containing rock formations, water courses, or other adverse conditions, shall have an additional depth or width as required. Residential lots not served by a public sewage system and public water supply system shall not be less than seventy-five (75) feet wide at the building setback line nor less than twenty thousand (20,000) square feet in area. However, a greater area may be required for such lots if, in the opinion of the Soil and Water Conservation District, there are factors of drainage, soil conditions, or other conditions which cause potential health problems. The Iroquois County Board may require the data from percolation and other tests to be submitted as a basis for passing upon proposed subdivisions dependent upon septic tanks as a means of sewage disposal or private storage of water supply.

7. Street Names

Names of new streets shall not duplicate the names of existing streets of record. New streets which are extensions of or in alignment with existing streets shall bear the name of the existing streets. All names shall meet with the approval of the Iroquois County Board, and shall be named in the following manner.

<u>General Direction</u>	<u>Long</u>	<u>Short (less than 1,000')</u>
North and South	Streets	Places
East and West	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Circles

**DESIGN STANDARDS - SECTION 5**

8. Easements

- a. Easements shall be provided for any surface, underground, or overhead utility service, including storm water drainage, where necessary. They shall have a width of fifteen (15) feet and shall be established along rear lot lines and along such other lot lines as are required to provide continuity of alignment throughout the area served.
- b. When a subdivision is traversed or bounded by a water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose. Minimum floor elevations for structures may be required in areas which are or may become subject to flooding by surface water.
- c. Sidewalk easements shall be provided along any arterial road within or bordering any subdivision. Any subdivision over ten (10) lots shall provide sidewalk easements along any public road. The setbacks for such easement shall be consistent with those for any adjacent subdivision or municipality.

9. Business and Industrial Subdivisions

Business and industrial areas shall be subdivided into lots of such size, shape, and arrangement as to meet business or industrial needs. Properties reserved or laid out for business or industrial purposes shall be large enough to provide for the setback, yard, and off-street parking and loading facilities required by the type of development contemplated.

10. Flood Prone Areas

Residential development in flood prone areas as established by the Federal Emergency Management Agency (FEMA) or its successors is prohibited.

**SECTION 6 - REQUIRED IMPROVEMENTS**

**SECTION 6 - REQUIRED IMPROVEMENTS**

6.1 GENERAL REQUIREMENTS

1. Unless otherwise expressly indicated, the developer, through his engineer, shall prepare and furnish all plans, specifications, cost estimates, and other essential documents necessary for the construction and installation of the required improvements. And, further, the subdivider shall agree at his own cost and expense to do all the work, furnish all the materials and labor necessary to construct and complete the required improvements in a good and substantial manner to the satisfaction of the Development Enforcement Officer.

2. Unless otherwise specified, all construction work shall be in accordance with the provisions of the current issue of the Standard Specifications for Road and Bridge Construction adopted January 2, 1973, by the Department of Transportation, State of Illinois, Springfield, Illinois. Unless otherwise specified, design standards will be specified in the current issue of the Manual of Highways Standards and the Design Manual as published by the Bureau of Design, Department of Transportation, State of Illinois, Springfield, Illinois, as the same is amended from time to time, and hereinafter referred to as Highway Standards.

3. Specifications, Supervision and Inspection

The specifications adopted by the Iroquois County shall in all respects govern all construction work. The work shall be done under County supervision and inspection. It shall be completed within the time fixed or agreed upon by the Development Enforcement Officer.

4. Inspection Costs

The cost of inspection shall be paid by the subdivider, and an amount of money estimated by the Iroquois County Engineer for such purpose shall be deposited in advance with the Iroquois County Treasurer and credited to the Iroquois County Highway Department.

5. Recommendation and Approval

It shall be permissible for the Development Enforcement Officer to recommend the final plat of subdivision to the person or persons making same, to the effect that, whenever the required improvements are properly made or otherwise secured as hereinafter mentioned, said Development Enforcement Officer will pass upon and recommend to the Iroquois County Board that said plat, if otherwise conforming to these platting rules and regulations, be approved.

6. Qualifications of Contractors

The developer shall file with the Development Enforcement Officer a list of all contractors and subcontractors who are to participate in the construction of public improvements. Such contractors and subcontractors shall be subject to any and all licensing provisions of the

County and shall be subject to disqualification by reason of faulty performance of prior construction work done in a municipality or County.

7. Time Schedule and Sequence of Construction

The subdivider shall submit a statement setting forth a scheduled time not to exceed one year, (except in the case of an asphaltic construction, where the maximum shall be two years), from the date of approval of the Final Plat, within which the improvements required by these regulations will be completed.

8. Extension of Time

All construction items shall be completed within one (1) year of the recording of the final plat, where bituminous construction is required, for which a maximum of two (2) years shall be allowed. The Development Enforcement Officer shall be authorized to grant one and only one extension, and for a period not to exceed one (1) year.

9. Default

If the improvements are not completed within the specified time, the Iroquois County Board may use the Performance Bond or any portion thereof necessary to complete same.

10. Policy on Sharing Cost of Oversize Improvements

Whenever necessary to conform to an overall plan otherwise to protect or promote the public interest, oversize improvements shall be installed or constructed by the subdivider, provided, however, that the cost to the subdivider shall be no greater than that which would result from the installation or construction of only that size necessitated by his own development. The excess cost resulting from the requirement of an oversize improvement shall be borne by the Iroquois County.

## 6.2 STREETS

1. All grading, paving, surfacing, drainage structures or other improvements required or involved in the opening, widening, or expansion of any street, road, or public way shall be of

### **SECTION 6 - REQUIRED IMPROVEMENTS**

such size, width, thickness, character, and type deemed by the Iroquois County Board, upon the recommendations of the Iroquois County Engineer to be suitable and appropriate to the intended use and development; and consistent with the standards and specifications set forth in these rules and regulations.

#### 2. Curbs and Gutters

- a. The requirements of curbs or curbs and gutters will vary in accordance with the character of the area and the density of development involved. In urban areas, curbs are necessary to control storm water runoff and to clearly define driving and parking areas.
- b. Curbs shall be required on all streets where the proposed net residential density of the subdivision exceeds four (4) families per acre.
- c. Where residential lot frontages are less than eighty-five (85) feet in commercial developments or where other similar intensive urban uses exist or are anticipated, curbs shall ordinarily be required. The installation of curbs may be required on major, collector, and local streets, if such construction is deemed necessary for public safety.
- d. Where curbs exist on abutting properties, their extension will ordinarily be required throughout the proposed subdivision.
- e. Where curbs are not required, adequate gutters shall be graded and protected by seeding or a hard surface may be required where the grade is such as may be deemed necessary by the Iroquois County Engineer.
- f. Concrete curb and gutter Class X of 3,500 P.S.I. or minimum module of not less than 650 P.S.I. at fourteen (14) days. Portland Concrete Cement with four (4) percent to seven (7) percent air entraining, per Section 700 materials, State Specifications,

shall be required.

3. Pavements

Roadway pavement surface and base course shall meet the requirements as outlined in the following table, "Minimum Pavement Requirements," for the various acceptable road types.

**SECTION 6 - REQUIRED IMPROVEMENTS**

4. Sidewalks

If the property subdivided is located adjacent to the corporate limits of a community, sidewalks shall be required unless an official plan element intends no sidewalks in a given area. All commercial and industrial areas shall include pedestrian circulation. Sidewalks shall be constructed to conform to the Americans with Disability Act.

All sidewalks shall be of one course made of Portland Concrete Cement containing not less than five (5) bags of cement per cubic yard of concrete. When delivered at the site of the work, the concrete shall have a maximum slump of three (3) inches. Sidewalks shall not be constructed until backfilling of all trenches dug under the proposed sidewalk has completely settled or compacted to the satisfaction of the Iroquois County Engineer.

**MINIMUM PAVEMENT REQUIREMENTS BY ROADWAY CLASSIFICATION**

**TYPE\***

A. Two (2) inch Bituminous surface course (Class I or Class B) over ten (10) inches aggregate base course, or its equivalent.

B. Bituminous surface treatment (Class A-3) over ten (10) inch base course of compacted base course, Type B.

C. Six (6) inches compacted thickness stabilized base course with an A-3 type bituminous surface treatment. The stabilized base course may be either cement treated or bituminous treated. The proposed mix must be approved by the Iroquois County Engineer.

**ROADWAY CLASSIFICATION**

**PAVEMENT TYPE**

Major Street

A

Collector Street	A, B
Local Street	A, B, C
Local Highway (Rural)	A, B, C
Marginal Access Street	A, B, C
Business District	A
Industrial District	A

\*All pavement types regulated by Standard Specification for Road and Bridge Construction, State of Illinois.

#### 5. Alley Pavement

All alleys, where permitted, shall be improved with a roadway consisting of not less than eight (8) inches of aggregate base course type A or B when thoroughly compacted, bituminous surface treatment Class A-2.

- a. Through apartment district blocks, not less than twenty (20) feet.
- b. Through business and industrial blocks, not less than twenty-four (24) feet.

#### 6. Street Signs

The subdivision shall be provided with street signs of a type approved by and erected at locations and in the manner prescribed by the Iroquois County Board.

### 6.3 MONUMENTS

1. 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 by six (6) inches at bottom, and thirty-six (36) inches long.
2. All lot corners not marked by concrete monuments shall be marked by galvanized or wrought iron pipe or iron or steel bars at least twenty-four (24) 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.

## **SECTION 6 - REQUIRED IMPROVEMENTS**

3. In addition, a minimum of one permanent bench mark shall be established for each twenty (20) acres or fraction thereof, subdivided and at a location designated by the Iroquois County Engineer. This monument shall be of concrete with a minimum dimension of four (4) inches by four (4) inches at top, six (6) inches by six (6) inches at bottom, and thirty-six (36) inches long, with copper dowel three-eighths (3/8) inch in diameter, at least two and one-half (2 1/2) inches in length embedded so that the top of the dowel shall be flush with the surface and at the center of the monument.

### 6.4 STORM DRAINS

1. An adequate system of storm water drainage designed for a five-year maximum rain shall be constructed and installed consisting of pipes, tiles, manholes, inlets, catch basins, or other necessary facilities that will adequately drain the subdivision and protect roadway pavements and prevent the accumulation of storm water at any place under normal conditions. Such drainage system shall be subject to approval by the Development Enforcement Officer.

Storm drainage, including drain tile around basements, shall not be permitted to empty into any sanitary sewer. Where a public storm water sewer is reasonably accessible, as determined by the Iroquois County Board, the subdivider shall connect with such storm drainage system and shall do such grading and provide such drainage structures, including lateral connections, as may be required by the Development Enforcement Officer. Where a public storm water system is not reasonably accessible as determined by the Iroquois County Board, but where the plans for the storm water drainage system of the district in which the subdivision is located have been prepared and officially approved, the subdivider shall install drainage facilities as may be required by the Development Enforcement Officer.

If the subdivision is in an area where public storm water system is not available, the subdivider shall do such grading and provide such drainage structures as may be required by the Development Enforcement Officer. Whenever the construction of streets and necessary storm water system in a subdivision is such that direction of storm water flow is diverted and affects surrounding properties, the developer shall obtain sufficient drainage easements to provide adequate disposal of the storm water.

2. Backyard swales may be permitted, subject to the following regulations:
  - a. Maximum and minimum slope and general design criteria of the Federal Housing Administration's "Minimum Property Requirements" will be acceptable, except as herein modified.
  - b. No continuous swale shall have a length exceeding six hundred (600) feet.
  - c. Minimum grade of the flow line shall be four-tenths (4/10) percent.
  - d. At no point in the swale shall the flow line be more than three (3) feet below the finished grade of the topsoil at the foundation of the house opposite the swale.
  - e. No change in alignment of a backyard swale shall exceed forty-five (45) degrees.

## 6.5 SEWAGE DISPOSAL

### 1. Sanitary Sewers

If a subdivision can be reasonably served by the extension of an existing public sanitary sewer, as determined by the Iroquois County Board, the developer shall provide a system of sanitary sewer mains and shall provide lateral connections for each lot or potential building site.

Where a public sanitary sewer is not reasonably accessible:

- a. The Iroquois County Board may, after obtaining and considering reports from the local Soil and Water Conservation District, refuse to permit the area to be developed for any purpose deemed detrimental to the health and general welfare of the immediate and surrounding area.
- b. Or, the Iroquois County Board may approve the subdivision plat provided appropriate provisions or arrangements have been made for the installation of septic tanks for each lot or building site and provided, further, that such arrangements are made in accordance with Illinois Department of Public Health requirements.
- c. Septic tanks and tile fields shall not be permitted on any lot less than twenty thousand (20,000) square feet in area.
- d. A seepage test shall be made for each parcel of ground to be subdivided and shall show the area to be suitable for septic tanks and tile fields. The spacing and location

of tests shall be at the discretion of the County Soil Conservation Service offices. A

**SECTION 6 - REQUIRED  
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written report of such tests made by a registered professional engineer shall be submitted with the final plat.

e. If, after septic tanks have been in use in any subdivision, a sewer main is installed capable of serving the subdivision and the lots therein, it shall thereafter be unlawful to utilize septic tanks for the disposal of sewage, and all properties utilizing septic tanks shall discontinue their use and make connection to the sanitary sewer for disposal of sewage.

2. Individual Septic Tank Facilities

In the event the installation of individual disposal systems shall be considered, it shall be the responsibility of the developer to furnish the topographical map and other information and data; to obtain or perform all tests in accordance with the requirements of the Illinois Department of Public Health. The septic tank and disposal field shall conform to the requirements of the Illinois Department of Public Health.

a. All sanitary sewage shall be emptied into the septic tank and no field tile shall empty in any manner into open ditches, roadside ditches, lakes, streams, or any other body of water; nor shall the effluent be permitted to seep to the surface of the ground. In all cases where it has been determined by the Illinois Department of Public Health that individual septic tank disposal systems are not feasible, a group sewage disposal system may be required.

b. Group Sewage Disposal Systems

Group sewage disposal systems shall meet the requirements of the Illinois Department of Public Health.

Group sewage disposal systems may be accepted for maintenance and operation by the Lot Owners or Condominium or Community Association if the ownership is vested in the Lot Owners or Condominium or Community Association and if the disposal system has been constructed according to specifications, and provided it has been approved by the Ford-Iroquois Public Health Department or its successor.

The provisions of this and other related sections, are not intended to place any obligation, liability, or responsibility upon the County Board or other county officials for accepting the operation or maintenance of such systems. In cases where the County Board decides to accept such responsibilities, they may specify the conditions of such acceptance.

## 6.6 WATER SUPPLY

### 1. Public Water Supply

Where public water supply is within reasonable distance, as determined by the County Board, the developer shall construct a system of water mains and fire hydrants and connect with such public water supply and provide a connection for each lot or potential building site.

Where a public water supply is not available, the developer shall provide for individual wells for each lot in the subdivision.

#### a. Test Wells

At least one (1) test well shall be made in the area being platted for each one hundred (100) lots or for every twenty-five (25) acres of area, whichever is the smaller. In cases where copies of the logs of existing wells located within the area being platted are available this may be submitted in lieu of making test wells. Test wells shall be at least twenty-five (25) feet in depth and shall produce safe potable drinking water at a rate of not less than five (5) gallons per minute.

A copy of the well log which will include the name and address of the well driller shall be submitted with the preliminary documents to the Development Enforcement Officer.

### 2. Location and Construction of Individual Private Wells

Individual private wells shall be located at least twenty-five (25) feet from property lines; fifty (50) feet from all septic tanks; approximately seventy-five (75) feet from all tile disposal fields and other sewage disposal facilities; thirty (30) feet from all cast iron sewer lines; fifty (50) feet from any vitrified sewer tile lines; and shall not be located within any flood plain.

As a precaution against seepage, a watertight seal shall be provided around the pump mounting.

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All abandoned wells shall be sealed in a manner that will render them watertight. In all cases where it has been determined that individual water supplies from private wells are not feasible, as determined by the Development Enforcement Officer, a public water distribution system will be required.

### 3. Public Water Distribution Systems

Public wells and other public water distribution systems shall meet the requirements of the Illinois Department of Public Health. Public wells and other public water distribution systems may be accepted for maintenance and operation by the Lot Owners or Condominium Association, and if the water distribution system has been constructed according to specifications, it has been approved by the Ford-Iroquois Public Health Department or its successor.

## 6.7 HOUSE SERVICES

1. House services shall be constructed to connect with the utility service mains constructed within any street or thoroughfare to serve each adjoining lot, tract, or building site; such house services shall extend from the main to a point at least eight (8) feet beyond the outside curb lines of the proposed roadway pavement in the street, and at least one (1) foot beyond the outside lines of proposed alley pavement.

2. All such house services connected with utility mains constructed within any street thoroughfare shall be located at the approximate centerline of each lot.

## 6.8 AVAILABILITY OF MUNICIPAL - OWNED WATER AND SEWER FACILITIES TO PROPERTY LOCATED WITHIN THE MUNICIPALITY.

The municipality shall make its water and sewer facilities available to all real estate now or hereafter located therein according to the following rules:

1. The property owners shall pay reasonable tap-on or connection charges, the same being determined by Resolution duly adopted by the municipality or operating district from time to time.

2. The property owner shall provide water and sewer connections between his building and the mains and pay the municipality for the water meters in accordance with the provisions of this Code and as deemed necessary by the municipality's Engineer.

3. Subdividers and developers shall be exempt from all tap-on connection, and permit fees, except those provided for in the last paragraph below, provided:
  - a. They shall construct and donate to the municipality all extension mains, water distribution systems, including transmission mains made necessary by such extension, water meters, meter installation materials, sewage collection systems, including interceptor sewers made necessary by said extensions of the sewage collection systems and lift stations, if any.
  - b. That the same be constructed in accordance with any municipal code relative thereto and in a manner satisfactory to the community's Engineer.
4. The subdivider shall construct a system of water mains not less than six (6) inches in diameter. The minimum size of service lines shall be four (4) inches.
5. If the municipality desires to increase the size or capacity of any portion or all of the sanitary sewer or water system proposed by the subdivider or developer in order to provide service to area not located within or beyond the limits of said subdivision, the cost thereof in excess of the cost of the subdivider's or developer's proposed installation shall be refunded by the municipality to the subdivider or developer on the following basis:
  - a. Prior to construction, the subdivider or developer and the municipality shall agree upon the location and acreage of the land which the excess capacity is designed to serve, and shall agree on the total excess cost in dollars.
  - b. Any subdivider, developer, or property owner in the area as established according to "b" above, for which the said excess capacity has been provided, shall pay to the municipality the dollar cost of such excess capacity in the same proportion that the acreage of said subdivision, development, or land bears to the total acreage for which the excess capacity was provided; whereupon the municipality shall refund a like amount to the subdivider or developer providing said excess capacity.
6. All persons connecting directly to any municipal water and/or sewer main shall pay a reasonable inspection fee for so doing, which fee shall be determined by resolution of the municipality; said fee to approximate as closely as practical the cost to the municipality of making necessary inspections.

**SECTION 6 - REQUIRED  
IMPROVEMENTS**

## 6.9 STREET LIGHTING REQUIREMENTS

Street lighting may be required and shall be installed in accordance with current minimum standards as set forth by the American Society of Illuminating Engineers. Such installation shall be completed within one (1) year after the completion of subdivision construction, where deemed necessary by the County Board.

## 6.10 STREET SIGNS

The developer shall place on deposit or arrange as a part of the bond agreement, sufficient funds to cover the cost of purchases, delivery, and installation of all required street name signs. Such signs shall conform to standards adopted by the county.

## 6.11 PUBLIC UTILITIES

If required under the discretion of the County Board, all public utility lines for telephone and electric services shall be placed underground entirely throughout a subdivided area; said conduits or cables shall be placed in dedicated public ways or easements, when necessary, 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.

## 6.12 INSPECTION

All public improvements to be made under the provisions of this chapter shall be inspected during the course of construction by the Development Enforcement Officer or other competent person appointed by the County Board. The compensation for such inspection and other costs incurred in connection with such inspection shall be paid by the subdivider to the county as established by ordinance.

## **SECTION 7 - ADMINISTRATION**

### 7.1 DEVELOPMENT ENFORCEMENT OFFICER

The provisions of this Ordinance shall be administered by the county Board except as specifically provided in this Ordinance. The Development Enforcement Officer is hereby designated and authorized to enforce the provisions of this Ordinance under the direction of the County Board.

### 7.2 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 Development Enforcement Officer 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.

### 7.3 VARIATIONS AND EXCEPTIONS

1. When the subdivider can show that a provision of these regulations, if strictly adhered to, would cause unnecessary hardship because of unique site conditions, the County Board may recommend variations. The subdivider shall apply in writing for such variations. Any variation thus authorized by the County Board shall be attached to and made a part of the final plat.
2. In any instance where the county has granted approval of a preliminary plat of subdivision prior to the effective date of this Ordinance, 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 County Board for permission to proceed with subdivision as originally planned. The County Board, upon review of the preliminary plat as originally submitted, may then grant such permission.

### 7.4 PENALTIES

1. Any person, firm or corporation who violates any provision of this Ordinance, or any regulation adopted by the Board, or who violates any determination or order of the Board pursuant to this Ordinance, shall be liable to a penalty of not to exceed \$200.00 for said violation and an additional penalty of not to exceed \$200.00 for each day during which violation continues, which may be recovered in a civil action, and such person may be enjoined from continuing such violation hereinafter provided.
2. The State's Attorney shall bring such actions in the name of the people of Iroquois County.

### 7.5 WHEN EFFECTIVE

This Ordinance shall be in full force and effect from and after its passage and approval. The County Clerk is hereby authorized and directed to cause this Ordinance to be incorporated as the official Subdivision Regulation Ordinance for the County of Iroquois.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

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COUNTY CLERK

***Planning & Zoning***

Iroquois County

1001 East Grant    Watseka, IL 60970

Tel. 815-432-6995    Fax 815-432-6984

**APPLICATION FOR PRELIMINARY PLAT APPROVAL  
REVIEW FEE \$150.00 PLUS FEE OF \$15.00 PER LOT  
PLUS PLAN REVIEW COSTS IF NECESSARY**

**PRELIMINARY PLAT REQUIREMENT:** Submit one (1) copy to the County Board

*County of Iroquois, Illinois*

Name of Subdivision\_\_\_\_\_

Location\_\_\_\_\_

Property Identification No.\_\_\_\_\_

Name of Sub-divider\_\_\_\_\_

Address of Sub-divider\_\_\_\_\_

Phone No. where sub-divider can be reached\_\_\_\_\_

Township Supervisor\_\_\_\_\_

County Engineer\_\_\_\_\_

Electric Company\_\_\_\_\_

Gas Company\_\_\_\_\_

Telephone Company\_\_\_\_\_

**Application is hereby made for approval of the Preliminary Plat. The following documents are made a part of this application:**

- a. One (1) copy of the Preliminary Plat Application.
- b. Eight (8) copies of the Preliminary Plat including a Vicinity Map.
- c. Certificate of zoning compliance from the County endorsed on one (1) copy of the Plat.
- d. Names and Addresses of adjacent property owners.
- e. Soil and Water Conservation District Report. f. Any other data the staff

deems necessary.

***Action by the County Board should be sent to:***

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

***Signed*** \_\_\_\_\_

Number of lots \_\_\_\_\_

**County Board Action**

Approve \_\_\_\_\_ Approve Conditionally \_\_\_\_\_ Disapprove \_\_\_\_\_

**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

Signature Chairman, County Board

**FINAL PLAT REQUIREMENT CERTIFICATE OF APPROVAL**

The Iroquois County Board shall, upon motion and majority vote, approve the final plat and authorize

the Chairman and County Clerk to sign the original drawing of the final plat. The certificates on the final plat shall be in the following form with signatures of the Chairman of the Iroquois County Board and the Iroquois County Clerk.

Approved by the Planning and Zoning committee at a meeting held \_\_\_\_\_ .

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

Approved by the \_\_\_\_\_ at a meeting held \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
County Clerk

Approved by the Iroquois County Engineer \_\_\_\_\_

Approved by the County Board of Iroquois County, Illinois, at a meeting held \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
County Clerk

**FINAL PLAT REQUIREMENT LAND SURVEYOR CERTIFICATION**

Each final plat submitted to Iroquois County 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 Number \_\_\_\_\_

# Iroquois County

## SCHOOL DISTRICT CERTIFICATE

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This is to certify that, to the best of my knowledge, the property described in the attached surveyor's certificate, which will be known as \_\_\_\_\_ Subdivision, is located within the boundaries of the following school district: \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Printed name of owner(s)

\_\_\_\_\_  
Signature of owner(s)

STATE OF ILLINOIS     )  
  )  
COUNTY OF IROQUOIS    )

I, \_\_\_\_\_, a Notary Public in and for the said County and State, do hereby certify that \_\_\_\_\_ who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the said instrument as a free and voluntary act.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

## **FINAL PLAT REQUIREMENT DEED OF DEDICATION**

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

“We, the undersigned (name), owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the submitted plat. This subdivision shall be known 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 the streets there shall be erected or maintained no building or structure. There are strips of ground, (number) feet in width, as 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 title subject to the rights of 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 Regional Planning Commission or the Iroquois County 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 \_\_\_\_\_, (twenty-five 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 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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of Illinois  
County of Iroquois

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 \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

***Planning & Zoning***

Iroquois County

1001 East Grant Watseka, IL 60970

Tel. 815-432-6995 Fax 815-432-6984

**APPLICATION FOR FINAL PLAT APPROVAL  
REVIEW FEE \$150.00 PLUS FEE OF \$15.00 PER LOT  
PLUS PLAN REVIEW COSTS IF NECESSARY**

County of Iroquois, Illinois

Name of Subdivision\_\_\_\_\_

Location\_\_\_\_\_

Name of Sub-divider\_\_\_\_\_

Address of Sub-divider\_\_\_\_\_

Phone No. where sub-divider can be reached\_\_\_\_\_

Application is hereby made for approval of the final plat. The following documents are made a part of this application:

- a. One (1) copy of Protective Covenants, if proposed.
- b. Original tracing and two (2) copies of Final Plat and Vicinity Map.
- c. Original tracing and four (4) copies of approved improvement plans.
- d. One (1) copy of financial guarantees approved by State's Attorney in amount stated by County Engineer.

Action by the County Board should be sent to:

Name\_\_\_\_\_

Address\_\_\_\_\_

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Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

Signed \_\_\_\_\_

Final Plat Fee \_\_\_\_\_

\_\_\_\_\_ Action: Approve \_\_\_\_\_ Disapprove \_\_\_\_\_

Conditionally Approve--Improvements to be Constructed \_\_\_\_\_

Comments \_\_\_\_\_

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Date

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Chairman, County Board

## SUBDIVIDER'S CHECKLIST

Note: It is recommended that the subdivider keep a running of the status of his plat by checking the appropriate boxes below

### Action by Subdivider

- 1. Retain a duly licensed engineer or surveyor to draw up the plat.  
  
\_\_\_\_\_   
Name of Engineer or Surveyor
- 2. Refer to the following official documents of the municipality and County Planning Commission:
  - a. Comprehensive Plan
  - b. Official Highway Plan
- 3. Secure the following official documents from the Development Enforcement Officer:
  - a. Zoning Ordinance
  - b. Building Code
  - c. Application Forms for approval by the Iroquois County Board
  - d. Subdivision Regulations
  - e. Procedure for Plat Approval
- 4. Secure preliminary review of site by:
  - a. Soil and Water Conservation District
  - b. Development Enforcement Officer (pre-construction conference)
  - c. Regional Planning Commission or Zoning Inspector Official
- 5. Secure the following documents relating to the site:
  - a. Survey (including topography)
  - b. Title Search

- 6. Prepare Preliminary Plat of proposed subdivision complying with all state, county, and municipal regulations and Municipal or County Zoning Ordinance.

### **PRELIMINARY PLAT CHECKLIST**

**A Form:**

1. Size - 24" x 36" (one or more sheets)
2. Scale - 1" = 100'
3. Eight (8) copies required

**B Map Contents:**

1. Boundary Lines  
Bearings and distances
2. Easements  
Location, width, and purpose
3. Streets On and Adjacent to the Tract  
Name and right-of-way width, elevation of surfacing, legally established centerline elevations, walks, curbs, gutters, culverts, etc.
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; location of gas lines, fire hydrants, electric and telephone lines, and street lights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.
5. Ground Elevations on the Tract Based on the County Datum Plane  
For land that slopes less than one-half (1/2) percent, show one-foot contours; show spot elevations at all breaks in grades, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions; for land that slopes more than one-half percent show two-(2) foot contours.
6. Subsurface Conditions on the Tract, if Required by the County Board  
Location and results of tests made to ascertain subsurface soil, rock, and ground water

conditions; depth to ground water 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.

7. Other Conditions on the Tract

Water courses, marshes, rock outcrop, wooded areas, isolated preservable trees one (1) foot or more in diameter, houses, barns, shacks, and other significant features.

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 approximate percent built up, typical lot size, and dwelling types.

9. Zoning On and Adjacent to the Tract

10. Proposed Public Improvements

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

11. Title and Certificates

Present tract designation according to official records in offices to the Iroquois County Recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow.

12. The proposed name of the subdivision.

13. 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 Iroquois County Clerk.

14. Sufficient information to accurately locate the plat. (Reference to existing streets, plats, etc., may be used. If there are none within a reasonable distance of the proposed subdivision, the vicinity map on a small scale should accompany the preliminary plat.)

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

16. The names and addresses of the persons to whom the notice of the hearing to be held by the Regional Planning Commission should be sent (the subdivider, the designer of

the subdivision, and the owners of the land immediately adjoining the land to be platted.)

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

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

19. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

20. Locations and size of utilities.

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

22. Building setback lines, showing dimensions.

23. North point and scale and date of preparation.

24. Draft of Protective Covenants, (if any,) whereby the subdivider proposes to regulate land use and otherwise protect the proposed development.

- 7. Obtain appointment through the Development Enforcement Officer for Preliminary Plat review of proposed subdivision.

\_\_\_\_\_
Date of Meeting

\_\_\_\_\_
Time

**ACTION BY IROQUOIS COUNTY BOARD**

- 8. Review the preliminary plat and notify the subdivider of Iroquois County Board's approval or disapproval in a formal communication.

\_\_\_\_\_
Date of Communication

(If approved, the subdivider now has twelve (12) months in which to file the

final plat for approval of the Iroquois County Board.)

### **ACTION BY SUBDIVIDER**

- 9. After receiving notice of approval of the Preliminary Plat and prior to the filing of the final plat, the subdivider shall present to the Iroquois County Board detailed engineering drawings of all utility and street improvements to be constructed as required by the Development Enforcement Officer.
- 10. Prepare final subdivision plat in accordance with Subdivision Regulations.

### **FINAL PLAT CHECKLIST**

#### **A Form:**

1. Size 24" x 36" (one or more sheets).
2. Clearly and legibly drawn with ink on paper or mylar.
3. Original and two (2) copies required.

#### **B Map Contents:**

1. Name of Subdivision.
2. Location by township, section, town, and range, or by other legal description.
3. Scale one (1) inch to one hundred (100) feet (shown graphically).
4. Date and north point.
5. Boundary of plat, based on an accurate traverse with angles and lineal dimensions.
6. Exact location, width, and name of all streets within and adjoining the plat, and the exact location and widths of all crosswalkways. Streets that are obviously in alignment with others already existing and named shall bear the names of the existing streets.

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.)
8. Municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and angles.
9. Radii, internal angles, points and curvatures, tangent bearings, and lengths of all arcs.
10. Location, dimensions, and purpose for all easements.
11. All block and lot numbers and lines, with accurate dimensions in feet and hundredths.
12. Location and description of permanent monument or bench marks.
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 use of all property owners.
14. Building setback lines accurately shown by dimension.
15. Protective covenants which meet with the approval of the Iroquois County Board shall be lettered on the final plat or attached thereto.
16. 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.
17. A blank certificate of approval as set out in Final Plat Requirement of Dedication on page 46.

C Accompanying Document Shall Consist of:

1. Certification by a registered surveyor in the form set out in the Subdivider's Checklist on page 48.
2. Notarized certifications, by owner or owners, and by mortgagor or lien-holder of record acknowledging the plat and the dedication of streets and other public areas.
3. An agreement executed by the owner and subdivider to make and install the improvements provided for in Section 6 in accordance with the plans and

specifications accompanying the final plat.

4. A notice from the owner or subdivider stating that the following have been filed with and approved by the State's Attorney or Zoning Enforcement Officer.

a. A certificate by the Iroquois County 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 shall:

1) Run to the \_\_\_\_\_ and \_\_\_\_\_.

2) Be in an amount determined by the Iroquois County Engineer to be sufficient to complete the improvements and installations in compliance with this Ordinance.

3) Be with surety by a company entered and licensed to do business in the State of Illinois.

4) Specify the time for the completion of the improvements and installations.

b. Evidence of a deposit with Iroquois County in escrow in cash or by maintenance bond equal to fifteen (15) percent of the estimate cost of surface improvements to be held by Iroquois County 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 the ground, base or foundation thereof. After the termination of such eighteen (18) month period, such deposit shall be refunded to the depositor, or the order of such depositor, if no defects have developed; or if any defects have developed, then the balance of such deposit after reimbursement to Iroquois County for any amount expended by it in the curing of such defects.

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

11. Submit the Final Plat, with a formal application, to the Iroquois County Board for final approval.

Date submitted \_\_\_\_\_

**ACTION BY THE IROQUOIS COUNTY BOARD**

(Must act within sixty (60) days after plat has been officially filed.)

- 12. The Iroquois County Board formally notifies the subdivider of approval or disapproval.

**ACTION BY SUBDIVIDER**

- 13. If approved, the subdivider then proceeds to obtain the required signatures before filing the Final Plat.

**KNOW THE SUBDIVISION REGULATIONS**