

# **SUBDIVISION ORDINANCE VILLAGE OF DWIGHT**

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## **PREAMBLE:**

Because each new subdivision accepted by the Village of Dwight becomes a permanent unit in the basic physical structure of the future community and to which the future community, will, of necessity, be forced to adhere, all subdivisions hereafter planned within the incorporated limits of the Village of Dwight and for a distance of one and one-half miles beyond said Village limits shall in all respects be in full compliance with the regulations hereafter contained in this ordinance. These regulations are designed to provide for the orderly and harmonious development of the Village and its environs, for the coordination of streets within new subdivisions with other existing or planned streets, and otherwise to promote realization of the official plan of the Village.

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Dwight that:

## **SECTION 1.00 - TITLE**

This ordinance shall be known, cited and referred to as the "Dwight Subdivision Ordinance."

## **SECTION 2.00 - PURPOSE**

While it is obvious that regulations are needed to assure orderly extension of Village streets, the other purposes of these regulations are:

- A.** To insure sound, harmonious subdivision development and community growth, and to safeguard the interests of the home owner, the subdivider, the investor and the Village.
- B.** To provide permanent assets to the locality and to the Village.
- C.** To prevent scattered development beyond existing public utilities and prevent excessive development costs.
- D.** To assure the development of land for optimum use with necessary protection against deterioration and obsolescence.
- E.** To limit and control the pollution of the environment that can be caused by inadequate or incomplete urban development.
- F.** To provide common grounds of understanding and sound working relationships between the Village and the subdivider.
- G.** To lessen congestion in the streets and highways.
- H.** To provide for adequate light and air.

**I.** To facilitate adequate provision for transportation, water, sewerage, schools, and other public necessities.

**J.** To insure proper legal description and proper monumenting of subdivided land.

The regulations are established with reasonable consideration of the character of the Village with a view toward conserving the value of buildings upon the land and providing the best possible environment for human habitation. It is intended that these regulations shall supplement and facilitate the enforcement of the provisions and development standards contained in the Building Code, Official Map Regulations, Zoning Ordinance, and the Official Village Comprehensive Plan.



### **SECTION 3.00 - APPLICATION OF ORDINANCE**

The Subdivision Ordinance of the Village of Dwight, Illinois, shall apply to all subdivisions of land, as defined herein, located within the Village of Dwight or entirely or in part within the unincorporated area within one and one-half (1½) miles of the corporate limits of the Village, in accordance with Chapter 24 of the Illinois Revised Statutes and that area that is excluded by the Subdivision Ordinance of Livingston County. The subdivision plans and plats, proposed improvements to be installed, and all procedures relating thereto, shall in all respects be in full compliance with the regulations herein.

### **SECTION 4.00 - GENERAL PROVISIONS**

A. Wherever any subdivision of land shall hereafter be laid out within the incorporated limits of the Village of Dwight, or within contiguous territory not more than one and one-half (1½) miles beyond the incorporated boundaries of the Village of Dwight, the subdivider thereof or his agent shall submit both a preliminary and a final subdivision plat to the Village of Dwight for its approval. The subdivision plats and all procedures relating thereto shall in all respects be in full compliance with these regulations.

B. Until preliminary plats and plans for the subdivision are approved:

1. No land shall be subdivided, nor any street laid out, nor any improvements made to the natural land.
2. 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.
3. No improvements - such as sidewalks, water supply, storm water drainage, sanitary sewerage facilities, gas service, electric service, 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.
4. Unsuitable Land - No land shall be subdivided for any use which is determined by the Plan Commission, after investigation by the Village Engineer, to be unsuitable for such use by reason of flooding or bad drainage, adverse earth and rock formation or topography, or any other feature likely to be harmful to the health, safety, or welfare of the future residents in the proposed subdivision or of the community. However, if the subdivider agrees to make improvements which will, in the opinion of the Village Engineer, make the area safe for occupancy and provide adequate lot and street drainage and storm water detention facilities, the subdivision may then be approved.

For flood limits, surface water runoff and hardship, refer to the following:

**a. Flood Hazards**

Any use of the flood plain that would not reduce the area available for flooding purposes nor cause any hazard to surrounding properties.

**b. Surface Water Runoff**

Runoff of surface water from each tract or parcel would be limited to a maximum of 1/20th of one inch per hour of runoff per acre of land or fraction thereof.

Detention basins or equivalent shall be provided by the subdivision and/or development to accomplish the limit of surface water runoff as hereinbefore set forth. Where waterways, channels, ditches, streams or rivers are traversed, the design of the facilities should not be less than a 25 year frequency storm.

Due cognizance shall be taken to the effect of development of any land tract to down stream owner and surrounding areas affected by rainfall and surface water runoff.

**c. Hardship**

Where the land developer or subdivider can show that the strict adherence to the design standards set forth causes an unnecessary hardship, the Village Board may approve a variance. Such variance may be granted or denied after recommendation of the Plan Commission, and where topography and conditions peculiar to the site or surrounding area substantiate a variance without destroying the intent of the provisions of this ordinance. Such recommendation of the Plan Commission may be based on an opinion of the Village Engineer.

**C.** All offerings or dedications of land to the Village for use as streets, highways, alleys, schools, parks, playgrounds, or other public uses shall be referred to the Plan Commission for review and recommendation before being accepted by the Village Board or by any other governing authority of the Village of Dwight.

**D.** Where a tract of land proposed for subdivision is part of a larger, logical subdivision unit in relation to the Village as a whole, the Plan Commission may, before approval, cause to be prepared a plan for the entire area or neighborhood, such plan to be used by the Plan Commission as an aid in judging the proposed plat. The Village Engineer shall cooperate with the Plan Commission in the preparation of this plan and shall furnish such surveys and data as may be necessary.

#### 4.01 - INTERPRETATION

- A. **Minimum Standards Established** In this interpretation and application the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.
- B. **Higher Standards Govern.** Where the conditions imposed by any provisions of this ordinance upon the subdivision of land are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this ordinance or of any other applicable law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.
- C. **Easements or Covenants Not Abrogated.** This ordinance is not intended to abrogate, abolish or annul any easement, covenant, or any other private agreement, provided that where the regulations of this ordinance are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement, the requirements of this ordinance shall govern.
- D. **Existing Subdivisions.** No subdivision of land which was not lawfully existing at the time of the adoption of this ordinance shall be made lawful solely by reason of the adoption of this ordinance, and to the extent that said subdivision of land is in conflict in any manner with the requirements of this ordinance, said subdivision of land remains unlawful hereunder.

#### 4.02 - SEPARABILITY

It is hereby declared to be the intention of the Village Board of the Village of Dwight that the several provisions of this ordinance be separable in accordance with the following:

- A. **Separability of Parts.** If any court of competent jurisdiction shall adjudge any provision of this ordinance to be invalid, such judgment shall not affect any other provision of this ordinance not specifically included in said judgment.
- B. **Separability of Application.** If any court of competent jurisdiction shall adjudge invalid the application of any provision of this ordinance to a particular subdivision of land, such judgment shall not affect the application of said provision to any other subdivision of land, not specifically included in said judgment.



## **SECTION 5.00 – RULES AND DEFINITIONS**

### **5.01 - RULES**

The language set forth in the text of this ordinance shall be interpreted in accordance with the following rules of construction:

- A. 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.
- B. The word “shall” is mandatory and not discretionary.
- C. The word “may” is permissive.
- D. The word “lot” shall include the words “plot”, and “piece”, and “parcel”.
- E. The phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

### **5.02 - DEFINITIONS**

**Alley** - A public right-of-way primarily for vehicular traffic along the side or in the rear of properties which affords only a secondary means of access to abutting properties.

**Block** - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad right-of-way, bulkhead lines or shore lines of waterways, or corporate boundary lines of the Village.

**Borings, Soil** - Examination and analysis of the subsoil conditions of a specific parcel of land by drilling.

**Building** - Any structure with substantial walls and roof securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows or openings; and which is designed or intended for shelter, enclosure or protection of persons, animals or chattels.

**Building Permit** - A permit issued by the Village of Dwight for the construction, erection, or alteration of a structure or building.

**Building Setback Line** - A line parallel to the street line at a distance from it, regulated by the front yard requirements of the Dwight Zoning Ordinance.

**Comprehensive Plan** - The composite of the functional and geographic elements of the Official Comprehensive Plan of the Village of Dwight and Environs or any segment

thereof, in the form of plans, maps, charts, text of reports, implementing ordinances, and the Official Map.

**Corings, Pavement** - Examinations and analysis of the completed surface and/or subsurface of a finished pavement by removing a core by drilling.

**Crosswalk** - A public right-of-way located across a block to provide pedestrian access to adjacent streets or alleys.

**Cul-de-sac** - A minor street having one open end and being permanently terminated by a vehicular turn around.

**Curb** - The permanent edge of a paved surface designed to separate the vehicular travelway from the landscaped parkway.

**Datum Plane** - A reference point from which elevations are measured. The datum plane is mean sea level as established by the United States Geodetic Survey (U.S.G.S.).

**Detention Basin** - A covered or uncovered reservoir designed to hold an excessive accumulation of storm water so as to reduce peak flow in a storm water drainage system.

**Drainage Swale** - A turf drainage ditch of shallow depth with side slopes not exceeding one to twelve (1-12).

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

**Elevations** - The vertical distance measured from a point on the ground to datum plane.

**Excavation** - Any act by which organic matter, earth, sand, gravel, rock, or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed, and shall include the conditions resulting therefrom.

**Existing Grade** - The vertical location of the existing ground surface prior to excavation or filling.

**Fill** - Any act by which earth, sand, gravel, rock, or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location and shall include the conditions resulting therefrom.

**General Development Plan** - Reference to "General Development Plan" shall mean the approved General Development Plan included in the Comprehensive Plan of the Village of Dwight, Illinois.

**Grade** - The slope of the land, road, street, or other public way expressed in percent.

**Grading** - Excavation or fill or any combination thereof and shall include the conditions resulting from any excavation or, fill.

**Gross Land Area** - The entire area of a development including lots, streets and alleys, measured to the center line of any bounding streets.

**Lot** - A parcel of land legally described as a distinct portion or piece of land of record.

**Lot, Through** - A lot having frontage on two parallel or approximately parallel streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lines.

**Official Map** - The map showing the streets, highways and parks theretofore laid out, adopted and established by law and any amendments or additions thereto resulting from the Board of Trustees action or the approval of subdivision plats.

**Parcel** - All contiguous land in one ownership.

**Parkway** - A route intended to be used primarily by passenger vehicles and whose right-of-way is or is intended to be developed in a park-like character.

**Person** - Any person, firm or corporation, public or private, the State of Illinois and its agencies or political subdivisions, and the United States of America, its agencies and instrumentalities, and any agent, servant, off ices, or employee of any of the foregoing.

**Plan Commission** - The words "Plan Commission" as used herein, refer to the Plan Commission of the Village of Dwight, Illinois.

**Planned Development** - A parcel or tract of land, initially under single ownership or control, which contains two or more principal buildings and one or more principal uses, planned and constructed as a unified development where specific regulations of a given zoning district are modified through the issuance of a special use permit.

**Plat** - A plan, map, drawing or chart on which the subdivider's plan for the subdivision of land is presented and which he submits for approval and intends to record in final form.

**Plan, Final** - The drawings and documents presented for final approval as described in Subsection 8 08.

**Plan, Preliminary** - The drawings and documents presented for tentative approval in Subsection 8.03.

**Plan, Sketch** - A general map or drawing on which the subdivider's design for the subdivision of land is presented for discussion purposes prior to the preparation of the preliminary plan.

**Residue Area** - A residue area is that portion of a planned development not platted as residential lots or designed for dedication as streets or alleys.

**Roadway** - The paved area within a street right-of-way intended for vehicular traffic, including all curb and gutter facilities.

**Site** - A lot or parcel of land, or a contiguous combination thereof, where grading work is performed as a single unified operation.

**Site Development** - Altering terrain and/or vegetation and constructing driveways.

**Soil Testing** - Determination and analysis of the subsoil conditions of a specific land area by use of soil borings.

**Street, Approved** - Any streets, whether public or private, meeting standards and specifications of the Village of Dwight.

**Street, Half** - A street of less than the total required width along one or more property lines of a subdivision.

**Street, Major** - A street of considerable continuity which serves or is intended to serve as a major traffic artery connecting various sections of Dwight.

**Street, Marginal Access** - A minor street which is parallel and adjacent to highways and major streets and which provides access to abutting properties and protection to local traffic from fast, through moving traffic on the highways and major streets.

**Street, Minor** - A street primarily as access to abutting properties.

**Street, Public** - Any major or secondary street or minor street which is shown on the subdivision plat and is or is to be dedicated to public use.

**Street, Secondary or Collector**. A street which carries traffic from minor streets to the major street system, including the principal entrance streets of residential developments and streets for circulation within such developments.

**Street Width** - The shortest distance between lines of lots delineating the public street.

**Subdivider** - The person or persons responsible for preparing and recording the plats of the subdivision and for carrying out all appropriate requirements relating thereto as outlined in this ordinance.

**Subdivision** - A described tract of land which is to be, or has been, divided into two (2) or more lots or parcels, any of which is less than five (5) acres, for the purpose, whether immediate or future, of transfer of ownership or building development, including all public streets, alleys, ways for public service facilities, parks, playgrounds, school



grounds or other public grounds, and all the tracts, parcels, lot or blocks and numbering of all such lots, blocks, or parcels by progressive numbers, giving their precise dimensions. The term subdivision includes re-subdivision and where it is appropriate to the context, relates to the process of subdividing or to the land subdivided, provided, however, that the following shall not be considered a subdivision and shall be exempt from the requirements of this ordinance:

1. The division of lots or blocks of less than one (1) acre, of any recorded subdivision which does not involve any new streets or easements of access;
2. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
3. The conveyance of parcels of land or interest therein for use as rights-of- way for railroads or other public utility facilities which does not involve any new streets or easements of access;
4. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
5. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
6. Conveyances made to correct descriptions in prior conveyances;
7. The division of lots of record into no more than two (2) parts and not involving any new streets or easements of access, provided that the two (2) parts meet the requirements of the applicable zoning ordinance and all other ordinances of the Village of Dwight.

**Village Engineer** - The person or firm charged with the responsibility of municipal engineering matters.

**Water Level, Constant** - The minimum depth of water designed to be contained at all times within a retention basin.

**Water Level, Occasional** - The maximum depth of water designed to be contained within a retention or detention basin during periods of peak storm water flow.



## **SECTION 6.00 – IMPACT FEES**

### **ARTICLE I – GENERAL PROVISIONS**

#### **6.11 – SHORT TITLE**

These regulations shall be known, cited, and referenced as the DEVELOPMENT IMPACT FEES ORDINANCE of the Village of Dwight, Illinois.

#### **6.12 - FINDINGS AND PURPOSE**

A. Many factors have contributed to growth pressures in the Village, including the following:

1. Continued urbanization of the south suburban Chicago metro area.
2. Proximity and access to south suburban employment centers.
3. The general attractiveness of the rural, small community setting offered by the Village.

B. It is the responsibility of Village officials to exercise responsible growth management in its environs.

C. Healthful, productive and responsible community life depends, in part, on the availability of adequate school facilities for the residents of the Village.

D. The Village recognizes that park land is a vital component of the quality of life experienced by community residents.

E. It is declared to be the policy of the Village that the provision of various public facilities required to serve new development is subject to the control of the Village in accordance with the comprehensive plan of the Village for the orderly, planned, efficient development of the Village.

F. New development causes and imposes increased and excessive demands upon public facilities and services that are specifically and uniquely attributable to those developments. Affected facilities and services include Dwight Common School District 232, Dwight Township High School District 230, Dwight Fire Protection District and the Dwight Parks and Recreation System.

G. Development potential and property values are influenced and affected by Village policy as expressed in the comprehensive plan and as implemented by the Village Zoning and Subdivision Ordinances.

H. To the extent that new development places demand upon public facilities which are specifically and uniquely attributable to that development, those demands should be satisfied by requiring that developments creating the demands pay the cost of meeting the

demands.

**I.** The amount of the development impact fees to be required of new development shall be determined by the proportionate share cost of the additional public facilities needed to support such development.

**J.** The Village Board of Trustees, after careful consideration, hereby finds and declares that development impact fees required of new development to finance specified public facilities, the demand for which is created by such development, are in the best interests of the general welfare of the Village and its residents, are equitable, and do not impose an unfair burden on such development. Therefore, the Village Board deems it necessary and desirable to adopt this title as herein set forth.

#### **6.13 - INTENT:**

This title is intended to require development impact fees, payable at the time of building permit issuance, in an amount based upon the proportionate share of the cost of the various public facilities required to serve new development.

#### **6.14 - DONATIONS REQUIRED**

Unless otherwise provided for in an annexation agreement with the Village, as a condition of approval of a final plat of subdivision or of a final plat of a planned unit development, each subdivider or developer shall be required to dedicate land and/or make cash contributions in lieu of land for acquisition of park and school sites; and cash donations for school construction and recreation to serve the immediate and future needs of the residents of the subdivision or planned unit development as hereinafter set forth.

#### **6.15 - DONATIONS REQUIRED FROM PROPERTIES OUTSIDE VILLAGE CORPORATE LIMITS**

In the event that land that is subject to subdivision approval by the Village is not within the corporate limits of the Village at the time of approval of a final plat of subdivision for the land, the subdivider or developer shall agree in a separate agreement with some form of financial guarantee to pay the fees at the time another governmental body issues a building permit.

#### **6.16 - DONATIONS COMPUTED ON PROJECTED POPULATION**

**A.** For purposes of computing the amount of land donations or cash contributions in lieu of land for park and school sites, and cash donations for school construction and recreation facilities that will be required of each subdivision or planned unit development to enable the Village to provide facilities and services to meet the needs of such subdivision or planned unit development, its projected population density shall be computed in accordance with the most current version of the Table of Estimated Ultimate

Population Per Dwelling Unit set forth in Exhibit A to this Title for School Calculation and in Exhibit B for Park Calculation.

**B.** The current versions of the Table of Estimated Ultimate Population Per Dwelling Unit in Exhibit A and Exhibit B to this Title shall be used for all population estimates unless a subdivider or developer files a written objection to the Village data, together with his or her own demographic study showing the estimated population to be generated by his or her subdivision or planned unit development. In that event, the final determination of the density formula to be used in such calculations shall be made by the Village's corporate authorities on the basis of the most current version of the Table of Estimated Ultimate Population Per Dwelling Unit, data submitted by the subdivider or developer, and from other sources which may be submitted to the Village's corporate authorities by the Dwight Schools.

**C.** Population density, age distribution and local conditions change over the years and, accordingly, the Table of Estimated Ultimate Population per Dwelling Unit in Exhibit A & B to this Title shall be subject to periodic review and amendment, as necessary, and in the sole and absolute discretion of the Village's corporate authorities.

## **ARTICLE II - SCHOOL DISTRICT LAND AND CASH CONTRIBUTIONS**

### **6.21 - LAND CONTRIBUTION TO SCHOOL DISTRICT**

School sites shall be donated and conveyed to the Village in accordance with the following criteria:

**A. Number of students** - The ultimate number of students that will be generated by the proposed subdivision or planned unit development shall be determined in accordance with the school demographic study required by Section 8.03 of the Dwight Subdivision Ordinance and Exhibit A.

**B. Land donation to school** - The amount of land required to be dedicated shall be determined by dividing the estimated number of children in each of the school age brackets hereinafter set forth that will be generated by the proposed subdivision or planned unit development by the maximum recommended number of students that can be served in the type of school assigned to such age bracket, hereinafter set forth, and multiplying the quotient times the minimum number of acres recommended for a school site, hereinafter set forth. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification.

School Classification by Grade	Maximum Number of Students for each such School Classification	Minimum number of acres of land for each school site or such Classification/Acres per student		
Elementary Schools Grades K-5	600	15	/	.025
Middle Schools Grades 6-8	800	29	/	.0362
High School Grades 9-12	1,250	75	/	.060

\* This Schools' classifications and size of school site data table shall be subject to periodic review by Dwight Common School District #232, and Dwight Township High School District #230 (hereafter referred to as Dwight Schools), and may request that the Village's corporate authorities amend such data from time to time. Any such request shall be made in writing by a resolution adopted by the corporate authorities of the Dwight Schools

**D. Location of school site** - The comprehensive plan of the Village shall be used as a guideline in locating sites

**E. Improved sites** - Prior to conveyance, all sites shall be prepared in accordance with the Village Subdivision Ordinance. All sites shall be conveyed in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. The sidewalks and trees normally included within the definition of improved sites may be deferred due to the delay time between conveyance of any such school sites and construction of school facilities thereon.

**F. School land conveyed to the Village** - School land conveyed to the Village shall be held by it for transfer to Dwight Schools. Any school land conveyed to the Village or thereafter transferred to the Dwight Schools which is not used for school purposes within 20 years after it is conveyed to the Village, shall be reconveyed to the developer.

**G. Contribution of Funds in Lieu of Site** - In the event that it is determined by the Village Board and Dwight School Boards that it is not in the best interest of the school districts to require any such dedication or conveyance of land, the Village Board may then require the subdivider to pay any such school district, in lieu of such acreage allocations for each school classification, a reasonable sum of money herein defined in Subparagraph 6.55 (E) found to be the fair cash market value of the total allotment, said sum to be determined by multiplying the number of acres by the fair cash market value of each acre of improved land.

## **6.22 CASH CONTRIBUTION TO SCHOOL DISTRICTS**

**A.** In addition to the land and/or cash donation referred to above in subparagraph 6.21, each subdivider or developer shall be required to make an additional cash contribution to aid in the provision of necessary funds for the construction, expansion or rehabilitation of a school for the use by the children who will be generated by the proposed subdivision or planned unit development, or for other improvements to the extent required in whole or part in whole or part by the existence of a school.

**B.** The amount of the cash donation under this subparagraph 6.22 shall be determined by multiplying the estimated number of children in the K-12 school age bracket that will be generated by the proposed subdivision or planned unit development times \$1,000 per child as shown on Exhibit A. The contribution required for school construction shall be regularly updated. Funds contributed by a developer pursuant to this Section shall be deposited with the Village Treasurer to be held in a special fund which shall not be used for any purpose other than for payment of the cost of school construction, expansion or

rehabilitation or for the other improvements to the extent required in whole or in part by the existence of a school. Any interest which accrues shall also be used for the purposes set forth in this section. Any cash donated to the Village for school construction or expansion purposes pursuant to this Article which has not been expended for those purposes within 20 years shall be refunded to the developer.

C. This cash contribution is a requirement of the Village of Dwight Subdivision Code.

## **6.23 CONTRIBUTIONS; ADDITIONAL SCHOOL SERVICES**

A. In addition to the contribution required under subparagraph 6.21 and 6.22 above and in order to provide the Dwight Schools with funds to provide such services before tax revenues are generated by such new subdivision or planned unit development, a cash contribution in the amount of \$5,000.00 per student shall be made to the Village on the basis of the most current version of the Estimated Ultimate Population per Dwelling Unit in Exhibit A to this Title, and all such funds shall be paid over by the Village to the Dwight Schools. The contribution required for school services shall be regularly updated.

## **ARTICLE III – RECREATION AND PARKS LAND AND CASH CONTRIBUTIONS**

### **6.31 - CONTRIBUTIONS; PARK SITES**

Park sites shall be donated and conveyed to the Village in accordance with the following criteria:

A. **Number of residents.** The ultimate number of residents that will be generated by the proposed subdivision or planned unit development shall be determined in accordance with the most current version of the Table of Estimated Ultimate Population per Dwelling Unit in Appendix B to this Title. The amount of land required to be dedicated for park sites in each subdivision or planned unit development shall be determined by dividing the estimated population of such subdivision or planned unit development by 1,000 and multiplying the quotient times 11 acres of park land required for each 1,000 people.

#### **B. Location of park sites.**

1. Except for combined school/park sites, the comprehensive plan adopted by the Village shall be used as a guideline in locating sites. If the Village has not planned a park within the subdivision or planned unit development or the neighborhood in which the subdivision or planned unit development is located, the park site shall be so located as to be readily accessible to the people within such neighborhood. Play and athletic fields and large park sites must be conveniently accessible to the community at large.

2. Proper ingress, egress and curb cuts shall be provided. For water areas, provisions must be made for pathway/driveway around these areas for emergency vehicles and police patrol. Provisions for major use of pathway/driveway for bike riding, walkway, jogging trail and pedestrian traffic shall be made.

### **C. Environmental quality.**

1. Land to be dedicated for park sites shall be approved by the Village according to its environmental quality, as well as its suitability for active and passive recreational activities. The land is to be dry and usable at all times and not subject to flooding or used as detention. No bogs or swamps shall be acceptable as required park sites. Lakes and native prairie wetlands shall not normally be acceptable, but may be approved by the Village where the area offers an exceptional amenity or the change to protect a significant natural resource. No site that has been part of an unlicensed land fill or a toxic waste dump shall be acceptable as required park acreage.

2. Every effort shall be made to conserve for public use and enjoyment those areas of significant natural and environmental value. Except in those specific areas designated by the Village for development as playfields or other active areas, all trees, other plant materials, streams and other natural features shall be retained on land to be dedicated for park site use, unless specifically cited by the Village for removal by the developer.

**D. Shape.** Dedicated park sites shall be regularly configured to permit efficient park programming, security and maintenance. Sites shall be rectangular, or nearly rectangular, in shape with no interior angle of the boundary line less than 60 degrees, unless specifically approved by the Village. Narrow strips of land, small parcels that intrude into adjacent orderly development, or left over parcels that are oddly shaped or locater shall be avoided.

### **E. Improvements.**

1. Prior to conveyance, all sites shall be prepared in accordance with the Village Subdivision Ordinance and the Village's storm water management requirements, except as varied by the specific terms of the Title. All areas must be final graded and seeded to meet park specifications as to seed mixture.

2. All sites shall be conveyed in a condition ready for full service of electrical, water, sewer, and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. In addition, location of hydrants shall be made in conformance with Village requirements. Provision for water for watering vegetation and flooding for ice skating shall be made where appropriate. Sewers for possible installation of restrooms/shelter at a later date shall be provided. Electricity for street lights for future lighting for shelters and security shall be provided. Security lighting along pathway shall be provided.

## **6.32 - CREDIT FOR PRIVATE OPEN SPACES AND RECREATION AREAS**

**A.** When sub dividers or developers provide their own space for recreation areas and facilities, it has the effect of reducing the demand for local public recreational services. Depending on the size of the development, a portion of the park and recreational area in subdivisions or planned unit developments may, at the option of the Village's corporate authorities, be provided in the form of "private" open space in lieu of dedicated "public"



open space. The extent of such private open space shall be determined by the Village's corporate authorities, based upon the needs of the projected residents and in conformance to the total park and recreation land for the general area.

**B.** In general, a substitution of private open space for dedicated parks will imply a substantially higher degree of improvement and the installation of recreational facilities, including equipment by the developer as part of his or her obligation. Detailed plans of such areas, including specifications of facilities to be installed, must be approved by the Village's corporate authorities, and before any credit is given for private recreation areas, the subdivider or developer must guarantee that these private recreation areas will be permanently maintained for such use by the execution of the appropriate legal documents.

### **6.33 - RESERVATION OF ADDITIONAL LAND**

Where the Comprehensive or Official Plan of the Village calls for a larger amount of park and recreational land or school sites in a particular proposed subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer's contribution shall, if so determined by the Village's corporate authorities, be reserved for subsequent purchase by the Village; provided, that such acquisition is made within one year from the date of approval of the final plat.

## **ARTICLE IV - COMBINED SCHOOL AND PARK SITES**

### **6.41 - GENERAL PROVISIONS**

The developer, Village, and Dwight Schools may agree that the developer, shall dedicate and convey land (or contribute cash in lieu of land pursuant to Section 6.55 of this Title) for combined school/park sites in lieu of land donations otherwise required under Article 2 and Article 3 of this Title. The standards set forth in Article 2, Article 3, and Section 6.54 of this Title as to location, improvements, and topography shall be applicable to combined school and park sites.

## **ARTICLE V - MISCELLANEOUS PROVISIONS**

### **6.51 - DISTRIBUTION OF PLANS AND PLATS**

Copies of each subdivision plat or planned unit development plan shall be transmitted to both Dwight School Districts and the Dwight Fire Protection District for its written recommendations at the same time they are transmitted to the Dwight Plan Commission but nothing herein contained shall be construed as requiring receipt of a recommendation prior to action by the corporate authorities of the Village.

### **6.52 - TIME OF CONVEYANCE OF DONATIONS**

All land donations required pursuant to this Title shall be conveyed no later than 180 days after a written demand by the Village.

### **6.53 - TITLE INSURANCE, SURVEY, ASSESSMENT PLATS**

Each deed or other instrument conveying land to the Village or Dwight School Districts shall be accompanied by the following:

**A.** A written commitment issued by a title insurer licensed to do business in the State of Illinois to insure that grantee has good merchantable title to such real estate in an amount equal to its value computed pursuant to Subsection 6.55(E) of this Chapter, subject only to then current general real estate taxes as of the date of transfer; covenants, conditions and restrictions which do not prohibit the use of the subject real estate for school or park use; utility easements located within twenty feet (20') of the boundary lines of the subject real estate; drainage ditches, feeders, laterals, and underground pipe or other conduit.

**B.** A current boundary line survey, prepared in compliance with the Illinois Plat Act, 765ILCS 205/0.01 et seq., or its successor statute, by a State of Illinois licensed land surveyor.

**C.** Except in instances where the real estate to be conveyed is a lot in a recorded subdivision, an assessment plot and tax division petition in form acceptable to the appropriate county authorities so that the land to be conveyed can be assigned its own permanent real estate index number for exemption purposes.

### **6.54 - TOPOGRAPHY AND GRADING**

The slope, topography and geology of the dedicated site, as well as its surroundings, must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land.

### **6.55 - CASH CONTRIBUTION IN LIEU OF LAND**

Criteria for requiring cash contributions in lieu of land donations:

**A. Small Land Donations:** Whenever, in the determination of the Village, any subdivision or planned unit development is so small that the school or park sites required under the provisions of Section 6.21 and 6.31 and/or Article 4 of this title will not be large enough for practical development and maintenance as school or park sites, or when the available land cannot meet the standards set forth in Sections 6.21 and 6.31 of this title, or is otherwise inappropriate for park or recreational purposes or for a school site, the Village shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication required.

**B. Cash Contribution:** The cash contribution to be paid in lieu of land donations for school sites shall be held in trust by the Village solely for use in the acquisition of a school site to serve the immediate or future needs of children from that subdivision or planned unit development, or for reimbursement to the Dwight Schools for prior acquisition of school sites for which bonds or other financing obligations are outstanding which will serve immediate or future needs of children from that subdivision or planned

unit development, or for the improvement of any existing school site which predominantly serves such needs, but not for the construction, repair or rehabilitation of any school building or addition thereto.

**C. Cash Contribution For Park and Recreational Purposes:** The cash contribution to be paid in lieu of land donations for park and recreational purposes shall be designated by the Village solely for the acquisition of park and recreational land which will be available to serve the immediate or future needs of the residents of that subdivision or planned unit development or for the improvement of existing park and recreational lands which predominantly serve such needs.

**D. Time Limit For Cash Expenditures:** If any portion of a cash contribution in lieu of park or recreational land donations, or school site donations made pursuant to this section is not expended for the purposes above set forth within twenty (20) years from the date or its receipt, it shall be refunded to the subdivider or developer who made such contribution.

**E. Fair Market Value:** The amount of cash contributions in lieu of land shall be based on the "fair market value" of land in the proposed subdivision or planned unit development improved as specified in sections 6.21 and 6.31 of this title that otherwise would have been donated for park, recreational and school sites. The Village's corporate authorities have determined that the present fair market value of such improved land in and surrounding Village is forty five thousand dollars (\$45,000.00) per acre. Such figure shall be regularly updated pursuant to section 6.56 of this chapter, and shall be used in making any calculation herein unless the subdivider or developer files a written objection thereto. In the event of any such written objection, the developer shall submit an appraisal showing the fair market value of such improved land in the area of his or her development or other evidence thereof and final determination of such fair market value per acre of such improved land shall be made by the corporate authorities based upon such information submitted by the subdivider or developer and from other sources which may be submitted to the corporate authorities by the school districts or others.

**F. Combinations:** There will be situations in subdivisions or planned unit developments when, in the determination of the Village, a combination of land donation and cash contribution in lieu of land is appropriate. These occasions will arise when:

1. Only a portion of the land to be developed is proposed as the location for a park or school site. That portion of the land within the subdivision or planned unit development falling within a park or school site shall be conveyed as aforesaid, and cash shall be donated by the developer, and cash shall be donated in an amount equal to the difference between the fair market value of the land donated and the fair market value of the land required to be donated under section 6.21 and 6.31 of this title.

2. A major part of a local park or recreation site or school site has already been acquired and only a small amount of land is needed from the proposed subdivision or planned unit development to complete the site. The remaining amount of land shall be

donated between the fair market value of the land donated and the fair market value of the land required to be donated under sections 6.21 and 6.31 of this title.

**G. Prorated:** The cash contributions required in this section shall be prorated and payable upon the issuance of the building permit for each dwelling unit.

#### **6.56 - UPDATING OF REQUIRED CONTRIBUTIONS AND FAIR MARKET VALUE**

Population density, age distribution, land values, the cost of providing park, school, fire and Village services, construction costs and other local conditions change over the years. Therefore, the specific formula for the dedication of land, or the payment of fees in lieu thereof, the required contribution for school construction, and the fair market value of land in and around the Village shall be reviewed in consultation with the affected governmental units at least every two (2) years and amended as necessary, and is the sole and absolute discretion of the Village's corporate authorities.

### **ARTICLE VI - DWIGHT FIRE PROTECTION DISTRICT IMPACT FEES**

#### **6.61 - CASH CONTRIBUTION FOR FIRE PROTECTION DISTRICT**

This title is intended to require development impact fees, payable at the time of building permit issuance, in an amount based upon the proportionate share of the cost of the various fire protection facilities and/or required to serve new development. The Village of Dwight will impose a fee of \$200.00 per dwelling constructed to be collected by the Village before the issuance of a building permit.

### **ARTICLE VII - ANNEXATION AGREEMENTS**

#### **6.71 - IMPACT FEES SET FORTH IN ANNEXATION AGREEMENTS**

Notwithstanding anything to the contrary in this title, any impact fees established in an annexation agreement between the Village and a developer or subdivider shall supersede the fees otherwise established in this title, including any fees otherwise provided for in Article V of this title, and the terms of payment of any such impact fees in an annexation agreement provide that impact fees are to be paid in accordance with this title, then the amount and manner of payment provided in this title shall apply.

### **ARTICLE VIII - HOMEBUILDER IMPACT FEES**

#### **6.81: HOMEBUILDER IMPACT FEES PER DWELLING UNIT**

**A.** Impact Fees shall be imposed to each residential builder for each dwelling unit and be due and payable before a building permit is issued. The fees are set forth in Exhibit C and may be amended as needed.

B. The cash contributions required in this Section shall be payable upon the issuance of the building permit for each dwelling unit and will be distributed to the Dwight Schools as stated above.

## **ARTICLE IX - INDEMNIFICATION; REMEDIES**

### **6.91 - INTERGOVERNMENTAL AGREEMENT**

The Dwight Schools and the Dwight Fire Protection District shall be required, as a condition of receiving the dedications or donation hereunder, to enter into a binding, written intergovernmental agreement with the Village, acceptable in form and content to the Village attorney, providing for the indemnification and holding harmless of the Village from any loss, claims and causes of actions of every kind that may be incurred by the Village as result, either directly or indirectly, of an enactment of this title, or the administration or enforcement thereof, including any loss, claims, or causes of action incurred as a result of a lawsuit brought or threatened by the Dwight School and/or the Dwight Fire Protection District. The intergovernmental agreement shall provide that if the Village is sued by any subdivider or developer as a result, directly, or indirectly, of the enactment of this title, the Village may, at its option, undertake the defense, and the Village's costs and expenses related thereto, including attorney fees, shall be immediately reimbursed by the Dwight Schools and/or the Dwight Fire Protection District, as the case may be. Where the Dwight Schools and the Dwight Fire Protection District improperly uses funds or fails to use funds and does not return same as specified in this title, the Village may sue either party and shall be entitled to recover as a part of the judgment therein, or any settlement thereof, all costs and expenses, including attorney fees, incurred by the Village.



# VILLAGE OF DWIGHT

## EXHIBIT "A"

### FOR SCHOOL - CALCULATIONS

Table of Estimated Ultimate Population Per Dwelling Unit  
Children Per Dwelling Unit

<u>Type of Unit</u>	<u>Elementary Grades K-5 5-10 Years</u>	<u>Junior High Grades 6-8 11-13 Years</u>	<u>High School Grades 9-12 14-17 Years</u>	<u>TOTAL</u>
<u>Single - Family Detached Dwellings</u>				
3 Bedroom	0.58	0.26	0.30	1.14
4 Bedroom	0.64	0.38	0.42	1.44
5 Bedroom or more	0.86	0.68	0.57	2.11
<u>Single - Family Attached Dwellings (i.e. townhouse dwellings and two-family dwellings)</u>				
2 Bedroom	0.15	0.02	0.04	0.21
3 Bedroom	0.47	0.13	0.16	0.76
4 Bedroom or more	0.93	0.34	0.41	1.68
<u>Low Density Apartment (i.e. three- and four-unit apartment buildings)</u>				
1 Bedroom	0.052	0.017	0.000	0.069
2 Bedroom	0.225	0.064	0.063	0.352
3 Bedroom	0.384	0.184	0.240	0.808
4 Bedroom	0.670	0.250	0.330	1.250
<u>High Density Apartment (i.e. five-and more-unit apartment buildings)</u>				
1 Bedroom	0.026	0.014	0.007	0.047
2 Bedroom	0.065	0.035	0.029	0.129
3 Bedroom	0.150	0.080	0.092	0.322

# VILLAGE OF DWIGHT EXHIBIT "B"

## FOR PARK CALCULATIONS

### Table of Estimated Ultimate Population Per Dwelling Unit

	<u>Pre-School</u> <u>0-4 Years</u>	<u>Elementary</u> <u>Grades K-5</u> <u>5-10 Years</u>	<u>Junior High</u> <u>Grades 6-8</u> <u>11-13 Years</u>	<u>High School</u> <u>Grades 9-12</u> <u>14-17 Years</u>	<u>Adults</u> <u>18-up</u>	<u>TOTAL</u> <u>Per Unit</u>
<u>Single – Family Detached Dwellings</u>						
2 Bedroom	0.013	0.136	0.048	0.020	1.700	2.017
3 Bedroom	0.292	0.369	0.173	0.184	1.881	2.899
4 Bedroom	0.418	0.530	0.298	0.360	2.158	3.764
5 Bedroom or more	0.283	0.345	0.248	0.300	2.594	3.770
<u>Single – Family Attached Dwellings</u> (i.e. townhouse dwellings and two-family dwellings)						
2 Bedroom	0.064	0.088	0.048	0.038	1.752	1.990
3 Bedroom	0.212	0.234	0.058	0.059	1.829	2.932
4 Bedroom or more	0.323	0.322	0.154	0.173	2.173	3.145
<u>Multiple Family Dwellings &amp; Residences</u>						
1 Bedroom	0.000	0.002	0.001	0.001	1.754	1.758
2 Bedroom	0.047	0.086	0.042	0.046	1.693	1.914
3 Bedroom or more	0.052	0.234	0.123	0.118	2.526	3.053



VILLAGE OF DWIGHT  
EXHIBIT "C"

SCHOOL IMPACT FEE FOR RESIDENTIAL PERMITS

Effective January 1, 2006, this Residential Impact fee for local Dwight Schools will be \$.90 per square foot of the residential building, distributed as follows:

Residential Dwellings:

K-5                \$.40 per square foot

6-8                \$.20 per square foot

High School    \$.30 per square foot

**VILLAGE OF DWIGHT**  
**EXHIBIT "D"**  
**IMPACT FEE COST CHARTS**

**Section I: DEVELOPER'S FEES:**

**SCHOOL LAND Contribution**

Number of K-12 Children (Exhibit A) \_\_\_\_\_ divided by maximum recommended number of students in Chart I \_\_\_\_\_ (multiplied) times the minimum number of acres per school site in Chart I \_\_\_\_\_ = (equals) \_\_\_\_\_ ( number of acres needed ).

**SCHOOL CASH CONTRIBUTION in lieu of School Land**

Number of Acres needed (from above) \_\_\_\_\_ (multiplied) times the fair market value of improved land per Section 6-5-5 (E) \_\_\_\_\_ = (equals) \_\_\_\_\_ (school cash contribution required)

**SCHOOL CASH Contribution**

Number of K-12 Children (Exhibit A) \_\_\_\_\_ (multiplied) times \$1,000.00 = (equals) \_\_\_\_\_ (school cash donation required).

**Additional School Service CASH Contribution**

Number of K-12 Children (Exhibit A) \_\_\_\_\_ (multiplied) times \$5,000.00 = (equals) \_\_\_\_\_ (additional cash school donation required).

**PARK LAND Contribution**

Number of residents (Exhibit B) \_\_\_\_\_ divided by 1,000 \_\_\_\_\_ (multiplied) times 11 (acres per 1,000 people) = (equals) \_\_\_\_\_ (park land required).

**Cash Contribution in lieu of Park Land**

Acreage of park land required contribution (above) \_\_\_\_\_ (multiplied) times \$45,000 per acre (fair market value) = (equals) \_\_\_\_\_.

\* The cash contributions required in this Section shall be payable before acceptance of the Final Plat by the Village.

\*The land contributions required by this Section shall be conveyed within 180 days after a written request by the Village.

## **Section II: BUILDER'S FEES:**

**Schools Impact Fee:**

Square Footage \_\_\_\_\_ (multiplied) times \$0.90 = (equals) \_\_\_\_\_.

**Fire Protection District Fee**

\$200.00 per dwelling

\*The cash contributions required in this Section shall be payable upon the application for the building permit.

## SECTION 7.00 - GENERAL PROVISIONS FOR SUBDIVISION APPROVAL

### 7.01 - PLAN COMMISSION GUIDELINES

- A. Particular Attention of the Plan Commission. The Plan Commission, in the examination of subdivision plans for approval, and in the application of this ordinance, shall take into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to width and location of streets, suitable sanitary utilities, storm water drainage, lot sizes and arrangements, as well as local requirements such as parks and playgrounds, schools and recreation sites, and other public uses.
- B. Conformity with Comprehensive Plan. The Plan Commission shall especially require that all subdivisions conform to the provisions and conditions of the Comprehensive Plan. Plat approval may be withheld if a subdivision does not conform to the provisions of the Comprehensive Plan.
- C. Area Plan Required. Where a tract of land proposed for a subdivision is part of a larger, logical subdivision unit in relation to the Village as a whole, the Plan Commission may, before recommending approval, cause to be prepared a plan for the entire area or neighborhood, such plan to be used by the Plan Commission as an aid in judging the proposed plat.
- D. Storm Water Provisions Required. The Plan Commission shall not recommend for approval by the Village Board any plat of subdivision which does not make adequate provision for storm or flood water runoff channels or basins.
- E. Preservation of Natural Features. In all subdivisions due regard shall be given to the preservation of natural features such as large trees, watercourses, historical sites or structures, and similar features.

### 7.02 - UNSUITABLE LAND

No land shall be subdivided for any use which is determined by the Plan Commission and the Village Board after investigation by the Village Engineer, to be unsuitable for such use by reason of flooding or bad drainage, adverse earth or rock formation or topography, or any other feature likely to be harmful to the health, safety, or welfare of the future residents in the proposed subdivision or of the community. However, if the subdivider agrees to make improvements which will, in the opinion of the Village Engineer, make the area safe for occupancy and provide adequate lot and street drainage and storm water detention facilities, the subdivision may then be approved.

For flood limits refer to: The Dwight Zoning Ordinance and, when available, any Flood Prone Maps as prepared by the Federal government or any Flood Maps prepared by the U.S. Geological Survey.

### **7.03 - DEDICATION OF LAND FOR PUBLIC USE**

- A. **Acceptance of Designated Land.** When a final plat of a subdivision has been approved by the Village Board and all other required approvals are obtained and the plat is recorded, that approval shall constitute acceptance for the purpose designated on the plat of all lands shown on the plat as dedicated to the public, excepting street and utility dedications which shall be accepted only after inspection and recommendation by the Village Engineer.
- B. **Refusal of Designated Land.** Whenever a preliminary plan includes a proposed dedication of land to public use and the Plan Commission finds that such land is not required or not suitable for public use, the Plan Commission may either refuse to approve such dedication or require the rearrangement of lots in the proposed subdivision to include such land.
- C. **Minimum Dedication.** A minimum of five (5) percent of land shall be dedicated for public use, other than land dedicated for streets and right-of-ways, as determined by the President and Board of Trustees and the Plan Commission. Right-of-way not included in minimum dedication.

### **7.04 - RESERVATION OF PUBLIC SPACES AND SITES**

- A. **Plan to Show Public Land.** Whenever a tract to be subdivided includes a proposed street, highway, or parkway, or proposed site for a park, playground, school or other public use as indicated on the Official Map of the Village of Dwight, such space shall be suitably incorporated by the developer into his subdivision plat after proper determination of its necessity by the Plan Commission and the appropriate Village office or other public agency involved in the acquisition and use of each such site.
- B. **Adequate Open Space Required**
  - 1. **Flood Plain Areas.** The Village Board may, when it deems it necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit subdivision of any portion of the property which lies within the flood plain of any stream or drainage course. These flood plain areas shall be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste material, or stumps.

2. **Park and Playground Sites.** Unless appropriate provision for dedication or donation of park or playground sites has been made by the Village Board in a previous action, any required parks or playgrounds shall be acquired by the appropriate village, county or state agency.

C. **Acquisition of Land for Public Use.** The Plan Commission shall consider all preliminary plans and adopted or proposed studies related thereto, to determine the need for acquisition for public use of any of the land included in the preliminary plan. Land may be acquired for: parks, playgrounds, or other public recreation areas public purposes as provided by law.

1. **Referral to Public Body.** The Plan Commission shall refer the plat to the public body concerned with acquisition for its consideration and report. The Plan Commission may propose alternate areas for such acquisition and shall allow the public body or agency thirty (30) days for reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition.
2. **Notice to Property Owner.** Upon receipt of an affirmative report from an acquiring agency, the Plan Commission shall notify the property owner and shall designate on the preliminary plan and final plat that area proposed to be acquired by the public body.
3. **Duration of Land Reservation.** The acquisition of land reserved by a public agency on the preliminary plan or final plat shall be initiated within twelve (12) months of notification in writing, from the owner that he intends to develop the land. The twelve (12) month period shall commence from the date of approval of the final plat or the written notification, whichever is later.

Failure on the part of the public agency to initiate acquisition within the prescribed twelve (12) months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for private development.

4. The value of such land shall be established by three qualified appraisers; one of whom shall be appointed by the Plan Commission, one by the subdivider, and one of whom shall be mutually agreed upon by the other two. Should the Village Board decide to acquire such premises, then and in that case, it shall make arrangements to pay the subdivider therefore, the appraised value as determined by the above described appraisers, or a sum that is mutually agreed upon. The Village Board may accept any donation of land as above described should the subdivider desire to contribute the same to the Village.

**7.05 - CONTRIBUTION OF LAND FOR PUBLIC SCHOOL SITES OR OF FUNDS IN LIEU THEREOF**

- A. Contribution of Sites or Funds Required.** No final plat shall be approved until such time as the subdivider shall have fully complied with the provisions of this ordinance by either contributing land for public school sites to the school districts situated wholly or in part within the area depicted in such plat or by contributing funds in lieu of contributing land to any such school district, unless such requirements are waived by the Village Board after recommendation by the Plan Commission. Such contribution shall be based on acreage allotments uniquely attributable to the particular subdivision for which approval is sought, determined in accordance with the following criteria:
- 1. School Demographic Study.** The school demographic study required by Subsection 8.03 of this ordinance to be prepared and submitted by the developer in conjunction with the Preliminary Plan of Subdivision.
  - 2. Official School District Policy.** An official resolution from the governing board of each school district affected setting forth the official policy of such school district as to school classifications, maximum number of students for a school in each classification, and the minimum recommended number of acres needed for school sites in each school classification.
- B. Village Board Makes Final Determination.** Upon determination of the specific acreage allotments for each school classification, within each school district, the Village Board may give notice to the subdivider that such acreage allotment represents the burden uniquely and specifically attributable to the development of such subdivision; and the subdivider may thereupon be required to contribute the number of acres which is determined to be the acreage allotment to each school district affected and to enter into an agreement with such school districts for the subsequent improvement of said land, so that the site or sites shall be improved land as herein defined.
- C. Transfer of Site to Public.** Such contribution to each school district may be made either by a legal dedication of such acreage allotment and the land represented thereby, by indication on the final plat so dedicating such property to said school district, or by conveying fee simple title thereto by separate instrument of conveyance.
- D. Contribution of Site Prior to Final Plat Approval.** Dedication or conveyance of such title may be a condition precedent to the approval of the final plat. If the Village Board finds that it would not be in the best interests of the school districts to require the dedication of all or a portion of school sites within a given subdivision, the Village Board may require the subdivider to contribute funds, in lieu of such acreage allotment, to such school districts.

- E. **Site Improvements Covered by Letter of Credit.** All land improvements required by this ordinance shall be provided for all dedicated public lands to the extent they are required for non-public lands within a subdivision, and shall be included in any agreement as required by this ordinance.
- F. **Contribution of Funds in Lieu of Site.** In the event that it is determined by the Village Board that it is not in the best interest of the school districts to require any such dedication or conveyance of land, the Village Board may then require the subdivider to pay to any such school district, in lieu of such acreage allocations for each school classification, a reasonable sum of money found to be the fair cash market value of the total allotment, said sum to be determined by multiplying the number of acres by the fair cash market value of each acre of improved land. Such sum of money is hereinafter referred to as "in lieu funds."
- G. **Payment of in Lieu Funds.** Upon determining the amount of in lieu of funds due from a subdivider, the Village Board may require that such funds be paid to any such school districts either in lump sum prior to approval of the final plat or that such funds be paid on an installment basis as initial occupancy of each family unit occurs. Such installment payments shall be determined as follows:

A "per student allocation" shall be determined by dividing the estimated number of children from each subdivision who shall be served by each elementary, Jr. High and High School of each school district as determined by the School Demographic Study accompanying the preliminary plan, into the total in lieu funds found to be due in lieu of the acreage allotment pertaining to such school classification. The quotient therefrom shall be the "per student allocation" for each school classification for each school district. Thereupon, the Village Board may determine the percentage of estimated children to be served by each such school classification from each family unit, and may apply each percentage against the per student allocation for each school classification for each school district, thereby determining the payment to be made by the subdivider as each family units is initially occupied.

#### **7.06 - DEDICATION AND DEVELOPMENT OF DETENTION PONDS OR FUNDS IN LIEU THEREOF**

- A. **Contribution of and Development of Detention Ponds or Funds Required.** No final plat shall be approved until such time as the subdivider shall have fully completed with the provisions of this ordinance by either submitting detailed plans and specifications for the development of storm water detention ponds on the property to be subdivided, or, shall agree to deposit funds for the development of storm water detention ponds (as required by the development of his subdivision) to be constructed off the site in an area designated by the Village of Dwight.



- B. Engineering Studies.** The developer, at his expense, shall hire a professional engineer, registered in the State of Illinois to prepare a detailed study of the detention required by his subdivision.
- C. Location of Detention Ponds.** After the required storm water detention has been determined, as specified in paragraph A above, these calculations shall be submitted to the Village for review by the Village Engineer.

If the detention area required to serve the proposed subdivision is more than three (3) acre feet in size, the detention pond shall be constructed as part of the subdivision improvements.

In subdivisions where less than three (3) acre feet of detention is required, the developer shall deposit with the Village of Dwight, the funds necessary to provide for construction of the required detention facilities in conjunction with the required detention facilities off the site and as designated by the Village of Dwight.

- D. Determination of the Cost of Off -Site Detention Ponds.** It is has been determined (by the criteria specified in paragraph C above) that the detention pond is to be construction off the site of the subdivision, the developer, at his expense, shall have a professional engineer, registered in the State of Illinois, prepare an estimate of the cost to construct the detention pond on the site, including the comparable cost of the land. The estimate shall be submitted to the Village for review by the Village Engineer.

Upon approval by the Village, the funds in the amount of the approved estimate shall be deposited with the Village of Dwight in lieu of the construction of the detention pond on the site. Once deposited with the Village, the funds shall become the property of the Village of Dwight. If said funds are on deposit with the Village for more than ten (10) years, they may be transferred to the General Fund and used for any lawful purpose as designated by the President and Board of Trustees.

#### **7.07 - VACATION OF A PLAT OF SUBDIVISION**

- A.** Any plat or any part of a plat may be vacated by the owner of the premises, at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated.
- B.** Such an instrument shall be approved by the Village Board in like manner as plats of subdivisions. The Village Board may reject any such instrument which abridges or destroys any public rights in any of its streets. Such an instrument shall be executed, acknowledged or approved, and recorded, or filed, in the like manner as plats of subdivisions; and being duly recorded, or filed, shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in the streets, and public grounds, and all dedications laid out or described in such plat.

- C. When lots have been sold, the plat may be vacated in the manner herein provided by all the owners of lots in such plat joining in the execution of such writing.

## **7.08 - LAND DIVISIONS OTHER THAN SUBDIVISIONS**

- A. **Interpretation and Scope.** Any division of a lot, parcel, or tract of land into two (2) or more parcels or building sites, of five (5) acres or more in size, and not requiring the development and/or installation of any new street or easement of access, shall be subject to the provisions of this section.
- B. **Preliminary Consultation Required.** Prior to the submission of the certified Plat of Survey required herein, the divider shall meet with the Plan Commission for the purpose of minimizing the risk of objections to, or rejection of, the prepared Plat of Survey, and for the purpose of ascertaining the problems and requirements affecting his property.
- C. **Procedure for Approval.** The owner or subdivider shall file with the Village Clerk ten (10) contact prints of a certified Plat of Survey showing the proposed division of such lots, blocks, parcels, or tracts of land. Ten (10) prints of the Plat of Survey shall be forwarded to the Plan Commission at least ten (10) days before the next meeting of the Plan Commission. Not more than fifteen (15) days after the meeting at which the Plat of Survey is referred to the Plan Commission, the Chairman of the Plan Commission shall notify the owner or divider whether a new street or easement of access is required. In the event that a new street or easement of access is required, the notice shall stipulate that an application for final plat approval containing such maps, certifications and supporting documents as required by the Plan Commission shall be filed with the Village Clerk for processing as herein set forth in this ordinance.

The Plan Commission shall recommend to the Village Board, within forty (40) days approval, approve conditionally, or reject the proposal. The Village Board shall be notified in writing of any conditions of approval or the reasons for rejection.

- D. **Requirements for Approval**
1. **Compliance with this Ordinance.** To the extent reasonably practicable, the division of land shall comply with the provisions of this ordinance governing general requirements, design standards, and required improvements.
  2. **Survey.** The survey shall be performed and the map prepared by a Registered Illinois Land Surveyor.

**3. Monuments.** All corners shall be monumented as follows:

- a. All lot corners shall be monumented in the field by iron pipes at least twenty-four (24) inches long and one (1) inch in diameter, or by round or square iron bars at least twenty-four (24) inches long.
- b. The lines of lots that extend to rivers or streams shall be monumented in the field by iron pipes at least thirty (30) inches long and one (1) inch in diameter or by round or square iron bars at least thirty (30) inches long. These monuments shall be placed at the point of intersection of the river or stream lot line with a meander line established, not less than twenty (20) feet back from the bank of the river or stream.

**E. Certificates and Affidavits**

1. **Affidavits Required.** The survey map shall include the affidavit of the surveyor who surveyed and mapped the parcel, typed, lettered, or reproduced legibly with non-fading black ink, giving a clear and concise description of the land surveyed by bearings and distances, commencing with some corner marked and established in the U.S. Public Land Survey or some corner providing reference to a corner marked and established in the U.S. Public Land Survey. Such affidavit shall include the statement of the surveyor to the effect that he has fully complied with the requirements of this section.
2. **Certificates Required.** The certificate of approval of the Plan Commission shall be typed, lettered, or reproduced legibly with non-fading black ink on the face of the survey map.

**F. Filing of the Survey Map.** The survey map shall be filed by the Village and recorded with the Recorder of Deeds of Livingston County.

## **SECTION 8.00 - PROCEDURE FOR SUBDIVISION APPROVAL - GENERAL GUIDELINES**

Any owner of land which is within the corporate limits of the Village of Dwight or within one and one-half (1 ½) miles of such corporate limits on unincorporated land, wishing to divide the same into lots or to resubdivide for the purpose of sale or assessment, or both, or wishing to dedicate streets, alleys, or other lands for public use, shall follow the procedures and requirements of this ordinance.

### **8.01 - PRELIMINARY CONSULTATION**

Prior to the submission of the preliminary plan of any proposed subdivision within the jurisdiction of this ordinance, the subdivider shall make known his intentions to the Village Board. During this preliminary or pre-application stage, the following actions shall be taken:

- A. **Action by the Subdivider.** The subdivider shall meet with the Village Administrator for the purpose of presenting a general outline of his proposal, including but not necessarily limited to the following:
1. **Written Notification.** Written notification in the form of a letter of intent from the subdivider to the Village Clerk establishing the subdivider's intent to develop the land.
  2. **General Subdivision Information.** General subdivision information that shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the submitted plans. This information shall 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 and units broken down by type and bedroom count, typical lot width and depth, price range, business areas, school, playground and park areas, and other public areas, proposed protective covenants and proposed utilities, street improvements and soil boring test results.
  3. **Sketch Plan.** A plan on a topographic survey that shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a free hand (or better quality) sketch made directly on a print of the topographic survey. The sketch plan shall include the existing topographic data and contours of not less than five (5) foot intervals. This shall be attached to U.S.G.S. topographic data.
  4. **Tentative Engineering Proposals.** Tentative engineering proposals regarding water supply, sewage disposal, storm water drainage, and street improvements.

- B. **Action by the Village.** The Village Administrator shall discuss the proposed subdivision with the subdivider and so advise of any Village plans or projects which might affect the proposed subdivision, the procedural steps, design and improvement standards, and the general planning requirements. After which, the Village Administrator in conjunction with the Village Engineer shall proceed with the following investigations:
1. **Zoning Check.** Check the existing zoning of the tract and advise the subdivider If a zoning change is necessary or desirable.
  2. **Public Facility Impact.** Determine the adequacy of existing or proposed schools, parks, and other public spaces in the vicinity of the proposed subdivision
  3. **Site Inspection.** Inspect the site or otherwise determine its relationship to major streets, utility systems, and adjacent land uses, and determine any unusual problems in regard to topography, utilities, flooding, etc.
  4. **School Sites.** Advise the developer of the potential acreage allotment, or funds in lieu thereof, to be donated and utilized for public school sites based upon the developer's estimates of the number and type of dwelling units to be constructed, the potential needs of each affected school district, and the Comprehensive Plan or Official Map of the Village of Dwight.
  5. **Comprehensive Plan Conformity.** Advise the developer of the Comprehensive Plan which delineates the areas to be served by either public and/or private water and/or sanitary sewer service. This will determine the feasibility of the proposed subdivision, the sizes of the utilities, and the lots therein.

## **8.02 - PROCEDURE FOR APPROVAL OF PRELIMINARY PLAN**

- A. **Action by the Subdivider.** The subdivider shall cause to be prepared a preliminary plan, which plan shall include all of the property owned or controlled by the applicant, which properties are adjacent to or considered to be contiguous to the proposed subdivision, together with improvement plans and other supplementary material as specified shall be submitted to the Village Clerk, with written application for approval. Accompanying this preliminary plan shall be a School Demographic Study, prepared in accordance with Sub-section 8.03 of this ordinance. Seven (7) copies of the preliminary plan and all accompanying documentation including the School Demographic Study and the required filing fee shall accompany the application.
- B. **Action by the Plan Commission.** The Village Administrator shall refer the preliminary plan to the Dwight Plan Commission to schedule a public hearing.

The Plan Commission shall obtain the required recommendations from the affected school districts, and other Village officials as necessary. The Plan Commission shall:

1. **Make Recommendations.** Approve, conditionally approve or disapprove the proposed preliminary subdivision plan and submit its written recommendations, which shall include the recommendations of the Village Engineer, to the Village Board of Trustees and subdivider; or
2. **Advise Subdivider.** If the Plan Commission finds that changes, additions or corrections are required on the preliminary plan, the Plan Commission shall so advise the subdivider in writing. The subdivider may resubmit the preliminary plan to the Plan Commission without paying an additional fee, for its consideration at the next meeting of said Commission. The Plan Commission shall at said meeting approve or disapprove the preliminary plan and submit its recommendation in writing, which shall include the recommendations of the Village Engineer and Village Administrator, to the Village Board of Trustees and the subdivider.
3. **Notification to Subdivider.** The Plan Commission shall notify the owner or subdivider in writing as to the time and place of the Plan Commission meeting of which he will be afforded an opportunity of being heard.

C. **Action by the Village Board.** The Village Board of Trustees shall accept or reject said plan within one (1) month after its next regular meeting following the action of the Plan Commission. The applicant and the Village Board of Trustees may mutually agree to extend the one month period.

1. **Qualifications of Approval.** The following qualifications shall govern approval of the preliminary plan:
  - a. Approval of a preliminary Plan by the Dwight Plan Commission and the Village Board of Trustees is tentative only, involving merely the general acceptability of the layout as submitted.
  - b. The Dwight Plan Commission and Village Board of Trustees may require such changes or revisions as are deemed necessary in the interest of the needs of the community.
  - c. Approval of the preliminary plan shall be effective for a maximum period of three (3) years, unless upon application of the developer, the Village Board of Trustees grants an extension. The application for said extension shall not require an additional filing fee, or the submittal of additional copies of the plan of subdivision.

2. **Notice of Approval.** Upon approval of the preliminary plan by the Board of Trustees, the following Notice of Approval shall be stamped upon four (4) prints thereof, and required signatures affixed:

**NOTICE OF APPROVAL OF PRELIMINARY PLAN**

"Notice is hereby given that the preliminary plan of a subdivision shown hereon has received conditional approval by the Board of Trustees of the Village of Dwight, Illinois, and upon compliance by the subdivider with requirements or qualifications governing the approval of preliminary plans and with other revisions and, stipulations that may be required, the Board of Trustees will receive the final plat for consideration when submitted by the subdivider in such form and within such time as required by this ordinance."

**NOTICE OF DISAPPROVAL OF PRELIMINARY PLAN**

The Board of Trustees of the Village of Dwight, Illinois

Date \_\_\_\_\_ 19\_\_\_\_

By \_\_\_\_\_  
President

Attest \_\_\_\_\_  
Village Clerk

"Notice is hereby given that the preliminary plan of a subdivision shown hereon has been disapproved by the Board of Trustees of the Village of Dwight, Illinois. The reasons for disapproval are as follows:"

- D. **Distribution of Approved Plans.** Ten (10) prints of such approved preliminary plan shall be distributed by the Village Clerk as follows:

1. One (1) print shall be sent to the Plan Commission;
2. One (1) print shall be sent to each affected school district;
3. One (1) print shall be sent to the Village Engineer;
4. Six (6) prints shall be retained by the Village Clerk for filing and departmental use; and
5. One (1) print shall be returned to the subdivider.

### 8.03 - PRELIMINARY PLAN REQUIREMENTS

The purpose of the preliminary plan is to allow the Plan Commission, the Board of Trustees, and other public bodies to determine whether the proposed layout of the land in question is satisfactory from the standpoint of the public interest. The preliminary plan shall be prepared by a qualified professional, trained and experienced in the layout of subdivisions.

The following graphic and descriptive items are normally required to be shown on the preliminary plan and the accompanying application for approval. The lack of information under any item specified herein, unless waived or improper information supplied by the applicant, shall be cause for disapproval of a preliminary plan.

A. **Application for Approval.** Written application by the owner, or his agent, for approval shall accompany each preliminary plan and contain the following information:

1. **Name for File Identification**

- a. Name of subdivision if property is within an existing subdivision.
- b. Proposed name if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded in Livingston County.
- c. Name of property if no subdivision name has been chosen. (This is commonly the name by which the property is locally known.)

2. **Location and Description of Property.** Location of property by government lot, section, township, range, and county.

3. **Basic Facts and Proposal Pertaining to the Property**

- a. Size of tract in acres or of existing lots, if any, in square feet.
- b. Existing zoning classification of property and any rezoning proposed to be requested.
- c. Number of lots proposed in subdivision.
- d. Area of lots proposed; minimum, average, and maximum.
- e. Proposed linkage with water and sewer facilities.



- f. Any other proposals, such as parcels of land intended to be dedicated, conveyed, or reserved for public use, and the conditions proposed for such disposal and use.
- g. Drainage area that goes through the property being subdivided from the outside of the developed land.

**4. Information as to Ownership, Preparation of Plat, and Subdivision**

- a. Name and address, including telephone number of legal owner or agent of property and citation of last instrument, conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date, and land records reference.
- b. Citation of any existing legal rights-of-way or easements affecting the property.
- c. Existing covenants on the property, if any.
- d. Name and address, including telephone number, of the professional responsible for the subdivision design shall be shown on the preliminary plat as submitted - Registered Professional Engineer of Illinois, responsible for the design of public improvements, and Registered Illinois Land Surveyor, responsible for surveys.

**B. School Demographic Study and Determination of Acreage Allotment**

- 1. **Demographic Study Requirements.** A school demographic study shall be prepared by the subdivider and shall be submitted for approval in conjunction with the preliminary plan. It shall include, but need not be limited to the following:
  - a. The number and types of dwelling units to be constructed upon approval of the plan, the density of such dwelling units on the land, and a breakdown of each type of dwelling unit by the number of bedrooms.
  - b. Estimates of the number of children to be generated from the different types of dwelling units based on general standards approved by and on file with the Village of Dwight.
  - c. Estimates of the number of children to be generated in each school classification of each school district situated wholly or partially within the area depicted in any such plat.

2. From the estimates made in this school demographic study, the subdivider shall estimate the added acreage necessitated for each school classification of each school district for school sites resulting from the estimated additional school children to be generated from the particular subdivision. Such estimate shall be in accordance with the following:

- a. Each school district's official policy as to the various school classifications of the district, the maximum recommended number of students for each school classification, and the minimum recommended number of acres for school sites under each such school classification shall be as filed with and as approved by the Village Board.
- b. Estimates by the subdivider of this added acreage requirement shall be herein referred to as the "acreage allotment" as to each such school classification.
- c. The acreage allotment for each school district and school classification shall be determined by obtaining the ratio of the estimated children to be served in each school.

3. **Determination of Acreage Allotment.** Final determination of such acreage allotment may be made by the Board of Trustees based upon the demographic information submitted to the Village Board by the affected school districts.

C. **Accompanying Documentation Required.** The preliminary plan of subdivision shall be accompanied by:

- 1. **Annexation Statement.** A statement that the proposed subdivision (where contiguous) is or is not to be annexed to the Village.
- 2. **Preliminary Plan for Sewer and Water.** Either a preliminary engineering plan for sewer, water and storm sewers or a written statement setting forth general plans for such improvements and indicating the method to be employed to overcome particular problems that may be encountered with the development of the proposed subdivision.
- 3. **Soils Analysis.** A soils analysis for each proposed subdivision shall be completed by an engineer registered in the State of Illinois and shall be of sufficient scope to point out potential ground absorption, runoff, flooding deficiencies, the presence of unstable soils or of soils of such low bearing capacity as to constitute problems for

conventional construction, or the presence of subsurface rock that would affect the installation of underground improvements on the provisions of aboveground improvements. If the subdivision contains questionable soil and, in the opinion of the Village Engineer, additional soil investigations, borings or other soil tests are necessary to determine the nature and extent of such questionable material, the owner or developer shall retain or cause to be retained the services of a competent testing laboratory to perform the needed investigations.

- a. Copies of the completed reports prepared by the testing laboratory shall be filed with the Village Engineer and Plan Commission.
- b. Neither the Village Engineer nor the Village shall be liable for costs connected with the tests, borings or interpretations of results of such work.

4. **Protective Covenants.** Draft of protective covenants, whereby the subdivider proposes to regulate land use in the subdivisions and otherwise protect the proposed development.

D. **Drawings and Data Required.** The preliminary plan and required accompanying maps shall be drawn on reproducible medium in a manner that clear and legible prints can be made therefrom, and shall be at a scale of not more than two hundred feet to the inch (1" = 200'), it shall show all existing conditions required below and shall show all proposals including the following:

1. **Identification and Description.** Identification and Description shall be as follows:

- a. **Name of the Subdivision:** not a duplication of a name of any plat heretofore recorded in the Village or in Livingston County, Illinois.
- b. **Location of the Subdivision:** location by section, township, and range, or by other approved legal description, including present tract designation according to official county records.
- c. **Survey of the Subdivision:** boundary line survey on an accompanying map which is prepared and certified by a registered land surveyor.
- d. **Designer of the Subdivision:** name and address of the site planner and/or engineer.
- e. **Owner of the Subdivision:** name and address of the owner and/or subdivider.

2. **Existing Conditions.** Data required as a basis for the preliminary plan shall include existing conditions as follows, except when otherwise specified by the Plan Commission.
- a. **Boundary Lines:** In accordance with 1 c above.
  - b. **Total Acreage:** within the boundary lines.
  - c. **Existing Zoning Districts:** both in proposed subdivision and adjacent tracts.
  - d. **Existing Improvements:** location, widths, and names of all existing or previously platted streets or other rights-of-way showing type of improvement (if any), railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures and their street address numbers, easements, and section and corporate lines within the tract and to a distance of one hundred (100) feet beyond the tract.
  - e. **Utilities on and Adjacent to the Tract:** location and size of existing sewer lines, water mains, culverts, or other underground facilities within the tract and to a distance of one hundred (100) feet beyond the tract - also indicating such data as locations and surface and invert grade elevations of catch-basins, manholes, and fire hydrants. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and the size of nearest usable facilities.
  - f. **Location Map:** drawn at a scale of not less than one inch equals one thousand feet (1" = 1,000') or larger, showing boundary lines of adjoining unsubdivided or subdivided land within an area bounded by nearest arterial streets or other natural boundaries, but not less than five hundred (500') feet beyond the subdivisions located beyond the Village limits, identifying type of use and ownership of surrounding land and showing alignments of existing streets.
  - g. **Topographic Data:** data including existing contours at vertical intervals of not more than two (2) feet, except in unusual topographical conditions, such vertical intervals may be required to be altered as determined by the Village Engineer, (topographic data shall refer to United States Geodetic Survey or adjusted Village of Dwight Datum).

- h. **Other Conditions on the Tract:** water courses, marshed, rock outcrop, wooded areas, isolated preservable trees one (1) foot or more in caliper at one (1 ) foot above ground level, houses, barns, shacks, and other significant features.
  - i. **Reference to Monuments:** locations of or reference to locations of existing monuments or survey markers used in preparation of survey and grade elevation of each bench mark.
  - j. **Proposed Public Improvements:** highway or other major improvements planned by public authorities for future construction on or near the tract.
  - k. **Easements:** location, width, and purpose.
  - l. **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 non-residential land uses or adverse influences; and owner of adjacent unplatted 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.)
  - m. Drainage area that goes through the property being subdivided from the outside of the developed land.
3. **Subdivision Design Features.** Subdivision design features shall be as follows:
- a. **Accord With Comprehensive Plan:** The preliminary plan shall be in accord with the Comprehensive Plan as amended from time to time.
  - b. **Proposed Zoning Changes:** The Village of Dwight zoning districts proposed for the subdivision shall be shown.
  - c. **Layout of Streets:** showing right-of-way widths and street names (not duplication the name of any street heretofore used in the Village or its environs unless such street is an extension of or in line with an already named street in which event that name shall be used) and showing proposed through streets extended to the boundaries of the subdivision and approximate grades and gradients. The street numbering system as adopted by the Village shall be adhered to.

- d. **Other Rights-of-Way:** location of width of pedestrian ways, and utility easements.
- e. **Location of Utilities:** if not shown on other exhibits.
- f. **Lotting: layout:** total number of lots, and dimensions on the lot containing the minimum width and depth and on the lot containing the maximum width and depth, lot numbers and block numbers.
- g. **Sites to be Reserved or Dedicated:** sites, if any, to be reserved or dedicated for schools, parks, playgrounds or other public uses. Such sites shall be designated by letter or number.
- h. **Setback Lines:** minimum front and side street building lines indicating dimensions.
- i. **Sewers and Drainage:** proposed location of sewer lines and storm water drains and proposed method of sewage and waste disposal including sufficient information to show the intent of surface drainage and detention and/or retention facilities conforming to minimum standards of the Village of Dwight.

Such layout shall show the storm and sanitary sewers, stubs, valves, line hydrants and water mains including size, capacity and location. Included with this shall be specifications for the storm and sanitary sewers and water mains, and a written statement by the subdivider or his engineer describing the adequacy of these proposed facilities as well as the effect they will have on existing or future facilities.

- j. **Drainage Plan:** Proposed location and direction of flow for lot drainage systems within blocks where natural drainage must be maintained. If deemed necessary by the Planning Commission, detailed grading plans of blocks and lots will be required as part of the construction plans for the subdivision.
- k. **Land Use Intent:** sites, if any, for multi-family dwellings, shopping centers, churches, industry, or other non-public uses exclusive of single family dwellings.

## 8.04 - PLANS AND SPECIFICATIONS FOR REQUIRED LAND IMPROVEMENTS

A. **Construction Plans Required.** After the approval of the preliminary plan and prior to filing an application for approval of the final plat, the subdivider shall submit to the Village Clerk three (3) complete sets of construction plans and specifications for the land improvements required by this ordinance along with a single estimate of the cost of the proposed improvements. Said plans and specifications shall bear the seal of the design engineer and shall include the following documents:

1. **Topographic Map.** A topographic map of the proposed subdivision at a minimum scale of one inch equals two hundred (1" = 200') feet, the limits of which shall extend at least one hundred (100) feet beyond the limits of the proposed development or a grading plan of the subdivision showing the existing grades, the flood grade of the proposed structures, the direction of flow of surface runoff, the finished grade of all corners of a lot, etc.
2. **Construction Drawings.** Construction drawings with a minimum horizontal scale of one inch equals fifty feet (1" = 50') and a vertical scale of one inch equals five feet (1" = 5'). Existing and proposed construction are to be shown on these drawings.
3. **Detail Sheets.** Detail sheets of the Village of Dwight showing the various standards for streets, manholes, catch basins, valve boxes, sewer and water services, shall be attached to and made a part of the subdivider's construction drawings.
4. **Specifications.** Complete set of specifications covering the work to be done.

B. **Construction Plans Approval.** The Village Clerk shall forward two (2) complete sets of such copies of construction plans and specifications for land improvements and grading plans to the Village Engineer.

1. **Review by Village Engineer.** The Village Engineer and other public officials having jurisdiction shall approve such engineering and specifications or set forth the revisions necessary for approval. Based upon the conditions of approval of the plans and specifications the subdivider shall have prepared, by a registered engineer, final plans and specifications covering such required land improvements. Such plans and specifications shall be approved by the Village Engineer and other public officials having jurisdiction and such approval shall be certified on the final plat.

## **8.05 - CONSTRUCTION OF REQUIRED IMPROVEMENTS**

- A. **Installation Required**. After approval of the preliminary plan by the Village Board, and after approval of the plans and specifications for required improvements by the Village Engineer, and Board of Trustees, the subdivider shall install street and utility improvements, and other improvements indicated on the plan, in accordance with specifications hereinafter provided. If such improvements are not installed as required at the time the final plat is submitted for approval, the subdivider shall, before the recording of his plat, enter into a contract with the Village of Dwight agreeing to install the required improvements. Such contract shall be in such form as required by Section 8.06 of this ordinance.
- B. **Deeding of Improvements**. All underground public improvements up to the property line shall be deeded over to the Village of Dwight and become the property of the Village after approval by the Village Engineer and when accepted by resolution of the Village Board. All labor and material for installing underground public improvements shall be furnished by the subdivider. All testing required for acceptance shall be done by the subdivider under the supervision of the Village Engineer.

## **8.06 - AGREEMENTS AND GUARANTEE OF IMPROVEMENTS**

The requirements of this section shall be complied with prior to the approval and recording of a final plat of subdivision.

- A. **Action by the Subdivider**. Prior to the filing of an application for a final plat, the subdivider shall submit the following to the Village Clerk:
1. **Statement of Agreement**. A statement of agreement that:
    - a. The land improvements, required by this ordinance, shall be completed by the owner or subdivider in accordance with the plans and specifications approved by the Village Engineer.
    - b. Four (4) sets of as built plans, as required by Section 10.00 herein, shall be submitted by the owner or subdivider.
    - c. If payment of in lieu funds is to be made on an installment basis, the subdivider shall inform the Building Department in writing, within five (5) days of any such initial occupancy of a family unit and also submit any such payment concurrent therewith to the Village Collector for ultimate payment to the appropriate school district.
    - d. All improvements, and the as built plans of said improvement, shall be completed by the owner or subdivider within two (2) years following approval of the final plat by the President and Board of Trustees.



- e. That no home in any block shall be occupied for longer than nine (9) months without all sidewalks, curb and gutter, and roadway base and surfacing being completed for the entire block by the owner or subdivider, or whenever at least seventy five (75) percent of a designated block has completed homes on it, then the owner or subdivider shall have completed constructing all of the sidewalks, curb, gutter and street pavements in that block.
2. **Letter of Credit.** An irrevocable Letter of Credit naming the Village of Dwight as beneficiary thereto. Said letter of Credit shall be from a sound and reputable banking or financial institution authorized to do business in the State of Illinois. Said Letter of Credit shall be in effect for the length of time required to complete the public improvements and in an amount sufficient to cover the costs of all land improvements as required by ordinance. Said Letter of Credit shall be reviewed by the Village Attorney and meet the approval of the President and Board of Trustees.
- B. **Action by the Village Clerk.** The Village Clerk shall not certify the approval of the President and the Board of Trustees on the final plat until the requirements of this section have been completed.
- C. **Guarantee of Completed Improvements.** Upon completion of the improvements covered by the Letter of Credit, the subdivider shall notify the President and Board of Trustees in writing and request inspection of the complete improvements. The subdivider shall submit, with the request for inspection, an as built plan covering the improvements to be accepted. Said as built plan shall I meet the requirements of Section 1 0.00 herein. After the improvements have been inspected by the Village and found to be complete, but before acceptance by the Village Board, the subdivider shall furnish a Letter of Credit, guaranteeing the improvements against faulty workmanship and/or materials for a period of one (1) year after acceptance. Said Letter of Credit shall be of an amount equal to at least ten (10) percent of the total cost of the improvements to be accepted.

Since a Letter of Credit is already on file guaranteeing completion of the same improvements, the subdivider need not furnish the Letter of Credit before acceptance by the Village Board. However, said acceptance by the President and Board of Trustees shall release an amount equal to not more than ninety (90) percent of the original Letter of Credit to enable the subdivider to furnish a new Letter of Credit equal to ten (10) percent of the cost of the improvements for one (1) year after acceptance.

**D. Letter of Credit Required.**

1. The Letter of Credit shall be substantially in the same form as shown herein:

LETTER OF CREDIT

THE \_\_\_\_\_ BANK OF \_\_\_\_\_  
(Name)

DATE: \_\_\_\_\_

The Village of Dwight, Illinois

Gentlemen:

We hereby authorize you to draw at sight on the (Name of bank) \_\_\_\_\_ of \_\_\_\_\_  
up to an aggregate amount of \_\_\_\_\_ /100 United States Dollars, for account of: \_\_\_\_\_

\_\_\_\_\_  
(Name of Developer)

This Letter of Credit is available against presentation of your draft accompanied by: a signed statement by the Village Engineer of the Village of Dwight, Illinois, that (Name of Developer) \_\_\_\_\_ has failed to complete the required construction of street and off-site improvements for Subdivision, in accordance with Village Specifications and the Letter Agreement, dated \_\_\_\_\_, \_\_\_\_\_, by the Village of Dwight, Illinois, and

This credit is subject to the "Uniform Customs and Practice for Documentary Credits, (1962 Revision), International Chamber of Commerce Brochure No. 222."

We hereby agree to honor each draft drawn under and in compliance with the terms of this credit, if duly presented (together with the documents as specified) at this office in Illinois, on or before \_\_\_\_\_.

Drafts under this credit should bear upon their face the words: "Drawn Under the \_\_\_\_\_  
(Name of \_\_\_\_\_ of \_\_\_\_\_, Credit No. \_\_\_\_\_  
Bank)

dated \_\_\_\_\_."

## **8.07 ACCEPTANCE OF REQUIRED LAND IMPROVEMENTS**

- A. Acceptance of Improvements by Resolution.** Upon the completion of construction of any public improvements required by this ordinance, in conformance with approved engineering plans and specifications, the subdivider shall prepare and submit to the Village Clerk four (4) sets of as built plans and certification by the Village Engineer that such public improvements have been satisfactorily completed in accordance with the approved engineering plans and specifications. The Village Board will enact a resolution accepting said improvements.
- B. Final Plat Approval Not Acceptance of Improvements.** If any final plat of subdivision contains public streets or thoroughfares which are therein dedicated as such, whether located within the corporate limits of the Village, or all or in part outside thereof, or contains existing streets located outside of said corporate limits, the approval of the final plat by the Board of Trustees or the subsequent annexation of the property to the Village shall not constitute an acceptance thereon or therein, irrespective of any act or acts by an officer, agent, or employee of the Village with respect to such streets or improvements. The acceptance of such streets or thoroughfares shall be made only by the adoption of a resolution by the Board of Trustees, after there has been filed with the Village Clerk a certificate by the Village Engineer certifying that all improvements required to be constructed or installed in or upon such streets or thoroughfares, in connection with the approval of the plat of subdivision by the Board of Trustees, have been fully completed and the construction or Installation thereof has been approved by him.

## **8.08 - PROCEDURE FOR APPROVAL OF FINAL PLAT**

- A. Action by the Subdivider**
- 1. Application to Village Clerk.** Application for approval of the final plat including all engineering drawings, shall be submitted in writing to the Village Clerk and shall be accompanied by the fee and engineering review as required in these regulations. The application shall be submitted at least ten (10) days prior to the regular meeting of the Plan Commission for its review and recommendations for approval or disapproval.
  - 2. Conformance with Preliminary Plan.** The final plat shall conform substantially to the preliminary plan as approved and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plan which he proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations.

B. **Action by the Plan Commission.** Within two (2) months after its meeting, at which the application for approval of the final plat is reviewed, the Plan Commission shall recommend approval or disapproval to the Village Board. If the Plan Commission recommends approval, it shall affix upon the plat the certifying signature of its Chairman. If it recommends disapproval, it shall set forth its reasons in its own records and provide the applicant with a copy.

C. **Action by the Board of Trustees.**

1. **Plat Submitted to Board of Trustees.** After the Plan Commission makes its recommendation concerning the final plat to the Village Board and the fulfillment of the requirements of these regulations, one (1) tracing of the final plat of the subdivision, drawn in ink or tracing cloth or mylar drafting film not to exceed thirty-six inches by forty-eight inches (36" x 48") in size, shall be submitted to the Village Board of Trustees for approval or disapproval.

2. **Action by Board of Trustees.** Action must be taken by the Village Board of Trustees within two (2) months after the meeting at which the final plat and all drawings, maps and other documents required have been submitted for its final determination. The applicant and the Village Board of Trustees may mutually agree to extend the two (2) month period.

3. **Approved Plat Copies.** Upon approval by the Board of Trustees, the Village Clerk shall receive from the subdivider one (1) cloth or mylar reproducible print and three (3) contact prints of the approved supporting documents. The cost of such prints and copies of documents shall be paid by the subdivider.

a. One (1) contact print of the final Plat, when applicable one (1) copy of the accompanying protective covenants and one (1) copy of the supporting documents shall be delivered to the Plan Commission;

b. One (1) contact print and all specifications, drawings, and estimates shall be delivered to the Village Engineer; and

c. One (1) transparency print and one (1) contact print and all other supporting documents shall be retained by the Village Clerk.

D. **Filing of Final Plat**

1. **Filing with County.** Upon approval by the Village Board of Trustees, the Developer shall record the plat with the Livingston County Recorder within three (3) months. If construction does not begin within five (5) years from approval, such plat shall be null and void.

2. **Filing for Local Record.** The final plat in exact form as approved by the Board of Trustees, and as filed with the Livingston County Recorder, shall be filed for local record by the Village Clerk. Such local file copy shall bear the appropriate documentation number as assigned by the Livingston County Recorder.

E. **Drawings and Data for Final Approval.** The final plat shall be accurately drawn in ink on tracing cloth or mylar drafting film, in a manner that clear and legible transparent or contact prints or photostatic copies can be made. The final plat shall be at a scale of one hundred feet to the inch (1" = 100') on sheets not to exceed thirty-six by forty eight inches (36" x 48"). Where necessary, the plat may be drawn on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Plan Commission. The final plat shall show the following:

1. **General Information.** General information shall be as follows:

- a. **Boundary Lines:** in accordance with Item D of Subsection 8.03.
- b. **Layout of Streets:** showing right-of-way widths and street names (not duplicating the name of any street heretofore used in the Village or its environs unless such street is an extension of, or in line with, an already named street in which event that name shall be used) and showing proposed through streets extended to the boundaries of the subdivision.
- c. **Other Rights-of-Way:** location and width of alleys, pedestrian ways, and utility easements.
- d. **Sites to be Reserved or Dedicated:** sites to be reserved or dedicate a for schools, parks, playgrounds or other public uses, or for the exclusive use of property owners within the subdivision. Such areas shall be designated by letter or number and by legal description.
- e. **Accurate Dimensions:** accurate angular and lineal dimensions for all lines, angles, radii, and arcs used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved or dedicated for public use, and other 'important features. Error of closure of boundary line surveys shall not exceed one in ten thousand (one (1) foot for each ten thousand (10,000) feet of perimeter survey). Angular error shall not exceed plus or minus twenty (20) seconds. Lot lines to show dimensions in feet and hundredths, and when angle occurs in any lot line between lot corners, the measurement of the angle shall be shown in degrees, minutes, and seconds. The final plat shall

show accurately the location of all permanent lot markers as actually installed.

- f. **Control Points:** true angles and distances to the nearest established street lines and official monuments (not less than three (3)), which shall be accurately described in the plat by location, size and elevation, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- g. **Identification System:** an identification system of all blocks and lots using consecutive numbers for lots within a block and, where applicable, a street address number in accord with current Village policies.
- h. **Correlation with Existing Boundaries:** municipal, township, or section lines accurately correlated to the lines of the subdivision by distances and angles.
- i. **Location of Monuments:** accurate location of all monuments which shall be placed at all block corners, angle points, and at intermediate points as shall be required by the Village Engineer, and installed in such a manner that they may be located by a licensed surveyor. All U.S.G.S., State, County, Village, or other official bench marks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position.
- j. **Covenants:** protective covenants, or filed as an accompanying document in form for recording.
- k. **Setback Lines:** proposed building setback lines on all lots and other sites.
- l. **Name of Subdivision.**
- m. **Location:** by section, township, and range.
- n. **Title, Scale, North Arrow, Date.**
- o. **Certification:** certification by a registered land surveyor certifying to the accuracy of the survey and plat.
- p. **Other Data:** such other certificates, affidavits, endorsements, or dedications as may be required by the Plan Commission in the enforcement of these regulations.

2. **Certification Required.** The application for approval of the final plat shall not be deemed completed until the following certificates, other than the Village Clerk Certificate, have been duly executed:

**OWNER'S CERTIFICATE \***

a.

STATE OF ILLINOIS       )  
COUNTY OF LIVINGSTON )   SS

This is to certify that the undersigned is the owner of the land described in the annexed plat, and has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown thoroughfares, streets, alleys, and public services, and hereby also reserve for the Illinois Telephone

Company and the Public Service Company, (Name),  
the easement provisions which are stated on their standard form which is attached hereto.

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

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

\* Corporate owner's certificate should be accompanied by a corporate form of acknowledgment.

**NOTARY CERTIFICATE**

b.

STATE OF ILLINOIS       )  
COUNTY OF LIVINGSTON )   SS

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they

signed the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_, day of \_\_\_\_\_, \_\_\_\_\_.

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

### SURVEYOR'S CERTIFICATE

c.

STATE OF ILLINOIS            )  
COUNTY OF LIVINGSTON )   SS

This is to certify that I, \_\_\_\_\_, Registered Illinois Land Surveyor No. \_\_\_\_\_, have surveyed and subdivided the following described property:

as shown by the annexed plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Board of Trustees relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that no portion of said subdivision lies within five hundred (500) feet of watercourse tributary to six hundred and forty (640) acres or more.

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

\_\_\_\_\_  
Surveyor



**VILLAGE ENGINEER**

d.

STATE OF ILLINOIS       )  
COUNTY OF LIVINGSTON )   SS

I, \_\_\_\_\_, Village Engineer of the Village of Dwight, Illinois, hereby certify that the land Improvements described in the annexed plat and the plans and specifications therefor, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated at Dwight, Livingston County, Illinois this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

\_\_\_\_\_  
Village Engineer

**COUNTY CLERK CERTIFICATE**

e.

STATE OF ILLINOIS       )  
COUNTY OF LIVINGSTON )   SS

I, \_\_\_\_\_, County Clerk of Livingston County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.

Given under my hand and seal at Pontiac, Livingston County, Illinois, this day of \_\_\_\_\_, \_\_\_\_\_.

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

## PLAN COMMISSION CERTIFICATE

f.

STATE OF ILLINOIS            )  
COUNTY OF LIVINGSTON )   SS

This is to certify that the members of the Plan Commission have reviewed and approve the annexed plat.

Dated at Dwight, Livingston County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

## CERTIFICATE AS TO SPECIAL ASSESSMENTS

g.

STATE OF ILLINOIS            )  
COUNTY OF LIVINGSTON )   SS

I, \_\_\_\_\_, Village Treasurer of the Village of Dwight, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Dwight, Livingston County, Illinois, this \_\_\_\_\_, day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Village Treasurer

## PLAT CERTIFICATE

h.

STATE OF ILLINOIS       )  
COUNTY OF LIVINGSTON )   SS

Approved by the Board of Supervisors of Livingston County, Illinois, this \_\_\_\_\_  
day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Plat Officer

## VILLAGE CLERK'S CERTIFICATE

i.

STATE OF ILLINOIS       )  
COUNTY OF LIVINGSTON )   SS

I, \_\_\_\_\_, Village Clerk of the Village of Dwight, Illinois,  
hereby certify that the annexed plat was presented to and by resolution duly approved  
by the Board of Trustees of said Village at its meeting held on \_\_\_\_\_,  
and that the required bond or other guarantee has been posted for the completion of the  
improvements required by the regulations of said Village.

In witness whereof, I have hereto set my hand and seal of the Village of Dwight,  
Illinois, this \_\_\_\_\_, day of \_\_\_\_\_.

\_\_\_\_\_  
Village Clerk

3. **Subdivisions Outside Corporate Limits.** Except as otherwise required by statute, certification on final plats of subdivision located in the unincorporated areas within one and one-half (1½) miles beyond the Village limits shall be those required by the Village of Dwight Subdivision Regulations and the applicable certifications contained herein shall also be required.

## SECTION 9.00 - PLANNING STANDARDS FOR SUBDIVISION

The subdivision of land - including the arrangement, character, extent, width, grade, and location of all streets, cross-walks, easements, sites for parks, playgrounds, and schools or other land to be dedicated for public use - shall conform to the Comprehensive Plan and Official Map of the Village of Dwight, and approval of design standards shall be considered on the basis of their relation to existing and platted streets, reasonable circulation of traffic within the subdivision and adjacent land, topographic conditions, runoff of storm water, public convenience and safety, and appropriate relation to the proposed uses of the area to be served.

### 9.01 - STREET STANDARDS

A. **Street Arrangement.** Where such is not shown on the Comprehensive Plan, and/or Official Map, the arrangement of streets within a subdivision shall either:

1. **Continuity.** Provide for the continuation or projection of existing principal streets in adjacent areas: or
2. **Conformity with Plan.** Conform to a plan for the area or neighborhood approved or adopted by the Plan Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets Impracticable.

B. **Street Design.** All required street right-of-way widths, and pavement widths, curves, gradients and site distances shall be as shown in the accompanying Table of Minimum Standards for Street Design and in accordance with the following:

1. **Street Logs.** Street logs with center line offsets of less than one hundred twenty - five (125) feet shall be avoided.
2. **Intersections.** It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow and, in general, be at or near right angles and in no case shall a street intersect any other street at less than sixty (60) degrees. An intersection of more than two (2) streets shall not be permitted.
3. **Cul-de-sac Street's.** A cul-de-sac street, in single family residential districts, shall not be more than five hundred (500) feet in length, measured along its center line from the point of origin to the end of its right-of-way. In multiple family residential areas, cul-de-sac streets shall not be permitted. Each cul-de-sac street shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred (100) feet and a pavement outside diameter of not less than eighty (80) feet.

4. **Median Strips.** Median strips other than raised center curb separating lanes of traffic within a single right-of-way shall not be allowed. However, where a parkway exists on a new street which is an extension of the existing street, a median strip may be constructed not more than five hundred (500) feet in length to provide the transition to no median strip. All such median strips as described above shall have barrier curbs with gutter.
5. **Access From Major Streets.** Provisions shall I be made for vehicular and pedestrian access to residential property abutting a major street either by providing: a) a marginal access road, or b) by backing lots to the thoroughfare and providing access by a collector, minor, or cul-de-sac street one (1) lot depth removed and with a no access strip at least twelve (12) feet wide along the rear lot line. These standards are established for the purpose of providing protection for the residential properties and to provide for traffic safety and the efficient use of the major street for its intended function of accommodating through traffic.
6. **Frontage Roads.** Where a subdivision borders on or contain a railroad or highway, the Plan Commission may require a street approximately parallel to and on each side of such railroad or highway, at a distance suitable for the appropriate use of the intervening land, as for park purposes, in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
7. **Reserve Strips.** Reserve strips controlling access to public utilities, streets or alleys shall be prohibited.
8. **Street Levels.** Street levels shall provide proper relation between the street and the elevation of the houses to assure positive drainage from the building to the street. The top of the foundation of homes must be at least six (6) inches above the level of the street.

C. **Alleys**

1. In commercial, business and industrial districts, definite and assured provisions shall be made for service access such as off-street loading, unloading, and parking consistent and adequate for the uses proposed. If, in the opinion of the Plan Commission such facilities are not adequate, the Plan Commission may permit or require the dedication and improvement of a public alley.
2. Alleys in residential areas shall not be permitted, except where deemed necessary and on the recommendation of the Plan Commission.

3. The width of an alley where permitted or required, shall be twenty (20) feet in residential areas and thirty (30) feet in commercial, business and industrial districts.
4. Alley intersections and sharp changes in alley alignment shall be avoided.
5. Dead-end alleys shall be avoided where possible, but if unavoidable, they shall be provided with adequate turnaround facilities at the dead-end, as determined by the Plan Commission.

**D. Private Access Streets**

**1. Planned Developments**

- a. **Design Approval.** The complete design for access streets, including specifications and designation of traffic ways, driving lanes, paving widths, thickness, materials, etc., shall be submitted to the Plan Commission for review and approval prior to the issuance of building permits or the sale or lease of buildings or land in "Planned Developments" as defined in this ordinance. The minimum number of off-street parking spaces shall be in accordance with the requirements of the Zoning Ordinance of the Village of Dwight. Where more than one (1) owner or lessee are to use the same private marginal access road or parking lot, a trust indenture shall be recorded before approval of the multi-family, commercial or industrial subdivision as defined herein.
- b. **Ingress and Egress.** A minimum distance may be recommended by the Plan Commission and may be required by the Village Board where deemed necessary between points of ingress and egress where all property to be subdivided is under one (1) ownership on the effective date of this ordinance. Where property has frontage on a State or Federal highway, the spacing and design of the points of ingress and egress to the major highway shall be subject to approval of the Illinois Division of Highways.

2. **Conventional Development.** A paved access way from the property line to the street shall be provided as wide as the driveway for the dwelling to be served, except that no access driveway shall exceed twenty-five (25) feet in width. In the case of property zoned for other than single family dwelling units, the requirements for access driveways shall conform as closely as possible therewith. Pavement shall be of concrete.

**E. Public Sidewalks and Pedestrian Ways**

1. **Sidewalks Required.** Sidewalks shall be installed on both sides of all streets located wholly within a subdivision and on the interior side of any existing street or street right-of-way bordering a subdivision in accordance with the following:
  - a. Sidewalks located along minor, cul-de-sac, loop or marginal access streets or on streets with current average daily traffic counts of under one thousand (1,000) vehicles may be located next to, but not abutting the curb. Such sidewalks shall not be less than four (4) feet wide.
  - b. Sidewalks located along expressways, major or collector type or designated streets shall be located so that a parkway separates the curb from the sidewalk. Such sidewalks shall not be less than four (4) feet wide.
2. **Pedestrian Ways Required-** Pedestrian ways or crosswalks, not less than ten (10) feet in right-of-way with a paved walkway in accordance with Subsection 11.05 of this ordinance, shall be provided near the center of any block in excess of one thousand (1,000) feet in length or in any other block as recommended by the Plan Commission and approved by the Village Board.

**9.02 - EASEMENTS**

- A. **Easement Location.** Utility distribution or transmission Installations serving the subdivision, and when required, storm water drainage ways shall be located in easements as designated on the subdivision plat of record. Such easements shall be located along the rear lot lines or side lot lines at locations and extensions of utility installation between blocks, or continuity of drainage way. They shall occupy not less than the rear ten (10) feet of lot depth or ten (10) feet of lot width adjoining the applicable side lot line, or may be of greater width if recommended by the Village Engineer and approved by the Board of Trustees. Additional easements at other locations may be recommended for specific conditions by the Village Engineer and required by the Board of Trustees.
- B. **Continuity of Easements.** Easements shall be designed to provide continuity from block to block.
- C. **Drainage Right-of-Way.** Where a subdivision is traversed by a natural drainage way, channel, or stream, there shall be provided a drainage right-of-way, conforming substantially with the areas bordering such water course that are subject to flooding. The right-of-way width shall be determined by the Village Engineer.



### 9.03 - BLOCKS

- A. **Configuration of Blocks.** The shape of blocks shall be determined by topographical features, the basic street system and traffic pattern, lot depths, and areas designated for public and other non-residential land uses. In addition to these, the lengths, widths, and shapes of blocks shall be determined with due regard to:
1. **Site Adequacy.** Provision of adequate building sites suitable to the special needs of the type of use contemplated.
  2. **Zoning.** Zoning requirements as to lot sizes and dimensions within the corporate limits of the Village of Dwight.
  3. **Convenience.** Needs for convenient access, circulation, control and safety of street traffic.
- B. **Length of Blocks**
1. **Residential.** In residential subdivisions, the maximum length of blocks shall not exceed twelve hundred (1,200) lineal feet. No blocks shall be less than three hundred (300) lineal feet in length unless recommended by the Plan Commission and approved by the Board of Trustees.
  2. **Non-Residential.** In manufacturing and business subdivisions, maximum length of blocks shall be as recommended by the Plan Commission and approved by the Board of Trustees.
- C. **Non-Residential Blocks.** Blocks or portions thereof intended for commercial or industrial use shall be designated as such, and the plan shall show adequate off-street areas to provide for parking, loading docks, and other such facilities.

### 9.04 - LOTS

- A. **Configuration of Lots.** The lot size, width, depth, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated and, in general, lots should be as nearly rectangular in shape as practicable.
1. **Conformance with Zoning Regulations.** Width and area of lots shall conform with lot width and area requirements set forth in the Zoning Ordinance of the Village of Dwight or that of Livingston County in the unincorporated areas beyond the Village limits. Corner lots shall be increased in width by twenty (20%) percent over the width of typical interior lots, except that corner lots need not exceed ninety (90) feet in width if the ninety (90) feet in width is greater than the width of the

typical lot, except the Board of Trustees may require, when recommended by the Plan Commission, a greater lot width to provide for the proper development of intersection design and traffic safety.

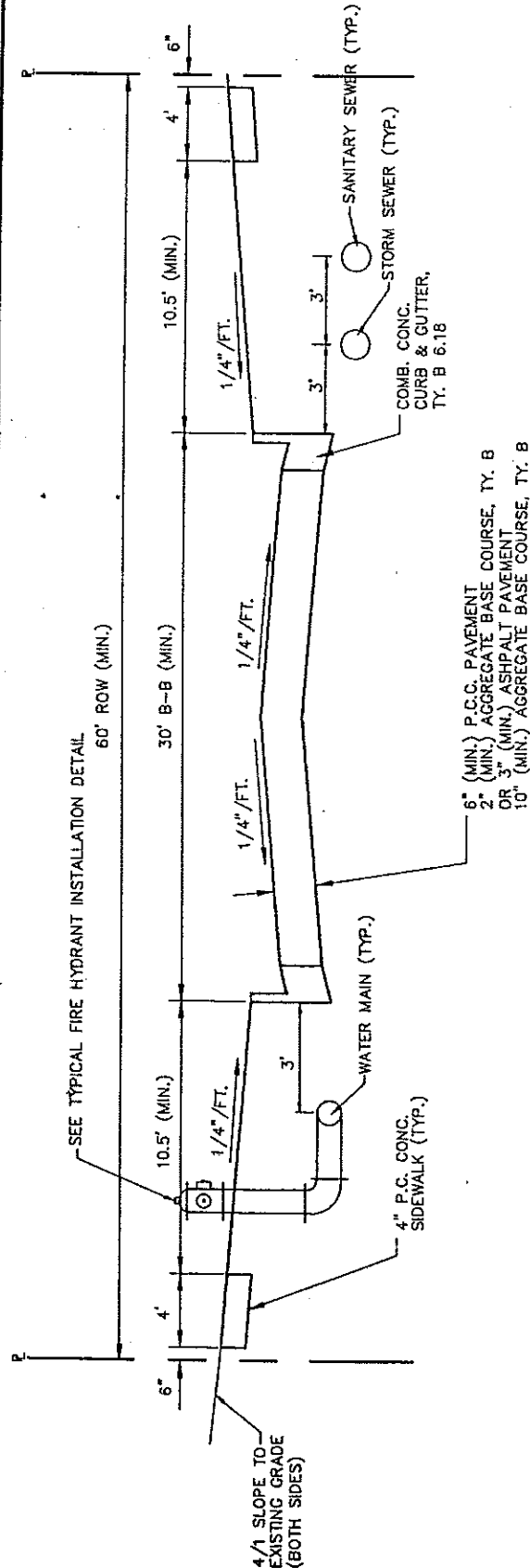
2. **Non-Residential Lots.** Width, area, and depth of lots in a manufacturing or business subdivision shall be as recommended by the Plan Commission and approved by the Board of Trustees.
  3. **Side Lot Lines.** Side lot lines of lots shall be at right angles or radial to the street line, or substantially so.
- B. **Access to Lots.** Each lot within the subdivision must have access to a public street unless otherwise provided by local ordinance.
  - C. **Separation from Major Streets.** Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from major streets or highways or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of vehicular access, shall be provided along the rear lot lines of lots abutting such highways and major thoroughfares.
  - D. **Double Frontage Lots.** Double frontage lots are not permitted, except where lots back upon a major street, upon a body of water in separate or undivided ownership, or in manufacturing and business subdivisions when specifically recommended by the Plan Commission and approved by the Board of Trustees.
  - E. **Lots Abutting a Water Course.** Lots abutting upon a water course, drainage way, channel, or stream shall have an additional depth or width as recommended by the Plan Commission and approved by the Board of Trustees in order to provide acceptable building sites.
  - F. **Preservation of Natural Features.** In the subdividing of any land, due regard shall be given to the preservation of natural features, such as trees, water courses, historical landmarks, and similar community assets, which, if preserved, would add to the attractiveness and value of the subdivision, neighborhood or the community as a whole. The Plan Commission shall include in its report Its conclusions as to compliance herewith.

## **9.05 - BUILDING SETBACK LINES**

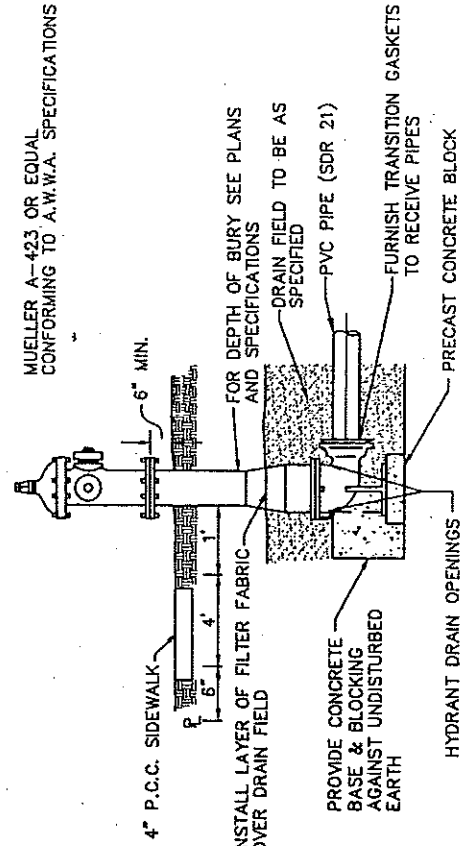
Building setback lines in all new subdivisions shall conform to the front yard provisions of the Dwight Zoning Ordinance.

## **9.06 - PARKS, SCHOOL SITES, AND PUBLIC AREAS**

Whenever required by this ordinance or any other ordinance of the Village of Dwight, parks, school sites, and/or other public areas shall be shown on all plans and plats and shall be of such configuration as to be acceptable to the Plan Commission, Village Board, and concerned public agency.

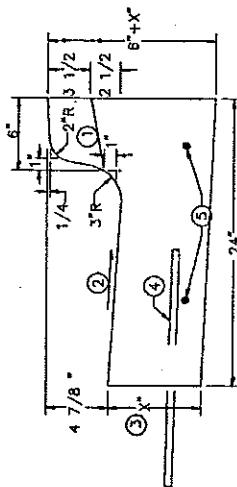


TYPICAL STREET CROSS SECTION  
N.T.S.



NOTE: CONCRETE BASE AND BLOCKING MATERIAL SHALL NOT BLOCK NOR OBSTRUCT HYDRANT DRAIN.

HYDRANT INSTALLATION  
N.T.S.



- ① DEPRESS AT DRIVEWAYS
- ② SLOPE 3/4 IN/FT EXCEPT AT INTERSECTIONS
- ③ X=8" OR DEPTH OF PAVEMENT WHEN ADJACENT TO P.C.C. PAVEMENT, WHICHEVER IS GREATER.
- ④ X=8" WHEN ADJACENT TO P.C.C., AGGREGATE, BITUMINOUS OR BRICK BASE COURSE.
- ⑤ 30" LONG #4 REBARS AT 30" SPACING (USED ONLY WHEN ADJACENT TO P.C.C. PAVEMENT OR P.C.C. BASE)
- ⑥ 2-#4 REBARS SHALL BE PLACED LONGITUDINALLY ONLY WHEN CROSSING UTILITY TRENCHES.

COMBINATION CONCRETE CURB AND GUTTER  
TYPE B6.18  
N.T.S.

VILLAGE OF DWIGHT TYPICAL SUBDIVISION		STANDARD DETAILS	
DESIGNED BY BOK	DATE 9-18-97	CHECKED BY GJO	FILE NO. 8-D-527
DRAWN BY J. V. VANDERKAM		SCALE AS SHOWN	
PROJECT NO. 1 OF 1		SHEET NO. 1 OF 1	

# DESIGN STANDARDS

BLOCKS SHALL HAVE SUFFICIENT WIDTH TO PROVIDE FOR TWO TIERS OF LOTS OF APPROPRIATE DEPTH EXCEPT WHERE OTHERWISE REQUIRED TO SEPARATE RESIDENTIAL DEVELOPMENT FROM THROUGH TRAFFIC.

SIDE LOT LINES SHALL BE AT RIGHT ANGLES TO STRAIGHT STREET LINES OR RADIAL TO CURVED STREET LINES ON WHICH THE LOTS FACE.

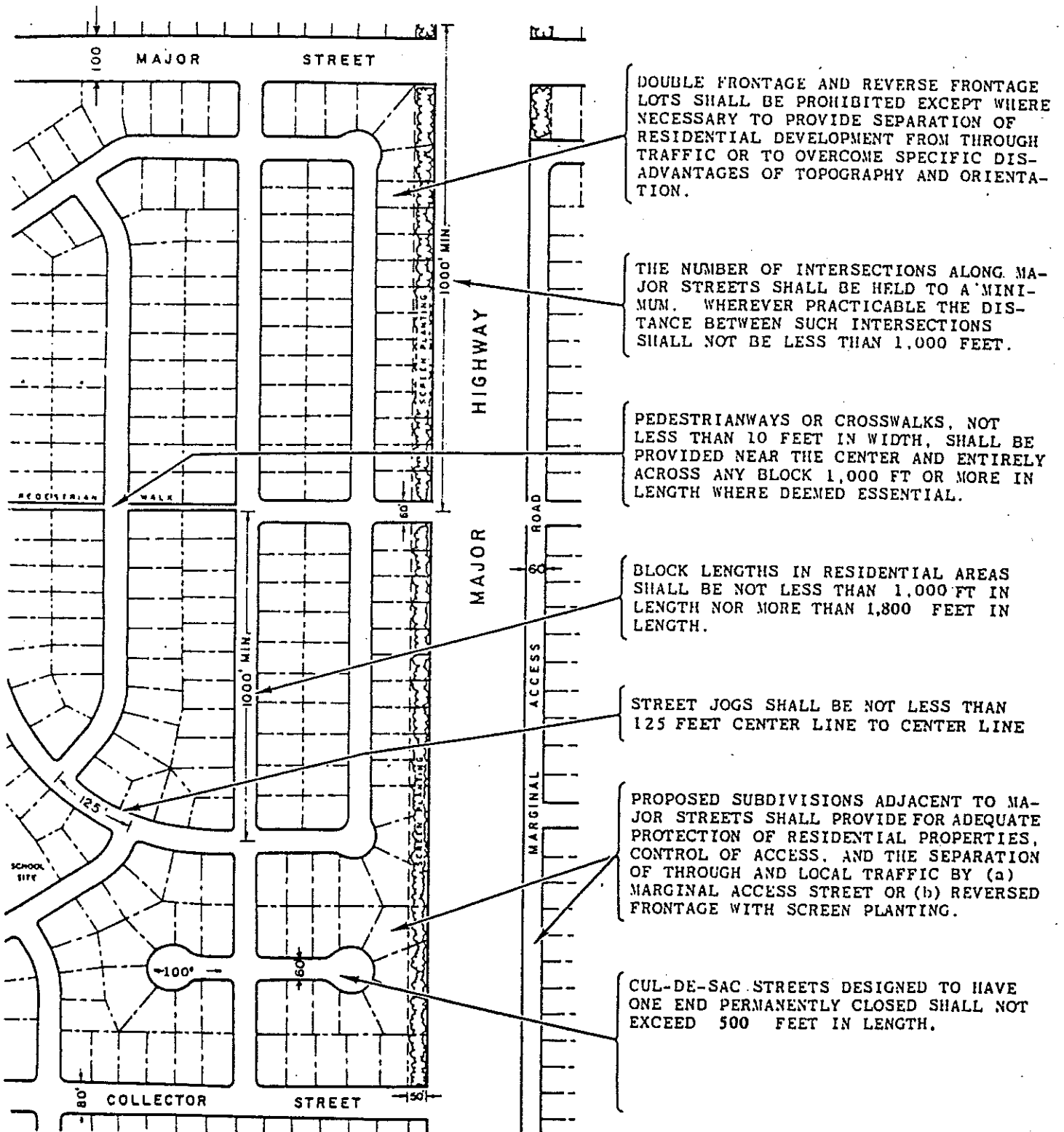
STREETS SHALL INTERSECT EACH OTHER AT AS NEARLY RIGHT ANGLES AS TOPOGRAPHY AND OTHER LIMITING FACTORS OF GOOD DESIGN PERMIT.

ELEMENTARY  
SCHOOL SITE

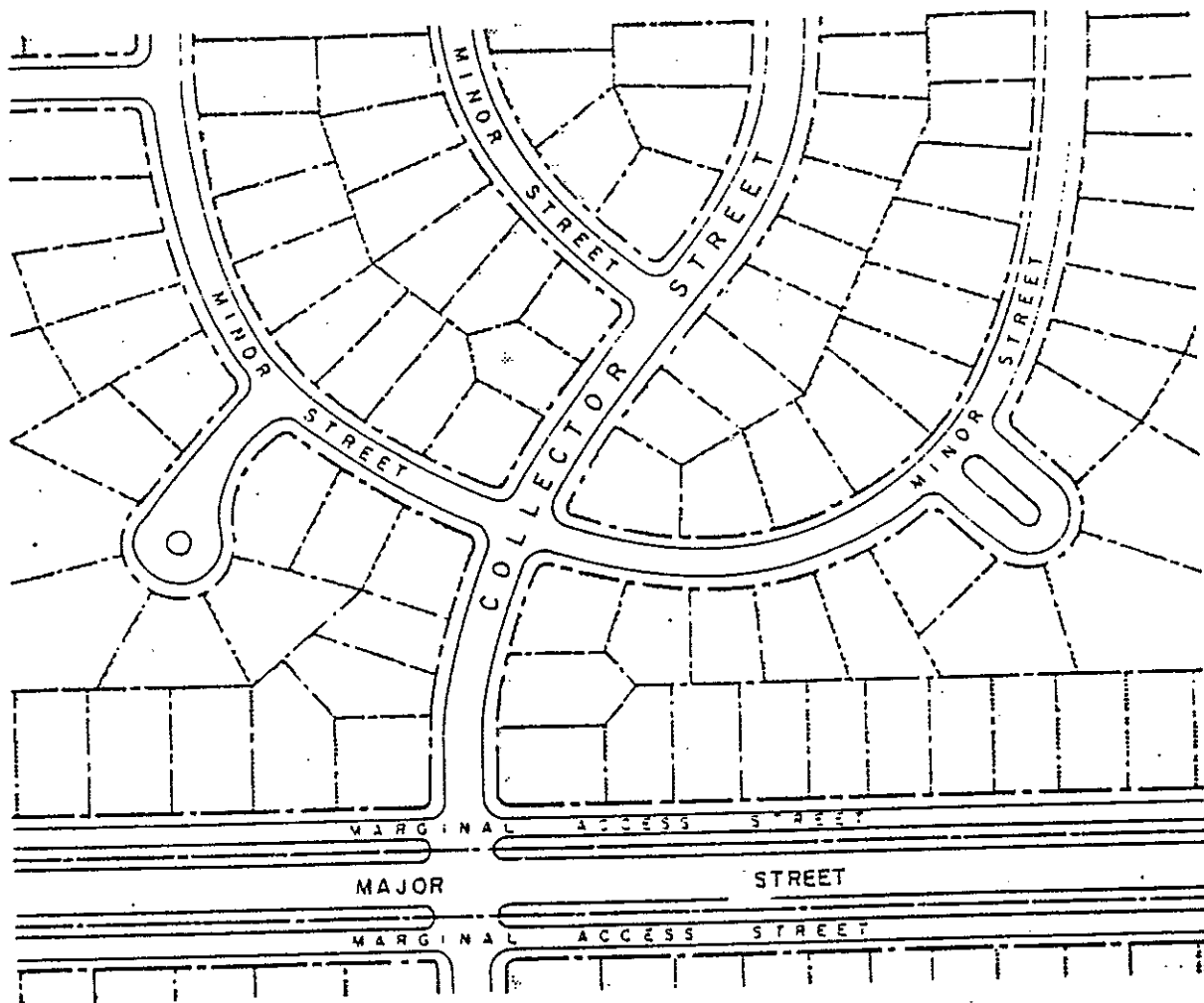
NEIGHBORHOOD  
PARK

CORNER LOTS SHALL HAVE AN EXTRA WIDTH THAT IS ADEQUATE TO PERMIT BUILDING SETBACKS FROM SIDE STREETS.

# DESIGN STANDARDS



# CLASSIFICATION OF STREETS



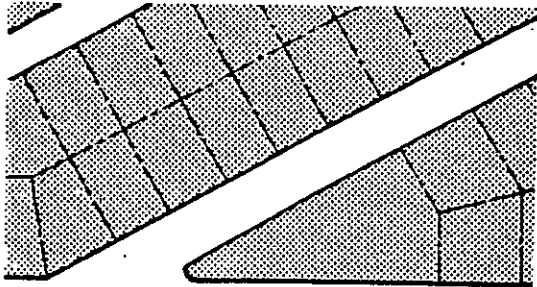
MAJOR STREETS should carry through traffic past residential areas.

COLLECTOR STREETS should serve to carry traffic from local areas to the arterial system.

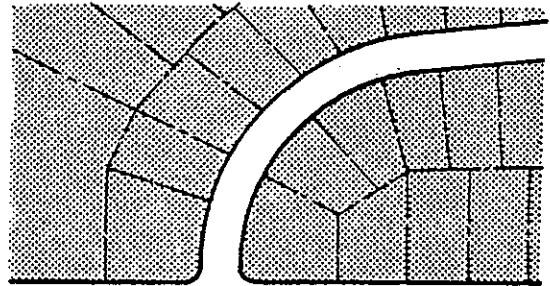
MINOR (LOCAL) STREETS should only serve abutting land.

MARGINAL ACCESS STREETS provide access to properties which would otherwise have to abut a major street or other right-of-way in an undesirable manner.

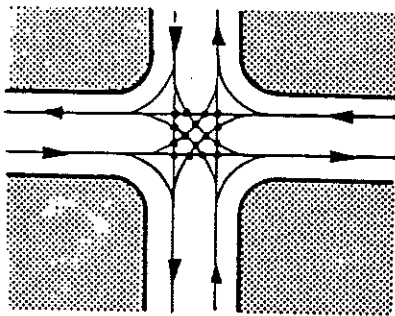
# INTERSECTION DESIGN



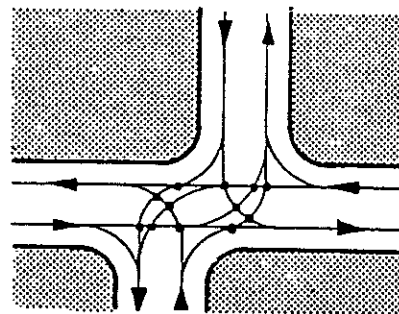
Bad



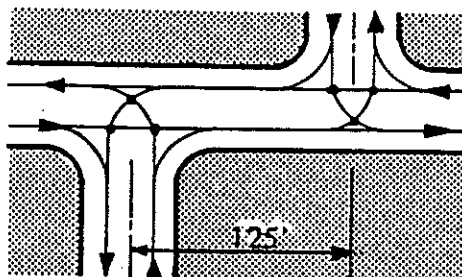
Better



4-way intersection  
16 collision points



Jog intersection  
Dangerous traffic pattern



3-way intersection  
Only 3 collision points



## **SECTION 10.00 - MATERIALS AND METHODS CONSTRUCTION REQUIRED UNDERGROUND IMPROVEMENTS**

The owner or subdivider shall install storm and sanitary sewers, water supply system, street grading and pavement, alleys, cross-walkways, public utilities, street lighting, in accordance with applicable ordinances and standards of construction of the Village of Dwight.

No subdivision of land shall be approved without receiving a statement signed by the Village Engineer, certifying that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of all ordinances of the Village.

### **10.01 - SANITARY SEWER SYSTEM**

#### **A. Sewer Service Required**

1. Sanitary sewers and sanitary sewer service shall be installed to service all properties being developed within the municipality, including all subdivisions and developments to be annexed to the Village of Dwight after completion, and the expense of such installation and/or extension by any such person, persons, corporations, or others installing or desiring the installation of sanitary sewer extensions shall be at the expense of such person, persons, corporations, or others, and prior to such installation and/or extension, consent shall be obtained from the Village Board and in compliance with the following:
  - a. The Village must approve all plans and specifications for any extensions and new developments.
  - b. Before any extensions and new developments are installed, the plans and specifications must be reviewed and approved by the State of Illinois Environmental Protection Agency.
  - c. The ownership, right-of-way, and title to new developments and extensions after the installation of such new developments and extensions and after inspection and approval of such new developments and extensions by the Village or its agent, must be conveyed to the Village prior to or contemporaneously with the acceptance of such extensions, subdivision, or other new development. The Village will maintain the mains thereafter.
  - d. No extension or new development will be permitted if, in the opinion of the Village Board, the system does not have the necessary capacity to serve the proposed extension or new development.

#### **B. Approval for Construction.**

1. All sanitary sewer systems shall be constructed in accordance with

standards approved by the Environmental Protection Agency of the State of Illinois; and the Village of Dwight, or such other utility corporation, public or private, whose service may be required. All sewer designs, plans, and specifications shall be submitted to the above agencies for approval and filing.

2. **Size and Construction Details.** The size of the sewer to be built shall be determined by the Village Board, but in no case shall it be less than 8 inches in diameter. All extensions to the public sewer shall be made with Vitrified Clay Pipe conforming to ASTM C-700 Extra Strength with ASTM C-425 joints with solvent or mechanical seal type joints or Polyvinyl Chloride (PVC) Pipe ASTM D3034, Type PSM with standard dimension ratio of 35 with solvent welded joints ASTM D2855 or flexible elastomeric seals ASTM D3212. Manholes shall be constructed at each change in direction (horizontal and/or vertical) and not more than 400 feet apart on straight sewers. Construction methods shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois" (latest edition) adopted by the Village Board and on file in the office of the superintendent. All construction shall be subject to the inspection of the superintendent or other designated representatives. All PVC pipe shall be bedded in a 6-inch thick approved granular base and PVC pipe shall be backfilled with approved compacted granular material to a point 8 inches above the top of the pipe. Building service shall be provided for all lots and shall be extended from the main to the street property line.

3. The building sewer shall be constructed of one of the following:

Cast Iron Soil Pipe ASTM A74 with rubber or neoprene joints Vitrified Clay Pipe ASTM C-700 with C-425 flexible gasket joints Polyvinyl Chloride (PVC) Pipe ASTM D3034, Type PSM with standard dimension ratio of 35 with solvent welded joints ASTM D2855 or flexible elastomeric seal ASTM D3212.

If more than one type of sewer pipe is used, it shall be connected by tight and waterproof adapters especially designed for such joining and approved by the superintendent. All joints shall be water tight.

Size and slope of the building sewer shall be subject to the approval of the superintendent but, in no event, shall the diameter be less than 6 inches and slope less than 1/8 inch per foot.

4. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by a means which is approved and discharged to the building sewer.

5. All excavations required for the installation of the building sewer shall be open trench work unless otherwise approved by the superintendent. All construction shall be in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois, except that no backfill shall be placed until the work has been inspected. All excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored in the manner satisfactory to the superintendent. PVC pipe shall be laid on a 6-inch bed of approved granular material and shall be backfilled to a point 8 inches above the top with approved granular material.
6. The connection of the building sewer into the public sewer shall be made at the "Y" or "T" branch, if such branch is available at a suitable location. If no properly located "Y" or "T" branch is available, the owner shall at his expense install a "Y" or "T" branch in the public sewer at the location specified by the superintendent. Special fittings may be used for the connection only when approved by the superintendent. The applicant for the building sewer permit shall notify the superintendent when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the superintendent or his representative.
7. During the time of excavation and as long as an excavated area remains open so as to act as a catch basin, any sewer tile or drainage outlet designed to service the excavated area shall at all times be either capped or furnished with a sufficient standpipe so as to eliminate the possibility of any rain or surface water collecting or draining into the excavated area and hence into the outlets and accordingly into the sewer system of the Village.
8. No person(s) shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or groundwater to a building sewer or building drain which, in turn, is connected directly or indirectly to a public sanitary sewer.
9. **Foundation Drains.** Where foundation drains are installed to serve a building, they discharge to a sump which is equipped with a sump pump of proper size and capacity. The sump pump discharge shall terminate on the ground surface a minimum distance of ten (10) feet from the property line. The sump pump may be discharged to a road ditch, storm sewer, or field tile, if one is available to the property, in a manner approved by the superintendent.

**C. Larger Capacity Sometimes Required.**

1. Where sanitary sewer mains of larger capacity than necessary are required, as directed by the Board of Trustees to serve the subdivision as delineated in the preliminary plan, the subdivider shall be required to pay for the proportionate benefit of the installation to his subdivision, as established by the Board of Trustees.

**D. Payment for Inspection and Consultation by Village Consulting Engineers.**

Whenever an inspection and/or consultation is made by the Village Consulting Engineers of plans, improvements, and/or construction for or within a subdivision prior to acceptance by the Village of Dwight of such subdivision and/or such improvements within such subdivision, and whether such inspections and/or consultations are made pursuant to a request by the subdivider, the Village of Dwight, and/or whether such inspection and/or consultation is required by an Ordinance of the Village of Dwight, and/or the Village Board of Trustees, the fees charged by the Village Consulting Engineers for any such inspection and/or consultation shall be paid by the subdivider, and such payment shall be made directly to the Village of Dwight, and shall be paid in full by the subdivider prior to acceptance of such subdivision and/or improvements therein. Fees charged by the Village Consulting Engineers shall include, but not be limited to, charges for office review of subdivision plans, field inspections, correspondence, travel time, out of pocket expenses, and all such similar charges with regard to any such subdivision.

**10.02 - STORM WATER DRAINAGE SYSTEM REQUIRED**

- A.** An adequate system of storm water drainage shall be constructed and installed, consisting of natural water courses, storm sewers, drain tile, and other necessary facilities which will drain the subdivision, protect roadway pavements, and prevent storm/ground water discharge into the sanitary sewer system.

**B. Storm Drainage Computations**

1. Storm sewers shall be constructed throughout the entire area contemplated for development. Such storm sewer shall be connected to adequate outfall. Intercepting storm water structure shall be provided at intervals approximately seven hundred (700) feet as measured along the center line or as determined by the kind of character and runoff as approved by the Village Engineer.
2. Storm sewer and sanitary sewer shall be separate and independent systems.

3. Storm sewer shall generally be constructed of concrete pipe with sufficient strength to develop the structural requirements necessary for the type of storm sewer to be constructed.
4. Storm sewer capacity shall be determined by the use of the rational formula, unless the use of another formula is approved or requested by the Village Engineer. The intensity (i) factor used shall be a return frequency of not less than ten (10) years, for calculating post develop runoff, and not more than one (1) year for calculating pre develop runoff. The runoff coefficient (C) factor shall be determined by the character of the land to be drained. Storm water detention shall be required for the calculated difference in the pre-developed and post-developed runoff volume. At the discretion of the Village, the subdivider may contribute funds equivalent to the value of the constructed detention area for the Village's use in constructing future consolidated detention areas.
5. All street grades, lot and block drainage shall be established so as to permit positive drainage.
6. **Preventions of Flooding.** In areas where runoff from storms of greater intensity than those which the storm sewers are designed for will cause flooding of adjacent property, one of the following alternate procedures shall be instituted to preclude the possibility of flooding:
  - a. Design storm sewers to provide runoff capacity for maximum storm of record.
  - b. Change contours of land by grading to assure positive drainage.
7. **Construction of Detention Ponds.** Construction of detention ponds shall be in accordance with the Village Engineer and the Village of Dwight requirements (Section 11.13).

A dry flow drainage shall be provided in detention areas.

Detention areas only must be capable of total drainage in not over seventy two (72) hours.

Total area of parks with detention ponds shall be not less than three (3) acres.

8. **Drain Tiles.** Drain tile shall be constructed throughout the entire area contemplated for development. Such drain tile shall be connected to the storm sewer system or adequate storm water outfall. The drain tile layout plan shall provide access to drain tile from all proposed lots. In general, drain tile shall be located along all rear lot lines. The drain tile shall be

type N-12 non-perforated, double wall, smooth wall interior, corrugated wall exterior high-density polyethylene pipe with compatible fittings and gaskets, as manufactured by Advanced Drainage Systems, or approved equal, with a minimum nominal diameter of 8 inches. All sump pumps, footing tiles, and other sources of groundwater or storm water shall be connected to the drain tile. The drain tile system shall be designed to drain via gravity - lift stations will not be allowed.

The design standards are hereby amended by adding thereto the "standard details" as Exhibit A.

### 10.03 - MANHOLES AND DRAINAGE APPURTENANCES

Manholes and drainage appurtenances as outlined below shall be constructed in accordance with the requirements of the Village of Dwight.

- A. **Manholes.** Manholes shall be constructed of the type, style and size as set forth within the ordinances and standards of the Village.
- B. **Catch Basins and Inlets.** Catch basins, inlets and other drainage structures shall be constructed of the type, style and size as set forth within standards of the Village.
- C. **Frames and Grates.** Frames, grates and covers shall be constructed of the type, style and size set forth within the ordinances and standards of the Village.

### 10.04 - WATER SUPPLY AND DISTRIBUTION SYSTEM

- A. **Water, Supply and Distribution System Required.** Water distribution facilities, including piping, fittings, hydrants, valves, valve basins, water services, and all other needful appurtenances adequate for fire and domestic needs, shall be installed to serve all properties within the subdivision.
- B. **Approval for Construction.** All water distribution systems constructed to or within a subdivision shall be constructed in accordance with standards approved by the State of Illinois Environmental Protection Agency, and the Village of Dwight water and sewer department. All distribution system plans and specifications shall be submitted to the above agencies for approval and file.
- C. **Larger Capacity Sometimes Required.** Where water mains of larger capacity are required, as directed by the Board of Trustees to serve the future growth in the vicinity of the subdivision, the subdivider shall be required to pay for the proportionate benefit of the installation to his subdivision, as established by the Board of Trustees.
- D. **Water Mains.**
  - 1. A minimum of six (6) inches in interior diameter or larger as the development needs dictate.
  - 2. Main shall be ductile iron pipe Class 150, with a minimum depth of cover of five and one-half (5½) feet.
- E. **Valves and Vaults.** Valves shall be Mueller No. A-2370-20 Resilient Seal (or approved equal) non-rising stem valves with operating nut, designed to take full

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- E. **Valves and Vaults.** Valves shall be Mueller No. A-2370-20 Resilient Seal (or approved equal) non-rising stem valves with operating nut, designed to take full



pressure on either face, manufactured in compliance with ANSI/AWWA C500 Standards. All valves shall open by turning to the left. Valves shall operate at a working pressure of one hundred fifty (150) psi and a test pressure of three hundred (300) psi. All valves shall be installed complete with a valve box and mechanically restrained joints of a type approved by the Village's Department of Public Works. Installation of valves shall be placed outside of paved surfaces. Valves shall be located a maximum of five hundred (500) feet apart, in all zoning districts, and a maximum of eight hundred (800) feet in residential districts. Valve vault, sidewall and base construction shall conform to that required for catch basins.

**F. Hydrants**

1. Hydrants shall be of the comparison or gate type conforming to AWWA C502 and shall be of a make that has been adopted by the Village as standard. Hydrants shall be designed for a three hundred (300) pound test pressure and a one hundred fifty (150) pound working pressure.
2. Hydrants shall be furnished with two (2), two and one-half (2½) inch hose nozzle and one (1), four (4) inch steamer nozzle. Threads on nozzles and caps, and operating nuts, shall be National Standard Threads. Hydrants shall open by turning to the left and shall be so marked.
3. Hydrants shall have a six (6) inch pipe connection, a five (5) inch valve opening and shall be equipped with auxiliary valves. Auxiliary valve shall be attached to hydrant with one hundred twenty-five (125) pound standard flanges. Joint for joining the auxiliary valve shall be of the same type as specified for the piping system.
4. Hydrants shall not be spaced more than four hundred (400) feet apart in single-family residence areas and two hundred and fifty (250) feet in multiple-family, business and commercial areas.

**G. Water Services. All water services shall be constructed of Type K copper pipe, having a minimum internal diameter of three-quarter (3/4) inch. Such services shall be equipped with corporation cock, curb stops and other necessary fittings in accordance with current Village standards.**

## SECTION 11.00 - STREET IMPROVEMENTS

All streets within all subdivisions, whether to be dedicated for public use or for private access to Planned Developments as herein defined, shall be Improved with a durable hard surfaced roadway in accordance with the following-.

- A. **Base Course and Surface Course.** Base courses and surface courses shall conform to the requirements set forth on the Village of Dwight Standard Detail Sheet.
- B. **Standards for Construction.** Materials and methods of construction shall be in compliance with the Illinois Standard Specifications for Road and Bridge Construction, latest edition.

When a street shall cross a creek, the crossing shall be constructed with reinforced concrete or multi-plate arch structure and the size shall be determined by the Village Engineer.

The ends of said structure shall have a headwall and wingwalls. The slope from the street right-of-way to the end of the headwall shall be a two to one (2:1 ) ratio.

There shall be a guardrail placed at each crossing, and landscaped.

- C. **Street Improvements**

1. The full width of the right-of-way shall be graded to the required section.
2. All unsuitable sub-base material shall be removed and shall be replaced with stable, compacted material in conformance with generally accepted engineering practices.
3. The center line grade shall be not less than .4 percent, and shall not exceed five (5) percent on major and collector streets and ten (10) percent on minor streets and cul-de-sac streets.
4. Vertical curves shall be used whenever a change in center line gradient occurs, except where the algebraic difference in gradients is one (1%) percent or less. The length of vertical curve on minor streets shall be forty (40) feet for each one (1% ) percent of algebraic difference of grade, but in no case shall such length be less than forty (40) feet. The length of vertical curve on collector streets shall be fifty (50) feet for each one (1%) percent of algebraic difference of grade, but in no case shall such length be less than fifty (50) feet.

5. All pavements shall be designed in accordance with the "Manual of Instructions for the Structural Design of Bituminous Pavements" or the "Manual for the Structural Design of Portland Cement Concrete Pavements," in Illinois, by the Illinois Division of Highways, latest edition.

The minimum thickness shall be as hereinafter set forth. Design data shall be submitted to the Village with IBR tests and shall provide structural numbers as set forth in the aforementioned manuals as follows:

		<u>Minimum</u>
Frontage Roads	$D_t$ <sup><math>\rightarrow 12</math></sup>	2.0
Minor Connecting Roads	$D_t$	2.5
Major Connecting Roads	$D_t$	3.5 - 7"
Business and Commercial Streets	$D_t$	3.5 <sup><math>\rightarrow</math> minimum thickness</sup>
Industrial Streets	$D_t$	3.5

#### 11.01- CURB AND GUTTER

- A. Combination curb and gutter shall be constructed on all streets using the type, style and size as set forth within the Ordinance and Standards of the Village. All driveways from the street to the property line shall be constructed of concrete or asphalt according to the structural requirements for frontage roads as set forth in Section 11.00 (C) (5) of the Dwight Subdivision Ordinance.

#### 11.02 - FRONTAGE ROADS

The complete design for frontage roads, including specifications and designation of trafficways driving widths, thickness, materials, etc., shall be submitted to the Plan Commission for review and approval prior to the issuance of building permits or the sale or lease of buildings or land in Planned Developments as defined in this ordinance. The minimum number of off-street parking spaces shall be in accordance with the requirements of the Zoning Ordinance of the Village of Dwight. Frontage roads and parking areas shall be designed in accordance with Section 11:00 C 5.

When a frontage road is to be dedicated to public use, the specifications shall be in accordance with the minimum width, thickness and standards of the Village of Dwight. Where more than one owner or lessee are to use the same private frontage road or parking lot, a trust indenture shall be recorded before approval of the multi-family, commercial or industrial subdivision as defined herein.

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

### **11.03 - PARKWAYS**

Parkways shall be required on both sides of a street to the sidewalk line.

### **11.04 - ALLEYS**

Alley pavement shall conform with frontage and specifications in Section 11.00 C. 5 herein.

### **11.05 - SIDEWALKS**

Sidewalks shall be constructed of Portland Cement concrete, to a thickness of four (4) inches. Concrete for such sidewalks shall have a minimum twenty-eight (28) day compressive strength of four thousand (4,000) pounds, and shall contain not less than three (3%) percent nor more than six (6%) percent entrained air. Slump shall be not less than two (2) inches nor more than four (4) inches. *sidewalk 4 feet*

### **11.06 - CROSS-WALKWAYS**

Cross-walkways shall be constructed of Portland Cement concrete conforming to the requirements set forth under Subsection 11.05 herein.

### **11.07 - STREET LIGHTING IMPROVEMENTS**

Street lighting Improvements shall be installed to service all property to be developed. Each corner of a street intersection and cul-de-sac shall be improved with a light standard with a maximum spacing of three hundred and fifty (350) feet.

### **11.08 - FILING OF ENGINEERING PLANS AND REVIEW FEE**

- A. Four (4) complete sets of engineering plans and specifications of required land improvement as regulated by Section 8.08 A-1, together with an estimate of the cost of improvements, said plans and specifications to bear the seal of an Illinois registered professional engineer along with his signed statement that such plans and specifications have been prepared in compliance with this ordinance and with good engineering practice. Said plans shall be drawn to a minimum horizontal scale of fifty (50) feet to the inch and minimum vertical scale of five (5) feet to the inch. Plans shall show profiles of all utility and street improvements, with elevations referred to United States Geological Survey datum.

## 11.09 - ACCEPTANCE OF REQUIRED LAND IMPROVEMENTS

Upon the completion of construction of all public improvements required by this ordinance, in conformance with approved engineering plans and specifications, the Design Engineer engaged by the subdivider, builder or land developer shall prepare and submit to the Village Clerk four (4) sets of as-built of plans and certification by Village Engineer that all public improvements have been satisfactorily completed in accordance with the approved engineering plans and specifications. The Village Board will enact a resolution accepting said improvements.

## 11.10 - LANDSCAPING

- A. **Prohibited Trees.** The planting of the following varieties of trees within public rights-of-way shall be prohibited:

Soft Maple	(Acer disycarpum)	In variety
Poplar	(Populus)	All varieties
Willow	(Salix)	All varieties
Box Elder	(Acer negundo)	All varieties
Catalpa	(Catalpa)	All varieties
Tree of Heaven	(Ailanthus)	All varieties
Mountain Ash	(Sorbus)	All varieties
Mulberry	(Morus Alba)	In variety
Chines Elm	(Ulmis Parvifulia)	All varieties

- B. **Screen Planting Required.** Protective screen planting may be required to secure a reasonably diverse effective physical barrier between residential properties and adjoining uses to minimize a conditions of sight and sound. The screen Planting plan shall meet the approval of the Plan Commission and corner lots must follow 4.06-6 of the Village Zoning Ordinance for set back clearance.

## 11.11 - BLASTING

No blasting shall take place in connection with any work in a subdivision until appropriate Village authorities have been notified and the applicable Village ordinances complied with.

## 11.12 - MARKERS

Iron pipe or steel bars not less than one-half (½) inch in diameter and twenty-four (24) inches long shall be set at all corners of lots and ail street point of tangents and point of curve. Markers shall be set level with the finished grade. The subdivider shall replace all or verify the existence of the iron pipes at ail lot corners and all bends in property in property lines after the completion of all construction and before final acceptance of the subdivision by the Village Board of Trustees.

### 11.13 - WATER RETENTION OR DETENTION FACILITIES

Retention ponds or reservoirs may be constructed. Such retention facilities shall be designed to retain a certain water level at all times and may, in addition to serving as part of the storm water drainage system of the Village of Dwight, be used for scenic and recreation purposes. Detailed engineering plans and specifications for retention or detention facilities shall be prepared by the design engineer for review by the Village Engineer and Plan Commission and approved by the Village Board. The design of retention or detention facilities shall be in accordance with the following guidelines:

- A. There must not be any pollution of any kind entering the water area during or after construction.
- B. Access. No less than two (2) access drives into area from opposite directions, paved from curb to sidewalk.
- C. An emergency overflow shall be constructed at all ponds.
- D. When possible, a mechanical drain shall be constructed with the outlet pipe at the lowest possible elevation and connected to the storm sewer.
- E. A mechanical control gate shall be used at the outlet pipe.
- F. The ends of all incoming storm sewer lines shall be above the normal pool elevation and shall be set in a concrete headwall or end section.
- G. Retention ponds of less than three (3) acres at normal water elevation are not permitted.
- H. Depth of pool at normal elevation shall be not less than ten (10) feet over a minimum of thirty (30) percent of the pool.
- I. The bottom slope of the pool shall be four (4) to one (1) from the maximum flood stage elevation to a point twenty (20) feet out from the normal pool elevation.
- J. The entire area shall be graded and seeded and the soil shall be stable enough to support mowing equipment and landscaped. Minimum five (5) trees per acre of two and one-half inch (2½) diameter.
- K. The distance from the normal pool elevation to the near less than one hundred (100) feet.
- L. At flood stage, the water shall be not closer than fifty (50) feet to the nearest lot line.

- M. Areas shall be under the direction of the Park and Recreation Committee after approval by the Village of the units in which they are constructed. Storm drainage control shall be retained by the Village.
- N. **Dams and Constructed Walls.** All dams and constructed walls shall be designed by a registered engineer and, if of earth, shall have a maximum slope of 2.5 to 1, be constructed of compacted clean earth fill, and have an interior core wall of concrete on sheet steel.
- O. **Embankments.** Shaped earth embankments shall have a maximum slope of 3 to 1 and shall be compacted to remove all voids exposed by cutting and shall be cleared of all extraneous material and foliage below the designed water line.
- P. **Depth.** Retention facilities shall maintain a minimum constant water depth of ten (10) feet over thirty (30) percent of the surface water area, in addition to the depth of occasional water detained in the facility in storm situations.
- Q. **Area.** Retention facilities smaller in area than three (3) acres shall not be permitted. Such area shall be measured of the constant water level.
- R. **Overflow Outlets.** Overflow outlets shall be provided as necessary to keep the water level within a retention facility within its design limits. Materials and methods of construction for overflow piping shall be the same as for storm sewer construction as shown in Subsection 10.02 of this ordinance. Maximum overflow rate shall be designed in accordance with Subsection 10.02 of this ordinance. Overflow spillways shall be of concrete and so constructed that no erosion of the dam or outfall shall occur.
- S. **Overflow Outfalls.** Overflow outfalls shall be as specified in Subsection 10.02 of this ordinance for storm drainage outfalls.
- T. **Bank Stabilization and Landscaping.** All cut embankments, earth dams, or other earth surfaces shall be seeded or sodded, in accordance with Subsection 11.10 of this ordinance, to the designed occasional water level of the retention facility. From this point to the constant water level, sand or gravel may be used. Stabilization with stone, concrete, or other material may be used if specifically approved by the Village Board. Trees shall not be planted on or within twenty (20) feet of any earth dam.

#### 11.14 - INSPECTION OF SURFACE IMPROVEMENTS

- A. **Inspection Required.** All grading, paving, landscaping, or other surface improvements as required by this ordinance shall be inspected during the course of construction and upon completion by the Village Engineer and by the Public Works Department of the Village of Dwight.

- B. Notification Required.** During the course of construction of the improvements, the subdivider shall notify the Village forty-eight (48) hours before any required inspection.



## SECTION 12.00 - ADMINISTRATION AND ENFORCEMENT

### 12.01 - ORGANIZATION

The following offices of the government of the Village of Dwight are concerned with the administration of this ordinance.

- A. **The Village Board.** The Village Board is vested with the following responsibilities in regard to subdivision control:
1. **Plans and Plats.** Approval or disapproval of all preliminary plans and final plats referred to it by the Plan Commission.
  2. **Variations.** Approval or disapproval of all variations and exceptions after recommendation by the Plan Commission.
  3. **Amendments.** Amendment of the regulations of this ordinance when found necessary and desirable after review by the Plan Commission.
  4. **Enforcement.** Initiation of appropriate proceedings to enforce the provisions of this ordinance.
- B. **The Village Plan Commission.** The Plan Commission shall have the following duties:
1. **Maintain Ordinance.** Maintain permanent and current records of this ordinance, including amendments thereto.
  2. **File Plans and Plats.** Receive and file all preliminary plans and final plats (together with applications).
  3. **Liaison with Concerned Agencies.** Forward copies of the preliminary plan to other appropriate offices and agencies for their recommendations and report.
  4. **Liaison with Village Board.** Forward with recommendations to the Village Board all preliminary plans.
  5. **File all Checked Plats.** Receive and file all final plats, and check their compliance with the preliminary plan.
  6. **Forward Plats to Village Board.** Forward with recommendations to the Village Board all final plats.
  7. **Other Determinations.** Make all other determinations required by the regulations herein.

**C. The Village Engineer**

1. **Review of Plans.** The Village Engineer shall review all preliminary subdivision plans and make determinations in the areas of design standards and engineering specifications, as stipulated herein.
2. **Inspection of Work.** The Village Engineer shall inspect all improvements required by this ordinance both during construction and after completion to insure compliance with this ordinance and with good construction practice.
3. **Conflict of Interest.** The Village Engineer may not be retained by a subdivider to perform engineering work in any subdivision without the express approval of the Village Board of Trustees.

**12.02 - ENFORCEMENT**

- A. **President and Board of Trustees to Administer Ordinances.** It shall be the duty of the President and Board of Trustees of the Village of Dwight to administer this ordinance and to bring violations or lack of compliance herewith to the attention of the Village Attorney.
- B. **Compliance Required Before Sale of Lots or Issuance of Building Permits.** No owner, or agent of the owner, of any part of land located in a proposed subdivision shall transfer or sell such parcel, nor shall any public official issue a building permit for the construction of buildings or structures within a proposed subdivision, before the final plat of said subdivision has been approved by the Village Board, in accordance with the provisions of this ordinance, and filed with the Recorder of Deeds of Livingston County, Illinois.
- C. **Use of Metes and Bounds Measure Prohibited.** The subdivision of any lot or any parcel of land of metes and bounds for the purpose of sale, transfer, or lease with the intent of evading this ordinance will not be permitted. All such described subdivisions shall be subject to all of the requirements and regulations contained in this ordinance.
- D. **Compliance Required Before Plat Approval.** No final plat of subdivision shall be approved which does not comply with all the provisions of this ordinance.

**12.03 - VARIATIONS AND EXCEPTIONS**

- A. **Hardships.** Where the Plan Commission finds that extraordinary hardships or particular difficulties regarding the physical development of land may result from strict compliance with these regulations, it may recommend variations or exceptions to the regulations so that substantial justice may be done and the public interest

secured, provided that such variation or exception shall not have the effect of nullifying the intent and purpose of this ordinance; and further provided the Plan Commission shall not recommend variations or exceptions to the regulations of this ordinance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **Public Welfare Protected.** The granting of the variation will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
2. **Unique Conditions.** The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property;
3. **Particular Physical Conditions.** Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

- B. **Conditions.** In recommending variations and exceptions, the Plan Commission may require such conditions as will, in its judgment secure substantially the objectives of the standards or requirements of this ordinance.
- C. **Procedure.** A petition for any such variance shall be submitted in writing by the subdivider at the time the preliminary plan is filed for consideration by the Plan Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.
- D. **Recommendations.** Such variations and exceptions as may be recommended by the Plan Commission shall be forwarded to the Village Board in writing, substantiating the recommended variations and/or exceptions. The Village Board may approve such variations or exceptions from the requirements of this ordinance in specific cases as listed on the final plat, which in its opinion do not adversely affect the adopted Comprehensive Plan or the intent and purpose of this ordinance.

#### **12.04 - RECORD OF PLATS**

All of such plats of subdivisions, after the same have been submitted and approved as provided in this ordinance, shall be copied upon a book of plats of said Village of Dwight and shall be filed and kept by the Village of Dwight.

#### **12.05 - VALIDITY**

If any section, subsection, sentence, clause or phrase of this ordinance is adjudged to be void, such decision shall not affect the validity of the remaining portions of this ordinance.

## **12.06 - REPEAL**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are to the extent that such conflict exists, hereby repealed.

## **12.07 - AMENDMENTS**

For the purpose of promoting the public health, safety, and general welfare, the Village Board may from time to time amend the regulations imposed by this ordinance. The Plan Commission shall hold a public hearing on proposed amendments and make recommendations thereon to the Village Board.

1. **Authority.** The regulations imposed under the authority of this ordinance may be amended from time to time, by ordinance in accordance with the applicable statutes of the State of Illinois. An amendment shall be granted or denied by the Village Board of Trustees only after public hearing before the Plan Commission and a report of its findings and recommendations has been submitted to the Village Board of Trustees.
2. **Initiation of Amendment.** Amendments may be proposed by the Village Board, by the Plan Commission, other governmental bodies, or by any resident of or owner of property within the jurisdictional limits of this ordinance.
3. **Processing.** An application for an amendment shall be filed with the Village Board and thereafter Introduced to the Village Board of Trustees. Such application shall be forwarded from the Village Board to the Plan Commission with a request to hold a public hearing. Notice shall be given of the time and place of hearing, not more than thirty (30) nor less than fifteen (15) days before the hearing, by publishing a notice thereof at least once in one or more newspapers with a general circulation within Dwight.
4. **Decisions.** The Village Board, upon report of the Plan Commission and without further public hearing, may grant or deny any proposed amendment in accordance with the applicable statutes of the State of Illinois, or it may refer it back to the Plan Commission for further consideration.

## **12.08 - VIOLATIONS AND PENALTIES**

Any person, firm, or corporation who fails to comply with, or violates, any of the provisions of this ordinance, shall be subject to a fine of not less than twenty-five (\$25.00) dollars and not more than five hundred (\$500.00) dollars, and each day the violation continues shall be considered a separate offense.

Whoever shall sell or offer for sale, lease or offer for lease, while this ordinance is in effect any lot or lots or block or blocks, within the incorporated limits of the Village of Dwight, or any resubdivision of any lot or block therein, or within contiguous territory and not more than one and one-half (1 ½) miles beyond the incorporated boundary of the Village of Dwight, before a final plat of subdivision has been approved by the Plan Commission and the Village Board of Trustees as required by this ordinance, shall be fined not less than twenty-five (\$25.00) dollars nor more than five hundred (\$500.00) dollars for each lot, block, or part thereof so disposed of, offered for sale or leased.

#### **12.09 - FEES**

A. Conditions. In order to cover the administrative cost of approval of a subdivision, the subdivider shall pay a fee of \$500.00 at the time of application for approval of a preliminary plan.

B. Recording Fees. The subdivider shall also bear the cost of recording the plat.

#### **12.10 - ADOPTION**

This ordinance shall be in full force and effect from and after its passage, approval and publications as required by law.

#### **12.11 - PUBLICATION**

This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

## 12.12 - EFFECT

The ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the President and Board of Trustees of the Village of Dwight, Livingston County,

Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

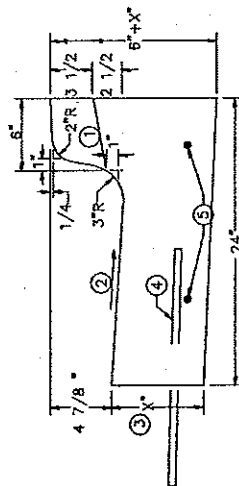
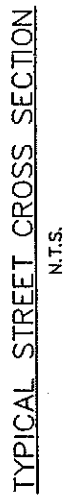
Approved this \_\_\_\_\_, day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
President, Board of Trustees  
Village of Dwight  
Livingston County, Illinois

ATTEST:

\_\_\_\_\_  
Village Clerk

PASSED: \_\_\_\_  
SIGNED: \_\_\_\_  
AYES: \_\_\_\_  
NAYS: \_\_\_\_  
ABSENT: \_\_\_\_

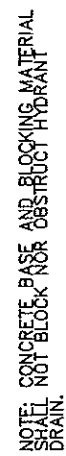


- ① DEPRESS AT DRIVEWAYS
- ② SLOPE 3/4" IN/FT EXCEPT AT INTERSECTIONS
- ③ X=8" OR DEPTH OF PAVEMENT WHEN ADJACENT TO P.C.C. PAVEMENT, WHICHEVER IS GREATER.
- ④ X=8" WHEN ADJACENT TO P.C.C., AGGREGATE, BITUMINOUS OR BRICK BASE COURSE.
- ⑤ 30" LONG #4 REBARS AT 30" SPACING (USED ONLY WHEN ADJACENT TO P.C.C. PAVEMENT OR P.C.C. BASE)
- ⑥ 2-#4 REBARS SHALL BE PLACED LONGITUDINALLY ONLY WHEN CROSSING UTILITY TRENCHES.

## COMBINATION CONCRETE CURB AND GUTTER

TYPE B6.18


N.T.S.



## HYDRANT INSTALLATION

N.T.S.

[illegible]

FILE NO.	8-D-527
ROOM NO.	
SHEET NO.	1 OF 1
	
UNPAID CASH 2700 MARKET ST. IN ALBANY, ALABAMA 31701 (205) 681-5200	
ORDER BY	BDK
DATE	16-97
CHECKED BY	GJO

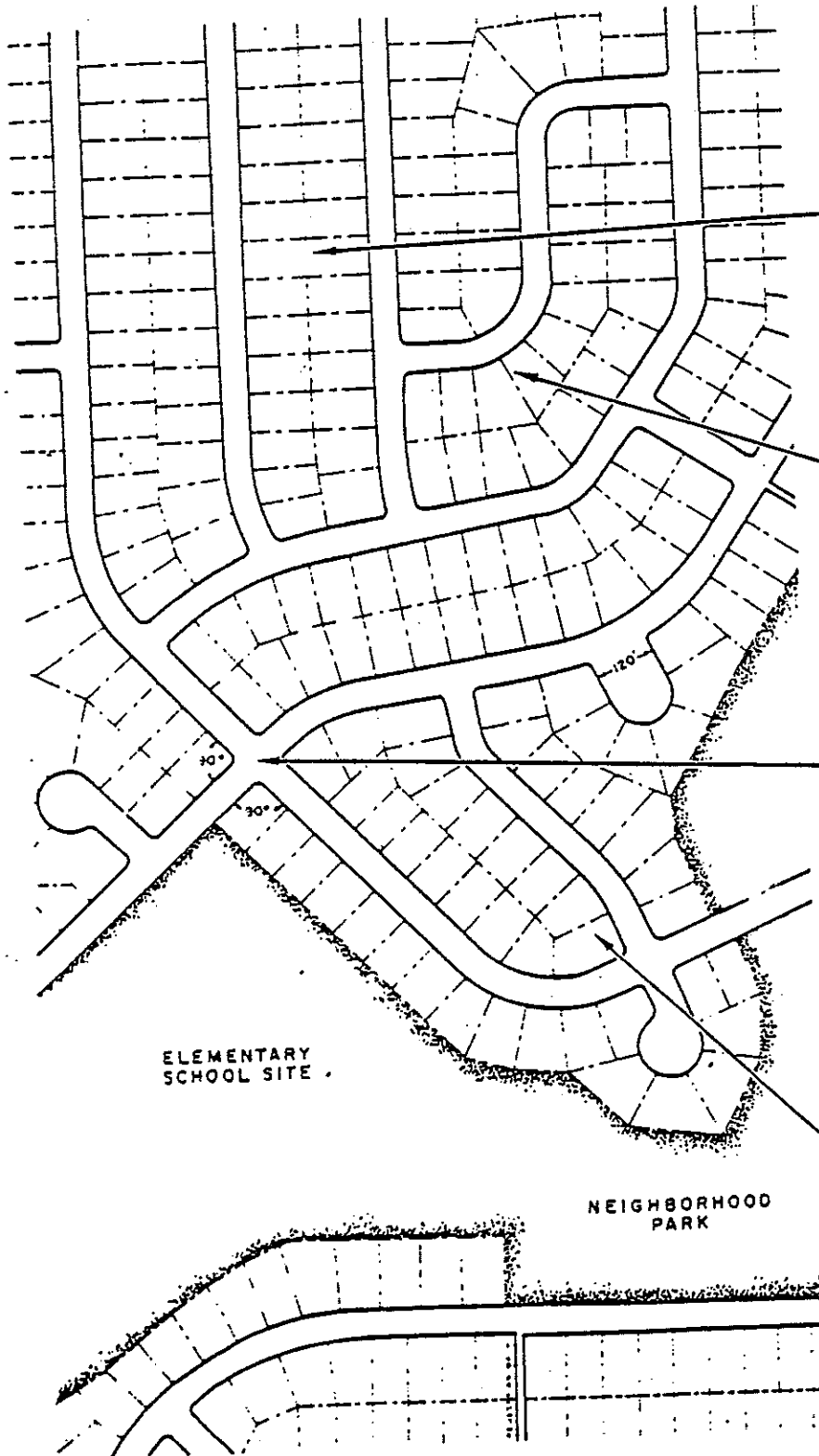
**VILLAGE OF DWIGHT  
TYPICAL SUBDIVISION**

## STANDARD DETAILS





# DESIGN STANDARDS



BLOCKS SHALL HAVE SUFFICIENT WIDTH TO PROVIDE FOR TWO TIERS OF LOTS OF APPROPRIATE DEPTH EXCEPT WHERE OTHERWISE REQUIRED TO SEPARATE RESIDENTIAL DEVELOPMENT FROM THROUGH TRAFFIC.

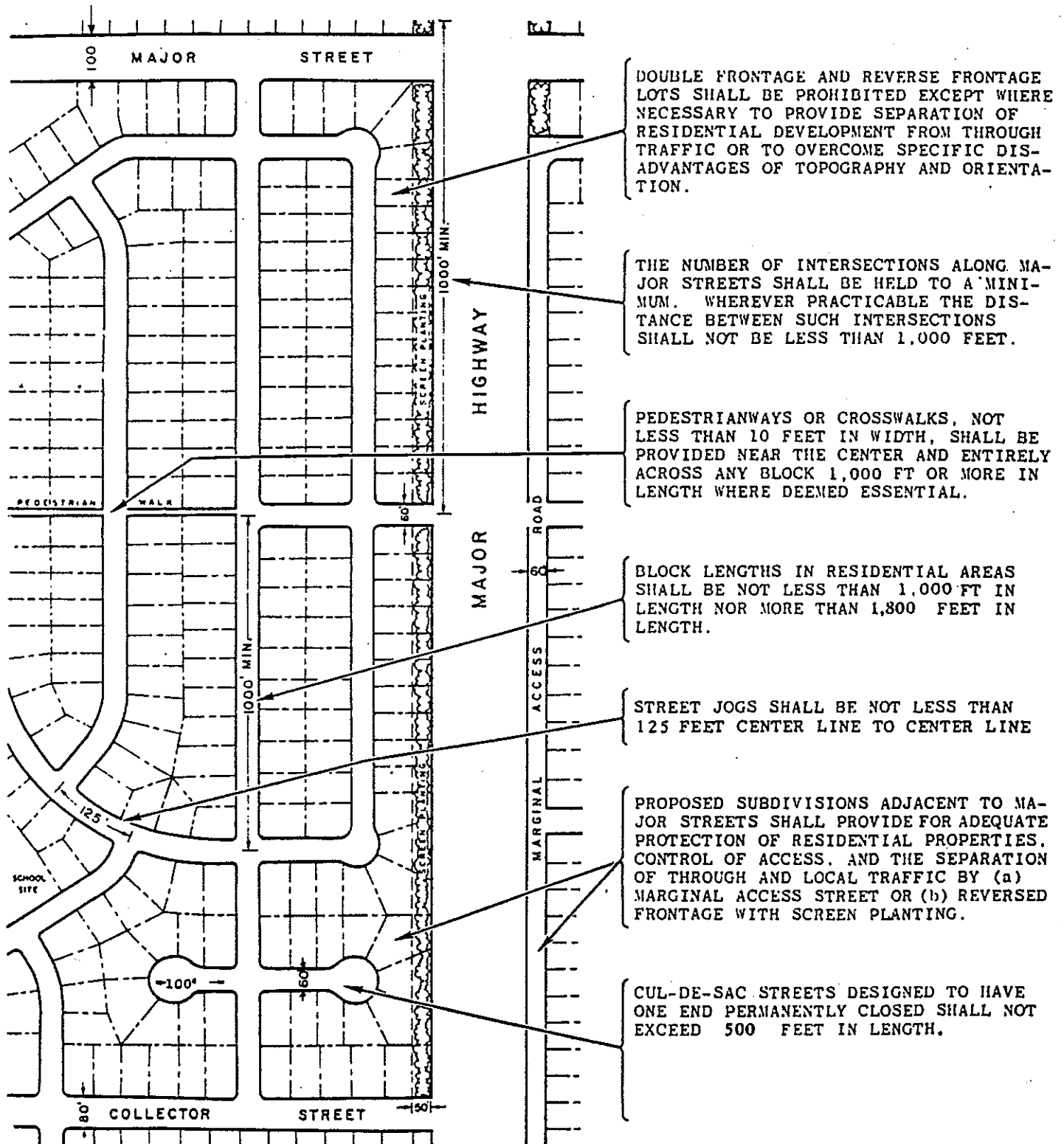
SIDE LOT LINES SHALL BE AT RIGHT ANGLES TO STRAIGHT STREET LINES OR RADIAL TO CURVED STREET LINES ON WHICH THE LOTS FACE.

STREETS SHALL INTERSECT EACH OTHER AT AS NEARLY RIGHT ANGLES AS TOPOGRAPHY AND OTHER LIMITING FACTORS OF GOOD DESIGN PERMIT.

CORNER LOTS SHALL HAVE AN EXTRA WIDTH THAT IS ADEQUATE TO PERMIT BUILDING SETBACKS FROM SIDE STREETS.

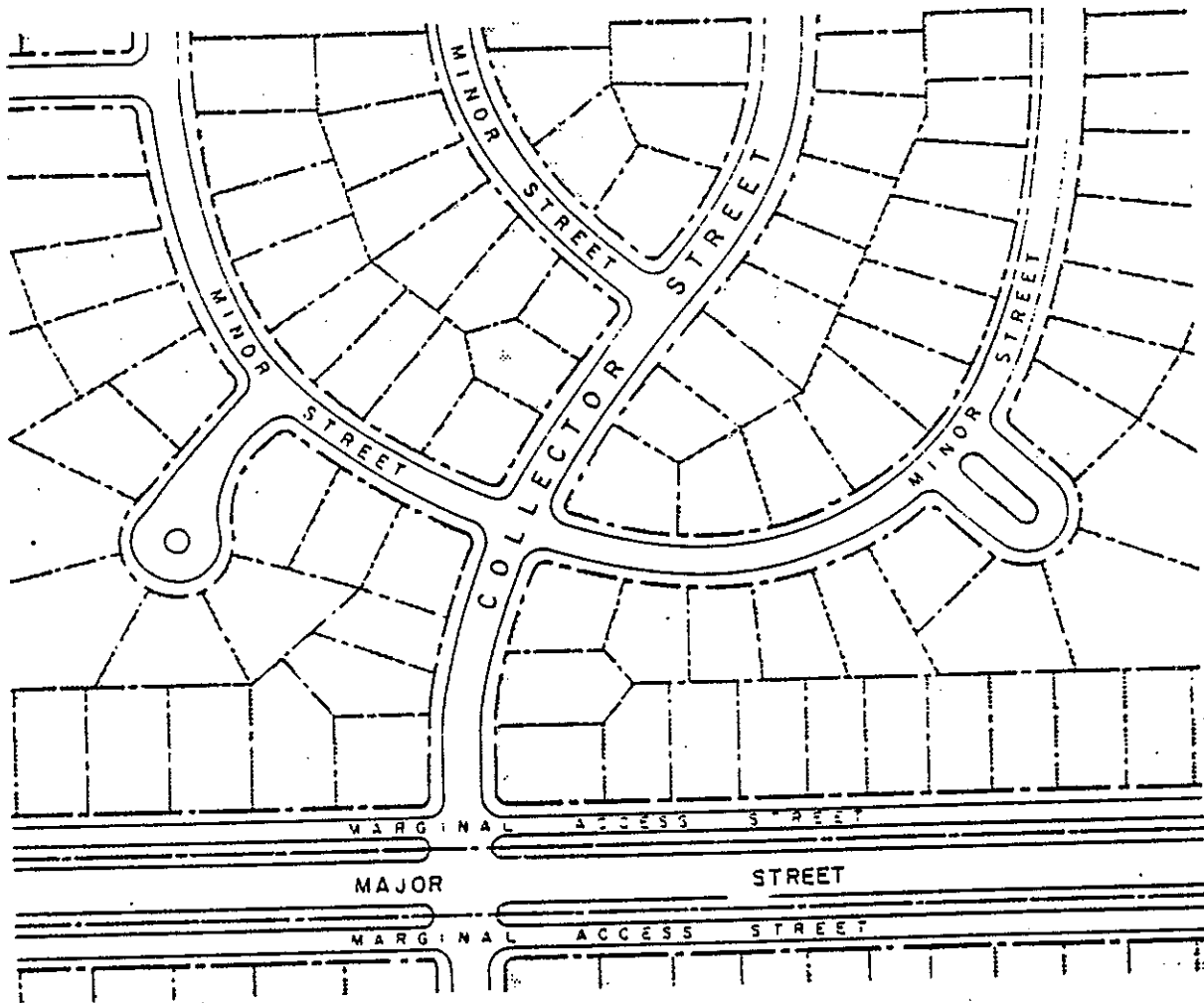


# DESIGN STANDARDS





# CLASSIFICATION OF STREETS



MAJOR STREETS should carry through traffic past residential areas.

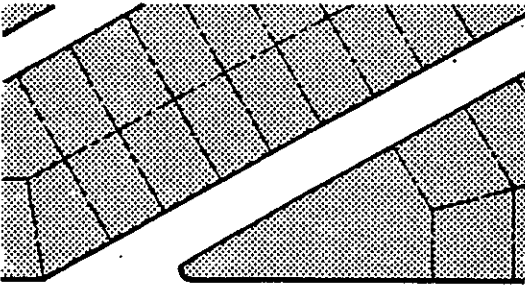
COLLECTOR STREETS should serve to carry traffic from local areas to the arterial system.

MINOR (LOCAL) STREETS should only serve abutting land.

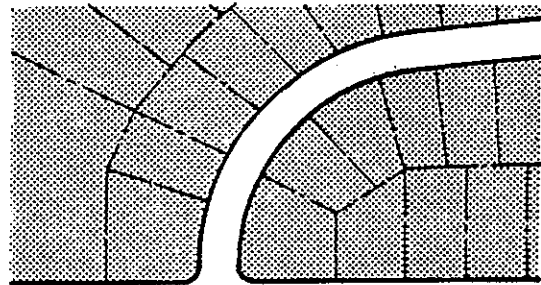
MARGINAL ACCESS STREETS provide access to properties which would otherwise have to abut a major street or other right-of-way in an undesirable manner.



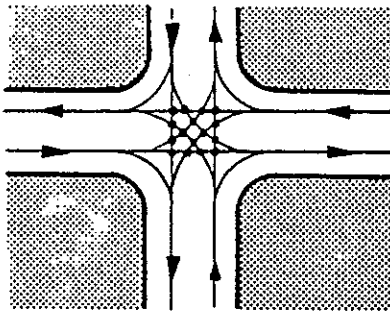
# INTERSECTION DESIGN



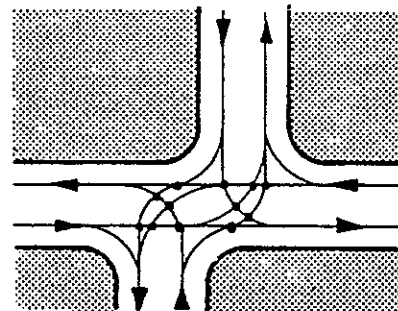
Bad



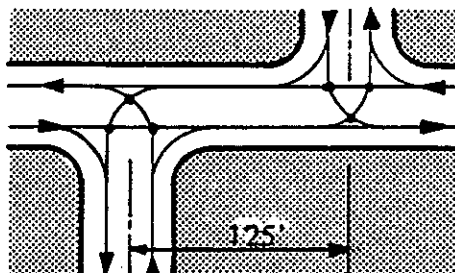
Better



4-way intersection  
16 collision points



Jog intersection  
Dangerous traffic pattern



3-way intersection  
Only 3 collision points

